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.

X	$1,000 Application Fee **(MANDATORY)** - Invoice information will be provided in your Procorem Workcenter
X	Electronic Copy of the Microsoft Excel Based Application **(MANDATORY)**
X	PDF Copy of the **Signed** Tax Credit Application with Attachments (Tabs A-AB) **(MANDATORY)**
X	Electronic Copy of the Market Study **(MANDATORY - Application will be disqualified if study is not submitted with application)**
X	Electronic Copy of the Plans **(MANDATORY)**
X	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**)
X	Electronic Copy of Signed Previous Participation Agreement
X	Tab A: Chart of ownership structure with percentage of interests (see manual for details) (MANDATORY)
X	Tab B: Virginia State Corporation Commission Certification **(MANDATORY)**
X	Tab C: Syndicator's or Investor's Letter of Intent **(MANDATORY)**
X	Tab D: *Any supporting documentation related to List of LIHTC Developments or Previous Participation Agreement*
X	Tab E: Site Control Documentation & Most Recent Real Estate Tax Assessment **(MANDATORY)**
X	Tab F: Third Party RESNET Rater Certification and Sample HERS certificates **(MANDATORY)**
X	Tab G: Zoning Certification Letter **(MANDATORY)**
X	Tab H: Attorney's Opinion using Virgina Housing template **(MANDATORY)**
X	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)
X	Tab J: Relocation Plan and Unit Delivery Schedule **(MANDATORY if Rehab)**
	Tab K: Documentation of Development Location:
X	K.1 Revitalization Area Certification
X	K.2 Surveyor's Certification of Proximity To Public Transportation using Virginia Housing template
X	Tab L: PHA / Section 8 Notification Letter
	Tab M: *(left intentionally blank)*
	Tab N: Homeownership Plan
	Tab O: Plan of Development Certification Letter
X	Tab P: Zero Energy or Passive House documentation for prior allocation by this developer
X	Tab Q: Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property
X	Tab R: Documentation of Utility Allowance Calculation
	Tab S: Supportive Housing Certification
	Tab T: Funding Documentation
X	Tab U: Acknowledgement by Tenant of the availability of Renter Education provided by Virginia Housing
	Tab V: Nonprofit or LHA Purchase Option or Right of First Refusal
X	Tab W: Internet Safety Plan and Resident Information Form
X	Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504
	Tab Y: Inducement Resolution for Tax Exempt Bonds
X	Tab Z: Documentation of team member's Veteran Owned Small Business certification
	Tab AA: Priority Letter from Rural Development
X	Tab AB: Ownership's Veteran Owned Small Business Certification

VHDA TRACKING NUMBER 2026-C-85

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 3/5/2026

1. Development Name: Leckey Nine

2. Address (line 1): 2031 N Woodrow Street
   Address (line 2):
   City: Arlington State: VA Zip: 22207

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 Arlington County

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: 1007.00

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**. TRUE

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 of:

3%	10%	12%
TRUE	FALSE	FALSE

13. Development is located in a medium or high-level economic development jurisdiction based on table. TRUE

14. Development is located on land owned by federally or Virginia recognized Tribal Nations. FALSE

Enter only Numeric Values below:

15. Congressional District: 8
    Planning District: 8
    State Senate District: 40
    State House District: 1

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

New construction of an 102-unit affordable family apartment building in Arlington, VA. This project is one building of a hybrid twin development.

VHDA TRACKING NUMBER	2026-C-85

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT Application Date: 3/5/2026

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: Mark Schwartz
Chief Executive Officer's Title: County Manager Phone: (703) 228-3120
Street Address: 2100 Clarendon Boulevard, Suite 318
City: Arlington State: VA Zip: 22201

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

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: New Construction

   or

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

   For Tax Exempt Bonds, where are bonds being issued?

   ACTION: Provide Inducement Resolution at **TAB Y** (if available)

2. **Type(s) of Allocation/Allocation Year (skip for TE Credits)** Carryforward Allocation

   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 relates to this 9% allocation request and the remaining development will be a 4% tax exempt bond application. TRUE

If true, provide name of companion development: Leckey Four

a. Has the developer met with Virginia Housing regarding the 4% tax exempt bond deal? 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 be cancelled.**

Total Units within 9% allocation request?	102
Total Units within 4% Tax Exempt allocation Request?	147
Total Units:	**249**
% of units in 4% Tax Exempt Allocation Request:	59.04%

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: 50

Definition of selection:

Development will be subject to an extended use agreement of 35 additional years after the 15-year compliance period for a total of 50 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 of our website. An invoice for your application fee along with access information was provided in your development's assigned Procorem work center.

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: Leckey Nine Limited Partnership

Developer Name: True Ground Housing Partners, Inc.

Contact: M/M ► Ms. First: Carmen MI: Last: Romero

Address: 4318 N. Carlin Springs Road

City: Arlington St. ► VA Zip: 22203

Phone: (703) 276-7444 Ext. Fax: (703) 276-0805

Email address: cromero@truegroundhousing.org

Federal I.D. No. 393559600 (If not available, obtain prior to Carryover Allocation.)

Select type of entity: ► limited partnership Formation State: ► Virginia

Additional Contact: Please Provide Name, Email and Phone number.
Jordi Fabian, Jfabian@truegroundhousing.org, (571)-733-9630

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

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: 12/31/2027

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 12/31/2027 .

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: Lorcom Arms Limited Partnership

Address: 4318 N. Carlin Springs Road

City: Arlington St.: Virginia Zip: 22203

Contact Person: Carmen Romero Phone: (703) 276-7444

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

Note: No developer's fee
basis in cases where there
purchaser and seller unles
Housing prior to applicatio
Fee Calculation in the LIHT

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

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

Names	Phone	Type Ownership	% Ownership
True Ground Housing Partners, Inc	(703) 276-7444	Sole Owner	100.00%
Carmen Romero, President			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%

needs ownership %

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:	Jessica Weston	This is a Related Entity.	FALSE
	Firm Name:	Gallager, Evelius & Jones LLP		
	Address:	218 North Charles Street, Suite 400	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Baltimore, MD 21201		
	Email:	jweston@gejlaw.com	Phone:	(401) 951-1402
2.	Tax Accountant:	Philip Cornblatt	This is a Related Entity.	FALSE
	Firm Name:	CohnReznick LLP		
	Address:	500 East Pratt Street, 4th Flr	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Baltimore, MD 21202		
	Email:	philip.cornblatt@cohnreznick.com	Phone:	(410) 783 -6236
3.	Consultant:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
4.	Management Entity:	Stephen Boyce	This is a Related Entity.	FALSE
	Firm Name:	S.L. Nusbaum Realty Company		
	Address:	1700 Wells Fargo Center, 440 Monticello Av	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Norfolk, VA 23510		
	Email:	sboyce@slnusbaum.com	Phone:	(757) 640-2293
5.	Contractor:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip			
	Email:		Phone:	
6.	Architect:	Douglas Carter	This is a Related Entity.	FALSE
	Firm Name:	Davis, Carter, Scott Ltd		
	Address:	8614 Westwood Center Dr	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Tysons, VA 22182		
	Email:	dcarter@dcsdesign.com	Phone:	703-556-9275

E. DEVELOPMENT TEAM INFORMATION

7. Real Estate Attorney:	Zachary Williams	This is a Related Entity.	FALSE	
Firm Name:	Venable LLP			
Address:	600 Massachusetts Avenue, NW	Veteran Owned Small Bus?	FALSE	
City, State, Zip	Washington, DC 20001			
Email:	zgwilliams@venable.com	Phone:	202.344.4369	
8. Mortgage Banker:		This is a Related Entity.	FALSE	
Firm Name:				
Address:		Veteran Owned Small Bus?	FALSE	
City, State, Zip				
Email:		Phone:		
9. Other 1:	Ted Kalreiss	This is a Related Entity.	FALSE	
Firm Name:	KCM, Inc.			
Address:	19309 Winmeade Drive #126	Veteran Owned Small Bus?	FALSE	
City, State, Zip	Leesburg, VA 20176	Role:	Construction Manager	
Email:	tkalreiss@kcmbuild.com	Phone:	(703) 801-1187	
10. Other 2:	Julian E. Dioulo	This is a Related Entity.	FALSE	
Firm Name:	Spearhead Solutions, Inc			
Address:	10514 Lake Arbor Way	Veteran Owned Small Bus?	TRUE	
City, State, Zip	Bowie, Maryland 20721	Role:	Consulting	
Email:	jdioulo@spearheadsg.com	Phone:	240-381-2377	
11. Other 3:	Chadwick Maxey	This is a Related Entity.	FALSE	
Firm Name:	Aspera Development, LLC			
Address:	700 W Hillsoro Blvd Suite 205	Veteran Owned Small Bus?	TRUE	
City, State, Zip	Deerfield Beach, Florida 33441	Role:	Consulting	
Email:	chad@asperadevelopment.com	Phone:	954-707-2204	
12. Other 4:	Nola Veazie	This is a Related Entity.	FALSE	
Firm Name:	V-Solutions Consulting, LLC			
Address:	11147 Ruthelen St.	Veteran Owned Small Bus?	TRUE	
City, State, Zip	Los Angeles, California 90047	Role:	Consulting	
Email:	veazie.vsolutions@gmail.com	Phone:	310-560-5153	
13. Other 5:		This is a Related Entity.	FALSE	
Firm Name:				
Address:		Veteran Owned Small Bus?	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

Applications for 9% Credits - Section 1 must be completed in order to compete in the Non Profit tax credit pool.
All Applicants - Section 2 must be completed to obtain points for nonprofit involvement.

1. **Tax Credit Nonprofit Pool Applicants:** To qualify for the nonprofit pool, an organization (described in IRC Section 501(c)(3) or 501(c)(4) and exempt from taxation under IRC Section 501(a)) should answer the following questions as TRUE:

TRUE	a.	Be authorized to do business in Virginia.
TRUE	b.	Be substantially based or active in the community of the development.
TRUE	c.	Materially participate in the development and operation of the development throughout the compliance period (i.e., regular, continuous and substantial involvement) in the operation of the development throughout the Compliance Period.
TRUE	d.	Own, either directly or through a partnership or limited liability company, 100% of the general partnership or managing member interest.
TRUE	e.	Not be affiliated with or controlled by a for-profit organization.
TRUE	f.	Not have been formed for the principal purpose of competition in the Non Profit Pool.
TRUE	g.	Not have any staff member, officer or member of the board of directors materially participate, directly or indirectly, in the proposed development as a for profit entity.

2. **All Applicants:** To qualify for points under the ranking system, the nonprofit's involvement need not necessarily satisfy all of the requirements for participation in the nonprofit tax credit pool.

A. Nonprofit Involvement (All Applicants)

TRUE There is nonprofit involvement in this development. (If false, skip to #3.)

Action: If there is nonprofit involvement, provide completed Non Profit Questionnaire **(Mandatory TAB I).**

B. Type of involvement:

TRUE Nonprofit meets eligibility requirement for points only, not pool.

or

FALSE Nonprofit meets eligibility requirements for nonprofit pool and points.

C. Identity of Nonprofit (All nonprofit applicants):

The nonprofit organization involved in this development is: ▶ Owner

Name: True Ground Housing Partners, Inc.

Contact Person: Carmen Romero

Street Address: 4318 N Carlin Springs Road

City: Arlington State: ▶ VA Zip: 22203

Phone: (703) 276-7444 Contact Email: cromero@truegroundhousing.org

D. Percentage of Nonprofit Ownership (All nonprofit applicants):

Specify the nonprofit entity's percentage ownership of the general partnership interest: 75.0%

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-Application M

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

H. STRUCTURE AND UNITS INFORMATION

1. General Information

a.	Total number of **all** units in development	102	bedrooms	225
	Total number of **rental** units in development	102	bedrooms	225
	Number of low-income rental units	102	bedrooms	225
	Percentage of rental units designated low-income	100.00%		

b.	Number of new units:	102	bedrooms	225
	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: 166,015.61 (Sq. ft.)

e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage): 41,268.18 (Sq. ft.)

f. Nonresidential Commercial Floor Area (Not eligible for funding): 0.00

g. Total Usable Residential Heated Area: 124,747.43 (Sq. ft.)

h. Percentage of Net Rentable Square Feet Deemed To Be **New Rental Space**: 100.00%

i. Exact area of site in acres: 0.494

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

2. UNIT MIX

a. Specify the **average size and number per unit type:**

LIHTC Units can not be greater than Total Rental Units

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	906.76	SF	14	14
2BR Garden	1140.76	SF	55	55
3BR Garden	1483.25	SF	31	31
4BR Garden	1665.28	SF	2	2
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
			102	102

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

3. Structures

a. Number of Buildings (containing rental units): 1

b. Age of Structure: 0 years

c. Maximum Number of stories: 11

d. The development is a scattered site development. FALSE

e. Commercial Area Intended Use: N/A

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) FALSE

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) TRUE

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

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

h. Development contains an elevator(s). TRUE

If true, # of Elevators. 3

Elevator Type (if known)

H. STRUCTURE AND UNITS INFORMATION

i. Roof Type	►	Flat
j. Construction Type	►	Other
k. Primary Exterior Finish	►	Brick

4. Site Amenities (indicate all proposed)

a. Business Center	TRUE	f. Limited Access	TRUE
b. Covered Parking	TRUE	g. Playground	TRUE
c. Exercise Room	FALSE	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: Leasing, Resident Services, business center, community room.

m. Number of Proposed Parking Spaces: 90
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. TRUE
If **True**, Provide required documentation (**TAB K2**).

5. 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% Applications.
   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 Index.
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 re[prt 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 below.

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 restricted to residents only.
50.00%	b1.	Percentage of brick covering the exterior walls.
50.00%	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.
TRUE	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.
TRUE	m.	All interior doors within units are solid core.
TRUE	n.	Installation of a renewable energy electric system in accordance with manufactorer'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:

TRUE 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

If Green Certification is selected, no points will be awarded for g. Watersense Bathroom fixtures above.

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

TRUE Applicant wishes to claim points from a prior allocation that has received certification for Zero Energy Ready 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)

TRUE a. Architect of record certifies that units will be constructed to meet Virginia Housing's Universal Design Standards.

102 b. Number of Rental Units constructed to meet Virginia Housing's Universal Design standards:

100% 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.

[redacted]

JRB 3/11/26 **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	Electric Forced Air
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?	FALSE	Heat?	FALSE
Hot Water?	FALSE	AC?	FALSE
Lighting/ Electric?	FALSE	Sewer?	FALSE
Cooking?	FALSE	Trash Removal?	TRUE

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	0	24	28	30	34
Air Conditioning	0	7	8	9	10
Cooking	0	6	7	8	9
Lighting	0	38	43	47	54
Hot Water	0	22	25	27	31
Water	0	18	21	24	27
Sewer	0	21	27	32	38
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	$0	$137	$159	$177	$203

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: Sustainable Building Partners (
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.

1. **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.

JRB 3/11/26 **Architect of Record initial here that the above information is accurate per certification statement within this application.**

2. **Special Housing Needs/Leasing Preference:**
   a. If not general population, select applicable special population:

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

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

FALSE — Supportive Housing (as described in the Tax Credit Manual)

FALSE — 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. TRUE
(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 in the manual.)

Action: Provide Relocation Plan, Budget and Unit Delivery Schedule **(Mandatory if tenants are displaced - Tab J)**

K. SPECIAL HOUSING NEEDS

3. **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: Arlington County

Contact person: Caleb G. Kopczyk

Title: HCV Executive Director, Arlington County Dept. of Human Serv

Phone Number: (703) 228-1455

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

b. Leasing preference will be given to individuals and families with children. TRUE
(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: 33
% of total Low Income Units 32%

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

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

4. **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: Stephen
Last Name: Boyce

Phone Number: (757) 640-2293 Email: sboyce@slnusbaum.com

K. SPECIAL HOUSING NEEDS

5. **Rental Assistance**

a. Some of the low-income units do or will receive rental assistance…….. TRUE

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

If True, select one or more types.

FALSE	Rental Assistance Demonstration (RAD) or other PHA conversion to project based rental assistance.
FALSE	Section 8 New Construction Substantial Rehabilitation
FALSE	Section 8 Moderate Rehabilitation
FALSE	Section 811 Certificates
FALSE	Section 8 Project Based Assistance
FALSE	RD 515 Rental Assistance
FALSE	Section 8 Vouchers *Administering Organization:
FALSE	State Assistance *Administering Organization:
TRUE	Other: Arlington County Project-Based Rental Assistance

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: 11
How many years in rental assistance contract? 5.00
Expiration date of contract: 11/1/2034
There is an Option to Renew. TRUE

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

6. **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 CATEGORY

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
11	10.78%	30% Area Median
0	0.00%	40% Area Median
41	40.20%	50% Area Median
50	49.02%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
102	100.00%	**Total**

Rent Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
11	10.78%	30% Area Median
0	0.00%	40% Area Median
41	40.20%	50% Area Median
50	49.02%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
102	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: TRUE 40% Levels: FALSE 50% levels: TRUE

c. The development plans to utilize average income testing..... FALSE

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.

JRB 3/11/26 **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	50% AMI	2		629.59	$1,400.29	$2,801
Mix 2	1 BR - 1 Bath	50% AMI	1	1	629.59	$1,400.29	$1,400
Mix 3	1 BR - 1 Bath	30% AMI	1		630.57	$785.29	$785
Mix 4	1 BR - 1 Bath	50% AMI	6		627.01	$1,400.29	$8,402
Mix 5	1 BR - 1 Bath	30% AMI	1		627.01	$785.29	$785
Mix 6	1 BR - 1 Bath	30% AMI	1	1	629.59	$785.29	$785
Mix 7	1 BR - 1 Bath	30% AMI	1		562.52	$785.29	$785
Mix 8	1 BR - 1 Bath	30% AMI	1		545.94	$785.29	$785
Mix 9	2 BR - 2 Bath	30% AMI	2		896.57	$947.59	$1,895
Mix 10	2 BR - 2 Bath	30% AMI	2	2	896.57	$947.59	$1,895

L. UNIT DETAILS

Mix 11	2 BR - 2 Bath	50% AMI	2	2	896.57	$1,685.59	$3,371
Mix 12	2 BR - 2 Bath	60% AMI	2	2	896.57	$2,054.59	$4,109
Mix 13	2 BR - 2 Bath	50% AMI	1	1	896.57	$1,685.59	$1,686
Mix 14	2 BR - 2 Bath	60% AMI	8		895.09	$2,054.59	$16,437
Mix 15	2 BR - 2 Bath	60% AMI	5		896.85	$2,054.59	$10,273
Mix 16	2 BR - 2 Bath	60% AMI	6		894.81	$2,054.59	$12,328
Mix 17	2 BR - 2 Bath	60% AMI	2		908.72	$2,054.59	$4,109
Mix 18	2 BR - 2 Bath	50% AMI	4		908.72	$1,685.59	$6,742
Mix 19	2 BR - 2 Bath	50% AMI	1		929.10	$1,685.59	$1,686
Mix 20	2 BR - 2 Bath	50% AMI	3		909.23	$1,685.59	$5,057
Mix 21	2 BR - 1.5 Bath	50% AMI	3		730.97	$1,685.59	$5,057
Mix 22	2 BR - 1.5 Bath	50% AMI	5		720.15	$1,685.59	$8,428
Mix 23	2 BR - 1.5 Bath	50% AMI	9		761.36	$1,685.59	$15,170
Mix 24	3 BR - 2 Bath	60% AMI	9		1344.97	$2,379.57	$21,416
Mix 25	3 BR - 2 Bath	60% AMI	4		1045.55	$2,379.57	$9,518
Mix 26	3 BR - 2 Bath	60% AMI	8		1197.45	$2,379.57	$19,037
Mix 27	3 BR - 2 Bath	50% AMI	1	1	1197.45	$1,953.57	$1,954
Mix 28	3 BR - 2 Bath	60% AMI	1		1118.99	$2,379.57	$2,380
Mix 29	3 BR - 2 Bath	60% AMI	3		1104.24	$2,379.57	$7,139
Mix 30	3 BR - 2 Bath	50% AMI	3		1104.24	$1,953.57	$5,861
Mix 31	3 BR - 2 Bath	30% AMI	2		1104.24	$1,100.57	$2,201
Mix 32	4 BR - 2.5 Bath	60% AMI	1		1376.12	$2,650.08	$2,650
Mix 33	4 BR - 2.5 Bath	60% AMI	1	1	1376.12	$2,650.08	$2,650
Mix 34							$0
Mix 35							$0
Mix 36							$0
Mix 37							$0
Mix 38							$0
Mix 39							$0
Mix 40							$0
Mix 41							$0
Mix 42							$0
Mix 43							$0
Mix 44							$0
Mix 45							$0
Mix 46							$0
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Mix 63							$0
Mix 64							$0
Mix 65							$0
Mix 66							$0
Mix 67							$0

L. UNIT DETAILS

Mix 68							$0
Mix 69							$0
Mix 70							$0
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Mix 73							$0
Mix 74							$0
Mix 75							$0
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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			102	11			$189,576

Total Units	**102**	**Net Rentable SF:**	**TC Units**	**95,253.56**
			MKT Units	**0.00**
			Total NR SF:	**95,253.56**

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

M. OPERATING EXPENSES

Administrative:				Use Whole Numbers Only!
1. Advertising/Marketing				$1,024
2. Office Salaries				$84,877
3. Office Supplies				$3,072
4. Office/Model Apartment		(type	)	$0
5. Management Fee				$78,611
3.66% of EGI	$770.70	Per Unit		
6. Manager Salaries				$51,164
7. Staff Unit (s)		(type	)	
8. Legal				$7,496
9. Auditing				$8,193
10. Bookkeeping/Accounting Fees				
11. Telephone & Answering Service				$6,759
12. Tax Credit Monitoring Fee				
13. Miscellaneous Administrative				$13,682
Total Administrative				$254,878
Utilities				
14. Fuel Oil				$0
15. Electricity				$48,706
16. Water				$11,060
17. Gas				$9,586
18. Sewer				$14,747
Total Utility				$84,099
Operating:				
19. Janitor/Cleaning Payroll				$0
20. Janitor/Cleaning Supplies				$2,048
21. Janitor/Cleaning Contract				$32,771
22. Exterminating				$4,567
23. Trash Removal				$22,202
24. Security Payroll/Contract				$0
25. Grounds Payroll				
26. Grounds Supplies				$2,048
27. Grounds Contract				$6,063
28. Maintenance/Repairs Payroll				$127,398
29. Repairs/Material				$16,386
30. Repairs Contract				$0
31. Elevator Maintenance/Contract				$13,149
32. Heating/Cooling Repairs & Maintenance				$1,639
33. Pool Maintenance/Contract/Staff				$0
34. Snow Removal				$410
35. Decorating/Payroll/Contract				$0
36. Decorating Supplies				$418
37. Miscellaneous				$5,510
Totals Operating & Maintenance				$234,609

M. OPERATING EXPENSES

Taxes & Insurance

38.	Real Estate Taxes			$341,190
39.	Payroll Taxes			$9,708
40.	Miscellaneous Taxes/Licenses/Permits			$3,154
41.	Property & Liability Insurance	*$1,099*	*per unit*	$112,116
42.	Fidelity Bond			$0
43.	Workman's Compensation			$2,089
44.	Health Insurance & Employee Benefits			$10,855
45.	Other Insurance			$3,334
	Total Taxes & Insurance			$482,446
	Total Operating Expense			$1,056,032

Total Operating Expenses Per Unit	$10,353	**C.** **Total Operating Expenses as % of EGI**	49.16%	

Replacement Reserves (Total # Units X $300 or $250 New Const./Elderly Minimum) $30,600

Total Expenses	$1,086,632

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 the left.

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	Must Use Whole Numbers Only! (A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s): "30% Present Value Credit" (B) Acquisition	"30% Present Value Credit" (C) Rehab/ New Construction	(D) "70 % Present Value Credit"
1.	**Contractor Cost**				
	a. Unit Structures (New)	24,810,889	0	0	23,570,345
	b. Unit Structures (Rehab)		0	0	
	c. Non Residential Structures		0	0	
	d. Commercial Space Costs		0	0	
X	e. Structured Parking Garage	3,861,793	0	0	3,861,793
	Total Structure	28,672,682	0	0	27,432,138
	f. Earthwork		0	0	
	g. Site Utilities		0	0	
	h. Renewable Energy		0	0	
	i. Roads & Walks		0	0	
	j. Site Improvements		0	0	
	k. Lawns & Planting		0	0	
	l. Engineering		0	0	
	m. Off-Site Improvements		0	0	
	n. Site Environmental Mitigation		0	0	
	o. Demolition		0	0	
	p. Site Work	3,184,894	0	0	2,123,263
	q. Hard Cost Contingency	1,901,599	0	0	950,800
	Total Land Improvements	5,086,493	0	0	3,074,063
	Total Structure and Land	33,759,175	0	0	30,506,201
	r. General Requirements	1,936,736	0	0	1,936,736
	s. Builder's Overhead (4.1% Contract)	1,377,506	0	0	1,377,506
	t. Builder's Profit (3.8% Contract)	1,267,287	0	0	1,267,287
	u. Bonds		0	0	
	v. Building Permits		0	0	
	w. Special Construction		0	0	
	x. Special Equipment		0	0	
	y. Other 1:	1,592,879	0	0	1,592,879
	z. Other 2:		0	0	
	aa. Other 3:		0	0	
	Contractor Costs	$39,933,583	$0	$0	$36,680,609

Construction cost per unit: ***$353,645.00***

MAXIMUM COMBINED GR, OVERHEAD & PROFIT = **$4,726,285**

ACTUAL COMBINED GR, OVERHEAD & PROFIT = **$4,581,529**

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" (B) Acquisition	"30% Present Value Credit" (C) Rehab/ New Construction	(D) "70 % Present Value Credit"
2. Owner Costs				
a. Building Permit	1,757,803	0	0	1,757,803
b. Architecture/Engineering Design Fee ($9,033 /Unit)	921,345	0	0	921,345
c. Architecture Supervision Fee ($2,025 /Unit)	206,501	0	0	206,501
d. Tap Fees		0	0	
e. Environmental	27,095	0	0	27,095
f. Soil Borings	21,504	0	0	21,504
g. Green Building (Earthcraft, LEED, etc.)	52,480	0	0	52,480
h. Appraisal	8,192	0	0	8,192
i. Market Study	6,144	0	0	6,144
j. Site Engineering / Survey	285,100	0	0	285,100
k. Construction/Development Mgt	513,638	0	0	513,638
l. Structural/Mechanical Study	0	0	0	0
m. Construction Loan Origination Fee	851,853	0	0	485,290
n. Construction Interest (7.2% for 43 months)	5,372,549	0	0	2,312,383
o. Taxes During Construction	761,595	0	0	761,595
p. Insurance During Construction	639,526	0	0	639,526
q. Permanent Loan Fee (6.9%)	287,469			
r. Other Permanent Loan Fees				
s. Letter of Credit		0	0	
t. Cost Certification Fee		0	0	
u. Accounting	44,544	0	0	22,272
v. Title and Recording	163,840	0	0	
w. Legal Fees for Closing	245,760	0	0	122,880
x. Mortgage Banker	0	0	0	0
y. Tax Credit Fee	225,000			
z. Tenant Relocation	204,800			
aa. Fixtures, Furnitures and Equipment	214,180	0	0	214,180
ab. Organization Costs				
ac. Operating Reserve	1,004,871			
ad. Soft Costs Contingency	396,165			
ae. Security	143,360	0	0	143,360
af. Utilities	772,785	0	0	772,785
ag. Supportive Service Reserves	0			

O. PROJECT BUDGET - OWNER COSTS

(1)	Other*	specify: Other: Marketing	40,960	0	0	
(2)	Other*	specify: Other: Submetering	27,546	0	0	27,546
(3)	Other*	specify: Other: Construction Inspect	397,107	0	0	397,107
(4)	Other*	specify: Other: Consultants	361,322	0	0	361,322
(5)	Other *	specify: Other: Working Capital	4,369	0	0	
(6)	Other*	specify: Other Owner Cost	497,886	0	0	262,500
(7)	Other*	specify: Neighborhood Landscaping	81,920	0	0	81,920
(8)	Other*	specify: Other: Prepaid Escrows	198,534	0	0	198,534
(9)	Other*	specify: Other	463,607	0	0	381,687
	Owner Costs Subtotal (Sum 2A..2(10))		$17,201,350	$0	$0	$10,984,689
	Subtotal 1 + 2 (Owner + Contractor Costs)		$57,134,933	$0	$0	$47,665,298
3.	**Developer's Fees**		5,000,000	0	0	3,000,000
4.	**Owner's Acquisition Costs**					
	Land		1,529,856			
	Existing Improvements			0		
	Subtotal 4:		$1,529,856	$0		
5.	**Total Development Costs**					
	Subtotal 1+2+3+4:		$63,664,789	$0	$0	$50,665,298

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:

	$0	**Land**
(Provide documentation at **Tab E**)	$0	**Building**

Maximum Developer Fee: **$5,000,000**

Proposed Development's Cost per Sq Foot	$351	**Meets Limits**
Applicable Cost Limit by Square Foot:	$556	
Proposed Development's Cost per Unit	$571,305	**Meets Limits**
Applicable Cost Limit per Unit:	$589,015	

P. ELIGIBLE BASIS CALCULATION

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s): "30 % Present Value Credit" (B) Acquisition	(C) Rehab/ New Construction	(D) "70 % Present Value Credit"
1. Total Development Costs	63,664,789	0	0	50,665,298
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	0	50,665,298
4. Adjustment(s) to Eligible Basis (For non-acquisition costs in eligible basis)				
a. For QCT or DDA (Eligible Basis x 30%)			0	0
State Designated Basis Boosts:				
b. For Revitalization or Supportive Housing (Eligible Basis x 30%)			0	15,199,589
c. For Green Certification (Eligible Basis x 10%)				0
Total Adjusted Eligible basis			0	65,864,887
5. Applicable Fraction		100.00000%	100.00000%	100.00000%
6. Total Qualified Basis (Eligible Basis x Applicable Fraction)		0	0	65,864,887
7. Applicable Percentage		4.00%	4.00%	9.00%
8. Maximum Allowable Credit under IRC §42 (Qualified Basis x Applicable Percentage)		$0	$0	$5,927,840
(Must be same as BIN total and equal to or less than credit amount allowed)		$5,927,840 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.	Construction Loan			$32,352,659	
2.					
3.					
	Total Construction Funding:			$32,352,659	

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	*(Whole Numbers only)* Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
1.	Perm Loan - Taxable			$10,679,572	$788,031	6.91%	40	40
2.	Mezzanine Debt			$6,753,885	$135,078	2.00%		40
3.	Gap Funding			$10,920,000		1.00%		
4.	National Housing Trust Fund			$1,000,000		0.00%		
5.	Virginia Housing Trust Fund			$2,000,000		0.00%		
6.	Accrued Capitalized Soft Debt Interest			$245,700				
7.	Roll Over GAP Funding			$345,973		1.00%		
8.	Sponsor Loan (True Ground Equity)			$422,540				
9.								
10.								
11.								
12.								
13.								
14.								
15.								
16.								
17.								
18.								
19.								
20.								
	Total Permanent Funding:			$32,367,670	$923,109			

Q. SOURCES OF FUNDS

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

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.					
2.					
3.					
4.					
5.					
6.					
	Total Permanent Grants:			$0	

4. Subsidized Funding

	Source of Funds	Date of Commitment	Amount of Funds
1.			
2.			
3.			
4.			
5.			
	Total Subsidized Funding		$0

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

a.	Tax Exempt Bonds	$0
b.	RD 515	$0
c.	Section 221(d)(3)	$0
d.	Section 312	$0
e.	Section 236	$0
f.	Virginia Housing REACH Funds	$0
g.	HOME Funds	$0
h.	Choice Neighborhood	$0
i	National Housing Trust Fund	$1,000,000
j	Virginia Housing Trust Fund	$2,000,000
k	Other:	$0
l	Other:	$0

Market-Rate Loans

a.	Taxable Bonds	$0
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

Grants*			Grants		
a.	CDBG	$0	c.	State	
b.	UDAG	$0	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: **N/A**

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 o**r** any other binding federal project based subsidy

11 Number of New PBV Vouchers

c. TRUE Other Arlington County Project-Based Rental Assistance

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 3b)	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	$2,497,120	(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 $2,497,120

2. Equity Gap Calculation

a.	Total Development Cost		$63,664,789
b.	Total of Permanent Funding, Grants and Equity	-	$34,864,790
c.	Equity Gap		$28,799,999
d.	Developer Equity	-	$2,879
e.	Equity gap to be funded with low-income tax credit proceeds		$28,797,120

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator: ▶ Hudson Housing Capital

Contact Person: Marisa Rodriguez Phone: (212) 218-4436

Street Address: 630 Fifth Avenue – Suite 2850

City: New York State: New York Zip: 10111

b. Syndication Equity

i.	Anticipated Annual Credits	$3,200,000.00
ii.	Equity Dollars Per Credit (e.g., $0.85 per dollar of credit)	$0.900
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	$3,199,680
vi.	Total to be paid by anticipated users of credit (e.g., limited partners)	$28,797,120

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

4. Net Syndication Amount

$28,797,120

Which will be used to pay for Total Development Costs

5. Net Equity Factor

90.0000000000%

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		$63,664,789
2.	Less Total of Permanent Funding, Grants and Equity	-	$34,864,790
3.	Equals Equity Gap		$28,799,999
4.	Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)		90.0000000000%
5.	Equals Ten-Year Credit Amount Needed to Fund Gap		$31,999,999
	Divided by ten years		10
6.	Equals Annual Tax Credit Required to Fund the Equity Gap		$3,200,000
7.	Maximum Allowable Credit Amount (from Eligible Basis Calculation)		$5,927,840

8. Requested Credit Amount

		For 30% PV Credit:	$0
		For 70% PV Credit:	$3,200,000
Credit per LI Units	$31,372.5490		
Credit per LI Bedroom	$14,222.2222	**Combined 30% & 70% PV Credit Requested**	**$3,200,000**

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		$189,576
Plus Other Income Source (list):	Miscellaneous	$2,912
Equals Total Monthly Income:		$192,488
Twelve Months		x12
Equals Annual Gross Potential Income		$2,309,852
Less Vacancy Allowance	7.0%	$161,690
Equals Annual Effective Gross Income (EGI) - Low Income Units		$2,148,162

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):		$0
Equals Total Monthly Income:		$0
Twelve Months		x12
Equals Annual Gross Potential Income		$0
Less Vacancy Allowance	7.0%	$0
Equals Annual Effective Gross Income (EGI) - Market Rate Units		$0

Action: Provide documentation in support of Operating Budget **(TAB R)**

3. **Cash Flow (First Year)**

a.	Annual EGI Low-Income Units	$2,148,162
b.	Annual EGI Market Units	$0
c.	Total Effective Gross Income	$2,148,162
d.	Total Expenses	$1,086,632
e.	Net Operating Income	$1,061,530
f.	Total Annual Debt Service	$923,109
g.	Cash Flow Available for Distribution	$138,421

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	2,148,162	2,191,125	2,234,948	2,279,647	2,325,240
Less Oper. Expenses	1,086,632	1,119,231	1,152,808	1,187,392	1,223,014
Net Income	1,061,530	1,071,894	1,082,140	1,092,255	1,102,226
Less Debt Service	923,109	923,109	923,109	923,109	923,109
Cash Flow	138,421	148,785	159,031	169,146	179,117
Debt Coverage Ratio	1.15	1.16	1.17	1.18	1.19

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	2,371,744	2,419,179	2,467,563	2,516,914	2,567,252
Less Oper. Expenses	1,259,704	1,297,495	1,336,420	1,376,513	1,417,808
Net Income	1,112,040	1,121,684	1,131,143	1,140,401	1,149,444
Less Debt Service	923,109	923,109	923,109	923,109	923,109
Cash Flow	188,931	198,575	208,034	217,292	226,335
Debt Coverage Ratio	1.20	1.22	1.23	1.24	1.25

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	2,618,598	2,670,969	2,724,389	2,778,877	2,834,454
Less Oper. Expenses	1,460,343	1,504,153	1,549,277	1,595,756	1,643,628
Net Income	1,158,255	1,166,817	1,175,111	1,183,121	1,190,826
Less Debt Service	923,109	923,109	923,109	923,109	923,109
Cash Flow	235,146	243,708	252,002	260,012	267,717
Debt Coverage Ratio	1.25	1.26	1.27	1.28	1.29

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

Bldg #	BIN if known	NUMBER OF TAX CREDIT UNITS	NUMBER OF 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: Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	30% Present Value Credit for Rehab / New Construction: Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	70% Present Value Credit: Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount
1.		102		2031 N Woodrow Street			Arlingtc	VA	22207			$0				$0	$65,864,887	10/31/29	9.00%	$5,927,840
2.												$0				$0				$0
3.												$0				$0				$0
4.												$0				$0				$0
5.												$0				$0				$0
6.												$0				$0				$0
7.												$0				$0				$0
8.												$0				$0				$0
9.												$0				$0				$0
10.												$0				$0				$0
11.												$0				$0				$0
12.												$0				$0				$0
13.												$0				$0				$0
14.												$0				$0				$0
15.												$0				$0				$0
16.												$0				$0				$0
17.												$0				$0				$0
18.												$0				$0				$0
19.												$0				$0				$0
20.												$0				$0				$0
21.												$0				$0				$0
22.												$0				$0				$0
23.												$0				$0				$0
24.												$0				$0				$0
25.												$0				$0				$0
26.												$0				$0				$0
27.												$0				$0				$0
28.												$0				$0				$0
29.												$0				$0				$0
30.												$0				$0				$0
31.												$0				$0				$0
32.												$0				$0				$0
33.												$0				$0				$0
34.												$0				$0				$0
35.												$0				$0				$0
		102	0	If development has more than 35 buildings, contact Virginia Housing.																
				Totals from all buildings					$0			$0	$0			$0	$65,864,887			$5,927,840

Number of BINS: 1

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, costs, damages, Virginia Housing's expenses, and liabilities of any nature directly or indirectly resulting from, arising out of, or relating to Virginia Housing's acceptance, consideration, approval, or disapproval of this reservation request 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 herein 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 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.

7. that, for the purposes of reviewing this application, Virginia Housing is entitled to rely upon representations of the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations relative 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.

V. STATEMENT OF OWNER

10. that the requirements for applying for the credits and the terms of any reservation or allocation thereof are 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.

Owner
Leckey Nine Limited Partnership,
a Virginia limited partnership
By: Leckey Joint Venture Nine LLC,
a Virginia limited liability company,
its general partner
By: Leckey Nine Development LLC,
a Virginia limited liability company,
its managing member
By: _____
Carmen Romero, President

Legal Name of Owner: Leckey Nine Limited Partnership
By: Leckey Joint Venture Nine LLC
Its: General Partner

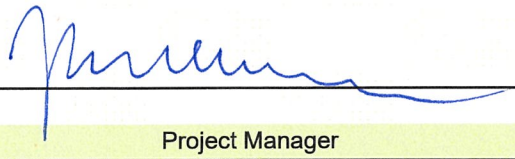
By: _____
Its: Carmen Romero, President
(Title)

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:	Joanna R. Borowska, AIA
Virginia License#:	0401014660
Architecture Firm or Company:	Davis, Carter, Scott Ltd

By: 

Its: Project Manager
(Title)

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

V. Previous Participation Certification

Development Name: Leckey Nine

Name of Applicant (entity): Leckey Nine Limited Partnership

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 loa 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 arbite 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

Carmen Romero

Printed Name

3/5/2026

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	Y	0 or 15	15.00
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:			20.00

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	0.00%	Up to 60	0.00
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	Y	up to 40	40.00
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:			95.00

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements (See calculations below)				86.00
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		Y20	0, 10 or 20	20.00
e. Development will be Green Certified		Y	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards		100%	Up to 15	15.00
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		N	0 or 10	0.00
	Total:			151.00

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		Y	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms		32.35%	Up to 15	15.00
c. Units with rent and income at or below 30% of AMI and are not subsidized (up to 10% of LI units)		10.78%	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)		10.78%	Up to 10	10.00
e. Units in Higher Income Jurisdictions with rent and income at or below 50% of AMI		50.98%	Up to 50	50.00
f. Units in Higher Income Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI		50.98%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI		50.98%	Up to 50	0.00
	Total:			100.00

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	30.00
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 occurence)		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:			30.00

6. EFFICIENT USE OF RESOURCES:

a. Credit per unit			Up to 100	76.70
	Total:			76.70

7. BONUS POINTS:

a. Extended Use Restriction beyond 15 year compliance period	35	Years	40 or 70	70.00
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		Y	10 or 15	15.00
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		Y	up to 10	10.00
g. Commitment to electronic payment of fees		Y	0 or 5	5.00
h. Zero Ready or Passive House certification from prior allocation		Y	0, 10 or 20	10.00
	Total:			110.00

300 Point Threshold - all 9% Tax Credits

200 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: **582.70**

Enhancements:

All units have:	Max Pts	Score
a. Community Room	5	5.00
b. Exterior walls constructed with brick and other low maintenance materials	40	40.00
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 Certfication)	3	0.00
h. Rehab only: new infrastructure for high speed internet/broadband	5	0.00
i. Each unit provided free individual high speed internet access	15	15.00
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	3.00
n. Installation of Renewable Energy Electric system	10	10.00
o. New Construction: Balcony or patio	4	0.00
		86.00
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: **86.00**

X. Development Summary

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

Deal Name:	**Leckey Nine**

Cycle Type: 9% Tax Credits
Allocation Type: New Construction
Total Units 102
Total LI Units 102
Project Gross Sq Ft: 166,015.61
Green Certified? TRUE

Requested Credit Amount: $3,200,000
Jurisdiction: Arlington County
Population Target: General
Owner Contact: Carmen Romero

Total Score
582.70

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	$32,367,670	$317,330	$195	$923,109
Grants	$0	$0		
Subsidized Funding	$0	$0		

Uses of Funds - Actual Costs

Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	$33,759,175	$330,972	$203	53.03%
General Req/Overhead/Profit	$4,581,529	$44,917	$28	7.20%
Other Contract Costs	$1,592,879	$15,616	$10	2.50%
Owner Costs	$17,201,350	$168,641	$104	27.02%
Acquisition	$1,529,856	$14,999	$9	2.40%
Developer Fee	$5,000,000	$49,020	$30	7.85%
Total Uses	**$63,664,789**	$624,165		

Total Development Costs

Total Improvements	$57,134,933
Land Acquisition	$1,529,856
Developer Fee	$5,000,000
Total Development Costs	**$63,664,789**

Proposed Cost Limit/Sq Ft: $351
Applicable Cost Limit/Sq Ft: $556
Proposed Cost Limit/Unit: $571,305
Applicable Cost Limit/Unit: $589,015

Income

Gross Potential Income - LI Units		$2,309,852
Gross Potential Income - Mkt Units		$0
	Subtotal	$2,309,852
Less Vacancy %	7.00%	$161,690
Effective Gross Income		$2,148,162

Rental Assistance? TRUE

Unit Breakdown

# of Eff	0
# of 1BR	14
# of 2BR	55
# of 3BR	31
# of 4+ BR	2
Total Units	102

Expenses

Category	Total	Per Unit
Administrative	$254,878	$2,499
Utilities	$84,099	$825
Operating & Maintenance	$234,609	$2,300
Taxes & Insurance	$482,446	$4,730
Total Operating Expenses	$1,056,032	$10,353
Replacement Reserves	$30,600	$300
Total Expenses	$1,086,632	$10,653

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	11	11
40% AMI	0	0
50% AMI	41	41
60% AMI	50	50
>60% AMI	0	0
Market	0	0

Cash Flow

EGI	$2,148,162
Total Expenses	$1,086,632
Net Income	$1,061,530
Debt Service	$923,109
Debt Coverage Ratio (YR1):	1.15

Income Averaging? FALSE

Extended Use Restriction? 50

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%) x 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	$5,927,840
Credit Requested	$3,200,000
% of Savings	46.02%
Sliding Scale Points	76.7

Tab A:

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

LECKEY NINE LIMITED PARTNERSHIP

AGREEMENT OF LIMITED PARTNERSHIP

THIS AGREEMENT OF LIMITED PARTNERSHIP (this "Agreement") is made and entered into as of the 5th day of March, 2026, by and among the undersigned persons (the "Partners") upon the terms and conditions hereinafter set forth.

ARTICLE I

INTRODUCTION

Section 1.1 Affairs of the Partnership. The Partners, consisting of all of the partners of the Partnership, which was formed under the laws of the Commonwealth of Virginia pursuant to that certain Certificate of Limited Partnership filed with the Virginia State Corporation Commission, agree that this Agreement shall set forth all of the provisions governing the affairs of the Partnership.

Section 1.2 Defined Terms. The defined terms used in this Agreement shall, unless the context otherwise requires, have the meanings specified in this Section 1.2.

"Act" means the Virginia Revised Uniform Limited Partnership Act, as it may from time to time be amended.

"Additional General Partner" means any Person who is admitted to the Partnership as an Additional General Partner under the provisions of Article V after the date of this Agreement.

"Additional Partner" means any Person who is admitted to the Partnership as a Partner under the provisions of Article VI after the date of this Agreement.

"Adjusted Book Value" means, with respect to any asset, such asset's adjusted basis for federal income tax purposes, with the following exceptions and adjustments:

(i) The initial Adjusted Book Value of any asset contributed to the Partnership by a Partner shall be the fair market value of such asset (unreduced by liabilities secured by such asset) as determined by the contributing Partner and the Partnership and as reflected on Schedule I attached hereto and made a part hereof.

(ii) The Adjusted Book Values of all Partnership assets shall be adjusted to equal their respective fair market values (unreduced by liabilities secured by such assets) as determined by the General Partner, as of the following times: (a) the acquisition of an additional interest in the Partnership by any new or existing Partner in exchange for more than a de minimus Capital Contribution; (b) the distribution by the Partnership to a Partner of more than a de minimus amount of Partnership Property as consideration for an interest in the Partnership if the General Partner reasonably determines that such adjustment is

necessary or appropriate to reflect the relative economic interests of the Partners in the Partnership; (c) the liquidation of the Partnership within the meaning of Regulation Section 1.704-1(b)(2)(ii)(g); and (d) any other adjustments in the discretion of the General Partner as allowed under Regulations promulgated under Code Section 704(b), or any successor statute.

(iii) The Adjusted Book Value of any Partnership asset distributed to any Partner shall be the fair market value (unreduced by liabilities secured by such assets) of such asset on the date of distribution.

(iv) The Adjusted Book Values of Partnership assets shall be increased (or decreased) to reflect any adjustment to the adjusted basis of such assets pursuant to Code Section 734(b) or Code Section 743(b), but only to the extent that such adjustments are taken into account in determining Capital Accounts pursuant to Regulation Section 1.704-1(b)(2)(iv)(m) and Section 7.4 hereof; provided, however, that Adjusted Book Values shall not be adjusted pursuant to this part (iv) to the extent the General Partner determines that an adjustment pursuant to part (ii) is necessary or appropriate in connection with a transaction that would otherwise result in an adjustment pursuant to this part (iv).

(v) The Adjusted Book Value of each asset determined or adjusted pursuant to (i), (ii) or (iv) above shall thereafter be adjusted by the Depreciation taken into account with respect to such asset in computing Profit or Loss.

"Adjusted Capital Account Deficit" means, with respect to any Partner, the deficit balance, if any, in such Partner's Capital Account as of the end of the relevant taxable year, after giving effect to the following adjustments:

(i) Such deficit shall be decreased by any amounts which such Partner is obligated or is deemed obligated to restore pursuant to Treasury Regulation Sections 1.704-2(g)(i) and 1.704-2(h)(5); and

(ii) Such deficit shall be increased by the items described in Treasury Regulation 1.704-1(b)(2)(ii)(d)(4), (5) and 6.

The foregoing definition of Adjusted Capital Account Deficit is intended to comply with the provisions of Treasury Regulation 1.704-1(b)(2)(ii)(d) and shall be interpreted consistently therewith.

"Affiliate" or "Affiliated Person" means, when used with reference to a specified Person (i) any Person that, directly or indirectly, through one or more intermediaries, controls, or is controlled by, or is under common control with the specified Person, (ii) any Person who is an officer, Partner, or trustee of, or serves in a similar capacity with respect to, the specified Person, or of which the specified Person is an officer, Partner or trustee, or with respect to which the specified Person serves in a similar capacity, (iii) any Person that, directly or indirectly, is the beneficial owner of 5% or more of any class of equity securities of, or otherwise has a substantial beneficial interest in, the specified Person, or of which the specified Person is directly or indirectly the owner

of 5% or more of any class of equity securities in which the specified Person has a substantial beneficial interest and (iv) any Family Partner of the specified Person.

"Agreement" means this Agreement of Limited Partnership as originally executed and as amended from time to time, as the context requires. Words such as "herein," "hereinafter," "hereof," "hereto," "hereby" and "hereunder," when used with reference to this Agreement, refer to this Agreement as a whole unless the context otherwise requires.

"Capital Account" means the Capital Account to be maintained by the Partnership for each Partner in accordance with the following provisions:

(i) A Partner's Capital Account shall be credited with such Partner's Capital Contributions, the amount of any Partnership liabilities assumed by such Partner (or which are secured by Partnership Property distributed to such Partner), and such Partner's distributive share of Profit; and

(ii) A Partner's Capital Account shall be debited with the amount of money and the fair market value of any Partnership Property distributed to such Partner, the amount of any liabilities of such Partner assumed by the Partnership (or which are secured by Property contributed by such Partner to the Partnership), and such Partner's distributive share of Loss.

(iii) If any Interest in the Partnership is transferred pursuant to the terms of this Agreement, the transferee shall succeed to the Capital Account of the transferor to the extent it is attributable to the transferred Interest.

It is intended that the Capital Accounts of all Partners shall be maintained in compliance with the provisions of Treasury Regulations Section 1.704-1(b) and all provisions of this Agreement relating to the maintenance of Capital Accounts shall be interpreted and applied in a manner consistent with such Regulations. In the event the General Partner shall determine that it is prudent to modify the manner in which the Capital Accounts, or any debits or credits thereto (including, without limitation, debits or credits relating to liabilities which are secured by contributed or distributed property or which are assumed by the Partnership, or Partners), are computed in order to comply with such Regulations, the General Partner may make such modification, provided that it is not likely to have a material effect on the amounts distributable to any Partner pursuant to Article VIII hereof upon the dissolution of the Partnership. The General Partner also shall make any appropriate modifications in the event unanticipated events might otherwise cause this Agreement not to comply with Treasury Regulation Section 1.704-1(b).

"Capital Contribution" means, with respect to any Partner, the amount of money and the initial Adjusted Book Value of any property (other than money) contributed to the Partnership with respect to the Interest held by such Partner.

"Capital Transaction" means the sale, refinancing or other disposition of the Partnership's interest in the Project.

"Code" means the Internal Revenue Code of 1986, as amended (or any corresponding provision of succeeding law).

"Depreciation" means, for each taxable year of the Partnership (or other period for which Depreciation must be computed), an amount equal to the depreciation, amortization or cost recovery deduction allowable with respect to the Partnership's assets for such period, except that if the Adjusted Book Value of any asset differs from its adjusted basis for federal income tax purposes at the beginning of any such period, the Depreciation with respect to such asset shall be an amount which bears the same ratio to the beginning Adjusted Book Value of such asset as the federal income tax depreciation, amortization or cost recovery deduction allowable with respect to such asset for such period bears to such asset's adjusted tax basis at the beginning of such period; provided, however, that if the federal income tax depreciation, amortization, or cost recovery deduction for such year is zero, Depreciation shall be determined with reference to such beginning Adjusted Book Value using any reasonable method selected by the General Partner.

"Disability" shall mean mental disability, senility, insanity or other mental disease.

"Entity" means any association, corporation, general partnership, limited partnership, limited liability partnership, limited liability company, joint stock association, joint venture, firm, trust, syndicate, business trust or cooperative, or any foreign associations of like structure.

"Family Partner" means, with respect to any individual, his spouse, brothers, sisters, ancestors, and descendants.

"General Partner" means Leckey Joint Venture Nine LLC, a Virginia limited liability company, or any Person who succeeds it in that capacity in accordance with the provisions of this Agreement.

"Insolvency" means, with respect to any Person, any of the following: (i) making an assignment for the benefit of creditors; (ii) filing a voluntary petition in bankruptcy; (iii) being adjudged bankrupt or insolvent or having entered against such Person an order of relief in any bankruptcy or insolvency proceedings; (iv) filing a petition or answer seeking for such Person any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any statute, law, or regulation; (v) filing an answer or other pleading admitting or failing to contest the material allegations of a petition filed against such Person seeking any reorganization, arrangement, composition, readjustment, liquidation, or dissolution of such Person, or any similar relief under any statute, law or regulation; (vi) seeking, consenting to, or acquiescing in, the appointment of a trustee, receiver or liquidator of all or any substantial part of such Person's properties; or (vii) the continuation of any proceeding against such Person seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any statute, law or regulation, for 120 days after the commencement thereof or the appointment of a trustee, receiver, or liquidator for all or any substantial part of such Person's properties without such Person's agreement or acquiescence, which appointment is not vacated or stayed for 120 days or, if the appointment is stayed, for 120 days after the expiration of the stay during which period the appointment is not vacated.

"Interest" means the entire ownership interest (which may be segmented into and/or expressed as a percentage of various rights and/or liabilities) of a Partner in the Partnership at any particular time, including the right of such Partner to any and all benefits to which a Partner may be entitled as provided in this Agreement and in the Act, together with the obligations of such Partner to comply with all the terms and provisions of this Agreement and of the Act.

"Major Decisions" shall have the meaning set forth in Section 4.3(B) hereof.

"Net Cash Flow" means all cash funds of the Partnership on hand at a given time (other than cash funds obtained as contributions to the capital of the Partnership by the Partners and cash funds obtained from loans to the Partnership) after (i) payment of all operating expenses of the Partnership as of such time, (ii) provision for payment of all outstanding and unpaid current obligations of the Partnership as of such time, and (iii) provision for any reserves to be held pursuant to this Agreement.

"Net Cash from Capital Transactions" means the net cash proceeds from Capital Transactions, less any portion thereof used to pay debts and liabilities of the Partnership (including debts and liabilities payable to the General Partner) or to establish reserves, all as determined by the General Partner.

"Nonrecourse Liability" has the meaning set forth in Treasury Regulation Section 1.704-2(b)(3).

"Notification" or "Notice" means a writing, containing the information required by this Agreement to be communicated to any person, delivered in person, sent by registered or certified mail, postage prepaid, by overnight courier or by electronic mail, to such person at the address set forth on Schedule I, the date of registry thereof or the date of the certification thereof being deemed the date of receipt of Notification; provided, however, that any written communication containing such information sent to such person and actually received by such person shall constitute Notice for all purposes of this Agreement.

"Partner" means a Person designated as a Partner in the Partnership as set forth on Schedule I, as such Schedule may be amended from time to time.

"Partner Minimum Gain" means an amount, with respect to each Partner Nonrecourse Debt, equal to the Partnership Minimum Gain that would result if such Partner Nonrecourse Debt were treated as a Nonrecourse Liability, determined in accordance with Treasury Regulation Section 1.704-2(i).

"Partner Nonrecourse Debt" has the meaning set forth in Section 1.704-2(b)(4) of the Treasury Regulations.

"Partner Nonrecourse Deductions" has the meaning set forth in Section 1.704-2(i)(2) of the Treasury Regulations. The amount of Partner Nonrecourse Deductions with respect to a Partner Nonrecourse Debt for a Partnership fiscal year equals the excess, if any, of the net increase,

if any, in the amount of Partner Minimum Gain attributable to such Partner Nonrecourse Debt during that fiscal year over the aggregate amount of any distributions during that fiscal year to the Partner that bears the economic risk of loss for such Partner Nonrecourse Debt to the extent such distributions are from the proceeds of such Partner Nonrecourse Debt and are allocable to an increase in Partner Minimum Gain attributable to such Partner Nonrecourse Debt, determined in accordance with Section 1.704-(2)(i)(2) of the Regulations.

"Partnership" means Leckey Nine Limited Partnership, a Virginia limited partnership.

"Partnership Minimum Gain" has the meaning set forth in Regulations Sections 1.704-2(b)(2) and 1.704-2(d), or any corresponding provision of succeeding Regulations.

"Partnership Nonrecourse Deductions" has the meaning set forth in Regulation Section 1.704-2(b)(1) and 1.704-2(c). The amount of Partnership Nonrecourse Deductions for a Partnership's fiscal year equals the net increase, if any, in the amount of Partnership Minimum Gain during that fiscal year, determined according to the provisions of Regulation Section 1.704-2(c).

"Percentage Interests" means each Partner's percentage of the total interests of the Partnership, as set forth opposite the name of such Partner under the column "Percentage Interests" on Schedule I attached hereto, as such percentage may be adjusted from time to time pursuant to the terms hereof.

"Person" means any individual or Entity.

"Profit" and "Loss" mean, for each taxable year of the Partnership (or other period for which Profit or Loss must be computed) the Partnership's taxable income or loss determined in accordance with Section 703(a) of the Code, with the following adjustments:

(i) All items of income, gain, loss, deduction, or credit required to be stated separately pursuant to Section 703(a)(1) of the Code shall be included in computing Partnership taxable income or loss; and

(ii) Any tax-exempt income of the Partnership, not otherwise taken into account in computing Profit or Loss, shall be included in computing taxable income or loss; and

(iii) Any expenditures of the Partnership described in Code Section 705(a)(2)(B) (or treated as such pursuant to Regulations Section 1.704-1(b)(2)(iv)(i)) and not otherwise taken into account in computing Profit or Loss, shall be subtracted from taxable income or loss; and

(iv) In lieu of the depreciation, amortization or cost recovery deductions allowable in computing taxable income or loss there shall be taken into account the Depreciation computed in accordance with the definition of Depreciation set forth above; and

(v) In the event the Adjusted Book Value of any Partnership asset is adjusted pursuant to parts (ii) or (iii) of the definition of Adjusted Book Value, the amount of such adjustment shall be taken into account as gain or loss from the disposition of such asset for purposes of computing Profits or Losses; and

(vi) Gain or loss resulting from any disposition of Property with respect to which gain or loss is recognized for federal income tax purposes shall be computed by reference to the Adjusted Book Value of the property disposed of, notwithstanding that the adjusted tax basis of such property differs from its Adjusted Book Value; and

(vii) Notwithstanding any other provision of this definition of Profit and Loss, any items which are specially allocated pursuant to Section 7.4 hereof shall not be taken into account in computing Profits or Losses.

"Project" means a project consisting of residential rental apartment units located in Arlington County, Virginia, to be acquired, owned, operated and/or disposed of by the Partnership.

"Regulations" or "Treasury Regulations" means the federal income tax regulations promulgated under the Code, as amended from time to time and including corresponding provisions of succeeding regulations.

"Schedule" means Schedule I annexed hereto as amended from time to time and as so amended at the time of reference thereto.

"Substitute Partner" means any Person who is admitted to the Partnership as a Substitute Partner under the provisions of Article VI after the date of this Agreement.

"Successor General Partner" means any Person admitted as a Successor General Partner to the Partnership under the provisions of Article V after the date of this Agreement.

"Tax Matters Partner" means the General Partner designated in Section 4.7 hereof as the tax matters partner as defined in Section 6231(a)(7) of the Code.

ARTICLE II

NAME, PURPOSE AND TERM

Section 2.1 Place of Business and Office; Resident Agent. The principal office of the Partnership shall be 4318 N. Carlin Springs Road, Arlington, VA 22203. The name and address of the resident agent are Carmen Romero, 4318 N. Carlin Springs Road, Arlington, Virginia 22203. The General Partner may at any time change the location of such principal office and shall give due notice of any such change to the Partners.

Section 2.2 Purpose. The purpose of the Partnership is to acquire, finance, and operate and dispose of the Project, and to do all things necessary, convenient or incidental thereto. In addition, the Partnership may engage in and do any act concerning any or all lawful businesses for which partnerships may be organized according to the Act.

Section 2.3 Applications, Permits and Approvals. The Partnership is hereby authorized to make application for certificates of need, licenses, zoning and subdivision approvals, building permits and any other permits or approvals required under federal, state or local laws applicable to the Project to authorize the acquisition, construction and operation of the Project. Any and all acts taken on behalf of the Partnership in furtherance of obtaining such approvals are hereby ratified, confirmed and approved.

Section 2.4 Term. The Partnership shall be deemed to exist as of the date its Certificate of Limited Partnership is filed, and the duration of the Partnership shall be perpetual unless the Partnership is sooner dissolved in accordance with the provisions of this Agreement.

Section 2.5 Maintenance of Partnership as a Limited Liability Partnership. The General Partner shall take all necessary actions to maintain the Partnership as a limited partnership under the Act.

ARTICLE III

PARTNERS' CAPITAL

Section 3.1 General Partner. The name, address and amount of the initial Capital Contribution (paid in full) of the General Partner in its capacity as such are set forth on the Schedule.

Section 3.2 Other Partners. The name, address and amount of the initial Capital Contributions of the Partners (other than the General Partner) are set forth on the Schedule.

Section 3.3 Partnership Capital.

A. The capital of the Partnership shall be the amounts contributed by the Partners.

B. No Partner shall receive any interest, salary or drawing with respect to his Capital Contribution or his Capital Account or for services rendered on behalf of the Partnership or otherwise in his capacity as a Partner except as specifically provided in this Agreement.

C. Except as otherwise provided in this Agreement, no Partner shall have the right to withdraw or receive any return of his Capital Contribution. Under circumstances requiring a return of any Capital Contribution, no Partner shall have any right to receive any funds or property of the Partnership except as may be specifically provided in this Agreement.

Section 3.4 Loan by Partners. If any Partner shall loan any monies to the Partnership, the amount of any such loan shall not be an increase in his share of the distributions of the Partnership; but the amount of any such loan shall be an obligation of the Partnership to such Partner, and shall be repaid with interest equal to the General Partner's cost of funds, and on such other reasonable terms as the General Partner shall determine.

Section 3.5 Liability of Partners. No Partner shall be personally liable for any liabilities, contracts, or obligations of the Partnership. A Partner's liability is limited to the amount of Capital Contributions made or required to be made by any such Partner pursuant to this Agreement. After his Capital Contributions have been fully paid, no Partner shall be required to make any further Capital Contributions or lend any funds to the Partnership or act as guarantor or indemnitor with respect to any Partnership liabilities or obligations except as otherwise required by the Act. The General Partner shall not have any personal liability for the repayment of the Capital Contributions of any other Partner. The obligation of any Partner to make any Capital Contribution shall be an obligation to the Partnership only and shall not inure to the benefit of, or be enforceable by any third party.

ARTICLE IV

RIGHTS, POWERS AND DUTIES OF THE GENERAL PARTNER

Section 4.1 Authorized Acts.

A. Subject to the provisions of this Agreement and in furtherance of the purpose of the Partnership as set forth in Section 2.2 hereof, the General Partner for, in the name of, and on behalf of the Partnership is hereby authorized:

(i) To acquire by purchase, lease or otherwise any interest in real or personal property or in any other partnership, corporation or other business entity, which may be necessary, convenient or incidental to the accomplishment of the purpose of the Partnership.

(ii) To construct, rehabilitate, demolish, rebuild, repair, operate, maintain, finance and improve, and to own, or to sell, convey, assign, mortgage or lease, any or all of the real estate and any personal property necessary, convenient or incidental to the accomplishment of the purpose of the Partnership.

(iii) To borrow money and issue evidences of indebtedness in furtherance of the purpose of the Partnership, and to secure the same by mortgage, pledge or other lien on any assets of the Partnership.

(iv) To prepay in whole or in part, refinance, recast, increase, modify or extend any mortgages affecting the assets of the Partnership and in connection therewith to execute any extensions, renewals or modifications of any such mortgages on the assets of the Partnership.

(v) To employ a management company, which may be the General Partner or an Affiliate thereof, to manage the assets of the Partnership and to authorize the

Partnership to pay reasonable compensation for such services, provided the Managing Partners (if more than one) shall act unanimously in connection therewith.

(vi) To execute any note, mortgage and/or loan agreement in order to secure a loan to the Partnership which note, mortgage and/or loan agreement may contain provision for the confession of judgment on behalf of the Partnership without the need to obtain any additional or further consent or approval of any Partner.

(vii) To enter into any kind of activity and to perform and carry out contracts of any kind necessary to or in connection with, or incidental to the accomplishment of the purpose of the Partnership (or to employ any other entity, including a company which is owned wholly or partially by any one or more Affiliated Persons or which is an Affiliate of a General Partner, to undertake the foregoing on commercially reasonable, arms-length terms), so long as said activities and contracts may be lawfully carried on or performed by a limited partnership under the laws of the Commonwealth of Virginia.

(viii) To undertake the activities authorized by Section 2.3 of this Agreement.

(ix) To set up any reserves as described in this Agreement.

(x) To execute and deliver all notes, guaranties, agreements, documents and certificates required by any lender in connection with the financing or refinancing or modification of financing of the Project.

Section 4.2 Management of Partnership Business.

A. The business and affairs of the Partnership shall be managed under the direction and control of the General Partner who shall devote such of its time and services as the General Partner in its absolute discretion deems necessary.

B. Each of the Partners hereby agrees that any Partner may engage in and/or possess an interest in other business ventures of every nature and description, independently or with others, including, but not limited to, the ownership, financing, leasing, operation, management and development of real property.

C. The General Partner shall be reimbursed by the Partnership for all reasonable expenses incurred by it in connection with the business of the Partnership, but shall receive no salary or other compensation for serving as General Partner except as unanimously agreed to by the Partners.

D. The General Partner will take all reasonable steps to assure that the Partnership is classified as a partnership for tax purposes.

Section 4.3 Business Control.

A. No Partner other than the General Partner shall participate in or have any control over the Partnership business. The Partners hereby consent to the exercise by the General Partner of the powers conferred on it by this Agreement and to the employment, when and if in the discretion of the General Partner the same is deemed necessary or advisable, of such brokers, agents or attorneys as the General Partner may determine (notwithstanding that any parties to this Agreement may have an interest in, or be one of, such brokers, agents or attorneys). No Partner other than the General Partner shall have any authority or right to act for or bind the Partnership.

B. Major Decisions. The following major decisions ("Major Decisions") require the consent of all non-General Partners, and the Partnership shall not take any of the following actions without the prior approval of all non-General Partners (which approval shall not be unreasonably withheld, conditioned or delayed) of the specific action, including the form of instrument, parties involved or any other matter relating to such action:

(i) Admitting a new Partner to the Partnership;

(ii) Selling any of the assets of the Partnership (other than in the ordinary course of business in furtherance of the purpose of the Partnership);

(iii) Leasing or otherwise encumbering any of the Partnership's real property (other than residential and commercial leases in the ordinary course of business in furtherance of the purpose of the Partnership);

(iv) Amending this Agreement in any manner;

(v) Dissolving, liquidating or winding-up the affairs of the Partnership;

(vi) Acquiring any real property (other than the Project as provided herein) or any interest in any entity;

(vii) Entering into any merger, consolidation or restructuring of the Partnership;

(viii) Initiating any proceeding under the Federal Bankruptcy Code or any similar law relating to the protection of creditors, or consent to the initiation against it of any such proceeding;

(ix) Issuing any debt that is convertible into equity in the Partnership; or

(xi) Borrowing money and issuing evidences of indebtedness in furtherance of the purpose of the Partnership, and to secure the same by mortgage, pledge or other lien on any assets of the Partnership.

Section 4.4 Duties and Obligations of the General Partner.

A. The General Partner shall take all action which may be necessary or appropriate for the continuation of the Partnership's existence as a partnership under the Act.

B. The General Partner shall at all times conduct its affairs and the affairs of the Partnership in such a manner that the Partners will not have any personal liability for Partnership debts except for said Partners' Capital Contributions. The General Partner shall manage the activities of the Partnership in a manner consistent with the purpose and goals of the Partnership.

C. The General Partner from time to time shall prepare and file any amendment to the Articles as it deems necessary to accurately reflect the agreement of the Partners, the identity of the Partners, the amount of their respective Capital Contributions and any matters required by the Act to be reflected in an amendment to the Articles.

D. Subject to the other provisions herein, the General Partner shall prepare or cause to be prepared, and shall file, on or before the due date (or any extension thereof), any federal, state or local tax returns required to be filed by the Partnership. The General Partner shall cause the Partnership to pay any taxes payable by the Partnership to the extent the same are not payable by any other party.

E. The General Partner shall be under a fiduciary duty to conduct the affairs of the Partnership in the best interests of the Partnership, including the safekeeping and use of all Partnership funds and assets and the use thereof for the benefit of the Partnership. The General Partner shall at all times act in good faith and exercise due diligence in all activities relating to the conduct of the business of the Partnership.

Section 4.5 Liability of General Partner to Other Partners. The General Partner shall not be liable, responsible or accountable in damages or otherwise to any other Partner for any act performed by it in good faith and within the scope of the authority conferred on it by this Agreement, except for acts of malfeasance, intentional and willful misconduct or gross negligence, damages arising from any material misrepresentation, or breach of a warranty to, or an agreement with, the Partnership.

Section 4.6 Indemnification.

The Partnership shall indemnify and save harmless the General Partner against any claims or liability incurred by it provided that the acts or omissions giving rise to such claims or liabilities were performed in good faith and within the scope of its authority under this Agreement, except for acts of malfeasance, intentional and willful misconduct or gross negligence or for damages arising from any material misrepresentation, breach of warranty, or for damages arising from a breach of any other agreement with the Partnership, provided that any indemnity under this Section shall be provided out of and to the extent of Partnership assets only. Nothing contained in this paragraph shall be construed as imposing any liability on any Partner.

Section 4.7 Tax Matters Partner. The General Partner is hereby designated to serve as the Partnership's "Tax Matters Partner" and shall have all of the powers and responsibilities of such position as provided in Sections 6221 et seq. of the Code. Reasonable expenses incurred by the Tax Matters Partner directly relating to its performance of services as Tax Matters Partner will be borne by the Partnership. Each Partner who elects to participate in any administrative proceeding, as permitted by Sections 6221 et seq. of the Code, will be responsible for any expenses incurred by such Partner in connection with such participation and for any additional costs and expenses incurred by the Partnership due to such participation. Further, the cost of any adjustments to a Partner and the cost of any resulting audits of or adjustment to a Partner's tax return will be borne solely by the affected Partner.

Section 4.8 Right of First Refusal. On the date of or prior to the closing of the debt and equity financing for the Project, the Partnership shall grant to Arlington Partnership for Affordable Housing, Inc., a right of first refusal with the respect to the purchase of the Project after the end of the low-income housing tax credit compliance period, in order to satisfy the requirement of Section 42(i)(7) of the Code.

ARTICLE V

TRANSFERABILITY OF GENERAL PARTNER'S INTEREST

Section 5.1 Transfer of General Partner's Interest; Withdrawal by General Partner.

A. A General Partner may not withdraw or retire from the Partnership or sell, transfer or assign its interest as General Partner except after complying with the provisions of Section 5.1(D) and only with the prior consent of all of the Partners.

B. If a General Partner withdraws or retires from the Partnership or sells, transfers or assigns its entire interest pursuant to Section 5.1(A), it shall be and shall remain liable for all obligations and liabilities incurred by it as General Partner before such withdrawal, sale, transfer or assignment shall have become effective, but shall be free of any obligation or liability incurred on account of the activities of the Partnership from and after the time of such withdrawal, sale, transfer or assignment shall have become effective. In addition, a General Partner who withdraws or retires in violation of this Agreement shall also be, and remain, liable to the Partnership and its Partners for damages resulting from the General Partner's breach of this Agreement; and, without limitation of remedies the Partnership may offset such damages against any amounts otherwise owed or distributable to the withdrawing General Partner.

C. The personal representatives, successors or assigns of any General Partner shall be, and remain, liable for all obligations and liabilities incurred by the General Partner prior to, or in connection with, his retirement or withdrawal.

D. A General Partner may withdraw from the Partnership pursuant to Section 5.1(A) only upon meeting the following further requirements:

(i) Any substitute General Partner(s) has (have) sufficient net worth and meet(s) all other published requirements of the Internal Revenue Service necessary to assure that the Partnership will continue to be classified as a partnership for federal income tax purposes;

(ii) The withdrawal of the General Partner is in conformity with the Act and none of the actions taken in connection with such withdrawal will cause the termination or dissolution of the Partnership or will cause it to be classified other than as a partnership for federal income tax purposes; and

(iii) A substitute General Partner is admitted in compliance with the requirements of Section 5.2.

E. In the event of the withdrawal of a General Partner who is not then the sole General Partner, the Partnership shall be continued by the remaining General Partner or Managing Partners, who shall make and file such amendments to this Agreement and to the Articles as are required by the Act to reflect the fact that the withdrawn General Partner has ceased to be a General Partner of the Partnership.

F. In the event of the withdrawal of a sole General Partner, the withdrawn General Partner, or its successors, representatives, heirs or assigns shall promptly give Notification of such withdrawal to all Partners. In such event, the Partnership shall be dissolved unless within 90 days after the withdrawal of the sole General Partner, the remaining Partner or Partners unanimously consent in writing to continue the Partnership and to the appointment, effective as of the date of withdrawal of the sole General Partner, of one or more Successor Managing Partners.

G. Upon the retirement or withdrawal of a General Partner: (i) such retiring or withdrawing General Partner shall immediately cease to be a General Partner of the Partnership and such retiring or withdrawing General Partner shall no longer participate in the management of the Partnership; and (ii) the General Partner's Interest shall be converted to that of a Partner which is not a General Partner, with the same right to participate in allocations of Profit or Loss and in distributions of the Partnership as prior to the conversion.

H. The General Partner may at any time designate additional persons to be Managing Partners, whose interest in the Partnership shall be such as agreed upon by the General Partner and such Additional General Partner, provided that the interest of the other Partners shall not be affected thereby. Such additional persons shall become successor or Additional Managing Partners only upon meeting the conditions provided in Section 5.2.

Section 5.2 Admission of a Successor or Additional General Partner. A person shall be admitted as a General Partner of the Partnership only if the following terms and conditions are satisfied:

A. The admission of such persons shall have been consented to by the General Partner and all of the Partners;

B. The successor and additional person shall have accepted and agreed to be bound by all the terms and provisions of this Agreement, by executing such documents or instruments that may be required or appropriate to effect the admission of such person as a General Partner and, where appropriate, such documents shall have been filed for recordation and all other actions required in connection with such admission shall have been performed;

C. If a successor or additional person is a corporation, it shall have provided the Partnership with satisfactory evidence of its authority to become a General Partner and to be bound by the terms and provisions of this Agreement; and

D. The admission of the successor or additional person is in conformity with the Act and none of the actions taken in connection with the admission of the successor person will cause the termination or dissolution of the Partnership, or will impair the limited liability of the Partners, or will cause the Partnership to be classified other than as a partnership for federal income tax purposes under the rules and regulations of the Internal Revenue Service promulgated at that time.

ARTICLE VI

TRANSFERABILITY OF PARTNER INTERESTS AND REPRESENTATIONS OF PARTNERS

Section 6.1 Withdrawal or Retirement. No Partner may withdraw or retire from the Partnership, or receive a return of his or its contributions, without the consent of the General Partner.

Section 6.2 Amended Agreement and Articles. Any transfer or change of any Partner's interest in the Partnership must be reflected in an appropriate amendment to this Agreement and when appropriate, to the Articles, and the General Partner shall be obligated to file any amendment to the Articles.

Section 6.3 Representations of Partners.

A. Each of the Partners severally represents and warrants to the Partnership and the General Partner as follows:

(i) Such Partner is acquiring his or its interest for his or its own account for investment and not with a view to, or for sale in connection with, any distribution thereof, nor with any present intention of distributing or selling the same; and, except as contemplated by this Agreement such Partner has no present or contemplated agreement, undertaking, arrangement, obligation, indebtedness or commitment providing for the disposition thereof.

(ii) Such Partner has full power and authority to enter into and to perform this Agreement in accordance with its terms.

(iii) Such Partner has conducted its own inquiry concerning the Partnership, its business and its personnel as such Partner has deemed appropriate; the Partnership has made available to such Partner any and all written information which he or it has requested and have answered to such Partner's satisfaction all inquiries made by such Partner; and such Partner has adequate net worth and means of providing for his or its current needs and personal contingencies to sustain a complete loss of his or its investment in the Partnership; such Partner's overall commitment to investments which are not readily marketable is not disproportionate to his or its net worth and such Partner's investment in the Partnership will not cause such overall commitment to become excessive.

ARTICLE VII

ALLOCATIONS AND DISTRIBUTIONS TO PARTNERS

Section 7.1 Allocations of Profit and Loss.

A. After giving effect to the special allocations set forth in Section 7.4 hereof, Profit shall be allocated as follows:

(i) If one or more Partners have a negative Capital Account, to such Partners, in proportion to their negative Capital Accounts, until all such negative Capital Accounts have been increased to zero. This allocation shall offset against any allocation pursuant to Section 7.1(A)(ii) - (iv) hereof to the extent necessary to maintain Capital Account balances which conform to the desired distributions pursuant to Sections 7.2, 7.3 and 8.2 hereof.

(ii) Pro rata among the Partners on a cumulative basis based upon and up to the amount of Loss allocated to the Partners pursuant to Section 7.1(B)(iii) hereof.

(iii) Pro rata among the Partners on a cumulative basis based upon and up to the amount of Loss allocated pursuant to Section 7.1(B)(ii) hereof.

(iv) Any remaining Profit shall be allocated among the Partners in proportion to their Partnership Interests.

B. After giving effect to the special allocations set forth in Section 7.4 hereof, Loss shall be allocated as follows:

(i) Pro rata among the Partners on a cumulative basis based on and up to the amount of Profits allocated previously to the Partners pursuant to Section 7.1(A)(iv) hereof.

(ii) Pro rata among the Partners based upon and up to the amount of their Capital Contributions on a cumulative basis.

(iii) Any remaining Loss shall be allocated among the Partners in proportion to their Partnership Interests.

C. For the purposes of this Agreement, in the event of the transfer of all or any part of an Interest (in accordance with the provisions of this Agreement) at any time other than the end of a Partnership accounting year, the distributive share of the Profit or Loss from Partnership operations and Depreciation of the Partnership in respect of the Partnership interest so transferred shall be allocated between the transferor and the transferee in the same ratio as the number of days in such Partnership accounting year before and after such transfer, except that the provisions of this sentence shall not be applicable to a gain or loss arising from a Capital Transaction. Gain or loss from any such Capital Transaction shall be allocated on the basis of Partnership Interests on the date the gain is realized or the loss incurred, as the case may be.

D. The allocations set forth in this Article VII are solely for the benefit of the Partners hereof and are not for the benefit of, nor do they create any rights on behalf of, any creditors of the Partnership.

Section 7.2 Distributions of Net Cash Flow. The Net Cash Flow of the Partnership for each calendar quarter or fraction thereof shall be distributed to the Partners as soon as practicable after the end of such calendar year to the Partners, pro rata, based on their Partnership Interests in the Partnership. In calculating Net Cash Flow, the General Partner shall have the right to set aside reserves in such amounts as the General Partner may determine to be necessary for current or future needs of the Partnership.

Section 7.3 Distributions of Net Cash from Capital Transactions. The Net Cash from Capital Transactions (other than a Capital Transaction which causes a dissolution and liquidation of the Partnership, which shall be governed by Section 8.2), shall be distributed to the Partners as soon as practicable to the Partners, pro rata, based on their Partnership Interests in the Partnership. In calculating Net Cash from Capital Transactions, the General Partner shall have the right to set aside reserves in such amounts as the General Partner may determine to be necessary for current or future needs of the Partnership.

Section 7.4 Special Allocations of Items in the Nature of Income or Gain.

A. Except as provided in Section 7.4(C) hereof, if any Partner unexpectedly receives any adjustment, allocation or distribution described in Regulations Section 1.704-1(b)(2)(ii)(d)(4), (5), or (6), items of Partnership income and gain shall be specially allocated to such Partner in an amount sufficient to eliminate, to the extent required by the Regulations, the Adjusted Capital Account Deficit of such Partner as quickly as possible. This Section 7.4(A) is intended to comply with the qualified income offset requirement in Regulation Section 1.704-1(b)(2)(ii)(d) and shall be interpreted consistent therewith.

B. Except as provided in Sections 7.4(C) and (D) hereof, in the event any Partner has a deficit Capital Account at the end of any Partnership fiscal year which is in excess of such Partner's Adjusted Capital Account Deficit, each such Partner shall be specially allocated

items of Partnership income and gain in the amount of such excess for such year (and, if necessary, subsequent years) as quickly as possible.

C. Notwithstanding any other provision of this Article VII, if there is a net decrease in Partnership Minimum Gain during any Partnership fiscal year, each Partner shall be specially allocated items of Partnership income and gain for such year (and, if necessary, subsequent years) in an amount equal to the greater of (i) the portion of such Partner's share of the net decrease in Partnership Minimum Gain, determined in accordance with Regulations Section 1.704-2(g), that is allocable to the disposition of all or a portion of the Project subject to Nonrecourse Liabilities, determined in accordance with Regulations Section 1.704-2(f), or (ii) if such Partner would otherwise have an Adjusted Capital Account Deficit at the end of such year, an amount sufficient to eliminate such Adjusted Capital Account Deficit. Allocations pursuant to the previous sentence shall be made in proportion to the respective amounts required to be allocated to each Partner pursuant thereto. The items to be so allocated shall be determined in accordance with Section 1.704-2(f)(6) of the Treasury Regulations. This Section 7.4(C) is intended to comply with the minimum gain chargeback requirement in such Section of the Treasury Regulations and shall be interpreted consistently therewith. To the extent permitted by such Section of the Treasury Regulations and for purposes of this Section 7.4(C) only, each Partner's Adjusted Capital Account Deficit shall be determined prior to any other allocations pursuant to this Article VII with respect to such fiscal year and without regard to any net decrease in Partner Minimum Gain during such fiscal year.

D. Notwithstanding any other provision of this Article VII except Section 7.4(C), if there is a net decrease in Partner Minimum Gain attributable to a Partner Nonrecourse Debt during any Partnership fiscal year, each Partner who has a share of the Partner Minimum Gain attributable to such Partner Nonrecourse Debt, determined in accordance with Treasury Regulations Section 1.704-2(i)(5), shall be specially allocated items of Partnership income and gain for such year (and, if necessary, subsequent years) in an amount equal to the greater of (i) the portion of such Partner's share of the net decrease in Partner Minimum Gain attributable to such Partner Nonrecourse Debt, determined in accordance with Treasury Regulations Section 1.704-2(i)(4), or (ii) if such Partner would otherwise have an Adjusted Capital Account Deficit at the end of such year, an amount sufficient to eliminate such Adjusted Capital Account Deficit. Allocations pursuant to the previous sentence shall be made in proportion to the respective amounts required to be allocated to each Partner pursuant thereto. The items to be so allocated shall be determined in accordance with Section 1.704-2(i)(4) of the Treasury Regulations. This Section 7.4(D) is intended to comply with the minimum gain chargeback requirement in such Section of the Treasury Regulations and shall be interpreted consistently therewith. Solely for purposes of this Section 7.4(D), each Person's Adjusted Capital Account Deficit shall be determined prior to any other allocations pursuant to this Article VII with respect to such fiscal year, other than allocations pursuant to Section 7.4(C) hereof.

E. Any Partner Nonrecourse Deductions for any fiscal year or other period shall be specially allocated to the Partner who bears the economic risk of loss with respect to the Partner Nonrecourse Debt to which such Partner Nonrecourse Deductions are attributable in accordance with Regulations Section 1.704-2(f)(i).

F. Partnership Nonrecourse Deductions for any fiscal year or other period shall be allocated in the same manner as Losses are allocated pursuant to Section 7.1(B) hereof.

G. Notwithstanding anything to the contrary contained herein, in each taxable year of the Partnership, the General Partner shall be allocated at least 0.01% of each material item of Partnership income, gain, loss, deduction and credit.

H. To the extent an adjustment to the adjusted tax basis of any Partnership asset pursuant to Code Section 734(b) or Code Section 743(b) is required, pursuant to Regulations Section 1.704-1(b)(2)(iv)(m), to be taken into account in determining Capital Accounts, the amount of such adjustment to the Capital Accounts shall be treated as an item of gain (if the adjustment increases the basis of the asset) or loss (if the adjustment decreases such basis) and such gain or loss shall be specially allocated to the General Partner and the other Partners in a manner consistent with the manner in which their Capital Accounts are required to be adjusted pursuant to such Section of the Regulations.

I. Any special allocations pursuant to Sections 7.4(A) through 7.4(F) hereof shall be taken into account in computing subsequent allocations of Profits or Losses pursuant to this Article VII, so that the net amount of any items so allocated and the Profits, Losses and all other items allocated to each Partner pursuant to this Article VII shall, to the extent possible, be equal to the net amount that would have been allocated to each such Person pursuant to the provisions of this Article VII if such special allocations had not been required.

J. It is the intent of the Partners that Profit and Loss be allocated in a manner which will conform to the Treasury Regulations promulgated pursuant to Code Section 704(b) (the "704(b) Regulations") and that Partnership distributions be made in the priorities set forth herein. In the event that adherence to the allocation formulas set forth in Section 7.1 hereof does not result in compliance with the 704(b) Regulations, the General Partner, upon advice of counsel, may reallocate Profits and Losses in such a manner as to conform with the 704(b) Regulations while distributing Net Cash Flow pursuant to Section 7.2 hereof.

K. Except as otherwise provided in this Agreement, all items of Partnership income, gain, loss, deduction and any other allocations not otherwise provided for shall be divided among the General Partner and the other Partners in the same proportions as they share Profits and Losses, as the case may be, for the year.

ARTICLE VIII

DISSOLUTION, LIQUIDATION AND TERMINATION OF THE PARTNERSHIP

Section 8.1 Events Causing Dissolution. The Partnership shall dissolve upon the happening of any of the following events:

A. the sale of the entire Project or of substantially all of the assets of the Partnership (excepting (a) a disposition of the Project which qualifies, in whole or in part, under Section 1031 or Section 1033 of the Code or (b) a sale in which the Partnership receives purchase money financing in which case the Partnership shall dissolve upon receipt of final payment thereunder);

B. the death, Disability, Insolvency, retirement or withdrawal of a sole General Partner unless the Partnership is continued pursuant to Section 5.1(F);

C. the election to dissolve the Partnership made in writing by the Partners whose total Percentage Interests, as shown on the Schedule attached hereto, represent at least 80% of the Percentage Interests of all Partners; or

D. the happening of any other event causing dissolution of the Partnership under the Act.

Dissolution of the Partnership shall be effective on the day on which the event occurs giving rise to the dissolution. Articles of Dissolution may be filed under the Act at any time after the dissolution but before the completion of winding up of the Partnership. In any event, the Partnership shall not terminate until the assets of the Partnership have been distributed as provided in Section 8.2.

Section 8.2 Liquidation and Distributions on Dissolution.

A. As soon as practical after the dissolution of the Partnership, the General Partner shall give Notification to all the Partners of such fact and shall prepare a plan as to whether and in what manner the assets of the Partnership shall be liquidated. With the consent of the Partners, the assets of the Partnership, subject to its liabilities, may be transferred to a successor entity, upon such terms and conditions as are then agreed upon.

B. If the Partners fail to agree to transfer the assets of the Partnership, subject to its liabilities, to a successor entity pursuant to Section 8.2(A) upon dissolution of the Partnership, the General Partner (or any Partner if there be no General Partner) shall take full account of the Partnership's liabilities and property and the Partnership shall be liquidated as promptly as is consistent with obtaining the fair market value thereof, and the net proceeds shall be applied and distributed in the following order:

(i) First, to the payment of debts and liabilities of the Partnership other than loans or other debts and liabilities of the Partnership to Partners;

(ii) Second, to the setting up of any reserves which the General Partner or the liquidator deems reasonably necessary for contingent, unmatured or unforeseen liabilities or obligations of the Partnership;

(iii) Third, to the repayment of any unrepaid loans theretofore made by the Partners to the Partnership and to the payment of any unpaid amounts owing to the General Partner or its Affiliates under this Agreement; and

(iv) Fourth, to the Partners, pro rata based on their Partnership Interests, as shown on the Schedule.

C. If any Partner has a deficit balance in his Capital Account (after giving effect to all contributions, distributions and allocations for all taxable years, including the year during which such distribution occurs), such Partner shall have no obligation to make any contribution to the capital of the Partnership with respect to such deficit, except in accordance with Section 8.2(D) below.

D. At any time or from time to time after the date hereof, any Partner may, by written notice to the Partnership, obligate itself to restore up to a dollar amount specified in such notice (the "Restoration Amount") of any negative balance which would be standing in its Capital Account following the liquidation and winding-up of the Partnership or the liquidation of the Partner's Interest in the Partnership and the making of all Capital Account adjustments required in connection therewith, provided the Restoration Amount specified by a Partner shall be reasonable in light of the financial and business condition and equity value of such Partner. In the event a Partner so obligates itself to restore the Restoration Amount, the Partners agree (i) that for the purposes of this Agreement such Partner shall be deemed to be irrevocably obligated to restore the negative balance standing in its Capital Account in an amount up to the Restoration Amount, and (ii) upon the liquidation and winding-up of the Partnership or the liquidation of such Partner's Interest in the Partnership, as the case may be, if, after taking into account all distributions of liquidation proceeds and other Capital Account adjustments for the taxable year of the Partnership during which the liquidation and winding-up of the Partnership or liquidation of such Partner's Interest in the Partnership occurs, as the case may be, such Partner has a negative balance in its Capital Account, that Partner shall be unconditionally obligated to restore to the Partnership an amount equal to the lesser of the Restoration Amount or the negative balance standing in his or its Capital Account, on or prior to the end of the taxable year of the Partnership during which the liquidation of the Partnership or such Partner's Interest in the Partnership occurs (or, if later, within ninety (90) days after the date of such liquidation). Any such contributed amounts shall be applied and distributed in the manner described in Section 8.2(B) hereof.

ARTICLE IX

BOOKS AND RECORDS; ACCOUNTING, TAX ELECTIONS, ETC.

Section 9.1 Books and Records. The books and records of the Partnership shall be maintained by the General Partner and shall be available for examination at reasonable times at the principal office of the Partnership by any Partner, or his duly authorized representatives, during regular business hours, and may be copied by said Partners at their own expense. The Partnership shall keep at its principal office, without limitation, the following records: a current list of the full name and last known address of each Partner; a copy of this Agreement; copies of the Partnership's

federal, state and local income tax returns and reports, if any, for the three most recent years; copies of any financial statements of the Partnership for the three most recent years; and the Partnership books. The Partnership may provide such financial or other statements to the Partners as the General Partner in its discretion deems advisable.

Section 9.2 Bank Accounts. The bank accounts of the Partnership shall be maintained in such banking institutions as the General Partner shall determine, and withdrawals shall be made on such signature(s) as the General Partner may determine.

Section 9.3 Tax Returns; Elections. As soon as practicable after the end of each calendar year, the General Partner shall mail to each Partner sufficient information (including a Form K-1) with respect to the Partnership necessary for the preparation of such Partner's federal income tax return. Upon written request of any Partner, the General Partner shall provide said Partner with a true and complete copy of the Partnership's annual federal income tax return with respect to any taxable year of the Partnership so requested.

Section 9.4 Fiscal Year; Method of Accounting. The Partnership shall keep its books and records in accordance with the accounting methods followed for federal income tax purposes and/or otherwise generally in accordance with generally accepted accounting principles and procedures consistently applied, which shall reflect all Partnership transactions and shall be appropriate and adequate for the Partnership's business. The determination of the fiscal year and the method of accounting to be used in keeping the books of the Partnership shall be made by the General Partner.

ARTICLE X

GENERAL PROVISIONS

Section 10.1 Binding Provisions. The covenants and agreements contained herein shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Section 10.2 Separability of Provisions. Each provision of this Agreement shall be considered separable and if for any reasons any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect any other provisions of this Agreement.

Section 10.3 Paragraph Titles. Paragraph titles are for descriptive purposes only and shall not control or alter the meaning of this Agreement as set forth in the text.

Section 10.4 Discretion. Unless otherwise provided herein, any provision of this Agreement giving the General Partner the authority or power to make any decision on its own behalf or on the behalf of the Partnership shall be deemed to provide that the General Partner may make such decision(s) in its sole and absolute discretion.

Section 10.5 Amendments. This Agreement may be amended in any respect only with the consent of all Partners.

Section 10.6 Word Meanings. In this Agreement, the singular shall include the plural and the masculine gender shall include the feminine and neuter and vice versa, unless the context otherwise requires.

Section 10.7 Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Virginia, without regard to principles of conflict of laws, and the rights, duties and obligations of the Partners shall be as stated in the Act except as provided herein.

Section 10.8 Counterparts; Additional Partners. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. This Agreement shall become binding when one or more counterparts hereof, individually or taken together, shall bear the signatures of all the parties reflected hereon as signatories. Each Substitute, Additional or Successor Partner shall become a signatory hereof by signing such number of counterparts of this Agreement and such other instrument or instruments, and in such manner as the General Partner shall determine. By so signing, such Partner shall be deemed to have adopted and to have agreed to be bound by all the provisions of this Agreement; provided, however, that no such counterpart shall be binding until it shall have been signed by the General Partner.

Section 10.9 Entire Agreement. This Agreement constitutes the entire understanding and agreement among the parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written, except as herein contained.

Section 10.10 Waiver of Partition. The Partners hereby waive any right of partition or any right to take any other action which otherwise might be available to them for the purpose of severing their relationship with the Partnership or their interest in the assets held by the Partnership from the interest of the other Partners.

Section 10.11 Third Party Rights. Any obligation of a Partner set forth herein to the Partnership or to any other Partner shall be an obligation only to the Partnership or such Partner, and shall not inure to the benefit of any third party.

END OF ARTICLE X

IN WITNESS WHEREOF, the parties hereto have executed this Agreement of Limited Partnership of Leckey Nine Limited Partnership as of the date first above written.

PARTNERS:

GENERAL PARTNER:

LECKEY JOINT VENTURE NINE LLC, a Virginia limited liability company

By: Leckey Nine Development LLC, a Virginia limited liability company, its managing member

By: _____
Carmen Romero
President

LIMITED PARTNER:

TRUE GROUND HOUSING PARTNERS, INC., a Virginia nonstock corporation

By: _____
Carmen Romero
President

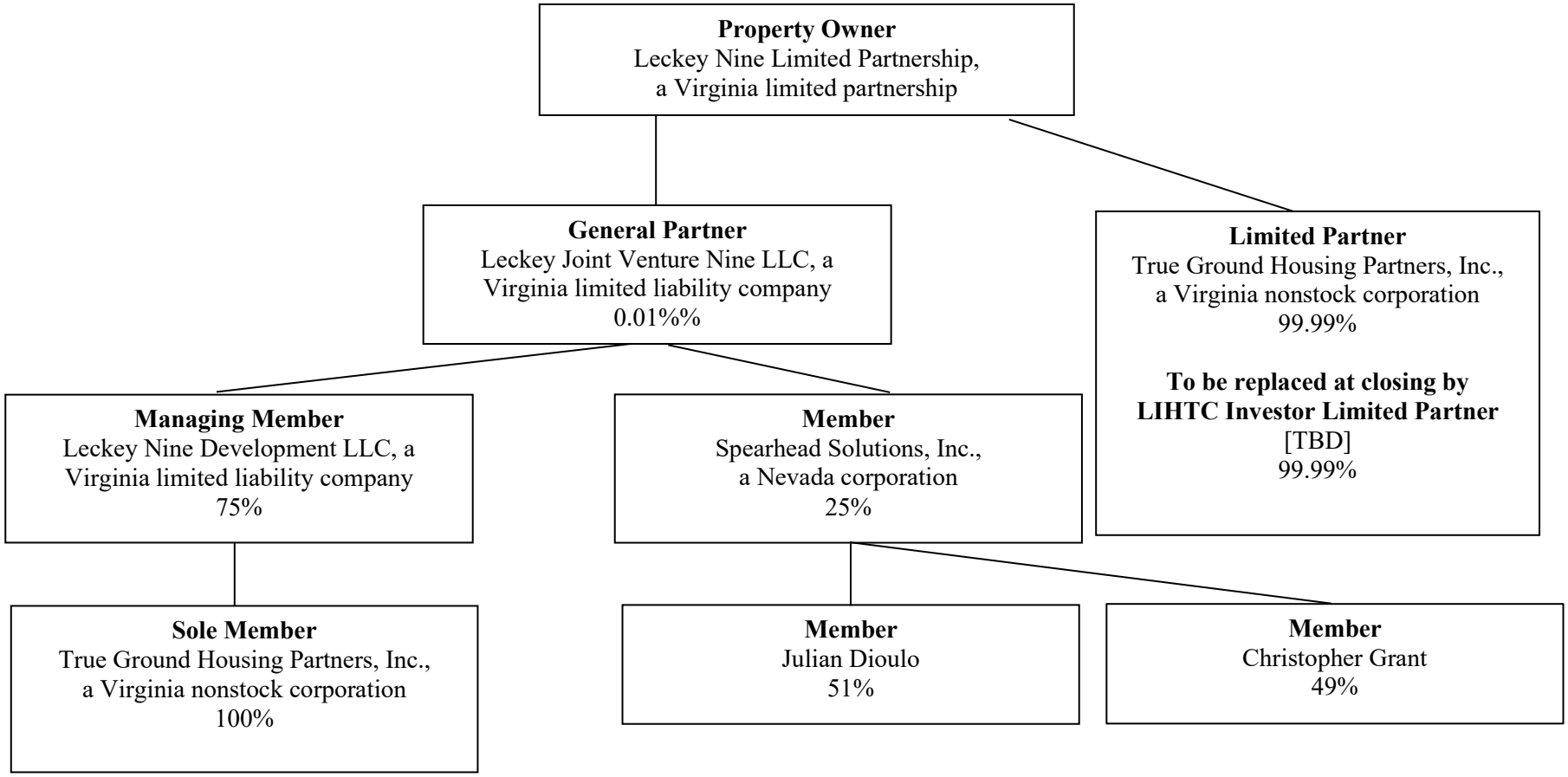
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LECKEY NINE LIMITED PARTNERSHIP

SCHEDULE I
TO
AGREEMENT OF LIMITED PARTNERSHIP

Partner's Name And Address	Capital Contribution	Percentage Interest
General Partner Leckey Joint Venture Nine LLC c/o True Ground Housing Partners, Inc. 4318 N. Carlin Springs Road Arlington, Virginia 22203 cromero@truegroundhousing.org	$10.00	0.01%
Limited Partner True Ground Housing Partners, Inc. 4318 N. Carlin Springs Road Arlington, Virginia 22203 cromerol@truegroundhousing.org	$10.00	99.99%

Leckey Gardens
9% Organizational Chart



#973668
013119-0013

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made as of the 5th day of March, 2026, by and between LECKEY NINE LIMITED PARTNERSHIP, a Virginia limited partnership (the "***Partnership***"), and TRUE GROUND HOUSING PARTNERS, INC., a Virginia nonprofit corporation (the "***Developer***").

RECITALS

WHEREAS, the Partnership intends to develop, construct and lease one hundred two (102) low-income housing tax credit units within a building (the "***Building***") and common areas located on one or more certain land condominium units in Arlington County, Virginia (the "***Project***"); and

WHEREAS, the Developer is to be paid a fee (the "***Development Fee***") for services rendered in connection with the development and construction of the Project. The Partnership intends that the Project will qualify for the low-income housing credit pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the "***Credit***").

NOW THEREFORE in consideration of the foregoing, the mutual covenants of the parties set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

(1) The Developer shall perform or shall have performed prior to the date hereof the following services for the Partnership:

(a) Obtain construction financing on behalf of the Partnership in an amount sufficient to fund the construction of the Project.

(b) Prepare or cause to be prepared such environmental and neighborhood impact studies or reports, engineering surveys, and plans and specifications as may be required in connection with the construction of the Project.

(c) Prepare and submit to the Partnership for approval a construction budget and make recommendations to the Partnership regarding any necessary modifications thereto.

(d) Make available to the Partnership upon request copies of all contracts, option agreements, construction financing commitments, budgets, plans and specifications or other items prepared or obtained.

(e) Obtain a construction contract (the "***Construction Contract***") from a reputable general contractor (the "***General Contractor***"), which may be an affiliate of Developer, which Construction Contract shall require the General Contractor to post a payment and performance bond in the full amount of the Construction Contract or letter of credit in an amount acceptable to the Partnership.

(f) Perform or cause to be performed, in a diligent and efficient manner, general

administration and supervision of construction of the Project, including but not limited to the following:

(i) administration and supervision of the activities of the General Contractor and all other contractors, subcontractors and others employed in connection with the construction of the Project;

(ii) preparation of construction schedules and supervision of the scheduling of construction in conformity with such construction schedules;

(iii) periodic inspection of construction in progress, including but not limited to inspection at completion, for defects in construction and to assure compliance with the plans and specifications, and supervision of correction of any and all deficiencies noted pursuant to such inspections;

(iv) processing and payment of applications for progress payments made by the General Contractor, including verification of such applications against the progress of construction as indicated by the aforementioned periodic inspections; and

(v) analysis of requests for any and all change orders to or variations from the plans and specifications approved by the Partnership (the "***Plans and Specifications***") and approved project budget and submission of such requests to the Partnership for approval.

(g) Perform, or cause to be performed, in a diligent and efficient manner, preparation of contracts, letter agreements, purchase orders, and similar documents as are necessary to complete timely the construction of the Project in accordance with the Plans and Specifications.

(h) Cause the Project to be completed as required by funding sources and the Partnership in a manner consistent with good workmanship, in compliance with the following:

(i) the Plans and Specifications;

(ii) all obligations of the Partnership under any financing documents executed by the Partnership; and

(iii) all municipal, state, and other governmental laws, ordinances, and regulations governing the construction of the Project and the use thereof for its intended purposes and all other requirements of law applicable to construction of the Project.

(i) Maintain, or cause to be maintained, builders risk, contractor's liability, and workers' compensation insurance required by law and the Partnership, the limits of such coverage to be reasonable under the circumstances, but no less than that required by construction lenders or applicable statutes.

(j) Keep or cause to be kept separate project accounts and cost records and prepare and furnish upon request financial and progress reports and statements with respect to construction of the Project.

(k) Make available to the Partnership upon request copies of all contracts and subcontracts.

(l) Deliver to the Partnership copies of all inspection reports and applications for payment given any lender providing a loan to the Partnership.

(2) The Partnership agrees to compensate the Developer for its services by payment of a fee (the "***Development Fee***") in the amount of Five Million Dollars ($5,000,000). The amount of the Development Fee may be increased immediately prior to construction loan closing to take into account: (i) additional savings in the budget which the Developer is able to achieve; and (ii) any additional sources of financing for the Project obtained by the Developer (the precise amount of such additional Development Fee to be agreed upon by Developer and Partnership based on an analysis of the budget immediately prior to construction loan closing). In addition, the Developer will be reimbursed for any advances related to development of the Project made by the Developer to the Partnership.

(3) The Development Fee shall be earned and all of the services to be provided by the Developer hereunder shall be completed during the period ending with construction completion of the Project and shall be paid at such times as the General Partner shall determine; *provided*, *however*, that (i) for services rendered by the Developer prior to the execution of this Development Agreement, the Developer shall earn Five Hundred Thousand Dollars ($500,000) of the fee on the execution date hereof, and (ii) the remainder of the Development Fee shall be earned during the period ending with the completion of the Project's construction. The Development Fee shall be paid no later than December 31, 2046.

(4) This Development Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, shall be binding on and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns, and may not be changed orally.

(5) The Developer shall consent to any amendment to this Development Agreement required by a syndication investor in the Partnership; *provided*, *however*, the Developer may withhold its consent to any changes in services to be provided or fees to be paid hereunder.

(6) This Development Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. This Development Agreement shall become binding when one or more counterparts hereof, individually or taken together, shall bear the signatures of all the parties reflected hereon as signatories.

(Signatures on following page)

IN WITNESS WHEREOF and intending to be bound legally hereby, the undersigned have executed this Development Agreement as of the day and year first above-written.

PARTNERSHIP:

LECKEY NINE LIMITED PARTNERSHIP, a Virginia limited partnership

By: Leckey Joint Venture Nine LLC, a Virginia limited liability company its general partner

By: Leckey Nine Development LLC, a Virginia limited liability company, its managing member

By:_____
Carmen Romero, President

DEVELOPER:

TRUE GROUND HOUSING PARTNERS, INC., a Virginia nonprofit corporation

By:_____
Carmen Romero, President

OPERATING AGREEMENT

OF

LECKEY JOINT VENTURE NINE LLC,

A VIRGINIA LIMITED LIABILITY COMPANY

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EXHIBIT A - MEMBERS

OPERATING AGREEMENT
OF
LECKEY JOINT VENTURE NINE LLC

THIS OPERATING AGREEMENT is entered into this 5th day of March, 2026, by and between **LECKEY NINE DEVELOPMENT LLC**, a Virginia limited liability company ("**TG**") and **SPEARHEAD SOLUTIONS, INC**., a Nevada corporation ("**Spearhead**").

PRELIMINARY STATEMENT

On January 30, 2026, Leckey Joint Venture Nine LLC (the "**Company**") was formed as a limited liability company under the laws of the Commonwealth of Virginia, pursuant to the filing of the Articles of Organization with the State Corporation Commission of the Commonwealth of Virginia. TG and Spearhead desire to enter into this Operating Agreement with respect to the operation of the Company.

ARTICLE I

DEFINITIONS

The following terms used in this Operating Agreement shall have the following meanings (unless otherwise expressly provided herein):

"4% Project" shall mean the 147-unit residential rental project to be purchased, owned, constructed and operated by the 4% Owner, located in Arlington County, Virginia, to be financed in part with 4% tax credits under the Tax Credit Program.

"4% Owner" shall mean Leckey Four Limited Partnership, a Virginia limited partnership, the general partner of which is owned and controlled by True Ground Nonprofit.

"Additional Partner" shall mean a Person admitted to Owner as a partner (other than the Company).

"Affiliate" shall mean any Person, directly or indirectly, through one or more intermediaries, controlling, controlled by or under common control with the subject Person. The term "control" as used in the immediately preceding sentence, means, with respect to a corporation, the right to exercise, directly or indirectly, more than 50% of the voting rights attributable to the controlled corporation, and, with respect to any Person, the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of the controlled Person.

"Articles of Organization" shall mean the Articles of Organization of the Company, as filed with the Virginia State Corporation Commission, as the same may be amended from time to time.

"Capital Account" as of any given date shall mean the Capital Contribution to the Company by a Member as adjusted up to the date in question pursuant to Article VII.

"Capital Contribution" shall mean any contribution to the capital of the Company in cash, property or services by a Member, whenever made.

"Closing" shall mean the closing of the purchase of the Property under the Purchase Agreement and the closing of the financing provided by the Financing Providers, which closings shall occur simultaneously.

"Code" shall mean the Internal Revenue Code of 1986 or corresponding provisions of subsequent superseding federal revenue laws.

"Company" shall refer to Leckey Joint Venture Nine LLC, a Virginia limited liability company.

"Deceased Member" shall mean any deceased Member or Economic Interest Owner.

"Deficit Capital Account" shall mean with respect to any Member, the deficit balance, if any, in such Member's Capital Account as of the end of the taxable year.

"Distributable Cash" means all cash, revenues and funds received by the Company from Company operations, less the sum of the following to the extent paid or set aside by the Company: (i) all principal and interest payments on indebtedness of the Company and all other sums paid to lenders; (ii) all cash expenditures incurred incident to the normal operation of the Company's business; (iii) such Reserves as the Managing Member deem reasonably necessary to the proper operation of the Company's business.

"Economic Interest" shall mean an interest in the Company's Net Profits, Net Losses and distributions of the Company's assets pursuant to this Operating Agreement and the Virginia Act, but shall not include any right to participate in the management or affairs of the Company, including the right to vote on, consent to or otherwise participate in any decision of the Members or Managing Member.

"Economic Interest Owner" shall mean the owner of an Economic Interest who is not a Member.

"Entity" shall mean a general partnership, a limited partnership, a limited liability company, a trust, an estate, an association, a corporation or any other legal or commercial entity.

"Event of Cessation" means an event that causes a person to cease to be a Member, as provided in the Virginia Act.

"Excess Deficit Balance" is defined in Section 8.1(c).

"Financing Providers" means collectively, the Persons providing debt financing to, or federal low-income housing tax credit investment in, the Owner for the purposes of funding the Project.

"Fiscal Year" shall mean the Company's fiscal year, which shall be the calendar year.

"Gifting Member" shall mean any Member or Economic Interest Owner who gifts, bequeaths or otherwise transfers for no consideration (by operation of law or otherwise, except with respect to bankruptcy) all or any part of its Membership Interest or Economic Interest.

"Guaranty" shall mean any guaranty or indemnification required by a Financing Provider or surety in connection with the Project.

"Initial Capital Contribution" shall mean the initial contribution to the capital of the Company pursuant to this Operating Agreement as set forth on Exhibit A attached hereto.

"Investor" shall mean the entity admitted to the Owner as the low-income housing tax credit investor.

"Managing Member" shall mean TG.

"Member" shall mean each of the parties who executes a counterpart of this Operating Agreement as a Member and each person who may hereafter become a Member as permitted herein.

"Membership Interest" shall mean a Member's entire interest in the Company including such Member's Economic Interest and the right to participate in the management of the business and affairs of the Company, including the right to vote on, consent to, or otherwise participate in any decision or action of or by the Members granted pursuant to this Operating Agreement or the Virginia Act. Each Member's initial percentage Membership Interest is set forth on Exhibit A hereof.

"Net Profits" and "Net Losses" shall mean the income, gain, loss, deductions and credits of the Company in the aggregate or separately stated, as appropriate, determined in accordance with the method of accounting selected by the Managing Member at the close of each fiscal year on the Company's information tax return filed for federal income tax purposes.

"Operating Agreement" shall mean this Operating Agreement as originally executed and as amended from time to time.

"Owner" shall mean Leckey Nine Limited Partnership, a Virginia limited partnership, the general partner of which shall be the Company.

"Person" shall mean an individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such "Person" where the context so permits.

"Project" shall mean the 102-unit residential rental project to be purchased, owned, constructed and operated by the Owner, located in Arlington County, Virginia, to be financed in part with 9% tax credits under the Tax Credit Program.

"Projects" shall mean together, the Project and the 4% Project.

"Property" shall mean the land to be purchased by the Owner pursuant to the Purchase Agreement, upon which the Owner will construct the Project.

"Purchase Agreement" shall mean that certain Purchase & Sale Agreement, dated February __, 2026, by and among Lorcom Arms Limited Partnership, a Virginia limited partnership, as seller, and the 4% Owner and the Owner, as buyers, as may be further amended from time to time.

"Reduction Items" is defined in Section 8.1(c).

"Reserves" shall mean, with respect to any fiscal period, funds set aside or amounts allocated during such period to reserves of the Company which shall be maintained in amounts deemed sufficient by the Managing Member for capital expenditures, working capital and to pay taxes, insurance, debt service or other costs or expenses incident to the ownership or operation of the Company's business.

"Selling Member" shall mean any Member or Economic Interest Owner which sells, assigns, or otherwise transfers for consideration all or any portion of its Membership Interest or Economic Interest.

"Tax Credit Program" shall mean the low-income housing tax credit program laws set forth in Section 42 of the Code, any regulations promulgated thereunder, and any rules and regulations promulgated by VHDA in furtherance of such program.

"Transferring Member" shall collectively mean a Selling Member and a Gifting Member.

"Treasury Regulations" shall include proposed, temporary and final regulations promulgated under the Code in effect as of the date of filing the Articles of Organization and the corresponding sections of any regulations subsequently issued that amend or supersede such regulations.

"True Ground Nonprofit" shall mean True Ground Housing Partners, Inc., a Virginia nonprofit corporation.

"Virginia Act" shall mean the Virginia Limited Liability Company Act as set forth in the Code of Virginia, as it may be amended or superseded from time to time.

"VHDA" shall mean the Virginia Housing Development Authority.

ARTICLE II

FORMATION OF COMPANY

Section 2.1 Formation. The Company was formed as a limited liability company under the Virginia Act by the filing of its Articles of Organization with the State Corporation Commission of the Commonwealth of Virginia on January 30, 2026.

ARTICLE III

PURPOSE OF COMPANY

Section 3.1 Purpose. As permitted by the Articles of Organization, the purposes of the Company include the following: (a) to form the Owner and act as its general partner; (b) to cause the Owner to admit Additional Partners and receive Capital Contributions; and (c) to own, operate, manage, finance, transfer, sell and take all other actions with respect to the Company's interest in the Owner; and (d) to take all other actions as may be necessary, appropriate or useful in connection with the foregoing.

Section 3.2 Ownership Structure of the Project. The Owner shall own the Project and, upon the admission of the Investor to the Owner, the Company shall remain as a partner of the Owner and act as the general partner of the Owner. The Property shall be purchased by the Owner pursuant to the Purchase Agreement. TG and Spearhead acknowledge and agree that the property to be purchased pursuant to the Purchase Agreement shall be divided so that the Owner and the 4% Owner can separately own distinct portions of such property, and that this division will occur by subjecting the property to a condominium regime (the "**Condominium**"), after which the separate condominium units will be transferred to the Owner and the 4% Owner. Upon the Closing, it is anticipated that the Company will own a 0.01% interest in the Owner and the Investor will own a 99.99% interest in the Owner.

ARTICLE IV

NAMES AND ADDRESSES OF MEMBERS

Section 4.1 Names and Addresses. The names and residence addresses of the Members are as set forth on Exhibit A attached hereto and incorporated herein by reference.

ARTICLE V

RIGHTS AND DUTIES OF MANAGING MEMBER

Section 5.1 Management. The business and affairs of the Company shall be managed by the Managing Member. The Managing Member shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business. At any time when there is more than one Managing Member, no Managing Member may exercise the powers delegated to the Managing Members herein or take any action permitted to be taken by the Managing Members, except as set forth in Section 5.3 or unless a majority vote of the Managing Members has approved such action. Notwithstanding any provision herein to the contrary, whenever any consent, approval, opinion, determination, decision or other action of the Managing Members is required hereunder, such consent, approval, opinion, determination, decision or other action shall be based upon a majority vote of the Managing Members. Any majority vote or consent hereunder shall be based upon the Members' Membership Interests as set forth in Exhibit A, as such Membership Interests may be adjusted as provided herein. The Managing Members, by a

majority vote of the Managing Members, may at any time delegate any right of the Managing Members to one or more representatives of the Members. Each Managing Member may have any of its officers, directors, employees, members or owners exercise any its rights hereunder on behalf of such Managing Member.

Section 5.2 Certain Powers of Managing Member. Without limiting the generality of Section 5.1, the Managing Member shall have power and authority on behalf of the Company, on its own behalf and on behalf of the Owner in its capacity as general partner of the Owner:

(a) To acquire property from any Person as the Managing Member may determine;

(b) To borrow money from banks, other lending institutions, Members (including the Managing Members), or affiliates of the Members (including affiliates of the Managing Member) on such terms as the Managing Member deems appropriate, and in connection therewith, to mortgage, hypothecate, encumber and grant security interests in the assets of the Company and the Owner to secure repayment of the borrowed sums;

(c) To purchase liability and other insurance to protect the Company's and Owner's property and business;

(d) To hold and own any real and/or personal properties in the name of the Company or Owner;

(e) To invest any company funds temporarily (by way of example but not limitation) in time deposits, short-term governmental obligations, commercial paper or other investments;

(f) To execute all instruments and documents, including, without limitation, checks; drafts; notes and other negotiable instruments; mortgages or deeds of trust; security agreements; financing statements; documents providing for the acquisition, mortgage or disposition of the Company's or Owner's property; assignments; bills of sale; leases; partnership agreements, operating agreements of other limited liability companies; and any other instruments or documents necessary or appropriate, in the opinion of the Managing Member, to the business of the Company or Owner;

(g) To employ accountants, legal counsel, managing agents or other experts to perform services for the Company and Owner and to compensate them from Company and Owner funds;

(h) To enter into any and all other agreements, with any other Person for any purpose, in such forms as the Managing Member may approve;

(i) To do and perform all other acts as may be necessary or appropriate to the conduct of the Company's business as permitted by the Virginia Act and this Operating Agreement; and

(j) To manage the affairs of the Owner.

Unless authorized to so do by this Operating Agreement or by written authorization of the Managing Member, no attorney-in-fact, employee or other agent of the Company shall have any power or authority to bind the Company in any way, to pledge its credit or to render it liable for any purpose. No Member (other than a Member who is also a Managing Member) shall have any power or authority to bind the Company unless the Member has been authorized by the Managing Member to act as an agent of the Company in accordance with the previous sentence.

Section 5.4 Primary Responsibilities of TG and Spearhead.

(a) Notwithstanding any provision herein to the contrary, Spearhead will perform and take primary responsibility for the tasks listed below in Section 5.4(b) and shall have decision-making authority with respect to the actions necessary to accomplish those tasks, and TG will perform and take primary responsibility for those tasks listed below in Section 5.4(c) and shall have decision-making authority with respect to the actions necessary to accomplish those tasks.

(b) Spearhead shall have primary responsibility for:

(i) Maintaining Service-Disabled Veteran-Owned Small Business (SDVOSB), Veteran-Owned Small Business (VOSB) and Minority Business Enterprise (MBE) status.

(ii) Supporting a broad range of development activities at Managing Member's request, including executing documents when necessary.

(iii) Participating in neighborhood meetings, marketing events, governmental meetings, and other events in support of the Project.

(c) TG shall have primary responsibility for:

(i) Selecting the lenders and LIHTC investors for the Project.

(ii) Selecting the Project team (e.g. architect, engineer, legal).

(iii) Determining financing parameters for the Project.

(iv) Coordinating with governmental entities.

(v) Funding predevelopment costs of the Project.

(vi) Providing guaranties to lenders and investors.

(vii) Managing construction of the Project.

(viii) Preparing a development a milestone schedule for the Project.

(ix) Acquiring the land and zoning approvals for the Project.

(x) Managing the design team.

(xi) Applying for subordinate debt and vouchers.

(xii) Developing financing strategies and proformas for the Project.

(xiii) Supporting Project operations including obtaining third-party property management services, providing resident services, providing asset management services, and managing equity installments.

(d) Each Member may have any of its officers, directors, employees, members or owners exercise any its rights hereunder on behalf of such Member.

Section 5.5 General Restrictions on Authority of Managing Member. The Managing Member shall not have any authority to:

(a) perform any act in violation of any applicable law or regulation thereunder; or

(b) do any act required to be approved or ratified in writing by the other Member(s) under the Act unless the right to do so is expressly otherwise given in this Agreement;

Section 5.6 Managing Member Has No Exclusive Duty to Company. The Managing Member shall not be required to manage the Company as its sole and exclusive function and the Managing Member may have other business interests and may engage in other activities in addition to those relating to the Company.

Section 5.7 Bank Accounts. The Managing Member may from time to time open bank accounts in the name of the Company and the Owner, and the Managing Member shall be the signatory thereon, unless the Managing Member determines otherwise.

Section 5.8 Intentionally Omitted.

Section 5.9 Indemnity of Managing Member. The Company shall indemnify the Managing Member from and against any claim by any third party seeking monetary damages against the Managing Member arising out of such Managing Member's performance of its duties in good faith.

Section 5.10 Guaranties. If any of the Financing Providers requires a Guaranty, then TG (or its respective Affiliate acceptable to the Financing Provider) (the "Guarantor") will provide such Guaranty on terms and amounts approved by TG in its sole discretion.

Section 5.11 Representations and Warranties. Each Member represents and warrants to the other Members that, as of the date hereof, the following are true:

(i) Member is a duly organized entity, validly existing under the laws of the its state of formation, and is in good standing.

(ii) No event, action, investigation, litigation, occurrence or proceeding is pending that would materially adversely affect the ability of Member or any Affiliate to perform its obligations hereunder or under any other agreement with respect to the Company.

(iii) The execution and delivery of this Operating Agreement and all instruments and the performance of all acts heretofore or hereafter made or taken or to be made or taken pertaining to the Company by Member have been or will be duly authorized by all necessary company or other action, and the consummation of any such transactions with or on behalf of the Company will not constitute a breach or violation of, or a default under, the charter or operating agreement of Member or any agreement by which Member or any of its properties is bound, nor, to the best of its knowledge and belief, constitute a violation of any law, administrative regulation or court decree.

(iv) No event of bankruptcy concerning Member or its Affiliates has occurred.

Section 5.12 Predevelopment Costs. The Managing Member shall be responsible for paying (or securing financing for) one hundred percent (100%) of the predevelopment costs of the Project. At Closing, the Managing Member shall be reimbursed for its predevelopment costs incurred from the proceeds provided by the Financing Providers to the Owner, provided that if the proceeds are insufficient to reimburse Managing Member in full, any un-reimbursed portion of predevelopment costs will remain in the Project as a sponsor loan or capital contribution to the Company and/or the Owner, as applicable.

Section 5.13 Development Cost Overruns; Operating Deficits. The Managing Member shall have the obligation to pay for any development cost overruns, low income housing tax credit adjusters, repurchase costs, environmental liabilities, and operating deficits related to the Project that arise after the Closing. Notwithstanding any provision herein to the contrary, if any Predevelopment Cost, development cost overrun, low income housing tax credit adjuster, repurchase costs, environmental liability, operating deficit, Guaranty payment or other liability of the Company related to the Project, the Owner or a Member or its affiliate is directly caused by a Member's (or its affiliate's) negligence or a Member's breach of this Operating Agreement, then such cost shall be the sole responsibility of such negligent or defaulting Member.

Section 5.14 Deadlock. If the consent of both Members is required for any action or decision and the Members cannot agree, then the decision of Members holding more than fifty percent (50%) Membership Interest shall control.

ARTICLE VI

RIGHTS AND OBLIGATIONS OF MEMBERS

Section 6.1 Limitation of Liability. Each Member's liability shall be limited as set forth in this Operating Agreement, the Virginia Act and other applicable law. No Member or its Affiliates shall be liable, responsible or accountable in damages or otherwise to the Company or to the other Members for any act or omission performed or omitted by it or such Affiliates in good faith, provided that its or such Affiliates' conduct did not constitute gross negligence, willful misconduct, breach of fiduciary duty or breach of this Agreement. The Company shall indemnify and hold harmless each Member and its Affiliates, against and for any loss, liability or damage incurred by any of them, including all judgments, costs and attorneys' fees and any amounts expended in settlement of any claims of liability, loss or damage, by reason of any act performed or omitted to be performed by them in good faith, in a manner believed to be in the best interests of the Company in connection with the business of the Company, provided that the indemnified Person's conduct did not constitute gross negligence, willful misconduct or breach of fiduciary duty and such Person did not act in breach of this Operating Agreement. The satisfaction of any indemnification obligation shall be from and limited to Company assets, and no Member shall have any personal liability on account thereof.

Section 6.2 Spearhead Indemnification. The TG shall indemnify and hold harmless Spearhead from an against any liabilities incurred by Spearhead relating to the Project or its ownership in the Company, except for liabilities arising from Spearhead's negligence or willful misconduct.

Section 6.3 Priority and Return of Capital. Except as may be expressly provided in Article VIII, no Member or Economic Interest Owner shall have priority over any other Member or Economic Interest Owner, either as to the return of Capital Contributions or as to Net Profits, Net Losses or distributions; provided, however, that this Section shall not apply to repayment of loans (as distinguished from Capital Contributions) which a Member has made to the Company.

Section 6.4 Fees. The Managing Member or its designated affiliate shall have the right to receive all fees relating to the Project, including, without limitation, developer fees, resident services fees and asset management fees. Spearhead shall not receive any fees relating to the Project, except that Spearhead shall receive a consulting fee in the amount of Seventy-Five Thousand Dollars ($75,000) from the Owner in exchange for Spearhead's consulting services and support relating to the Project (the "Consulting Fee"). The Consulting Fee shall be payable in full on the earlier to occur of (i) the Closing, (ii) the dissolution of the Company or (iii) Spearhead's withdrawal from the Company pursuant to Section 12.2 herein.

Section 6.5 Non-Competition. For a period of one (1) year from the date of this Agreement, Spearhead will not participate in any other projects competing in the 9% new construction pool in the same round as the Project is competing in the new construction pool.

Section 6.6 Property Management. The Managing Member shall select the property manager for the Project.

Section 6.7 Security Services. TG shall provide Spearhead with a right of first offer to provide security services for the Projects during both the construction period and the ongoing operational phase, so long as there are no prohibitions on a part-owner of the Project providing such services, and provided Spearhead agrees to comply with all requirements of the Projects' lenders, investors, or other partners. Prior to engaging any third-party physical security provider, TG shall deliver to Spearhead a written description of the scope, requirements, schedule, proposed budget and other terms of the proposed engagement, and Spearhead shall have fifteen (15) business days to submit to TG a proposal to provide substantially similar services under commercially reasonable, market-rate terms. TG shall use good faith efforts to negotiate with Spearhead a contract under which Spearhead will provide security services.

ARTICLE VII

CONTRIBUTIONS TO THE COMPANY AND CAPITAL ACCOUNTS

Section 7.1 Members' Initial Capital Contributions. Each Member shall contribute such cash, property or services as is set forth in Exhibit A hereto as its share of the Initial Capital Contribution.

Section 7.2 Additional Capital Contributions. No Member shall be required to make additional Capital Contributions to the Company.

Section 7.3 Capital Accounts.

(a) A separate Capital Account will be maintained for each Member. In general, each Member's Capital Account will be increased by (i) the amount of money contributed by such Member to the Company, (ii) the agreed fair market value of property or services contributed by such Member to the Company (net of liabilities secured by such contributed property that the Company is considered to assume or take subject to under Section 752 of the Code), and (iii) allocations to such Member of Net Profits; and decreased by (i) the amount of money distributed to such Member by the Company, (ii) the fair market value of property distributed to such Member by the Company (net of liabilities secured by such distributed property that such Member is considered to assume or take subject to under Section 752 of the Code), and (iii) allocations of Net Losses to such Member. Capital Accounts will be maintained in accordance with the requirements of 704(b) of the Code and the Treasury Regulations promulgated thereunder.

(b) In the event of a permitted sale or exchange of a Membership Interest or an Economic Interest in the Company, the Capital Account of the transferor shall become the Capital Account of the transferee to the extent it relates to the transferred Membership Interest or Economic Interest in accordance with Section 1.704-1(b)(2)(iv) of the Treasury Regulations.

(c) Upon liquidation of the Company, liquidating distributions will be made in accordance with the positive Capital Account balances of the Members and Economic Interest Owners, as determined after taking into account all Capital Account adjustments for the Company's taxable year during which the liquidation occurs. Liquidation proceeds will be paid within 60 days of the end of the taxable year (or, if later, within 120 days after the date of the

liquidation). The Company may offset damages for breach of this Operating Agreement by a Member or Economic Interest Owner whose interest is liquidated (either upon the withdrawal of the Member or the liquidation of the Company) against the amount otherwise distributable to such Member.

(d) Except as otherwise required in the Virginia Act (and subject to Section 7.1), no Member or Economic Interest Owner shall have any liability to restore all or any portion of a deficit balance in such Member's or Economic Interest Owner's Capital Account.

ARTICLE VIII

ALLOCATIONS, INCOME TAX AND DISTRIBUTIONS

Section 8.1 Allocations of Profits and Losses.

(a) Except as provided in this Article VIII, the Net Profits and Net Losses of the Company for each Fiscal Year will be allocated to the Members in accordance with their respective Economic Interests *provided*, *however*, that no Net Loss or deduction shall be allocated to any Member to the extent such allocation would cause or increase an Excess Deficit Balance in such Member's Capital Account. Any such Net Loss or deduction prohibited from being allocated to a Member pursuant to the immediately preceding proviso shall be reallocated to the other Members in accordance with this Agreement, but only to the extent such reallocation would not cause or increase Excess Deficit Balances in the Capital Accounts of such other Members.

(b) Notwithstanding paragraph (a) above, nonrecourse deductions (within the meaning of section 1.704-2(b)(1) and 1.704-2(c) of the Treasury Regulations) shall be allocated among the Members in proportion to their respective percentage interests. If there is a net decrease in partnership minimum gain (within the meaning of Treasury Regulation §1.704-2(d)) for any taxable year of the Company, then before any other allocations are made for such taxable year, the Members shall be allocated items of income and gain for such year (and, if necessary, for subsequent years) to the extent required by Treasury Regulation § 1.704-2(f). Notwithstanding any other provisions of this Operating Agreement, all partner nonrecourse deductions (within the meaning of Treasury Regulation § 1.704-2(i)(1) and (2) for each taxable year of the Company shall be allocated to the Members who bear the economic risk of loss with respect to the debt giving rise to such deductions, in accordance with Treasury Regulation §1.704-2(i). If there is a net decrease in partner nonrecourse debt minimum gain (within the meaning of Treasury Regulation §1.704-2(i)(3)) for any taxable year of the Company, then after taking into account allocations pursuant to the second sentence of this paragraph 8(b) but before any other allocations are made for such taxable year, the Members shall be allocated items of income and gain for such year (and, if necessary, for subsequent years) to the extent required by Treasury Regulation §1.704-2(i)(4).

(c) In the event that any Member unexpectedly receives any adjustment, allocation, or distribution described in Treasury Regulation § 1.704-1(b)(2)(ii)(d)(4)-(6) ("Reduction Items") that, after taking into account all other allocations and adjustments under this Operating Agreement, results in a deficit balance in such Member's Capital Account as of

the end of the taxable year in excess of that amount, if any, that such Member is treated as obligated to restore to the Company pursuant to Treasury Regulation § 1.704-1(b)(2)(ii)(c) or (h), 1.704-2(g)(1), or 1.704-2(i)(5) (an "Excess Deficit Balance"), then items of income, and gain for such year (and, if necessary, subsequent years) will be reallocated to each such Member in the amount and in the proportions needed to eliminate such Excess Deficit Balance as quickly as possible. Solely for purposes of computing such Excess Deficit Balance, the Member's Capital Account shall be reduced by the amount of any Reduction Items that are reasonably expected as of the end of such taxable year.

(d) Where he considers it necessary or appropriate, the Managing Member is authorized to modify the allocations of tax items provided in this Article VIII so as to assure that the allocations will be respected for tax purposes, provided that the Managing Member may not make any change which would materially reduce the amount to be distributed to any Member without the consent of that Member.

(e) Notwithstanding the provisions of Article VIII, Sections 8.1(a)-(d) shall only apply if the Company is taxed as a partnership for federal income tax purposes.

Section 8.2 Distributions. Except as provided in Section 7.3(c), all distributions of cash or other property shall be made one hundred percent (100%) to the Managing Member. All distributions of Distributable Cash and property shall be made at such time and in such amounts as determined by the Managing Members. No Member shall have the right to demand and receive property other than cash, irrespective of the nature of its Capital Contribution. All amounts withheld pursuant to the Code or any provisions of state or local tax law with respect to any payment or distribution to the Members from the Company shall be treated as amounts distributed to the relevant Member or Members pursuant to this Section 8.2.

Section 8.3 Limitation Upon Distributions. No distribution shall be declared and paid unless, after the distribution is made, the assets of the Company are in excess of all liabilities of the Company.

Section 8.4 Interest on and Return of Capital Contributions. No Member shall be entitled to interest on its Capital Contribution or to return of its Capital Contribution, except as otherwise specifically provided for herein.

Section 8.5 Loans to Company. Nothing in this Operating Agreement shall prevent any Member from making secured or unsecured loans to the Company by agreement with the Company and the Managing Members, provided, however, no Member will be required to make any such loans unless expressly set forth herein.

Section 8.6 Spearhead's Tax Liability. Notwithstanding any provision herein to the contrary, the Company shall make distributions to Spearhead sufficient to cover Spearhead's tax liabilities arising from allocations of taxable income. Allocations of income, loss, depreciation, and credits with respect to the Company shall, to the extent feasible in the Managing Member's reasonable determination, be structured to avoid adverse tax consequences to Spearhead. True Ground shall indemnify Spearhead for any federal, state or local income, franchise, withholding, employment, excise or other taxes, penalties, or interest arising from Spearhead's interest in the

Company. The provisions of this Section 8.6 shall not apply to any tax liability incurred by Spearhead arising from its receipt of the Consulting Fee.

ARTICLE IX

ACCOUNTING, REPORTS

Section 9.1 Accounting Period. The Company's accounting period shall be the calendar year.

Section 9.2 Records, Audits and Reports. TG shall maintain (or cause the property manager to maintain) records and accounts of all operations and expenditures of the Company and the Owner, and shall maintain (or cause the property manager to maintain) a comprehensive system of office records, books and accounts consistent with the requirements of the Company's and Owner's lenders. TG shall oversee and ensure the property manager's production of monthly and annual reports of the Company and the Owner, including, without limitation, profit and loss statements, variance reports, capital expenditure reports, accounts receivable reports, and rent rolls. Upon reasonable request, each Member shall have the right, during ordinary business hours, to inspect the Company and Owner documents at the requesting Member's expense. At a Member's request, TG shall promptly provide copies of any such books and records to the requesting Member.

Section 9.3 Returns and Other Elections. TG shall cause the preparation and timely filing of all returns required to be filed by the Company and Owner pursuant to the Code and all other tax returns deemed necessary and required in each jurisdiction in which the Company and Owner do business. TG shall have the right to make all elections permitted to be made by the Company under federal or state laws. TG shall elect the Company's and the Project's accountant and auditor, and TG shall oversee the auditor's work.

Section 9.4 Tax Matters. TG shall serve as the "Partnership Representative" as defined in the Bipartisan Budget Act of 2015, Pub. L. No. 114-74 (the "**Budget Act**"). TG shall designate the "designated individual" (as such term is defined by proposed Regulations Section 301.6223-1(b)(3)(June 13, 2017) (the "**Designated Individual**") if such designation is required by the final Regulations. The Partnership Representative agrees to promptly provide to the Members all notices and other correspondence with respect to any audit or tax contest. In the event one or more of the Managing Members is not the Partnership Representative, such Managing Member shall cooperate fully with the Partnership Representative in the conduct of any audit or tax contest. The Company shall indemnify and hold harmless the Partnership Representative and the Designated Individual, as applicable, from and against any loss, liability, damage, cost or expense (including reasonable attorneys' fees) sustained or incurred as a result of any act or decision concerning Company tax matters and within the scope of such person's responsibilities as Partnership Representative or Designated Individual, as applicable, so long as such act or decision was not the result of gross negligence, fraud, bad faith or willful misconduct by the Partnership Representative or Designated Individual, as applicable.

ARTICLE X

TRANSFERABILITY

Section 10.1 General.

(a) No Member, other than the Managing Member, shall have the right to sell, assign, transfer, pledge, hypothecate, exchange or otherwise transfer for consideration (collectively, "sell"), or gift, bequeath or otherwise transfer for no consideration (whether or not by operation of law, except in the case of bankruptcy) all or any part of its Membership Interest or Economic Interest, except with the written consent of the other Member, which consent may be provided or withheld in its sole and absolute discretion. The Managing Member shall have the right to sell, assign, transfer, pledge, hypothecate, exchange or otherwise transfer for consideration (collectively, "sell"), or gift, bequeath or otherwise transfer for no consideration (whether or not by operation of law, except in the case of bankruptcy) all or any part of its Membership Interest or Economic Interest, without the written consent of any other Member. By way of clarification and not limitation, this paragraph shall apply to transfers to a Member's Affiliates. This paragraph shall not apply to transfers made pursuant to Section 10.5.

(b) It shall be a default by Spearhead under this Operating Agreement if there is any direct or indirect transfer of the ownership interests in Spearhead, so that Julian Dioulo no longer controls the management and day-to-day operations of Spearhead.

(c) In the event of either the sale of the Selling Member's interest in the Company to a third party purchaser or the gift of an interest in the Company (in either case pursuant to the terms of Section 10.1), and as a condition to recognizing one or more of the effectiveness and binding nature of any such sale or gift as against the Company or otherwise, and (subject to Section 10.2, below) substitution of a new Member, the remaining Members may require the Selling Member or Gifting Member and the proposed purchaser, donee or successor in interest, as the case may be, to execute, acknowledge and deliver to the remaining Members such instruments of transfer, assignment and assumption and such other certificates, representations and documents, and to perform all such other acts which the remaining Members may deem necessary or desirable to:

(i) constitute such purchaser, donee or successor-in-interest as a Member;

(ii) confirm that the person desiring to acquire an interest or interests in the Company, or to be admitted as a Member, has accepted, assumed and agreed to be subject and bound by all of the terms, obligations and conditions of the Operating Agreement, as the same may have been further amended (whether such Person is to be admitted as a new Member or will merely be an Economic Interest Owner);

(iii) preserve the Company after the completion of such sale, transfer, assignment, or substitution under the laws of each jurisdiction in which the Company is qualified, organized or does business;

(iv) maintain the status of the Company as a partnership for federal tax purposes, if applicable; and

(v) assure compliance with any applicable state and federal laws including securities laws and regulations.

(d) The Selling Member hereby indemnifies the Company and the remaining Members against any and all loss, damage, or expense (including, without limitation, tax liabilities or loss of tax benefits and reasonable accounting and legal expense) arising directly or indirectly as a result of any transfer or purported transfer in violation of this Article X, including, without limitation, any damages resulting from a breach of any Project loan documents resulting from the transfer.

(e) The Members acknowledge that if a Member defaults with respect to its obligations under this Section 10.1, such default may cause irreparable harm to the other Member and/or damages to the other Member that are not readily quantifiable, and therefore, in addition to any other remedies at law or in equity, the Members agree that the non-defaulting Member may seek an injunction against the defaulting Member in order to prevent or unwind a transfer made in violation of Section 10.1.

Section 10.2 Transferee Not Member in Absence of Consent of Other Members.

(a) Notwithstanding anything contained herein to the contrary, no transfer of a Member's interest in the Company (including any transfer of the Economic Interest or any other transfer which has not been approved by written consent of the Members) shall be effective unless and until written notice (including the name and address of the proposed transferee or donee and the date of such transfer) has been provided to the Company and the non-transferring Members. This paragraph shall not apply to transfers made pursuant to Section 10.5.

(b) Upon and contemporaneously with any sale or gift of a Transferring Member's Economic Interest in the Company which does not at the same time transfer the balance of the rights associated with the Economic Interest transferred by the Transferring Member (including, without limitation, the rights of the Transferring Member to participate in the management of the business and affairs of the Company), the Company shall purchase from the Transferring Member, and the Transferring Member shall sell to the Company for a purchase price of $100.00, all remaining rights and interests retained by the Transferring Member which immediately prior to such sale or gift were associated with the transferred Economic Interest.

Section 10.3 Intentionally Omitted.

Section 10.4 Notice of Transfer. In addition to, and without limitation of any other provision contained in this Agreement, prior to any transfer of any Membership Interest or portion thereof, to any person, the Member desiring to so transfer shall give to the other

Members thirty (30) days prior written notice of such Member's intent to so transfer. This paragraph shall not apply to transfers made pursuant to Section 10.5.

Section 10.5 Right of First Refusal and Purchase Options.

(a) Right of First Refusal. Subject to and in accordance with the Tax Credit Program requirements, True Ground Nonprofit or another qualified nonprofit organization designated by True Ground Nonprofit shall have a right of first refusal to purchase the Project at the end of any established Tax Credit Program compliance period for the minimum price set forth in the Tax Credit Program. TG shall have the unilateral right to accept or reject a bona fide offer or take any other actions necessary to exercise the right of first refusal in compliance with the Tax Credit Program and applicable state law. If the Tax Credit Program is revised to allow an option to purchase or a right of first refusal to purchase the investor's interest in the Owner for the minimum price set forth in the Tax Credit Program or to allow an option to purchase the Project for such minimum price, True Ground Nonprofit or another qualified nonprofit organization designated by True Ground Nonprofit shall have such right of first refusal and/or option, as applicable. The right of first refusal shall be described in the Owner's amended and restated operating agreement upon the admission of the Investor.

(b) Purchase Option - Investor Interest in Owner. TG or True Ground Nonprofit will have an option to purchase any investor(s)' interest in the Owner under terms negotiated by TG and the investor(s).

(c) Purchase Option – Spearhead's Interest in Company. After the Tax Credit Program's fifteen-year compliance period, TG or its designated Affiliate shall have the right to purchase Spearhead's interest in the Company for a purchase price of One Dollar ($1.00).

ARTICLE XI

ADDITIONAL MEMBERS

From the date of the formation of the Company, any Person acceptable to the Members may become a Member in the Company either (i) by the issuance by the Company of Membership Interests for such consideration as the Managing Members shall determine in good faith to be the fair value of the interest so issued, or (ii) as a transferee of a Member's Membership Interest or any portion thereof, subject to the terms and conditions of this Operating Agreement. No new Member shall be entitled to any retroactive allocation of losses, income or expense deductions incurred by the Company.

ARTICLE XII

INFEASIBLITY

Section 12.1 Infeasibility. If, prior to Closing, the Managing Member reasonably determines that the Project would be unfeasible, either economically or otherwise, the Members will not develop the Project, and the Members will cause the Company to dissolve.

Section 12.2 Withdrawal. Notwithstanding any provision to the contrary herein, if at any time during the existence of the Company, TG determines, in its sole discretion, that Spearhead should no longer be a Member of the Company, then Spearhead shall withdraw from the Company within sixty (60) days after receipt of a written withdrawal notice from TG, and upon such withdrawal, Spearhead shall have no continuing rights as a Member of the Company or a participant in the Project, and Spearhead shall be unconditionally released from any outstanding obligations to the Company or otherwise with respect to the Project, except for confidentiality. If Spearhead withdraws from the Company, Spearhead shall not be entitled to any payment or other form of compensation.

ARTICLE XIII

DISSOLUTION

Section 13.1 Dissolution.

(a) The Company shall be dissolved and its affairs shall be wound up upon the happening of any of the first to occur of the following:

(i) at the time specified in its Articles of Organization; or

(ii) upon written consent of the Members; or

(iii) as otherwise expressly required by this Operating Agreement.

(b) As soon as possible following the occurrence of any of the events specified in this Section 13.1 effecting the dissolution of the Company, the Managing Member shall proceed to wind up the Company's business in accordance with the Virginia Act.

(c) Except as expressly permitted in this Operating Agreement, a Member shall not voluntarily resign or take any other voluntary action which directly causes an Event of Cessation. A Member who resigns (a "**Resigning Member**") or whose Membership Interest is otherwise terminated by virtue of an Event of Cessation, regardless of whether such Event of Cessation was the result of a voluntary act by such Member, shall not be entitled to receive any distributions to which such Member would have been entitled had such Member remained a Member. Except as otherwise expressly provided herein, a Resigning Member shall become an Economic Interest Owner.

ARTICLE XIV

MISCELLANEOUS PROVISIONS

Section 14.1 Notice. Any notice, demand, or communication required or permitted to be given by any provision of this Operating Agreement shall be deemed to have been sufficiently given or served for all purposes if delivered personally to the party or to an executive officer of the party to whom the same is directed or, if sent by registered or certified mail, postage and charges prepaid, or by overnight delivery by a nationally recognized carrier, addressed to the Member's and/or Company's address, as appropriate, which is set forth in Exhibit A of this

Operating Agreement. Except as otherwise provided herein, any such notice shall be deemed to be given upon the date it is received.

Section 14.2 Application of Virginia Law. This Operating Agreement, and the application or interpretation hereof, shall be governed exclusively by its terms and by the laws of the Commonwealth of Virginia, and specifically the Virginia Act.

Section 14.3 Waiver of Action for Partition. Each Member and Economic Interest Owner irrevocably waives during the term of the Company any right that it may have to maintain any action for partition with respect to the property of the Company.

Section 14.4 Amendments. This Operating Agreement may not be amended except by the unanimous written agreement of all of the Members.

Section 14.5 Execution of Additional Installments. Each Member hereby agrees to execute such other and further statements of interest and holdings, designations, powers of attorney and other instruments necessary to comply with any laws, rules or regulations.

Section 14.6 Construction. Whenever the singular number is used in this Operating Agreement and when required by the context, the same shall include the plural and vice versa, and the masculine gender shall include the feminine and neuter genders and vice versa.

Section 14.7 Headings. The headings in this Operating Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.

Section 14.8 Waivers. The failure of any party to seek redress for violation of or to insist upon the strict performance of any covenant or condition of this Operating Agreement shall not prevent a subsequent act, which would have originally constituted a violation, from having the effect of an original violation.

Section 14.9 Rights and Remedies Cumulative. The rights and remedies provided by this Operating Agreement are cumulative and the use of any one right or remedy by any party shall not preclude or waive the right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

Section 14.10 Severability. If any provision of this Operating Agreement or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

Section 14.11 Heirs, Successors and Assigns. Each and all of the covenants, terms, provisions and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and, to the extent permitted by this Operating Agreement, their respective heirs, legal representatives, successors and assigns.

Section 14.12 Creditors. None of the provisions of this Operating Agreement shall be for the benefit of or enforceable by any creditor of the Company or of any creditor (except a Member who is a creditor of a Member) of any Member.

Section 14.13 Counterparts. This Operating Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

Section 14.14 Confidentiality. "Confidential Information" shall mean all information disclosed by TG or its Affiliate to Spearhead or its Affiliate or by Spearhead or its Affiliate to TG or its Affiliate (with each party referred to as the "Disclosing Party" or the "Receiving Party," as the case may be) in any form whatsoever, including, without limitation, either directly or indirectly in writing, orally, through electronic transmission or by inspection of tangible objects, with respect to the Disclosing Party's business operation, financial modeling, financial analysis, or any other information that the Disclosing Party designates, orally or in writing, as confidential.

Receiving Party agrees that its review and inspection of the Disclosing Party's Confidential Information shall be solely for the purpose of evaluating, developing, owning and operating the Project, and the Receiving Party shall not use the Confidential Information for any other purpose. The Receiving Party shall not, without the Disclosing Party's prior written consent, disclose to any person the Disclosing Party's Confidential Information or any information about this Agreement, except that the Receiving Party may disclose the Disclosing Party's Confidential Information to the Receiving Party's representatives, counsel, directors, officers, employees, agents or other representatives who are required to have the information in connection with the Receiving Party's evaluation and development of the Project, and to third parties such as potential lenders, investors and governmental agencies as necessary in connection with the development of the Projects.

The Receiving Party agrees that it shall take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Disclosing Party's Confidential Information, both during the term and after the termination of this Agreement. The Receiving Party shall not copy, publish, reproduce, distribute, transmit, in whole or in part, by any medium or in any form, any of the Disclosing Party's Confidential Information unless the same is previously approved in writing by the Disclosing Party, or unless the same is expressly permitted by the terms of this Section 14.14. The Receiving Party shall immediately notify the Disclosing Party in the event of any unauthorized use or disclosure of the Disclosing Party's Confidential Information.

Section 14.15. Termination of Memorandum of Understanding. Upon execution of this Operating Agreement, the Memorandum of Understanding between Spearhead and True Ground Nonprofit, dated January 23, 2026, shall automatically terminate without any further action required.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands or caused this instrument to be executed as of the day and year above written.

MANAGING MEMBER:

LECKEY NINE DEVELOPMENT LLC, a Virginia limited liability company

By: _____
Name: Carmen Romero
Title: President

MEMBER:

SPEARHEAD SOLUTIONS, INC., a Nevada corporation

By: _____
Julian E. Dioulo, CEO

EXHIBIT A

MEMBERS
OF
LECKEY JOINT VENTURE NINE LLC

Name and Residence Address	**Agreed Initial Cash Contribution**	**Percentage Membership Interest**
Leckey Nine Development LLC c/o True Ground Housing Partners, Inc. 4318 N. Carlin Springs Road Arlington, Virginia 22203	$ 75	75%
Spearhead Solutions, Inc. c/o Julian E. Dioulo _____ _____ _____	$ 25	25%

LECKEY NINE DEVELOPMENT LLC

Operating Memorandum

This Operating Memorandum (the "Agreement"), dated as of the 5th day of March, 2026, of LECKEY NINE DEVELOPMENT LLC (the "Company"), a limited liability company organized pursuant to Chapter 12 of Title 13.1 of the Code of Virginia (the "Act"), is entered into by TRUE GROUND HOUSING PARTNERS, INC., a Virginia nonstock corporation and the sole member of the Company (the "Member").

1 Purpose and Powers

The purpose of the Company is to acquire, own, lease and/or dispose of real estate in the Commonwealth of Virginia, to own an interest in an entity that acquires, owns, leases and/or disposes of real estate in the Commonwealth of Virginia, and to do all other things and to take all other actions permitted under the Act.

2 Separateness

The Company shall conduct its business and operations in its own name and shall maintain books and records and bank accounts separate from those of any other person.

3 Management

The Company will be managed by the Member. The Member will exercise full and exclusive control over the affairs of the Company. The Member may appoint officers and agents for the Company and give them such titles and powers as the Member may choose. Any action taken by the Member in the name of the Company, and any action taken by an officer or agent of the Company in the name of the Company and with the proper authorization of the Member, shall be an action of the Company.

4 Allocations of Profit and Loss

All profits and losses of the Company (and items of income, deduction, gain, or loss) will be allocated 100% to the Member.

5 Distributions

All distributions with respect to a membership interest in the Company will be made 100% to the Member.

6 Capital Contribution

The capital contribution of the Member to the Company is $100.

7 No Withdrawal Right

The Member has no right to withdraw from the Company.

8 Dissolution

The Company will dissolve upon the determination of the Member to dissolve.

9 Fiscal Year

The fiscal year of the Company shall be the calendar year.

10 Taxation as Partnership

The Company shall initially file its return with the Commissioner of Internal Revenue and any applicable state taxing authorities as a partnership and shall not elect to be taxable other than as a partnership, unless the Member determines that the Company should elect to be taxed other than as a partnership.

11 Partnership Representative

In the event that the Company is not treated as disregarded from the Member for federal income tax purposes, the Member shall constitute the "partnership representative" of the Company under Section 6223 of the Code (as modified pursuant to the Bipartisan Budget Act of 2015 (as amended, the "Budget Act")), and the Member shall take any and all action required under the Internal Revenue Code or Treasury Regulations, as in effect from time to time, to designate itself as the "partnership representative" of the Company. Carmen Romero is designated the "designated individual" of the Company under Section 6223 of the Code. The Member, as "partnership representative," shall have all of the powers and responsibilities of the "partnership representative" of the Company as otherwise set forth in this Agreement to the extent permitted under the Code (as modified by the Budget Act) and applicable Regulations promulgated thereunder.

12 No Liability of Member and Others

The Member, its officers, employees and agents, and any officers and agents of the Company shall not be liable for the Company's liabilities, debts or obligations, all of which shall be the sole obligation of the Company. The failure by the Company to observe any formalities or requirements relating to the exercise of its powers or the management of its business or affairs under this Agreement shall not be grounds for imposing personal liability on the Member or any manager or officer.

13 Indemnification

The Company shall indemnify and defend the Member, its officers, employees and agents, and any officers and agents of the Company, from and against all costs, losses, liabilities

and damages incurred by or asserted against any such person in connection with the Company's business to the fullest extent provided or allowed by law.

14 Amendment

This Agreement may be amended only by written instrument executed by the Member and indicating an express intention to amend this instrument.

15 Governing Law

This Agreement shall be interpreted, construed and enforced in accordance with the laws of the Commonwealth of Virginia.

[Signature appears on next page]

IN WITNESS WHEREOF, the undersigned has executed this Operating Memorandum of LECKEY NINE DEVELOPMENT LLC as of the date written above.

SOLE MEMBER:

TRUE GROUND HOUSING PARTNERS, INC.
a Virginia nonstock corporation

By:_____
Carmen Romero
President

#975556
013119-0013

Tab B:

Virginia State Corporation Commission Certification
(MANDATORY)

Commonwealth of Virginia

STATE CORPORATION COMMISSION

Richmond, June 3, 2025

This is to certify that the certificate of limited partnership of

Leckey Nine Limited Partnership

was this day admitted to record in this office and that the said limited partnership is authorized to transact its business subject to all Virginia laws applicable to the limited partnership and its business.

Effective date: June 3, 2025

STATE CORPORATION COMMISSION
Attest:

Clerk of the Commission

Commonwealth of Virginia

STATE CORPORATION COMMISSION

Richmond, January 30, 2026

This is to certify that the certificate of organization of

Leckey Joint Venture Nine LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business.

Effective date: January 30, 2026

STATE CORPORATION COMMISSION
Attest:

Clerk of the Commission

Commonwealth of Virginia

STATE CORPORATION COMMISSION

Richmond, June 3, 2025

This is to certify that the certificate of organization of

Leckey Nine Development LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business.

Effective date: June 3, 2025

STATE CORPORATION COMMISSION
Attest:

Clerk of the Commission

Commonwealth of Virginia

STATE CORPORATION COMMISSION

Richmond, July 26, 2023

This is to certify that a certificate of authority to transact business in Virginia was this day issued and admitted to record in this office for

Spearhead Solutions Inc.

a corporation organized under the laws of Nevada and that the said corporation is authorized to transact business in Virginia, subject to all Virginia laws applicable to the corporation and its business.

STATE CORPORATION COMMISSION
Attest:

Clerk of the Commission

Tab C:

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

HUDSON
HOUSING CAPITAL

March 5, 2026

Carmen Romero
President
True Ground Housing Partners, Inc.
4318 N Carlin Springs Road
Arlington, VA 22203

Re: **Leckey Gardens 9% - Arlington, Virginia**

Dear Carmen:

Thank you for providing Hudson Housing Capital LLC ("Hudson") with the opportunity to extend a purchase offer for the limited partnership interest in the limited partnership that will own Leckey Nine Limited Partnership (the "Partnership").

Hudson is a Delaware limited liability company formed to directly acquire limited partnership interests in partnerships which own apartment complexes qualifying for low-income housing tax credits ("Tax Credits") under Section 42 of the Internal Revenue Code of 1986, as amended (the "Code").

Set forth is our proposal as to the basic business terms under which Hudson or its designee ("Investor") will acquire a 99.99% limited partnership interest in the Partnership, which will own the Leckey Nine Limited Partnership, a 102-unit rental housing property in Arlington, Virginia (the "Property").

You have advised us that:

- Leckey Joint Venture Nine LLC (the "General Partner"), a special purpose entity, will be the General Partner of the Property and will have a 0.01% interest in the Partnership. The General Partner will be owned 75% by Leckey Nine Development LLC (the "Managing Member") and 25% by Spearhead Solutions, Inc. (the "Member" or "Spearhead"). Leckey Nine Development LLC is a wholly owned subsidiary of True Ground Housing Partners, Inc. ("True Ground"), and Spearhead is owned 51% by Julian Dioulo and 49% by Christopher Grant. The Leckey Joint Venture Nine LLC governing documents, as amended and as approved by the Special Limited Partner (the "GP Agreement"), will provide Leckey Nine Development LLC, as Managing Member of the General Partner, have the power and right to act on behalf of the General Partner, except as provided for in the GP Agreement for which Spreadhead shall have limited consent rights, and that that Leckey Nine Development LLC, as Managing Member of the General Partner, will have the right to decide any dispute.
- True Ground (the "Developer") will be the developer of the Property.

- An affiliate of the Investor will be admitted to the Partnership as a 0.01% Special Limited Partner (the "Special Limited Partner" or "SLP") with limited supervisory rights. Please see Exhibit A for a list of Restrictions on Transfer of Limited Partners' Interests.

True Ground (the "Guarantor") shall guarantee the following obligations of the General Partner, as further detailed herein: 1) Development Deficit Guarantee, 2) Repurchase, 3) Adjusters, 4) Environmental (liability does not extend to events that occur after removal of Leckey Joint Venture Nine LLC as the General Partner), 5) Operating Deficits, 6) Operating Deficits during the Compliance Period caused by any Social Service Obligation (only to the extent required by any other financing sources), 7) Repayment of any unpaid balance of the deferred portion of the Developer Fee to the extent not paid by the end of the compliance period and in the event of the removal of the General Partner, 8) General Partner obligation to pay fees that are payable by the Partnership or the General Partner in event of default, including but not limited to Developer Fee, 9) Repayment of Development Fee in case of a removal, and 10) General Indemnity of the Limited Partners and the Partnership against bad act and material breaches of the agreement. True Ground guarantee shall be limited to the total Developer Fee (projected to be $4,872,433) for the Operating Deficit Guarantee and Tax Credit Compliance guarantee described in VII.A.2. below. The Guarantor will be required to maintain a minimum liquidity of $2 Million and net worth of $10 Million (the "Net Worth and Liquidity Covenant").

You have further advised us that the Property expects to receive an allocation of 9% Tax Credits in the annual amount of $3,200,000 and that all 102 units will qualify for Tax Credits.

I. Equity Investment

Assuming a closing no later than June 30, 2027 the Investor will contribute to the Partnership a total of $28,797,120 (the "Total Equity") or approximately $0.90 (the "Tax Credit Ratio") per total Tax Credit available to the Investor, payable in the following installments:

Contribution	Contribution %	Timing
First	16%	Closing and through Construction
Second	6%	Later of August 31, 2029, and 100% Completion
Third	73%	Later of December 31, 2030, and Conversion/Breakeven
Fourth	5%	Issuance of 8609s

A. First Capital Contribution. The Investor will fund the First Capital Contribution at Closing and through construction as follows:

Contribution	Contribution %	Timing
Initial I	10%	Closing
Initial II	6%	Later of 50% Completion and May 31, 2028

B. ***Second Capital Contribution.*** The Second Capital Contribution will be paid upon the later of August 31, 2029 and satisfaction of the conditions set forth in the Partnership Agreement, which are principally as follows: (i) lien-free construction completion of the Property substantially in accordance with the Plans and Specifications in a workmanlike manner approved by Hudson, as evidenced by Unconditional Lien waivers from the General Contractor and Sub Contractors, except for liens that are bonded or insured over as approved by the SLP and except for punch list items that do not materially affect occupancy of the Property (please see Exhibit B); (ii) issuance of temporary Certificates of Occupancy for 100% of the units in the Property; (iii) receipt and approval by the Special Member of a draft Tax Credit cost certification from independent accountants to the Company (the "Accountants") setting forth the eligible basis and the amount of Tax Credits the Company will claim for 2028/2029 and the amount allocable to each member (the "Draft Certification"); (iv) receipt of a pay-off letter from the general contractor or sub-contractors, except for liens that are bonded or insured over as approved by the SLP and except for punch list items described in (i) above, as applicable; (v) satisfactory financial condition of the Guarantors (i.e., compliance with the Net Worth and Liquidity Covenant); (vi) if not received at the Initial Closing, receipt of a carry-over allocation.

C. ***Third Capital Contribution.*** The Third Capital Contribution will be paid upon the later of December 31, 2030 and satisfaction of the conditions set forth in the Partnership Agreement, which are principally as follows: (i) closing of the permanent first mortgage loan ("Permanent Loan Closing"); (ii) achievement of Breakeven Operations for three consecutive months ("Breakeven Date"); (iii) receipt of prior year's income tax returns in the event such returns are then due; (iv) receipt of a final Tax Credit cost certification from the Accountants as to the amount of Tax Credits the Partnership will claim for 2028/2029 and the amount allocable to each partner (the "Final Certification"), if not previously received; (v) receipt and approval of initial tenant files; (vi) satisfactory financial condition of the Guarantors (i.e. compliance with the Net Worth and Liquidity Covenant); (vii) Permanent Certificates of Occupancy; and (viii) completion of all punchlist items.

"**Breakeven**" shall mean that, for each such month, occupancy is at least 90% and that Property income (with rents not to exceed maximum allowed tax credit rents net of the applicable utility allowances for the rent-restricted units), exceeds the greater of underwritten expenses adjusted for actual taxes and insurance or actual expenses, including replacement reserves, reassessed taxes, and permanent loan debt service (calculated on a stabilized and accrual basis) and generates debt service coverage of not less than 1.15 on all mandatory debt assuming the greater of actual or a 5.0% vacancy rate on the residential income

D. ***Fourth Capital Contribution.*** The Fourth Capital Contribution will be paid upon the satisfaction of the conditions set forth in the Partnership Agreement, which are principally as follows: (i) satisfactory financial condition of the Guarantors (i.e., compliance with the Net Worth and Liquidity Covenant); (ii) receipt of Form 8609 with respect to all buildings constituting the Property; and (iii) receipt of a tax return and an audited financial statement for the year in which the Breakeven Date occurred.

If the conditions for payment of the Fourth Capital Contribution have been met except for the receipt of (iii) above, $15,000 of the Fourth Capital Contribution will be held back and promptly released upon receipt of the same.

Our offer is also contingent on the following financing sources and assumptions:

a. A Construction Loan in the approximate amount of $32,250,000.

b. A Permanent Loan in the approximate amount of $10,552,879 with a fixed interest rate not to exceed 7.08%, a term of 15 years, and payments based on a 40 year amortization.

c. A Second Permanent Mortgage Loan in the amount of $7,090,657 with an interest rate of 2.0%, a term of 30 years, and payments based on a 40 year amortization.

d. VH Trust Fund Loan in the amount of $2,000,000 with an interest rate of 0% and a 30 year term, and no payment until maturity.

e. National Housing Trust Fund Loan in the amount of $1,000,000 with an interest rate of 0%, a 30 year term, and no payment until maturity.

f. Affordable Housing Investment Fund ("AHIF") Loan in the amount of $8,000,000 with an interest rate of 1.0%, a term of 30 years, and payments from Net Cashflow.

g. Roll Over AHIF Loan in the amount of $345,973 with an interest rate of 1.0%, a term of 30 year, and payments from Net Cashflow.

h. Our pricing assumes the Partnership will depreciate real property over 30 years with 100% bonus depreciation in the year the Property is placed in service on sitework and personal property.

i. Unless underwriting reflects that there are no reallocation issues caused by the Sponsor Loan being treated as related party debt, our proposal assumes that all of the debt will be structured as nonrecourse debt from a third party for tax purposes.

j. The development will be developed in conjunction with and financed at the same time as Leckey Gardens 4%, which will be financed with a VHDA Gap Loan and 4% Tax Credits.

After the Compliance Period expires, the Special Limited Partner will not unreasonably withhold consent to a fixed rate refinancing of the project as long as the Project is projected to achieve 115% DSC over the term of the new loan and the refinancing will not cause material adverse tax consequences to the Investment Partners. The Special Limited Partner must review and present objections or its consent in writing within 30 days of receipt of the draft loan documents relating to such refinancing failing which upon receipt of a second notice shall respond within 10 business days.

II. Developer Fee

The Developer shall receive a Developer Fee of $4,872,433, of which $2,436,217 is expected to be available from capital sources (the "Cash Developer Fee") which shall be as follows: (i) 30% of the Cash Developer Fee (i.e., the non-deferred portion of the Developer Fee) shall be paid at closing; (ii) 50% of the Cash Developer Fee less amounts already paid as recalculated at 100% Completion; (iii) the balance of the Cash Developer Fee shall be paid at the time of the Third and Fourth Capital Contributions to the extent the funds are available.

You have represented that the amount of the Developer Fee does not exceed the amount permitted to be paid by the tax credit issuing agency. Deferred developer fees shall be paid from available cash flow as detailed in Section IV and shall bear interest at the AFR if permitted by financing sources. Principal payments on the deferred developer fees shall commence with the funding of the Fourth Capital Contribution. The General Partner agrees to make a special capital contribution to the Partnership equal to any unpaid balance of the deferred portion of the Developer Fee if such portion has not been fully paid by the end of the Compliance Period.

III. Property Management Fee

The General Partner may retain one of its affiliates or an unaffiliated entity to be the managing agent for the Property on commercially reasonable terms. The management agreement, to be approved by the Investor, shall have an initial term of one year and shall be renewable annually thereafter, shall provide for an annual management fee not to exceed 3.5% of gross effective income, and shall otherwise be on commercially reasonable terms (including a termination right by the General Partner in the event of fraud/gross negligence or material default by the Manager). If the managing agent is affiliated with the General Partner, the management agreement shall provide for a deferral of 100% of the management fee in the event that the property does not generate positive Cash Flow.

IV. Cash Flow Distributions

Cash flow from the Property, after payment of operating expenses, which shall include the Administrative Expense Reimbursement, current and any deferred property management fees from prior years, debt service, replenishment of required reserves (including any reserve payments which were not made due to insufficient cash flow) and payment of any tax liability incurred by the Limited Partner ("Cash Flow"), shall be distributed annually (subsequent to the Third Capital Contribution) as follows:

A. to the payment of True Ground Resident services fee of $200 per unit per year, escalating at 3.0% per annum, which shall accrue if unpaid;
B. to the replenishment of the Operating Reserve;
C. to the payment of any Operating Deficit Loans, if any;
D. to the payment of amounts due with respect to any Development Deficit Loan(s);
E. 50% of the balance to Deferred Developer Fee until paid in full;
F. to the payment of soft debt payments as required;

G. to the payment of the General Partner Partnership Administration fee of $10,000 or such greater amount as is agreed to in underwriting, escalating at 3% annually per annum, which shall accrue if unpaid;
H. 90% to the General Partner as a preferred return with an equivalent allocation of income; and
I. the remainder to be split in accordance with Partnership interests.

V. Sale or Refinancing Proceeds

Net sale or refinancing proceeds (i.e., after payment of outstanding debts (other than the Sponsor Loan), liabilities (other than to the General Partner and its affiliates) and expenses of the Partnership, and establishment of necessary reserves, if refinancing) shall be distributed as follows:

A. Repayment of outstanding loans by the limited partners, if any;
B. Payment of amounts due to the limited partners;
C. Payment of any deferred property management fees to the property manager;
D. Repayment of outstanding loans or advances by the General Partner, including the Developer Fee (if not paid), Development Deficit Loan and Operating Deficit loans;
E. Payment to any outstanding and accrued True Ground Resident Services fee and General Partner Partnership Administration fee; and
F. 10% to the Investor and 90% to the General Partner.

VI. Right of First Refusal / Option

A. ROFR: Please see Exhibit D – VHDA 2025 ROFR

B. Option – post year 15: Please see Exhibit C.

***C. Exit Tax*:** Subsequent to later of the expiration of the 10-year Credit Period and the time when the Investment Partner's capital account is below zero, the losses will be reallocated 99% to the General Partner and 1% to the Investor Partner.

D. The Investor shall not have the ability to force the General Partner to market or sell the Project or to require the General Partner to request that Virginia Housing find a buyer pursuant to a qualified contract under Code Section 42(h)(6)(I)(ii)(II) for a period of five(5) years following expiration of the compliance period.

VII. General Partner Commitments

A. Low Income Housing Tax Credit Adjustment. Our offer is based upon the assumption that the Partnership will qualify for and claim $2,284,96 of Tax Credits in 2029, the full amount of the Partnership's Tax Credit allocation, $3,200,000, for Tax Credits for each year from 2030 through 2038, and $915,033 of Tax Credits in 2039.

1. Adjustments during equity payment (construction and lease-up) period

a. Downward Volume Adjuster

In the event that either the Form 8609's or the Final Certification indicates that the Property will not generate the projected aggregate amount of Tax Credits (other than as specified below), the Partnership Agreement will provide for a return of such capital, an adjustment in the amount of any unpaid Capital Contributions and/or a payment by the General Partner to the Investor sufficient to restore the Tax Credit Ratio as defined in Section I above.

b. Downward Timing Adjuster

Notwithstanding the preceding paragraph, in the event that the Final Certification specifies that, while the aggregate amount of Tax Credits allocable to the Partnership is unchanged, the amount of Tax Credits allocable to the Partnership in 2029/2030 is less than the amounts specified above for the corresponding year(s), the Second/Third/Fourth Capital Contributions will be reduced by $0.50 for each dollar by which such amount exceeds the actual amount of Tax Credits allocable to the Partnership for such period.

However, the Company may claim Tax Credits on any federal income tax return filed prior to receipt of IRS Form 8609 for any building in the Apartment Complex if the General Partner and the Accountants deem that the Partnership's failure to receive the IRS Form 8609 by such time is due to reasonable cause and not due to willful neglect.

c. Upward Volume Adjuster

Upon the receipt of Forms 8609s, if the aggregate amount of Tax Credits allocated to the Partnership exceeds the aggregate amount of Tax Credits specified above, the Total Equity shall be increased by an amount equal to said difference multiplied the Tax Credit Ratio. However, in no event shall the Upward Volume Adjuster exceed 5.0% of the Total Equity in aggregate inclusive of the Upward Timing Adjuster. Any adjustment will be made to the Fourth Capital Contribution.

d. Upward Timing Adjuster

In the event that the amount of Tax Credit allocable to the Partnership in 2029 is more than the amounts noted above for the corresponding year, the Total Equity shall be increased by an amount equal to the sum of (i) $0.50 for each dollar by which such amount is less than the actual amount of Tax Credits allocated to the Partnership for such period, up to a maximum of $200,000. Any adjustment will be made to the Fourth Capital Contribution.

2. Adjustments during compliance period

Compliance Adjuster

After the Form 8609's have been issued, in the event that the actual amount of Tax Credits which may be claimed by the Partnership is less than the amount specified in such Forms, the General Partner shall reimburse the Investor on a dollar-for-dollar basis for each lost dollar of Tax Credits plus any resulting penalties or taxes due. Similarly, if there is a recapture of Tax Credits (except from the sale or transfer of the Investor's interest in the

Partnership or caused solely by the actions of the Investor which have not been consented to by the General Partner), the General Partner shall upon demand indemnify the Investor and its partners against any Tax Credit recapture liability (including interest, penalties and any reasonable related legal or accounting costs) which they may incur during the Compliance Period. Any fees or Cash Flow payable to the General Partner, or its affiliates, will be subordinated to any required payment pursuant to this paragraph. For recapture resulting from a change in tax law (which shall include the promulgation of new legislative regulations), any such amounts shall only be repayable from cash flow or sale or refinancing proceeds.

B. ***Development Deficit Guarantee***. The General Partner shall be responsible for completion of the Property in a workmanlike manner, in accordance with approved plans and specifications, free and clear of all liens. To the extent that the costs of construction and operations until the funding of the Third Capital Contribution exceed the amount of any funding by approved permanent third party lenders, any unpaid Developer Fees, insurance and condemnation proceeds actually received, and the amount of the Investor's capital commitment (adjusted as set forth above), the General Partner shall pay all such costs and expenses connected with development and construction of the Property, including all operating expenses of the Property until the funding of the Third Capital Contribution. The contractor will be required to post a P&P Bond or a letter of credit of 15% in the VHDA form with terms acceptable to Hudson. An "owner's" construction contingency in an amount equal to 5% of the construction costs will be required.

Any payment from the General Partner under this section shall be treated as an interest free Development Deficit Loan to the Partnership (repayable from cash flow and/or sale and refinancing proceeds as described above) up to a maximum of $1,500,000. In the event the General Partner is removed, the General Partner agrees to make a special capital contribution to the Partnership equal to any unpaid balance of such loans.

The General Partner shall have the option to defer all or a portion of the Development Fee that would have otherwise been available to pay deferred Development Fee to pay for cost overruns, if necessary, so long as it can be demonstrated to the reasonable satisfaction of the SLP that such deferred portion of the Development Fee will not cause a reallocation and can be fully paid by the end of the Compliance Period.

C. ***Operating Deficit Guarantee***. The General Partner shall make interest free loans to the Partnership (repayable from cash flow and/or sale and refinancing proceeds as described above) equal to any Operating Deficits incurred during the period beginning on the funding of the Third Capital Contribution and ending on the completion of three consecutive years of Breakeven operations, assuming Breakeven operations have been maintained for the previous 12 months, and any draws from the Operating Reserve have been replenished. The Operating Deficit Guarantee shall be capped at an amount not to exceed six months of underwritten operating expenses and debt service in the aggregate.

The General Partner will also be obligated to fund an Operating Reserve in an amount equal to six months of underwritten operating expenses and debt service at the time of the Third Capital Contribution. Any draws from the Operating Reserve shall be replenished from cash flow and up to 100% of the initial balance of the Operating Reserve may be drawn prior to payments being required under the Operating Deficit Guarantee.

Beginning after year five, and each year thereafter, an amount equal to 1/10 of the original operating reserve amount will be released from the Operating Reserve as long as (i) for the first draw, the Operating Reserve is funded at an amount equal to the initial balance, and thereafter that there have been no unreimbursed draws from the Operating Reserve, (ii) the project is operating at 115% DSC and is projected to operate at not less than 115% for the remaining compliance period and (iii) the General Partner is not in default under the Partnership Agreement. Amounts so released will be treated as cash flow as described in Section IV. The Operating Reserve shall be released immediately prior to the exercise of the purchase option or ROFR, or, if earlier, upon the termination and winding up of the Partnership, and used to pay obligations of the General Partner and otherwise as cash flow pursuant to the cash flow waterfall. After year 14, at the General Partner's election and if permitted by financing sources, should the Property be projected at such time to maintain a 115% debt service coverage ratio through the end of year 15 of the Compliance Period, the Operating Reserve shall be released in full and distributed as Net Cash Flow in accordance with Section IV above. Any amounts of the Operating Reserve released under this provision will be offset by a corresponding Operating Reserve Guarantee, so the combined total Operating Reserve and Operating Reserve Guarantee is never less than original Operating Reserve initial balance, provided, however, that the General Partner shall not be obligated to provide an amount greater than the cumulative amount released from the Operating Reserve, including the initial release of such reserve.

D. ***Obligations of General Partner***. Immediately following the occurrence of any of the following events, the General Partner shall, at the option of the Investor, (x) admit the Special Limited Partner or its designee as the managing general partner of the Partnership and, at the option of the Investor, withdraw from the Partnership; or (y) repurchase the Investor's interest in the Partnership: (i) an IRS Form 8609 is not issued with respect to each of the buildings in the Property in a timely manner after each such building has been placed in service, unless a delay to provide such Form 8609 is due to a delay by the credit agency and so long as all documents have been submitted to the agency on time; (ii) the Property is not fully placed in service six months after underwritten, but in no instance later than the PIS deadline; (iii) the permanent loan commitment is cancelled or substantially modified, and a suitable replacement loan (to be approved by the Investor) is not obtained or if the Property qualifies for a permanent loan not sufficient to balance the sources and uses of funds; (iv) permanent loan closing has not occurred six months after underwritten but in no instance later than the expiration of the VHDA permanent loan commitment; (v) the Partnership fails to meet the minimum set aside test (as defined in Section 42 of the Code) or fails to execute and record a Tax Credit Extended Use Commitment by the close of the first year of the Credit Period; (vi) the Partnership shall have been declared in default by any mortgage lender or under the tax credit allocation, or foreclosure proceedings have

been commenced against the Property, and such default is not cured or such proceeding is not dismissed within 45 days or, if permitted by the loan documents executed in connection with such loan, such additional time up to a maximum of 60 days; or (vii) there is a material violation of the Partnership Agreement by the General Partner or, if the property manager is an affiliate of the General Partner, a material violation of the management agreement by the manager which causes material adverse harm to the Investor, the Partnership or the Property, and, in either case, such material violation is not cured within 45 days.

If the Investor elects to have its interest repurchased by the General Partner, the repurchase price shall be equal to the sum of (i) 100% of the Total Equity, (ii) interest at Prime + 1% on capital contributions made to date, and (iii) any tax liability incurred by the Investor as a result of such repurchase, less the amount of Total Equity which has not been contributed by the Investor at such time and less the credits allocated to the Investor not subject to recapture.

E. ***Replacement Reserve***. Commencing with the month following Completion, the Partnership will make a minimum monthly replacement reserve deposit (the "Minimum Deposit") equal to (on an annualized basis) the greater of (i) the amount required by the permanent lender and (ii) $300/unit. The amount of the Minimum Deposit shall be increased annually by 3%. If the sum of all lender-imposed monthly replacement reserve deposits is less than the Minimum Deposit, the Investor will establish a separate account into which the General Partner will deposit the difference. Any interest earned on such account shall become a part thereof. The Replacement Reserve will be held and controlled by VHDA as long as VHDA is a lender. The Replacement Reserve shall be released immediately prior to the exercise of the purchase option or ROFR, or, if earlier, upon the termination and winding up of the Partnership, and shall be distributed as Net Cash Flow in accordance with Section IV above.

F. ***Reporting***. The Partnership will be required to furnish Investor with (a) quarterly unaudited financial statements within 45 days after the end of each quarter of the fiscal year; (b) annual draft audited financial statements within 60 days after the end of each fiscal year; (c) an annual budget for each fiscal year of the Partnership, not later than December 1 of the preceding year; and (d) the Partnership's draft tax returns and K-1 forms within 75 days after the end of each fiscal year. The penalty for any failure to deliver Partnership tax returns or K-1 forms prior to the specified deadline shall be (i) $50 per day for the first seven days after such deadline, (ii) $100 per day for the next seven days, and (iii) $150 per day thereafter, provided that the amount of such penalty shall not exceed $5,000 in any year.

VIII. Fees to Affiliates of Hudson

Administrative Expense Reimbursement. An affiliate of Hudson shall receive an annual administrative expense reimbursement from the Partnership in the amount of $7,500, which amount shall be increased annually by 3%. Such fee shall commence in the year of funding of the Third Capital Contribution. The Administrative Expense Reimbursement may be capitalized

within the Project budget and paid at the time of the Third Capital Contribution to reflect early payment of the Administrative Expense Reimbursement in full.

IX. Representations, Warranties and Covenants

The General Partner shall make certain representations and warranties as to the Partnership, the General Partner and the Property to be set forth in the Partnership Agreement. The payment of each Capital Contribution shall be conditioned upon certification by the General Partner as to the continued accuracy of these representations and warranties.

X. Accountants

The Accountants for the Partnership shall be Novogradac & Co, Cohn Reznick or another firm approved by the Investor. The Accountants shall prepare tax and financial reports as set forth in the Partnership Agreement, and the Final Certification referred to in Section I.c. above.

XI. Investment Partnership Rights

The Partnership Agreement will provide certain approval rights as to major actions proposed to be taken by the General Partner. The Investor shall have the right to remove the General Partner and the Manager for cause. The removal triggers shall conform to the removal triggers in the Marbella Partnership Agreement. If applicable, the Sponsor Loan shall remain an obligation of the Partnership upon removal of the General Partner, however payments under the loan shall be suspended until the earlier of sale of the project or loan maturity.

XII. Insurance

At the closing, the General Partner shall provide for title insurance satisfactory to counsel to the Investor in an amount equal to the sum of all Capital Contributions, all mortgage loans and the amount of any Development Fee Note. Prior to the payment of any additional installment of the Capital Contribution, a "date down" of such policy shall be provided.

The General Partner shall provide for (i) liability (general and excess) insurance in an aggregate amount of at least $6,000,000 per occurrence (increased biennially by the CPI Percentage), (ii) hazard insurance (including boiler and machinery coverage) and flood insurance in an amount of not less than the full replacement value of the Property, (iii) rental loss insurance for a period of 12 months after the date of loss and (iv) law and ordinance coverage with no sublimit, including changes in law and ordinances enacted during the course of reconstruction. Builder's risk insurance shall be provided during construction. Architects shall submit evidence of errors and omissions coverage, in amounts reasonably satisfactory to the Investor. Workers compensation insurance shall be provided as to any entity with employees working at the Apartment Complex. All policies shall name the Investor as an additional insured and/or lender's loss payee (where applicable) and shall otherwise be subject to Investor approval.

XIII. Indemnity Agreement

The General Partner shall indemnify the Investor, Hudson and its affiliates, and their respective officers and directors for any untrue statement of a material fact or omission to state a material fact necessary to make any such statement, in light of the circumstances under which they were made, not misleading, by the General Partner or its agents set forth in any document delivered by the General Partner or its agents in connection with the acquisition of the Property, the investment by the Investor in the Partnership and the execution of the Partnership Agreement. The General Partner will be required to provide an environmental indemnification for the duration of the tax credit compliance period.

XIV. General Conditions

Payment of the Second/Third/Fourth Capital Contributions shall be conditioned upon completion of an appropriate due diligence review by the Investor to confirm that there have been no changes in material circumstances affecting the Property, including (i) receipt of estoppel letter(s) from all lenders; (ii) review of title (including a "date-down" endorsement), survey, environmental and other legal and regulatory matters, (iii) receipt of a "No Change" legal opinion from counsel to the Partnership for the Second Capital Contribution, and (iv) certification by the General Partner as to the continued accuracy of representations and warranties made in the Partnership Agreement.

XV. Conditions to Closing

Hudson will perform, and will request the full cooperation of you and your professionals in, customary due diligence in connection with the acquisition of the Property and the Investor interest in the Partnership.

To facilitate the due diligence process, you agree to deliver to Hudson in a timely manner: (i) an appraisal; (ii) a Phase I environmental study of the Property site, prepared in accordance with ASTM standards, and any subsequent additional testing deemed necessary by Investor in its sole discretion; (iii) evidence that none of the buildings are located in the 100 year flood plain; (iv) evidence of the allocation/reservation of Tax Credits; (v) evidence of payment by the General Partner of any taxes imposed on the transfer of the limited Partnership interest in the Partnership; (vi) evidence of the financial status of the Guarantor) by way of current financial statements prepared in accordance with A.I.C.P.A. standards; (vii) evidence that the proforma rents are at least at a 10% discount to market rents; and (viii) such other materials as are reasonably required by Investor as part of its customary financial and legal due diligence review. Such items shall be prepared and furnished at your own expense. Your execution of this Letter of Intent will also be deemed consent to perform background checks on the principal(s) of the General Partner and Developer, as well as any individual Guarantor. At closing, Hudson shall be reimbursed up to $100,000 for its legal. The General Partner understands that any consultant, engineering, environmental or other, selected for the project shall be acceptable to the lender and to the equity investor and that the Partnership shall bear the cost of fees associated with pre-construction feasibility studies, structural analysis, and monthly inspections. In the event this Letter of Intent is terminated or the transaction does not close, Hudson shall be reimbursed for its legal and due diligence expenses incurred to date.

Additionally, approval of this transaction is subject to Investor's satisfactory completion of due diligence and Investment Committee approval in its sole and absolute discretion. By executing this proposal and in consideration of the substantial expenses to be incurred by Hudson and its affiliates in legal and accounting fees and for due diligence, you agree that you and your affiliates will not offer any interest in the Property to any other party unless this Letter of Intent is terminated by mutual consent or unless you are notified that, pursuant to its due diligence, the Investor will not complete its investment in the Partnership, which notification shall be given not later than 45 days from our receipt of this Letter of Intent executed by you, subject to extension in the event of any delay on your part in furnishing the requested due diligence materials.

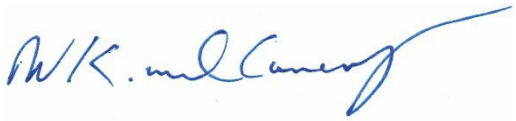
This Proposal contains an outline of suggested terms only, and it does not represent a commitment by Hudson or create any obligation whatsoever on Hudson's part. It is for discussion purposes only, and the outlined terms have not received final approval by the appropriate Hudson's investment committee. This Proposal replaces and voids any and all previous financing proposals by Hudson for the Development.

Please note that our pricing is extremely sensitive to any changes in the financing sources, development budget or timing of the closing of the transaction or delivery of tax credits. Hence, we reserve the right to adjust pricing based on any material change to the proforma including but not limited to sources, depreciation and credit delivery.

The terms of this proposal are confidential, and you have agreed not to share this proposal or its terms with any other party (other than your legal counsel and financing partners). If the above proposal is acceptable, please indicate your acceptance by executing two copies of this Letter of Intent and returning one to Hudson at the above address. We look forward to working with you.

Sincerely,

Hudson Housing Capital LLC



By_____
W. Kimmel Cameron, Jr.
Senior Vice President

Cc: Sam Ganeshan, Hudson Housing Capital, LLC

ACCEPTED AND AGREED TO
THIS _____ DAY OF _____, ____

By:_____
Name:
Title:

Exhibits:

- Exhibit A: Restrictions on Transfer of Limited Partners' Interests
- Exhibit B: Unconditional Lien waivers
- Exhibit C: Purchase Option
- Exhibit D: VHDA 2025 ROFR. [attached separately]

Exhibit A: Restrictions on Transfer of Limited Partners' Interests.

Prior to the first to occur of (i) the making by the Investor of its final Capital Contribution pursuant to Section 5.01(c) or (ii) any event or occurrence described in Section 5.05(a) or Section 8.12(a) (the period prior to the first to occur of the events described in such two clauses, the "Restricted Period"), no offer, sale, transfer, assignment, hypothecation or pledge of the Limited Partner Interest of the Investor shall be permitted unless the General Partner, in its reasonable discretion, shall have Consented thereto, and the Lender, if required, also shall have consented thereto and (if applicable) HUD shall have approved the Form 2530 associated with such transfer or unless the transferee is an Affiliate of such Limited Partner or a lender with a security interest as of the date of this Agreement in such Limited Partner's Partnership Interest.

After the Restricted Period, the Investor and the Special Limited Partner may at any time and without the Consent of any other Partner (but subject if applicable to obtaining any required Consent of the Lender and any required approval of HUD of the Form 2530 associated with such transfer) transfer, sell, assign or pledge its Limited Partner Interest to any third party; provided that such transfer shall not cause the Partnership to be treated as a publicly traded partnership taxable as a corporation. Notwithstanding any other provisions herein, the Investment Partner and the Special Limited Partner agree that they will not transfer their respective Interests in the Partnership to an entity, or its affiliates, who (i) has been debarred by VHDA or otherwise prohibited by VHDA from participating in tax credit transactions for negative dealings with such entity relating to the exercise of a right of first refusal by a non-profit managing member or general partner or (ii) any entity for which the General Partner provides reasonably detailed and specific examples of such entity's pattern or practice of impeding, denying, or unreasonably delaying the exercise of a right of first refusal by a non-profit sponsor as reasonably determined by the Investment Partner, unless the General Partner shall have Consented thereto in its sole and absolute discretion; provided, however, that nothing herein shall be construed as limiting the right of a Limited Partners to transfer their Interest in the Partnership, either directly or indirectly, to any one or more Affiliates of Hudson Housing Capital LLC or to any one or more Persons that is controlled by or under common control with Hudson Housing Capital LLC. The Investor and/or Special Limited Partner shall give Notice of such transfer, sale or assignment to the General Partner prior to or within a reasonable time after such transfer, sale or assignment (but no such notice shall be required in the case of a pledge or collateral assignment by the Investor of its Limited Partner Interest); provided that the Special Limited Partner or Investor shall pay for the cost of such transfer, including any transfer tax.

(a) After the Credit Period but prior to the expiration of the right of first refusal granted under the ROFR Agreement, the General Partner, only upon receiving Notice of a proposed transfer ("Notice of LP Purchase") and so long as it is owned by a nonprofit entity and is not in material default under the terms of the Partnership Agreement (it being understood that any monetary default is deemed material), may require that the Investment Partner sell its Interest to the General Partner or its Affiliate for the greater of the fair market value of the Investment Partner's Interest as determined by a "Qualified Appraiser" (as such term is used in the ROFR Agreement) and the sum of: (i) the estimated "Refusal Purchase Price" as set forth in Section 2 of the ROFR Agreement at the time of such sale, (ii) to the extent that the Investment Partner is projected to have a negative capital account at the end of the Compliance Period, the value of the projected tax losses assuming a 21% tax rate which would have been realized by the Investment Partner for the balance of the Compliance Period discounted at the

Investor IRR; and (iii) any projected distributions of Net Cash Flow (determined using the net operating income over the prior three (3) calendar years from the audited financial statements) which would have been distributed to the Investment Partner for the balance of the Compliance Period discounted at the Investor IRR. Such calculation is to be prepared by the Accountants at the General Partner's expense and is subject to the Consent of the Investment Partner. The General Partner shall be required to post a $10,000 good faith deposit within ten (10) days of issuance of the Notice of LP Purchase. The purchase of the Investment Partner's Interest by the General Partner must occur within 30 days of the issuance of the Notice of LP Purchase. The exercise by the General Partner of its right to purchase the Investment Partner's Interest prior to the end of the Compliance Period shall be subject to the General Partner's continuing obligation to operate the Project in accordance with the requirements of the Code and the Project Documents, including the Minimum Set-Aside Test and the Rent Restriction Test and shall include an indemnification of the Limited Partners by the Guarantor against any Tax Credit Recapture Amounts, including interest that accrues thereon or penalties as may be assessed by the IRS, and shall be conditioned upon there being no deterioration in the financial strength of the Guarantor as determined in the sole but reasonable discretion of the Special Limited Partner and no event of non-compliance with the requirements of Code Section 42 and the related Treasury Regulations during the five (5) years immediately preceding the exercise of the General Partner's rights under this Section 9.04(d). If those conditions are not satisfied, the General Partner shall provide a guarantee, a letter of credit, or similar security, for the benefit of the Limited Partners in an amount equal to the maximum potential liability for any Tax Credit Recapture Amounts, interest and penalties, which is acceptable to the Special Limited Partner, in its sole and absolute discretion. Failure to consummate the transaction contemplated herein shall result in the forfeiture of the good faith deposit and any future right to exercise the Notice of LP Purchase.

Exhibit B: Unconditional Lien waivers

<<< Company Letterhead >>>

Contractor Payoff Letter
[DATE]

Hudson Housing Capital LLC
630 Fifth Ave, 28th Floor
New York, New York 10111

Re: [Property Name and Address]

Dear Mr. Anbar:

This is to confirm the following:

1. [General Contractor] has been paid to date in the amount of [$_____] as evidenced by the attached unconditional lien waivers from the Contractor and Subcontractors.
2. The outstanding balance, including punch list and retention on the abovementioned construction contract and including all pending change orders (as evidenced by the attached pending change order log) and all amounts owed to all Subcontractors and suppliers for the project, is [$_____].
3. There will be no additional change orders.
4. Submitted with this letter are conditional lien waivers from the Contractor and Subcontractors for all amounts less retainage, punch list items, and/or other amounts owed.

Furthermore, the Contractor acknowledges that to the extent punch list items remain to be completed, such punch list shall be completed within ninety (90) days of the date of Substantial Completion, as such term is defined in the Amended and Restated Limited Partnership Agreement of [_____] dated December [__], 2026.

Sincerely,

Name
Title
General Contractor

Exhibit C: Purchase Option

The General Partner shall have an option to either purchase the (a) Apartment Complex (the "Project Option") or (b) Limited Partner's partnership interest in the Partnership ("Interest Option") for a period of twenty four (24) months immediately following the end of the tax credit compliance period. The exercise of the Project Option or Interest Option shall be conditioned upon the General Partner not having been removed and any monetary defaults accrued prior such date having been or being cured through payment of the purchase price.

The purchase price for the Project Option shall be the greater of (A) the sum of (i) an amount sufficient to pay all outstanding debt (including Limited Partner or General Partner Loans) and liabilities of the Partnership upon its termination and liquidation as projected to occur immediately following the sale pursuant to the Project Option, (ii) the Limited Partner's tax liability and (iii) unpaid adjusters due to the Limited Partners and (B) the sum of (i) all outstanding amounts owed to the Limited Partners in connection with Limited Partner Loans and (ii) the fair market value of the Apartment Complex, subject to all applicable use restrictions and any other discounts typically applied to affordable housing. The General Partner shall select the appraiser with the prior consent of the Limited Partner, which consent shall not be unreasonably withheld. In the event that the parties are unable to agree upon an appraiser, the General Partner and the Special Limited Partner each shall select an appraiser. If either party fails to select an appraiser within ten days, the determination of the other appraiser shall control. If the difference between the appraised fair market values set forth in the two appraisals is not more than ten percent (10%) of the appraised fair market value set forth in the lower of the two appraisals, the fair market value shall be the average of the two appraisals. If the difference between the two appraisals is greater than ten percent (10%) of the lower of the two appraisals, then the two appraisers shall jointly select a third appraiser whose determination of appraised fair market value shall be deemed to be binding on all parties as long as the third determination is between the other two determinations. If the third determination is either lower or higher than both of the other two appraisers, then the average of all three appraisers shall be the fair market value. The Partnership and the General Partner shall each pay one-half of the fees and expenses of any appraisers selected pursuant to this Section 8.02(d). The appraiser shall be MAI-designated or similarly qualified with experience in appraising rent-restricted properties.

The purchase price for the Interest Option shall be the greater of (A) (i) the fair market value of the Limited Partner's Partnership Interest, subject to all applicable use restrictions and any other discounts typically applied to affordable housing, plus (ii) all outstanding amounts owed to the Limited Partners in connection with the Limited Partner Loans and (B) (i) all amounts owed to the Limited Partners in connection with the Limited Partner Loans, (ii) the Limited Partner's tax liability and (iii) unpaid adjusters due to the Limited Partners. The General Partner shall select the appraiser with the prior consent of the Limited Partner, which consent shall not be unreasonably withheld.

Tab D:

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

Tab D: Supporting Documentation Related to List of LIHTC Developments

In 2017, True Ground Housing Partners, Inc. (formerly the Arlington Partnership for Affordable Housing, Inc.) received IRS Form 8823 related to the Columbia Grove apartments. In 2016, True Ground began demolition of a surface parking lot at the Columbia Grove site as part of construction of the Columbia Hills East and Columbia Hills West developments, triggering a noncompliance event that was pre-approved by VHDA, and will remain uncorrected for the life of the compliance period.

True Ground has also received other IRS Form 8823s over the prior ten years as a result of minor non-compliance at other projects, all of which have been corrected.

The following properties have achieved substantial completion and are in the process of completing 8609s: Unity Homes at Ballston Station, Arna Marbella, Marbella South Four, and Marbella North Nine.

Unity Homes at Ballston Station reached substantial completion on **March 15, 2024**. A draft Form 8609 has been issued by Virginia Housing, and we expect final approval within the next 30 days.

Arna Marbella achieved substantial completion on **June 6, 2024**. The final cost certification remains outstanding, and the Form 8609 application is due by **March 17, 2026**.

Marbella South Four and **Marbella North Nine** reached substantial completion on **October 30, 2025**. The final cost certification is outstanding but is expected by **March 12, 2026**. The Form 8609 application is due by **April 30, 2026**.

V. Previous Participation Certification

Development Name: Leckey Nine

Name of Applicant (entity): Leckey Nine Limited Partnership

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 loa 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 arbite 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

Carmen Romero

Printed Name

3/5/2026

Date (no more than 30 days prior to submission of the Application)

Tab E:

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

PURCHASE AGREEMENT
(Leckey Gardens)

THIS PURCHASE AGREEMENT (this "Agreement") is made as of March 1, 2026 (the "Effective Date") by and between **LORCOM ARMS LIMITED PARTNERSHIP**, a Virginia limited partnership ("Seller"), and **LECKEY FOUR LIMITED PARTNERSHIP**, a Virginia limited partnership (the "Leckey 4% Owner") and **LECKEY NINE LIMITED PARTNERSHIP**, a Virginia limited partnership (the Leckey 9% Owner, and together with the Leckey 4% Owner, the "Purchaser").

WHEREAS, Seller owns, among other real estate, approximately 1.33 acres of land located in Arlington County, Virginia and more particularly described on Exhibit A attached hereto (the "Land"), which Land contains 40 residential rental units in two buildings (the "Improvements," and together with the Land, the "Real Estate").

WHEREAS, Purchasers intend to demolish the Improvements and construct two new affordable housing projects on the Land, with a project to be owned by the Leckey 4% Owner having 147 residential units, approximately 188,902 square feet of interior space, and using four percent low-income housing tax credits (the "4% Project"), and a project to be owned by the Leckey 9% Owner having 102 residential rental units, approximately 166,015 square feet of interior space, and using nine percent low-income housing tax credits (the "9% Project").

WHEREAS, immediately upon Purchaser's purchase of the Real Estate, Purchaser will subject the Land to a land condominium regime having two condominium units, with one condominium unit immediately transferred to the Leckey 4% Owner for the construction of the 4% Project and the other condominium unit immediately transferred to the Leckey 9% Owner for the construction of the 9% Project.

WHEREAS, Seller desires to sell and Purchaser desires to purchase the Property (defined below) on the terms and conditions hereinafter stated.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Description of the Property. The property that is the subject of this Agreement is as follows:

(a) The Real Estate;

(b) All rights, privileges, and easements appurtenant to the Real Estate, including without limitation, all water rights, rights of way, roadways, utility facilities and other appurtenances used or to be used in connection with the beneficial use of the Real Estate; and

(c) All of Seller's rights in any studies, surveys, reports, government approvals, permits, licenses, engineering plans, site plans, architectural plans, environmental studies, soils reports, books and records, and similar approvals, plans and reports relating to the Property, to the extent assignable by Seller.

All of the property described in (a), (b), and (c) above is hereinafter collectively referred to as the "Property".

2. Agreement to Sell and Purchase. Seller agrees to sell and convey and Purchaser agrees to purchase the Property on the terms and conditions herein provided.

3. Purchase Price and Terms. Purchaser shall pay to Seller as the purchase price for the Property (the "Purchase Price") a total of $3,735,000, with the Leckey 4% Owner

paying $2,205,144 of the Purchase Price and the Leckey 9% Owner paying $1,529,856 of the Purchase Price.

4. Title to the Property; Environmental Assessment.

(a) At the closing of the transaction contemplated hereunder (the "Closing"), Seller shall convey good and marketable fee simple title to the Property, insurable as such in an amount equal to the Purchase Price by such title company as Purchaser may choose, at regular rates, on a form of owner's policy satisfactory to Purchaser, free and clear of any and all liens and encumbrances except for (i) any lien of real estate taxes not yet due and payable, and (ii) exceptions (other than liens securing the payment of money) set forth in Purchaser's title insurance commitment for the Property as to which Purchaser has not made any objection as provided hereinafter. The matters described in clauses (i) and (ii) above are hereinafter referred to as "Permitted Encumbrances."

(b) Seller shall not cause or permit the status of title to, or the environmental condition of, the Property to be modified in any way subsequent to the Effective Date of this Agreement without the prior written consent of Purchaser.

5. Closing.

(a) Closing shall occur on a date chosen by Purchaser with at least thirty (30) days' prior written notice to Seller; provided, however, that in no event shall the Closing occur after December 31, 2027.

(b) The parties shall cooperate with each other in good faith in order to conduct the Closing in escrow, whereby Purchaser and Seller shall deliver to the escrow agent chosen by Purchaser (the "Escrow Agent"), at or prior to the time for Closing, all funds and/or instruments required to be delivered by them respectively at the Closing, and shall take all such

other actions as shall be required hereunder to be undertaken by them respectively at or prior to the time of Closing.

6. Conveyance; Adjustments.

(a) The following documents shall be executed and/or delivered by Seller to Purchaser and/or Escrow Agent at Closing:

(i) A deed in recordable form conveying fee simple title to the Property to Purchaser or its designees or assigns, free and clear of all liens, encumbrances or defects, and as otherwise described in Section 4(a) (excepting the Permitted Encumbrances) (the "Deed");

(ii) A bill of sale conveying any and all personal property of Seller, if any, located on the Property, with an affidavit that all such personal property is being conveyed to Purchaser free and clear of all liens and encumbrances of any nature;

(iii) All plans and specifications, architectural drawings and renderings, site plans, record plats, subdivision plats, test borings, engineering studies, surveys, permits, approvals and other information within Seller's possession or control concerning the Property;

(iv) An assignment of all of Seller's contract rights associated with the Property;

(v) An affidavit prepared by the title company issuing the title policy to Purchaser for execution by Seller stating under the penalties of perjury that Seller is not a "foreign person" as that term is defined under Section 1445 of the Internal Revenue Code of 1986, as amended;

(vi) A settlement statement reflecting adjustments pursuant to Section 6(b) and (c) below;

(vii) A certification dated as of the Closing Date providing that all of Seller's representations and warranties set forth herein are true and correct in all material respects;

(viii) Such other certificates, agreements and other documents as may be reasonably requested by the title company insuring title to the Property, in order to permit it to issue a title policy reflecting that Purchaser holds good and marketable title to the Property, subject only to the Permitted Encumbrances; and

(ix) All other documents reasonably necessary or appropriate to effectuate the purposes of this Agreement.

(b) Purchaser shall bear the cost of all title insurance premiums, title examination and other title company charges, unless this Agreement is terminated because Seller is unable to deliver title to the Property as specified herein, in which event all title company charges will be paid by Seller. Purchaser shall pay the costs of recording any mortgages or deeds of trust on the Property, and Seller shall pay the cost of releasing any existing mortgages, deeds of trust, or other liens or encumbrances. Purchaser shall pay all transfer and recordation taxes and expenses. Purchaser and Seller shall each bear the fees of its respective counsel, advisors, and for any other representation provided to or contracted for by such party in connection with this Agreement.

(c) Pro rata adjustments on a per diem basis shall be made between Purchaser and Seller as of Closing Date with respect to the following items:

(i) Real estate taxes, ad valorem taxes, escrows, front foot benefit and any similar charges by governmental authorities or special taxing districts; and

(ii) All other charges typically prorated between buyers and sellers of commercial real estate in the jurisdiction where the Property is located.

(d) The risk of loss or damage to the Property by fire or other casualty shall remain on Seller until the Deed is delivered by Seller at Closing. Seller agrees to keep in place adequate public liability insurance until Closing. In the event any portion of the Property is condemned by any governmental authority under its power of eminent domain, or is the subject of any notice of condemnation (a "Condemnation Proceeding"), then, notwithstanding anything to the contrary contained herein, Purchaser may elect to terminate this Agreement, in which event the parties shall have no further liability to each other hereunder. In the event that a Condemnation Proceeding is filed and/or is pending against a portion of, but less than the entire Property (a "Partial Taking"), and such Partial Taking does not, in the reasonable opinion of Purchaser, materially negatively impact Purchaser's ability to develop the Project, Purchaser may elect (but is not obligated) to proceed to Closing. In such event, the proceeds of the Partial Taking up to the amount of the Purchase Price shall be paid to the Seller and the Purchase Price shall be reduced by the greater of (i) the amount of such proceeds paid to Seller; or (ii) the percentage of the land area taken under the Partial Taking as compared to the total acreage of the Property multiplied by the Purchase Price. Any proceeds from the Partial Taking in excess of the Purchase Price shall be delivered to the Escrow Agent to be held in escrow and shall be paid to Purchaser at Closing or, in the event of a Purchaser Default hereunder, to Seller. Purchaser shall be provided notice by Seller of any Condemnation Proceedings (whether for the entire Property or for a portion of the Property), and Purchaser shall have the right, at its option and expense, to represent Seller in such proceedings. Seller agrees to cooperate with Purchaser to effectuate such Purchaser's rights, including providing notice to the condemning party. In the

event of any Condemnation Proceeding, the Closing Date and any other deadlines and expiration dates set forth herein shall be extended by one (1) day for each day that any Condemnation Proceeding is pending.

7. Default.

(a) If Purchaser defaults under this Agreement (subject to any applicable cure period), including, without limitation, Purchaser's failure to make payment at Closing (a "Purchaser Default"), Seller's sole remedy shall be the collection from Purchaser of Ten Thousand Dollars ($10,000) as full and complete liquidated damages, and neither Purchaser nor Seller shall have any further obligation or liability hereunder. The parties agree that Seller's collection of such liquidated damages shall constitute fair consideration for Seller's loss of the sale of the Property and for having removed the Property from the market during the term of this Agreement. Seller shall also be entitled to any attorneys' fees and costs reasonably incurred in obtaining payment of the liquidated damages. Without limiting the foregoing, in the event of a Purchaser Default, Seller shall have no right to seek any equitable remedy, including, without limitation, specific performance of this Agreement.

(b) If Seller defaults under this Agreement (subject to any applicable cure period as provided herein) including, without limitation, the breach of any representation, warranty or covenant herein (a "Seller Default"), Purchaser shall be entitled (i) to pursue specific performance, or (ii) to terminate this Agreement, whereupon Seller shall reimburse Purchaser for the costs of all property studies and other expenses incurred by Purchaser (the "Expenses Reimbursement"), which expenses reimbursement shall not exceed $25,000. Notwithstanding the foregoing, Purchaser shall not have waived its right to, and shall be entitled to exercise any rights

and remedies available to Purchaser at law or in equity. Purchaser shall also be entitled to any attorneys' fees and costs reasonably incurred in enforcing its rights under this Agreement.

8. Purchaser's Conditions Precedent to Closing.

(a) The following conditions shall exist at the time of Closing hereunder, and the obligation of Purchaser to purchase the Property pursuant to the terms of this Agreement shall be conditioned upon and subject to the satisfaction (or waiver in writing by Purchaser) of each such condition:

(i) The status of title to the Property shall be as required by this Agreement.

(ii) No part of the Property shall have been acquired, or shall be about to be acquired, by authority of any governmental agency in the exercise of its power of eminent domain or by private purchase in lieu thereof, no portion of the Property shall have been damaged, and no zoning or similar land use proceeding shall have been instituted, where such acquisition, damage or proceeding would have a material adverse affect on Purchaser's intended development and construction of the Project.

(iii) Seller shall not be in material breach of its representations and warranties as set forth herein and Seller shall have performed and complied in all material respects with all of the covenants and conditions required by this Agreement to be performed or complied with at or prior to Closing.

(iv) Seller shall deliver possession of the Property to Purchaser at Closing, free of all leases, tenancies and occupants.

(v) All written notices of violations of governmental orders or requirements noted or issued by any public authority having jurisdiction, and any action in any court

against or affecting the Property, shall have been complied with by Seller, and the Property shall be free and clear thereof.

(vi) The Property abuts and has an unrestricted right of access to a public road, and storm sewer, sanitary sewer, water, gas, electric, telephone and cable television shall be available to the boundaries of the Property in sufficient quantities to serve Purchaser's intended development of the Property and at a cost reasonably acceptable to Purchaser.

(b) If any of the foregoing conditions are not fully satisfied as of the Closing Date, Purchaser shall have the option: (i) to waive such condition precedent and proceed to Closing, or (ii) to terminate this Agreement, and the parties shall be relieved of all further obligation and/or liability hereunder. In the event the failure to fully satisfy any of the foregoing conditions also constitutes a Seller Default, then Purchaser shall also have all rights triggered by a Seller Default as described herein.

9. Seller's Conditions Precedent to Closing.

(a) The following conditions shall exist at the time of Closing hereunder, and the obligation of Seller to sell the Property pursuant to the terms of this Agreement shall be conditioned upon and subject to the satisfaction (or waiver in writing by Seller) of each such condition:

(i) Purchaser shall not be in material breach of its representations and warranties as set forth herein and Purchaser shall have performed and complied in all material respects with all of the covenants and conditions required by this Agreement to be performed or complied with at or prior to Closing.

(ii) Purchaser has delivered the Purchase Price to the Escrow Agent.

(b) If any of the foregoing conditions are not fully satisfied as of the Closing Date, Seller shall have the option: (i) to waive such condition precedent and proceed to Closing, or (ii) to terminate this Agreement, and the parties shall be relieved of all further obligation and/or liability hereunder. In the event the failure to fully satisfy any of the foregoing conditions also constitutes a Purchaser Default, then Seller shall also have all rights triggered by a Purchaser Default as described herein.

10. Representations; Warranties; Covenants.

(a) Seller hereby warrants, represents and/or covenants, as applicable, to Purchaser as of the date hereof and as of the Closing Date:

(i) Seller at Closing will hold good, marketable indefeasible fee simple title to the Property, subject only to the Permitted Encumbrances.

(ii) Seller is a limited partnership, validly existing in good standing under the laws of the Commonwealth of Virginia, and Seller has the right, power and authority to enter into this Agreement and to sell the Property in accordance with the terms and conditions of this Agreement; at Closing, no other party will have any ownership or other interest in the Property or rights to consent to the terms of this Agreement.

(iii) Neither Seller nor any related entity has, nor will while this Agreement is in effect, (A) enter into any other option or contract of sale or execute any deeds, leases, declarations, preferences, conditions, restrictions, zoning proffers, covenants, easements, or rights-of-way materially adversely affecting the Property or (B) otherwise convey or encumber, or permit any lien or encumbrance upon (other than the Permitted Encumbrances) the Property or any interest therein without the prior written consent of Purchaser.

(iv) There is no litigation or proceeding of any type pending, or to the knowledge of Seller, threatened against or relating to the Property or to Seller's ability to sell the Property at law or in equity before any federal, state, municipal or local government authority, department, commission, board, bureau, agency, or instrumentality thereof. To Seller's knowledge, Seller has complied with all laws, ordinances, regulations and orders applicable to the Property. Seller has not received any notice that Seller is in violation of any building, zoning, health or other ordinances, resolutions, statutes or regulations of any government, government agencies, or insurance underwriter, with respect to the use, occupation, maintenance, condition or operation of the Property which has not been cured.

(v) Seller is not a "foreign person" under Section 1445 of the Internal Revenue Code of 1986, as amended and will make an affidavit of this fact at time of Closing.

(vi) At Closing, all notices of violations of governmental orders or requirements noted or issued by any public authority having jurisdiction, and any action in any court against or affecting the Property, shall have been complied with by Seller and the Property shall be free and clear thereof.

(vii) No petition in bankruptcy (voluntary or involuntary) or for the appointment of a receiver or trustee has been filed by or against Seller, or is contemplated by Seller.

(viii) Seller has no knowledge of any actual, pending, or threatened designation of any portion of the Property as a historic landmark or archeological district, site or structure; Seller has no knowledge of any graveyard lying within the Property.

(ix) This Agreement has been duly authorized, executed and delivered by Seller, and constitutes the legal, valid and binding obligations of Seller, and all other documents executed by Seller which are to be delivered to Purchaser at Closing are, or at the time of Closing, will be duly authorized, executed, and delivered by Seller, and constitute the legal, valid, and binding obligations of Seller.

(x) The execution and performance of this Agreement will not violate any law, rule, regulation, court order, contract, agreement, commitment or obligation by which either the Property or Seller is a party or is bound.

(xi) No assessments by any governmental agency or authority are pending, noted or levied against all or any portion of the Property that remain unpaid, except for real property taxes not yet due and payable.

(xii) All bills for mechanics' liens, tax liens, chattel liens or for services performed or materials or labor provided in connection with work or improvements affecting the Property have been or will be paid in the ordinary course of business, and in all events prior to Closing. Seller shall certify the same to the title insurance company insuring Purchaser's title to the Property, if required. In the event any claim is made by any party for payment of sums due for the furnishing of labor and/or materials for the Property for the benefit of Seller prior to or subsequent to the Effective Date of this Agreement, but prior to Closing, such sums shall be paid by Seller on or before the Closing Date. In the event any lien is filed against the Property subsequent to the Closing Date as a result of the furnishing of such labor and/or materials for the benefit of Seller, Seller shall expeditiously pay said claim or discharge said lien or obtain a full and complete release thereof, or provide a sufficient surety bond or other security to protect Purchaser while any such claim is being defended or challenged by Seller.

(xiii) The Property is vacant and there are no leases, tenancies or occupancy agreements affecting all or any portion of the Property, and no party other than Seller has any right or claim to possession of all or any portion of the Property.

(xiv) At Closing, there will be no management, service, maintenance, employment or other contracts binding on or affecting the Property.

(xv) Seller is not in default under any mortgage or deed of trust encumbering the Property.

No representation, warranty or covenant by Seller in this Agreement contains or will contain any untrue statement of a material fact, or omits or will omit to state a material fact necessary to make the statements therein not misleading. The representations and warranties made herein shall be true and correct at the time of Closing, and all exhibits attached hereto are fully accurate, true and complete to the best of Seller's knowledge and belief. If Seller obtains knowledge that any of its representations and warranties set forth in this Section are untrue or become untrue or incorrect in any respect, Seller shall promptly notify Purchaser in writing of the same and Seller shall take all actions required to cure the same.

(b) Purchaser hereby warrants and represents to Seller as follows:

(i) Purchaser is a limited partnership duly organized and validly existing in good standing under the laws of the Commonwealth of Virginia and has the right, power and authority to enter into this Agreement and to purchase the Property in accordance with the terms and conditions hereof; no other party has rights to consent to the terms of this Agreement.

(ii) This Agreement has been duly authorized, executed and delivered by Purchaser, and constitutes the legal, valid and binding obligations of Purchaser, and all other documents executed by Purchaser which are to be delivered to Seller at Closing are, or at the

time of Closing, will be duly authorized, executed, and delivered by Purchaser, and constitute the legal, valid, and binding obligations of Purchaser.

(iii) There is no litigation or proceeding of any type pending, or to the knowledge of Purchaser, threatened against or relating to the Property or to Purchaser's ability to purchase the Property.

(iv) No petition in bankruptcy (voluntary or involuntary) or for the appointment of a receiver or trustee has been filed by or against Purchaser, or is contemplated by Purchaser.

(v) The execution and performance of this Agreement will not violate any law, rule, regulation, court order, contract, agreement, commitment or obligation by which Purchaser is bound.

11. Government Applications. Purchaser shall have the right to make application to, and make such agreements with, federal, state, local and private agencies as are necessary to obtain such approvals, permits, financing, subdivisions, zoning changes, and other assistance as may be necessary to develop, own and operate the Property. Seller shall cooperate with Purchaser in Purchaser's efforts to obtain all governmental approvals for Purchaser's development of the Property, including, without limitation, zoning approvals and debt and equity financing commitments, and, in that regard, Seller shall execute, from time to time, in each case within seven (7) business days after receipt from Purchaser, all applications, plats, filings and other documents related to the project approvals for which Seller's signature is required, at no cost or expense to Seller, except for any attorneys' fees which Seller may incur for Seller's counsel's review of such documents.

12. Brokerage. Purchaser and Seller each represent and warrant to the other that no agent, broker or finder has acted for it in connection with this Agreement and the sale of the Property. Each party (a "Brokerage Indemnitor") agrees to defend, protect, hold harmless and indemnify the other party (a "Brokerage Indemnitee") from and against any and all claims, liabilities, demands, suits, damages, causes of action, judgments, verdicts, liens, costs and expenses (including reasonable attorneys' fees) and all other losses arising from any claim against a Brokerage Indemnitee by any broker, agent, salesperson or other representative for any fees or commissions arising by reason of any action on the part of a Brokerage Indemnitor.

13. Notice and Cure. In the event either party fails to perform any of its obligations under this Agreement, the non-defaulting party shall give the defaulting party written notice of such default. The defaulting party shall have five (5) business days after receipt of such notice to cure such default if the default involves the payment of money, and twenty (20) business days to cure any other default before the non-defaulting party may enforce any of its rights hereunder. If the cure for a non-monetary default reasonably takes more than twenty (20) days, and good faith efforts are being applied by the defaulting party to cure the default, the time to cure such default shall be extended to reasonably allow the defaulting party to cure the default, limited to a maximum of sixty (60) days.

14. Enforcement. In the event either party hereto fails to perform any of its obligations under this Agreement or in the event a dispute arises concerning the meaning of interpretation of any provision of this Agreement, the defaulting party or the party not prevailing in such dispute, as the case may be, shall pay any and all costs and expenses incurred by the other party in enforcing or establishing its rights hereunder, including, without limitation, court costs and reasonable attorneys' fees.

15. Further Assurances. Seller and Purchaser agree to execute such additional documents and to furnish such additional data as may be reasonably necessary to consummate the transactions provided for in this Agreement.

16. Notices. All notices hereunder shall be in writing and shall be delivered by hand, by certified mail, return receipt requested, by telecopy, or by a nationally recognized overnight courier as follows:

If to Seller:	Lorcom Arms Limited Partnership 4318 N. Carlin Springs Road Arlington, Virginia 22203
If to Purchaser:	Leckey Four Limited Partnership Leckey Nine Limited Partnership 4318 N. Carlin Springs Road Arlington, Virginia 22203

Any such notice shall be considered given on the date of hand or courier delivery, three (3) business days after deposit in the United States Mail, or one (1) business day after deposit with a nationally recognized overnight delivery service. Rejection or other refusal to accept or inability to deliver because of a changed address of which no notice was given shall be deemed receipt of the notice. For purposes of this Agreement, Seller's and Purchaser's counsel may provide and receive notice on behalf of Seller and Purchaser, respectively, and such notice shall be binding on the recipient as if such notice has been provided directly by and to Seller and Purchaser, as the case may be. Each party shall have the right to designate a new address by notifying the other party in writing.

17. Assignment. This Agreement may be assigned by Purchaser without Seller's prior written consent.

18. Confidentiality. Any information provided (whether oral or written) by any party to the other shall be treated as confidential by the other and shall not be disclosed by

such party, its agents, representatives, employees, legal or financial advisors, in any manner other than to lenders, partners, consultants etc., whose work, advice or consents or approvals would be necessary to carry out the contemplated transaction, or whose financial interests would be affected by the transaction. Notwithstanding the foregoing, the party receiving the same may disclose the same to its employees involved in the due diligence and/or negotiation of the transaction, as well as its financial and legal advisors, who shall be bound by the terms of this Section as if they had signed a copy of this Agreement. It is further understood and agreed that it is necessary that this transaction (and all of the terms of this Agreement, and of any other agreements to be entered into relating to this Agreement, as well as the negotiations related hereto and thereto) be kept confidential, and that no publicity or information relating to the same be issued or leaked to the press or any other parties whatsoever until all parties agree as to exactly what is going to be stated and when, or unless otherwise required to be disclosed by law or regulation. The provisions of this Section shall survive the termination of the Agreement.

19. Miscellaneous Provisions.

(a) This Agreement contains the entire agreement between the parties hereto and is intended to be an integration of all prior or contemporaneous agreements, conditions or undertakings between the parties hereto; there are no promises, agreements, conditions, undertakings, warranties or representations, oral or written, express or implied, between and among the parties hereto other than as herein set forth. No change or modification of this Agreement shall be valid unless the same is in writing and signed by Seller and Purchaser.

(b) Wherever herein reference is made to "days", the same shall mean "calendar days". Wherever in this Agreement a time period shall end on a day, which is a Saturday,

Sunday, or legal holiday, said time period shall automatically extend to the next date which is not a Saturday, Sunday, or legal holiday.

(c) This Agreement and all of the provisions hereof shall be binding upon and shall inure to the benefit of the parties hereto and their respective estates, legal representatives, successors and assigns.

(d) This Agreement shall not be recorded in any manner or form by Seller or Purchaser.

(e) This Agreement shall be governed by and construed in accordance with the internal laws of the Commonwealth of Virginia (without regard to principles of conflicts of law).

(f) The parties acknowledge that this Agreement is the result of substantial negotiation between the parties. The parties further acknowledge and agree that each party and its legal counsel have reviewed, revised, and contributed to this Agreement, such that the normal rules of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be utilized in the interpretation of this Agreement.

(g) This Agreement and any amendments thereto may be signed in various counterparts, which together shall constitute one and the same instrument. To facilitate execution of this Agreement and any amendments thereto, the parties may execute and exchange by electronic transmissions copies of this Agreement and any amendments thereto, and all such copies shall be deemed to be originals.

(h) The recitals appearing at the beginning of this Agreement are incorporated herein as if set forth in the body of this Agreement.

Signature Page Follows

IN WITNESS WHEREOF, and intending to be legally bound, the undersigned parties have duly executed this Purchase Agreement under seal on the dates indicated below their respective signatures.

PURCHASER:

LECKEY FOUR LIMITED PARTNERSHIP,
a Virginia limited partnership

By: Leckey Four Development LLC,
its general partner

By: _____
Carmen Romero
President

LECKEY NINE LIMITED PARTNERSHIP,
a Virginia limited partnership

By: Leckey Joint Venture Nine LLC,
its general partner

By: Leckey Nine Development LLC,
its managing member

By: _____
Carmen Romero
President

SELLER:

LORCOM ARMS LIMITED

PARTNERSHP, a Virginia limited partnership

By: Lorcom Arms Development Corporation,
its sole owner

By: _____
Carmen Romero
President

#972690v2
013119-0013

EXHIBIT A
DESCRIPTION OF LAND

ALL those certain pieces or parcels of land, together with the improvements thereon and appurtenances thereunto belonging, lying, situate and being in Arlington County, Virginia and being more particularly described as follows:

ALL of Lots 25 to 35, inclusive, Section 11, Lee Heights, as the same is duly dedicated, platted and recorded among the Land Records of Arlington County in Deed Book 255, at Page 3,

BEING the same real estate conveyed to Larcom Arms Limited Partnership, a Virginia limited partnership, by deed from Arlington Partnership for Affordable Housing, Inc,, a Virginia non-stock corporation, dated November 13, 2000, recorded November 14, 2000 in the Clerk's Office, Circuit Court, Arlington County, Virginia in Deed Book 3097, at Page 1126,

DEPARTMENT OF REAL ESTATE ASSESSMENTS

2100 Clarendon Boulevard, Suite 502 Arlington, VA 22201
Website: https://www.arlingtonva.us/Government/Topics/Real-Estate
Email: assessments@arlingtonva.us

Notice of 2026 Real Estate Assessment

January 01, 2026

LORCOM ARMS LP
%ARL PRTSHP FOR AFFORD HOUSING
4318 N CARLIN SPRINGS RD
ARLINGTON VA 22203

THIS IS NOT A BILL

RPC Number: 07010001
Property Address: 2031 N WOODROW ST
Legal Description: LTS 25 TO 29

Neighborhood: 870000

Description	Land	Building	Total	Rate	Taxes $	Tax % Change
2026 Value Residential Use	$3,707,000	$1,338,700	$5,045,700	TBD	TBD	TBD
2025 Value Residential Use	$3,707,000	$1,300,200	$5,007,200	.01033	$51,724.36	0.92%
2024 Value Residential Use	$3,707,000	$1,254,500	$4,961,500	.01033	$51,252.28	1.15 %

This is notice of the January 1, 2026, assessed value of the above property. The assessment represents our estimate of 100% of the fair market value. Certain properties may be subject to additional real estate tax rates adopted by the Arlington County Board.

REAL ESTATE TAXES

The tax rate that will apply to the new assessed value has not been established. The Arlington County Board will hold a public hearing on the 2026 real estate tax rates on March 26, 2026, at 6:30 p.m. 2100 Clarendon Blvd. Arlington, VA 22201 Suite 307. The County Board will adopt the 2026 real estate tax rates on April 18, 2026. The adopted rates determine the amount of taxes levied for the year. Real estate taxes are billed by the Arlington County Treasurer in two installments (due June 15 and October 5). If you request a review by the Department of Real Estate Assessments or appeal to the Board of Equalization, the date taxes are due does not change.

The total assessed value of all real property in Arlington County, excluding additional assessments due to new construction or improvements to property, exceeds last year's total assessed value of all real property by 0.9 percent. Individual property values may, however, change at a percentage greater than or less than the above percentage. The tax rate which would levy the same amount of real estate tax as last year, when multiplied by the new total assessed value of real estate with the exclusions mentioned above, would be a tax rate of .010237.

Real estate assessments, property information, parcel maps, review, and appeal forms are available at:
https://www.arlingtonva.us/Government/Topics/Real-Estate

PLEASE SEE NEXT PAGE FOR IMPORTANT INFORMATION

07-010-001 2031 N WOODROW ST ARLINGTON VA 22207

General Information

Owner
LORCOM ARMS LP
%ARL PRTSHP FOR AFFORD HOUSING

Mailing Address
4318 N CARLIN SPRINGS RD
ARLINGTON VA 22203

Legal Description
LTS 25 TO 29 INC AND 31 TO 35 INC SEC 11 LEE HTS 55163 SQ FT

Trade Name
LECKEY GARDENS

Year Built 1949	**Units** 40	**EU#** 0700602A
Property Class Code 311-Apartment - Garden	**Zoning** RA8-18	**Lot Size** 55163
Neighborhood# 870000	**Map Book/Page** 042-03	**Polygon** 07010001
Site Plan N/A	**Rezoning** N/A	**Tax Exempt** No

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2026	01- Annual	$3,707,000	$1,338,700	$5,045,700
1/1/2025	01- Annual	$3,707,000	$1,300,200	$5,007,200
5/1/2024	05- Review	$3,707,000	$1,254,500	$4,961,500
1/1/2024	01- Annual	$3,707,000	$1,370,600	$5,077,600
1/1/2023	01- Annual	$3,707,000	$1,212,200	$4,919,200
1/1/2022	01- Annual	$3,707,000	$1,380,500	$5,087,500
1/1/2021	01- Annual	$3,707,000	$858,300	$4,565,300
1/1/2020	01- Annual	$3,707,000	$926,800	$4,633,800
7/1/2019	05- Review	$3,707,000	$642,800	$4,349,800
1/1/2019	01- Annual	$3,707,000	$840,100	$4,547,100
1/1/2018	01- Annual	$3,707,000	$967,200	$4,674,200
1/1/2017	01- Annual	$3,707,000	$666,500	$4,373,500

Print Disclaimer Acceptance: The party who printed this document accepted the property search site disclaimers located at http://propertysearch.arlingtonva.us

Tab F:

RESNET Rater Certification (MANDATORY)

March 11, 2026

Virginia Housing
Attn: Tax Credit Programs
601 South Belvidere Street
Richmond, VA 23220

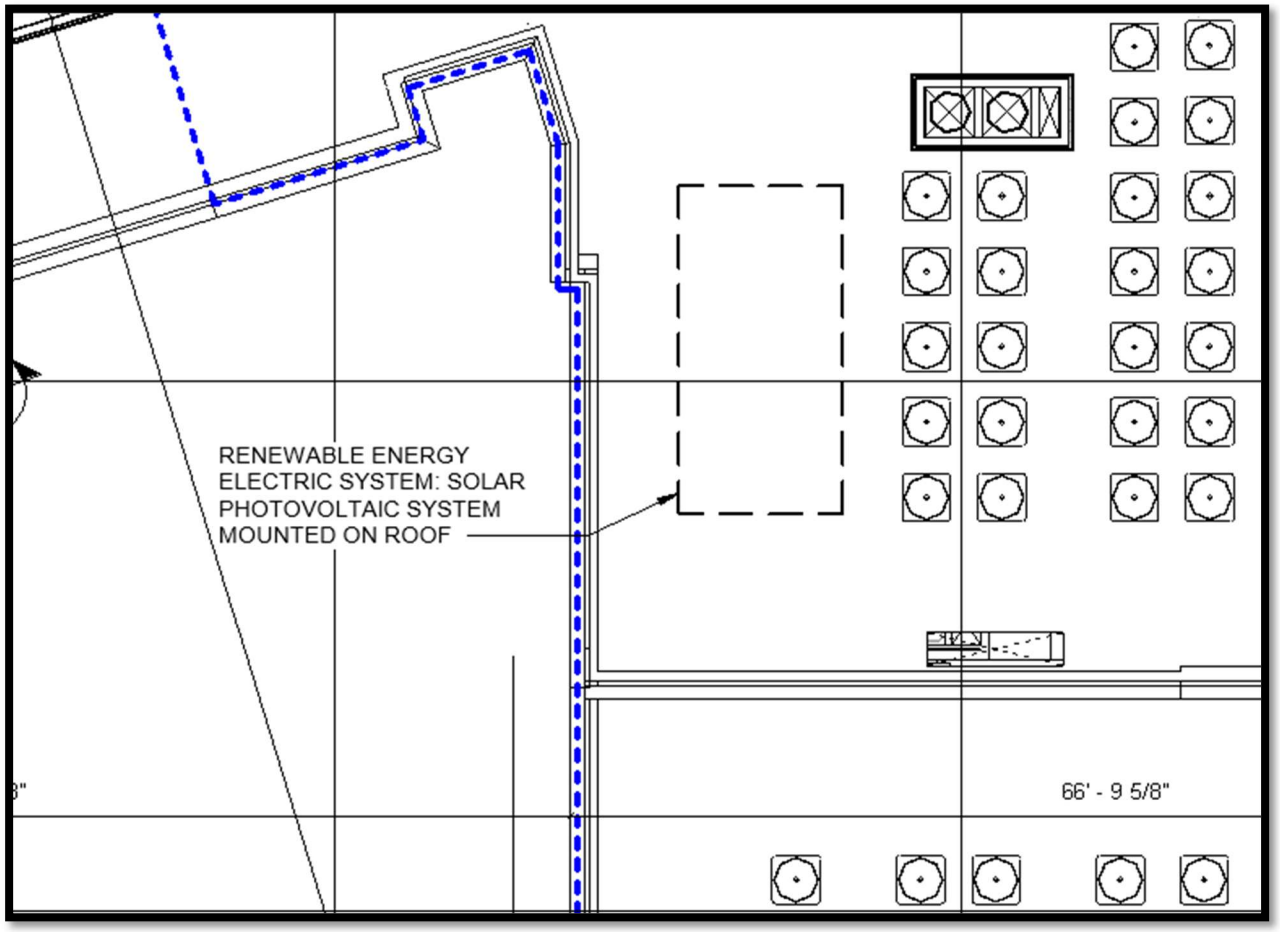
RE: Leckey Gardens
Applicant: Leckey Nine Limited Partnership

Dear Virginia Housing:

In this section (Tab F) of the reservation application of 9% LIHTC, you will find an excerpt from the plans depicting the installation of a renewable energy electric system (Solar Photovoltaic System). This is noted on sheet A213 of the plans. Also included in this section are the RESNET Rater Certification of Development Plans and all associated documentation related to HERS Index Scores.

Sincerely,

True Ground Housing Partners, Inc.


RENEWABLE ENERGY
ELECTRIC SYSTEM: SOLAR
PHOTOVOLTAIC SYSTEM
MOUNTED ON ROOF
66' - 9 5/8"

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*****

RESNET Rater Signature	Printed Name	Date
[signature]	Benoit Rivard	3/4/2026

RESNET Provider Agency	Provider Contact Name
Southern Energy Management	Laurie Colwander

Contact Signature	Email	Phone
Laurie Colwander	laurie@southern-energy.com	919-538-7837

Leckey Gardens
Development Name

EARTHCRAFT

CERTIFIED TECHNICAL ADVISOR

This certificate hereby recognizes that the following individual has demonstrated their commitment to a higher standard for health, performance, comfort, and environmental responsibility by becoming a certified Technical Advisor.

Name: Benoit Rivard

Company: Southern Energy Management

Address: 5908 Triangle Drive, Raleigh, NC 27617

Certified on: June 16, 2021



Amelia Godfrey
EarthCraft Program Manager, Southface

earthcraft
A Program of Southface

EarthCraft is a partnership between Southface and the Greater Atlanta Homebuilders' Association

241 Pine St NE, Atlanta, Georgia 30308 | 404.604.3636 | www.earthcraft.org

03/05/2026

Energy Model & Green Program Assumptions Disclosure

Southern Energy Management has built energy models for the following project:

- **Leckey Gardens**

The energy models follow the *ANSI/RESNET/ICC 301-2022 Standard for the Calculation and Labeling of the Energy Performance of Dwelling and Sleeping Units using an Energy Rating Index*.

The inputs in the energy models that are used to demonstrate preliminary compliance with the Virginia QAP standards are based upon the minimum requirements for Energy Star, as well as the initial plans provided (if applicable) to Southern Energy Management. If plans were provided, they were assumed to be the latest version and a representation of what will be constructed on site.

Unless otherwise indicated, building envelope performance values are assumed to be code minimum for the applicable jurisdiction and are also subject to change after on-site testing is performed. Initial files sent to the project team may indicate a variation in unit square footage values than what is provided to SEM on the preliminary plans. This difference can be attributed to the differing protocols for measuring units between the architect and the residential modeler. If square footage below is the same as the values listed on the plans, note that once measured for the final energy model the square footage utilized may vary.

Southern Energy Management does not guarantee nor attest compliance with the applicable QAP requirements based on these preliminary models or plan set(s) as our review is based on ENERGY STAR for Multifamily New Construction V1.1 compliance and green program (EarthCraft) qualification. All inputs listed in the following Building File Reports are subject to change with any alterations or modifications in the construction documents plan set as well as differences observed during on-site inspections.

As Modeled Unit Type(s)*

**Plans used to generate these scores are preliminary and may not be representative of the final design.*

Number of Bedrooms	Square Footage	Average HERS
1 bedroom	640	57

2 bedroom	1023	55
3 bedroom	1305	57
4 bedroom	1397	56

About Southern Energy Management

Southern Energy Management (SEM) is a HERS rater training provider that has been committed to improving the way people create, consume, and conserve energy since 2001. We are a team of over 200 building performance and solar experts who believe what you do is important, and how you do it matters just as much. SEM provides consultations, inspections, testing and third party verification for multifamily & commercial green building certification programs including (but not limited to): HERS Ratings, ENERGY STAR, National Green Building Standard, LEED, Green Globes, EarthCraft, Fitwel, etc.

https://southern-energy.com/multifamily-energy-services/

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-03-05
Registry ID:
Ekotrope ID: vgGX3K4v

HERS® Index Score:

56 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

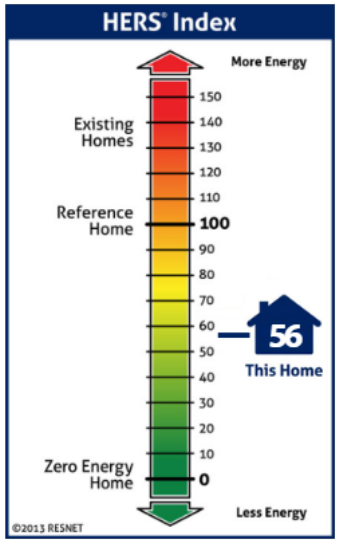
$1,391

*Relative to an average U.S. home

Home:
20th Road North
Arlington, VA 22207
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.3	$202
Cooling	4.1	$159
Hot Water	8.8	$338
Lights/Appliances	16.9	$650
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**35.1**	**$1,440**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	4BR Top
Community:	N/A
Conditioned Floor Area:	1,397 ft²
Number of Bedrooms:	4
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 1.01 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-30
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 3/5/26 at 11:38 AM

ENERGY STAR MF V1.1 Home Report

Property
20th Road North
Arlington, VA 22207
Model: 4BR Top

Leckey Gardens_4BR Top
Architectural Combined

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Builder

Inspection Status
Results are projected

UNCONFIRMED

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	56
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	56
As Designed Home ERI (HERS)	56
As Designed Home ERI (HERS) w/o PV	56

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	6.3	7.0
Cooling	5.3	5.1
Water Heating	8.1	8.1
Lights and Appliances	17.7	16.9
Total	37.3	37.0

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	*Reduction*
Carbon Dioxide (CO_2) - tons/yr	-0.2

Energy Cost Savings $/yr

Heating	-67
Cooling	-14
Water Heating	1
Lights & Appliances	30
Generation Savings	0
Total	-49

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property
20th Road North
Arlington, VA 22207
Model: 4BR Top

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Inspection Status
Results are projected

Leckey Gardens_4BR Top
Architectural Combined

Builder

Building Information

Conditioned Area [ft²]	1,397.00
Conditioned Volume [ft³]	12,573.00
Thermal Boundary Area [ft²]	4,207.00
Number Of Bedrooms	4
Housing Type	Apartment, end unit

Rating

HERS ERI	56
HERS ERI w/o PV	56

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.18
Window / Floor Ratio	0.18
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%
Percent Exterior LED	100%
Refrigerator (kWh/yr)	500.0
Dishwasher Efficiency	270 kWh
Ceiling Fan (Watts)	37.5

Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Clothes Washer LER (kWh/yr)	400.0
Clothes Washer Capacity	3.0
Range/Oven Fuel	Electric

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-03-05
Registry ID:
Ekotrope ID: LOOK4yML

HERS® Index Score:

56

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

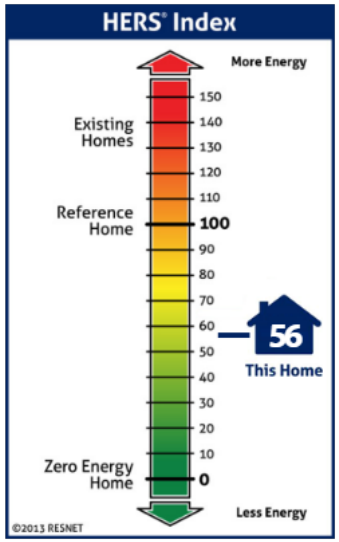
$770

*Relative to an average U.S. home

Home:
20th Road North
Arlington, VA 22207
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	1.8	$71
Cooling	1.8	$70
Hot Water	4.5	$175
Lights/Appliances	10.3	$400
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.4**	**$806**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1BR Middle
Community:	N/A
Conditioned Floor Area:	640 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 0.61 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 3/5/26 at 11:38 AM

ENERGY STAR MF V1.1 Home Report

Property
20th Road North
Arlington, VA 22207
Model: 1BR Middle

Leckey Gardens_1BR Middle
Architectural Combined

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Builder

Inspection Status
Results are projected

UNCONFIRMED

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	59
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	59
As Designed Home ERI (HERS)	56
As Designed Home ERI (HERS) w/o PV	56

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	2.3	2.2
Cooling	2.7	2.3
Water Heating	3.8	3.8
Lights and Appliances	10.8	10.3
Total	19.7	18.6

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	*Reduction*
Carbon Dioxide (CO_2) - tons/yr	-0.0

Energy Cost Savings

	$/yr
Heating	-17
Cooling	4
Water Heating	-0
Lights & Appliances	20
Generation Savings	0
Total	6

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property
20th Road North
Arlington, VA 22207
Model: 1BR Middle

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Inspection Status
Results are projected

Leckey Gardens_1BR Middle
Architectural Combined

Builder

Building Information

Conditioned Area [ft²]	639.50
Conditioned Volume [ft³]	6,701.50
Thermal Boundary Area [ft²]	2,411.50
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	56
HERS ERI w/o PV	56

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.06
Window / Floor Ratio	0.09
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%
Percent Exterior LED	100%
Refrigerator (kWh/yr)	500.0
Dishwasher Efficiency	270 kWh
Ceiling Fan (Watts)	37.5

Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Clothes Washer LER (kWh/yr)	400.0
Clothes Washer Capacity	3.0
Range/Oven Fuel	Electric

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-03-05
Registry ID:
Ekotrope ID: d1EZ87wd

HERS® Index Score:

58

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

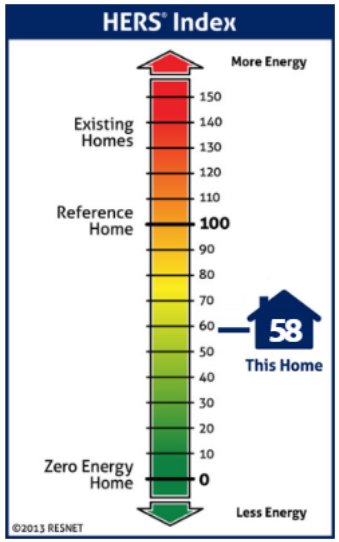
$766

*Relative to an average U.S. home

Home:
20th Road North
Arlington, VA 22207
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.8	$108
Cooling	2.1	$81
Hot Water	4.5	$175
Lights/Appliances	10.3	$397
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**19.6**	**$852**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1BR Top
Community:	N/A
Conditioned Floor Area:	640 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 2.61 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Sealed Attic, R-30
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
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5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 3/5/26 at 11:38 AM

ENERGY STAR MF V1.1 Home Report

Property
20th Road North
Arlington, VA 22207
Model: 1BR Top

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Inspection Status
Results are projected

Leckey Gardens_1BR Top
Architectural Combined

Builder

UNCONFIRMED

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	60
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	60
As Designed Home ERI (HERS)	58
As Designed Home ERI (HERS) w/o PV	58

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	3.4	3.5
Cooling	2.9	2.7
Water Heating	3.8	3.8
Lights and Appliances	10.8	10.3
Total	20.9	20.3

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	*Reduction*
Carbon Dioxide (CO_2) - tons/yr	-0.1

Energy Cost Savings $/yr

Heating	-28
Cooling	-9
Water Heating	0
Lights & Appliances	20
Generation Savings	0
Total	-17

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property
20th Road North
Arlington, VA 22207
Model: 1BR Top

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Inspection Status
Results are projected

Leckey Gardens_1BR Top
Architectural Combined

Builder

Building Information

Conditioned Area [ft²]	639.50
Conditioned Volume [ft³]	6,239.50
Thermal Boundary Area [ft²]	2,341.00
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	58
HERS ERI w/o PV	58

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	R30 - roof deck (foam board); U-0.031
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.06
Window / Floor Ratio	0.09
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%
Percent Exterior LED	100%
Refrigerator (kWh/yr)	500.0
Dishwasher Efficiency	270 kWh
Ceiling Fan (Watts)	37.5

Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Clothes Washer LER (kWh/yr)	400.0
Clothes Washer Capacity	3.0
Range/Oven Fuel	Electric

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-03-05
Registry ID:
Ekotrope ID: L7EyYo5v

HERS® Index Score:

55 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

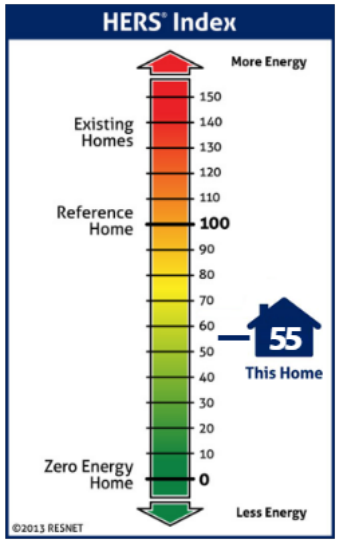
$1,039

*Relative to an average U.S. home

Home:
20th Road North
Arlington, VA 22207
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.8	$110
Cooling	2.5	$98
Hot Water	5.9	$230
Lights/Appliances	13.1	$506
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**24.4**	**$1,035**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	2BR Middle
Community:	N/A
Conditioned Floor Area:	1,023 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 0.58 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 3/5/26 at 11:38 AM

ENERGY STAR MF V1.1 Home Report

Property
20th Road North
Arlington, VA 22207
Model: 2BR Middle

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Inspection Status
Results are projected

Leckey Gardens_2BR Middle
Architectural Combined

Builder

UNCONFIRMED

Mandatory Requirements

- ✔ Duct leakage at post construction better than or equal to applicable requirements.
- ✔ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✔ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✔ Total window thermal properties meet or exceed the applicable requirements
- ✔ Duct insulation meets the EPA minimum requirements of R-6.
- ✔ Mechanical ventilation system is installed in the home.
- ✔ Measured infiltration is better than or equal to applicable requirements.
- ✔ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	58
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	58
As Designed Home ERI (HERS)	55
As Designed Home ERI (HERS) w/o PV	55

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	3.5	3.6
Cooling	3.7	3.2
Water Heating	5.2	5.2
Lights and Appliances	13.7	13.1
Total	26.3	25.1

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	*Reduction*
Carbon Dioxide (CO_2) - tons/yr	-0.0

Energy Cost Savings

	$/yr
Heating	-30
Cooling	4
Water Heating	0
Lights & Appliances	26
Generation Savings	0
Total	-1

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property
20th Road North
Arlington, VA 22207
Model: 2BR Middle

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Inspection Status
Results are projected

Leckey Gardens_2BR Middle
Architectural Combined

Builder

Building Information

Conditioned Area [ft²]	1,023.00
Conditioned Volume [ft³]	9,889.00
Thermal Boundary Area [ft²]	3,302.50
Number Of Bedrooms	2
Housing Type	Apartment, inside unit

Rating

HERS ERI	55
HERS ERI w/o PV	55

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.10
Window / Floor Ratio	0.11
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%
Percent Exterior LED	100%
Refrigerator (kWh/yr)	500.0
Dishwasher Efficiency	270 kWh
Ceiling Fan (Watts)	37.5

Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Clothes Washer LER (kWh/yr)	400.0
Clothes Washer Capacity	3.0
Range/Oven Fuel	Electric

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-03-05
Registry ID:
Ekotrope ID: LOOK4kRL

HERS® Index Score:

55 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

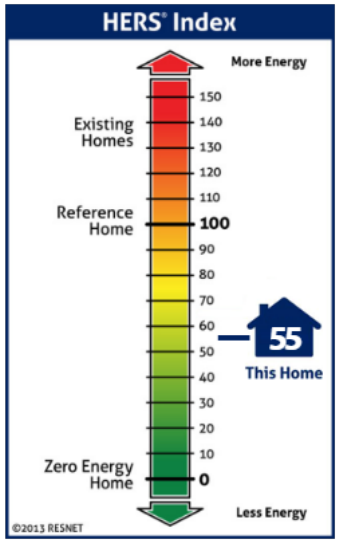
$1,033

*Relative to an average U.S. home

Home:
20th Road North
Arlington, VA 22207
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.8	$108
Cooling	2.5	$98
Hot Water	5.9	$230
Lights/Appliances	13.1	$506
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**24.3**	**$1,033**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	2BR Top
Community:	N/A
Conditioned Floor Area:	1,023 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 0.58 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-30
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 3/5/26 at 11:38 AM

ENERGY STAR MF V1.1 Home Report

Property
20th Road North
Arlington, VA 22207
Model: 2BR Top

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Inspection Status
Results are projected

Leckey Gardens_2BR Top
Architectural Combined

Builder

UNCONFIRMED

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	58
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	58
As Designed Home ERI (HERS)	55
As Designed Home ERI (HERS) w/o PV	55

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	3.4	3.6
Cooling	3.7	3.2
Water Heating	5.2	5.2
Lights and Appliances	13.7	13.1
Total	26.1	25.0

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	*Reduction*
Carbon Dioxide (CO_2) - tons/yr	-0.0

Energy Cost Savings $/yr

Heating	-32
Cooling	2
Water Heating	0
Lights & Appliances	26
Generation Savings	0
Total	-4

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

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Building Specification Summary

Property
20th Road North
Arlington, VA 22207
Model: 2BR Top

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Inspection Status
Results are projected

Leckey Gardens_2BR Top
Architectural Combined

Builder

Building Information

Conditioned Area [ft²]	1,023.00
Conditioned Volume [ft³]	9,207.00
Thermal Boundary Area [ft²]	3,498.00
Number Of Bedrooms	2
Housing Type	Apartment, inside unit

Rating

HERS ERI	55
HERS ERI w/o PV	55

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.10
Window / Floor Ratio	0.11
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%
Percent Exterior LED	100%
Refrigerator (kWh/yr)	500.0
Dishwasher Efficiency	270 kWh
Ceiling Fan (Watts)	37.5

Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Clothes Washer LER (kWh/yr)	400.0
Clothes Washer Capacity	3.0
Range/Oven Fuel	Electric

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-03-05
Registry ID:
Ekotrope ID: LKBaQgE2

HERS® Index Score:

54

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

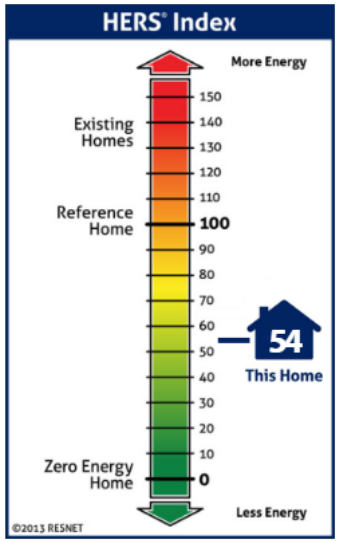
$1,260

*Relative to an average U.S. home

Home:
20th Road North
Arlington, VA 22207
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.6	$139
Cooling	3.2	$123
Hot Water	7.3	$284
Lights/Appliances	15.4	$595
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.5**	**$1,232**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	3BR Middle
Community:	N/A
Conditioned Floor Area:	1,305 ft²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 0.60 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 3/5/26 at 11:38 AM

ENERGY STAR MF V1.1 Home Report

Property
20th Road North
Arlington, VA 22207
Model: 3BR Middle

Leckey Gardens_3BR Middle
Architectural Combined

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Builder

Inspection Status
Results are projected

UNCONFIRMED

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	57
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	57
As Designed Home ERI (HERS)	54
As Designed Home ERI (HERS) w/o PV	54

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	4.6	4.7
Cooling	4.7	3.9
Water Heating	6.6	6.6
Lights and Appliances	16.2	15.4
Total	32.1	30.6

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	*Reduction*
Carbon Dioxide (CO_2) - tons/yr	-0.0

Energy Cost Savings

	$/yr
Heating	-37
Cooling	6
Water Heating	0
Lights & Appliances	30
Generation Savings	0
Total	-1

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property
20th Road North
Arlington, VA 22207
Model: 3BR Middle

Leckey Gardens_3BR Middle
Architectural Combined

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Builder

Inspection Status
Results are projected

Building Information

Conditioned Area [ft²]	1,305.00
Conditioned Volume [ft³]	12,615.00
Thermal Boundary Area [ft²]	4,031.00
Number Of Bedrooms	3
Housing Type	Apartment, inside unit

Rating

HERS ERI	54
HERS ERI w/o PV	54

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.11
Window / Floor Ratio	0.11
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%
Percent Exterior LED	100%
Refrigerator (kWh/yr)	500.0
Dishwasher Efficiency	270 kWh
Ceiling Fan (Watts)	37.5

Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Clothes Washer LER (kWh/yr)	400.0
Clothes Washer Capacity	3.0
Range/Oven Fuel	Electric

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-03-05
Registry ID:
Ekotrope ID: dNJgl3gd

HERS® Index Score:

57 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

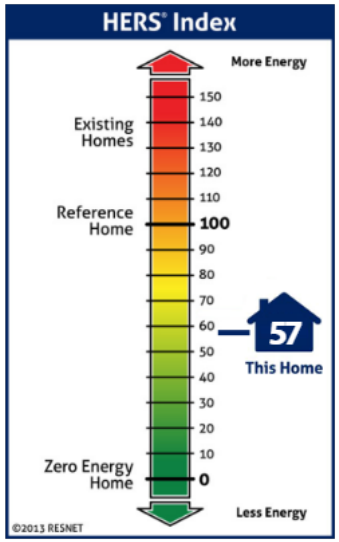
Annual Savings

$1,255
*Relative to an average U.S. home

Home:
20th Road North
Arlington, VA 22207
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.3	$203
Cooling	3.7	$144
Hot Water	7.3	$283
Lights/Appliances	15.3	$589
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**31.6**	**$1,309**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	3BR Top
Community:	N/A
Conditioned Floor Area:	1,305 ft²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 2.60 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Sealed Attic, R-30
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 3/5/26 at 11:38 AM

ENERGY STAR MF V1.1 Home Report

Property
20th Road North
Arlington, VA 22207
Model: 3BR Top

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Inspection Status
Results are projected

Leckey Gardens_3BR Top
Architectural Combined

Builder

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

UNCONFIRMED

ERI (HERS) Index Target

Reference Home ERI (HERS)	59
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	59
As Designed Home ERI (HERS)	57
As Designed Home ERI (HERS) w/o PV	57

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	6.6	6.9
Cooling	5.0	4.7
Water Heating	6.6	6.6
Lights and Appliances	16.0	15.3
Total	34.3	33.5

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	*Reduction*
Carbon Dioxide (CO_2) - tons/yr	-0.1

Energy Cost Savings $/yr

Heating	-56
Cooling	-15
Water Heating	1
Lights & Appliances	30
Generation Savings	0
Total	-40

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property
20th Road North
Arlington, VA 22207
Model: 3BR Top

Leckey Gardens_3BR Top
Architectural Combined

Organization
Southern Energy Manageme
Benoit Rivard
9196228441

Builder

Inspection Status
Results are projected

Building Information

Conditioned Area [ft²]	1,305.00
Conditioned Volume [ft³]	11,745.00
Thermal Boundary Area [ft²]	3,933.00
Number Of Bedrooms	3
Housing Type	Apartment, inside unit

Rating

HERS ERI	57
HERS ERI w/o PV	57

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	R30 - roof deck (foam board); U-0.031
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.11
Window / Floor Ratio	0.11
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%
Percent Exterior LED	100%
Refrigerator (kWh/yr)	500.0
Dishwasher Efficiency	270 kWh
Ceiling Fan (Watts)	37.5

Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Clothes Washer LER (kWh/yr)	400.0
Clothes Washer Capacity	3.0
Range/Oven Fuel	Electric

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Tab G:

Zoning Certification Letter (MANDATORY)

ARLINGTON VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT
Zoning Division

2100 Clarendon Boulevard, Suite 1000, Arlington, VA 22201
Phone: 703 -228-3883 | Fax: 703-228-3896 TTY: 703-228-4611
building.arlingtonva.us

Zoning Certification

DATE: March 5, 2026

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

RE: ZONING CERTIFICATION

Name of Development: Leckey Nine

Name of Owner/Applicant: Leckey Nine Limited Partnership

Name of Seller/Current Owner: Lorcom Arms Limited Partnership

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 for the purpose of confirming proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for points available under VHDA's Qualified Allocation Plan for housing tax credit.

DEVELOPMENT DESCRIPTION:

Development Address:

2031 N. Woodrow Street, Arlington Va

Legal Description:

See Legal Description Attached as Exhibit A

Proposed Improvements:

Construction

New Construction:	# Units	102	# Buildings	1	Total Floor Area	166,015.61 SF
Adaptive Reuse:	# Units		# Buildings		Total Floor Area	
Rehabilitation:	# Units		# Buildings		Total Floor Area	

Zoning Certification, cont'd

Current Zoning: ***C-O-1.5** Mixed Use District*. allowing a density of 72 units per acre, and the following other applicable conditions:

Property is subject to special exception site plan #482, approved by the Arlington County Board February 24, 2026, to construct an 11-story residential building with 249 committed affordable residential units.

Other Descriptive Information:

New Construction of 102 units in an affordable multiple-family building in Arlington, Va. This project is one building of a hybrid twin development.

LOCAL CERTIFICATION:

Check one of the following as 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 an approved non-conforming use. 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.

Arlova J. Vonhm

Signature

Arlova J. Vonhm

Printed Name

Zoning Administrator

Title of Local Official or Civil Engineer

703-228-3883

Phone:

3/5/2026

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.

Bowman

DESCRIPTION OF PARCEL I, LEE HEIGHTS, SECTION 11, ARLINGTON COUNTY, VIRGINIA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN ARLINGTON COUNTY, VIRGINIA, AND FURTHER BEING PART OF LEE HEIGHTS, SECTION 11, RECORDED IN DEED BOOK 255 AT PAGE 3, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEASTERLY INTERSECTION OF N. WOODROW STREET AND 21ST STREET N., AS VACATED IN DEED BOOK 2069 PAGE 900; THENCE, RUNNING WITH THE SOUTHERLY LINE OF THE VACATED 21ST STREET N.;

1. N 89°23'42" W, A DISTANCE OF 121.21 FEET TO A POINT; THENCE, DEPARTING THE SOUTHERLY LINE OF THE VACATED 21ST STREET N. AND CONTINUING WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES;

2. S 18°32'40" W, A DISTANCE OF 21.15 FEET TO A POINT;

3. S 71°27'42" E, A DISTANCE OF 109.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF N. WOODSTOCK STREET; THENCE, RUNNING WITH SAID WESTERLY LINE OF N. WOODSTOCK STREET;

4. S 18°32'18" W, A DISTANCE OF 255.04 FEET TO A DRILL HOLE SET AT THE NORTHWESTERLY INTERSECTION OF N. WOODSTOCK STREET AND 20TH ROAD N.; THENCE, DEPARTING THE WESTERLY LINE OF N. WOODSTOCK STREET AND RUNNING WITH THE NORTHERLY LINE OF 20TH ROAD N.;

5. N 67°29'42" W, A DISTANCE OF 218.96 FEET TO A DRILL HOLE SET AT THE NORTHEASTERLY INTERSECTION OF N. WOODROW STREET AND 20TH ROAD N.; THENCE, DEPARTING THE NORTHERLY LINE OF 20TH ROAD N. AND RUNNING WITH THE EASTERLY LINE OF N. WOODROW STREET;

6. N 16°58'19" E, A DISTANCE OF 223.80 FEET TO A PK NAIL SET;WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 55,126 SQUARE FEET OR 1.2655 ACRES OF LAND.

DESCRIPTION OF PARCEL II, LEE HEIGHTS, SECTION 11, ARLINGTON COUNTY, VIRGINIA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN ARLINGTON COUNTY, VIRGINIA, AND FURTHER BEING PART OF LEE HEIGHTS, SECTION 11, RECORDED IN DEED BOOK 255 AT PAGE 3, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHWESTERLY INTERSECTION OF 21ST STREET N., AS VACATED IN DEED BOOK 2069 PAGE 900, AND N. WOODSTOCK STREET; THENCE, RUNNING WITH THE WESTERLY LINE OF N. WOODSTOCK STREET;

1. S 18°32'18" W, A DISTANCE OF 56.50 FEET TO A POINT; THENCE, DEPARTING THE WESTERLY LINE OF N. WOODSTOCK STREET AND CONTINUING WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES;

2. N 71°27'42" W, A DISTANCE OF 109.22 FEET TO A POINT;

3. N 18°32'40" E, A DISTANCE OF 21.15 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED VACATED 21ST STREET;THENCE, RUNNING WITH SAID SOUTHERLY LINE OF THE VACATED 21ST STREET;

4. N 89°23'42" W, A DISTANCE OF 114.81 FEET TO A PK NAIL SET;WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 4,241 SQUARE FEET OR 0.0974 ACRES OF LAND.

Tab H:

Attorney's Opinion (MANDATORY)

Gallagher LLP

DATE: March 11, 2026

TO Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220

RE: 2026 9% Tax Credit Reservation Request (competitive 70% present value credits)

Name of Development: Leckey Nine
Name of Owner: Leckey Nine Limited Partnership

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 March 11, 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 in order 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]

[X] 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. The appropriate type(s) of allocation(s) have been requested in the Reservation Request Information section in the Application form.

4. [Select One]

☒ 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.

5. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application, for a period of not less than four (4) months beyond the application deadline.

6. Based solely upon my review of (i) the Applicant's 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.

Gallagher LLP

7. 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.

8. The nonprofit organization's ownership interest in the development is as described in the Nonprofit Involvement section of the Application form.

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.

GALLAGHER LLP

Jessica Weston

By: Jessica Weston, Esquire
Its: Partner

EXHIBIT A
TO
ATTORNEY'S OPINION LETTER

Based solely upon my review of (i) the Applicant's 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	Carmen Romero	President
2	Michael Chiappa	Vice President
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Gallagher LLP

General Instructions

1. This Opinion **must** be included with application.
2. This Opinion **must** be submitted under law firm's letterhead.
3. The executed Opinion submitted as part of the application must be accompanied by a blackline showing that no changes have been made to this form beyond those necessary to complete it (e.g. filling in blanks, selecting bracketed language as appropriate).
4. If circumstances unique to a particular application require modification of this form, any such modification must be approved by Virginia Housing in writing within six months prior to the application deadline. A copy of any such approval must be included with this executed Opinion as part of the application.
5. **Be aware that there is a 9% version and a Tax Exempt version.** Failure to utilize the correct form or to abide by the instructions above form may result in a point penalty or rejection of the application.

If you have any questions, please email the Tax Credit Allocation Department at TaxCreditApps@VirginiaHousing.com.

~~Attorney's Opinion Letter~~
~~Attorney's Opinion~~
~~(This Form Must Be Included With Application)~~

~~**This Opinion Must Be Submitted Under Law Firm's Letterhead - Any changes to the form of opinion other than filing in blanks or making the appropriate selections in bracketed language must be accompanied by a black-lined version indicating all additional changes to the opinion. Altered opinions will still be subject to acceptance by the Authority.**~~

~~**Date** _____ (Must be on or after the application date below)~~

~~**To** Virginia Housing~~

DATE: March 11, 2026

TO Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220

RE: ~~20~~ ~~9~~2026 9% Tax Credit Reservation Request (competitive 70% present value credits)

Name of Development : Leckey Nine
Name of Owner : Leckey Nine Limited Partnership

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 March 11, 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 in order 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:~~

Attorney's Opinion

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 Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.

2. [Select One]

   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. The appropriate type(s) of allocation(s) have been requested in the Reservation Request Information section in the Application form.

4. [Select One]

   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.

5. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application, for a period of not less than four (4) months beyond the application deadline.

6. 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.

7. [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.

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

9. [Delete if inapplicable] It is more likely than not that the representations made under 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.

10. [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 compliance by the Owner with the requirements of Code Section 42(h)(1)(E), 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.

Firm Name _____ By _____

Its _____
Title

EXHIBIT A
TO
Attorney's Opinion
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
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~~Attorney's Opinion Letter – TAX EXEMPT VERSION~~

~~Attorney's Opinion~~

~~(This Form Must Be Included with Application)~~

~~**This Opinion Must Be Submitted Under Law Firm's Letterhead - Any changes to the form of opinion other than filing in blanks or making the appropriate selections in bracketed language must be accompanied by a black-lined version indicating all additional changes to the opinion. Altered opinions will still be subject to acceptance by the Authority.**~~

~~**Date** _____~~

~~**To** Virginia Housing
601 South Belvidere
Street Richmond,
Virginia 23220~~

~~**RE**: 20__ 4% Tax Credit Reservation Request (30% present value credits to be paired with tax-exempt bonds)~~

~~Name of Development _____ Name of Owner~~

~~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 ____ (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 in order 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]

[X] 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.

~~Attorney's Opinion~~

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. The appropriate type(s) of allocation(s) have been requested in the Reservation Request Information section in the Application form.

4. ~~3.~~ [Select One]

[X] 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.

5. ~~4.~~ The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application, for a period of not less than four (4) months beyond the application deadline.

6. ~~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.

7. ~~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.

8. ~~7. [Delete if inapplicable]~~ The nonprofit ~~organizations'~~organization's ownership

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.

Firm Name _____ By _____

GALLAGHER LLP

Jessica Weston

By: Jessica Weston, Esquire
Its : Partner
Title

~~Attorney's Opinion~~

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	Carmen Romero	President
2	Michael Chiappa	Vice President
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Document comparison by Workshare Compare on Monday, March 9, 2026 3:15:29 PM

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Document 1 ID	PowerDocs://DOCS/982120/1
Description	DOCS-#982120-v1-Tab_H_Attorneys_Opinion_4pct_9pct_(2)
Document 2 ID	PowerDocs://DOCS/982123/1
Description	DOCS-#982123-v1-Reservation_Application_Opinion_(Leckey_Nine)
Rendering set	Standard

Legend:	
Insertion	
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~~Moved from~~	
Moved to	
Style change	
Format change	
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Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	44
Deletions	119
Moved from	2
Moved to	2
Style changes	0
Format changes	0
Total changes	167

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)

Nonprofit Questionnaire

Part II, 13VAC10-180-60, of the Qualified Allocation Plan (the "Plan") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended (the "Code") establishes certain requirements for receiving credits from the nonprofit pool established under the Plan and assigning points for participation of a nonprofit organization in the development of qualified low-income housing.

Answers to the following questions will be used by the Authority in its evaluation of whether or not an applicant meets such requirements. Attach additional sheets as necessary to complete each question.

1. General Information

a. Name of development Leckey Nine

b. Name of owner/applicant Leckey Nine Limited Partnership

c. Name of nonprofit entity True Ground Housing Partners, Inc.

d. Address of principal place of business of nonprofit entity
4318 N Carlin Springs Road, Arlington, VA 22203

Indicate funding sources and amount used to pay for office space
A True Ground subsidiary, APAH Commercial LLC, owns the office space.

e. Tax exempt status ☑ 501(c)(3) ☐ 501(c)(4) ☐ 501(a)

f. Date of legal formation of nonprofit (must be prior to application deadline) 9/25/1989

Evidenced by the following documentation State Corporation Commission Certification, Articles and Bylaws (available upon request)

g. Date of IRS 501(c)(3) or 501(c)(4) determination letter (must be prior to application deadline and copy must be attached) 12/18/1990

h. Describe exempt purposes (must include the fostering of low-income housing in its articles of incorporation) To sponsor, develop, administer, and otherwise provide, on a nonprofit basis, housing for low and moderate income families and individuals in Arlington, Virginia and elsewhere in the United States.

i. Expected life (in years) of nonprofit In perpetuity

j. Explain the anticipated future activities of the nonprofit over the next five years:
True Ground will continue to sponsor, develop, administer, and otherwise provide housing and resident programming to low- and moderate-income households and individuals in the Washington, DC Metro region.

k. How many full time, paid staff members does the nonprofit and, if applicable, any other nonprofit organization(s) ("related nonprofit(s)") of which the nonprofit is a subsidiary or to which the nonprofit is otherwise related have (i.e. by shared directors, staff, etc.)? 61

How many part time, paid staff members? 0

Describe the duties of all staff members:
True Ground's staff does a variety of duties related to the development, preservation, financing, and management of multifamily affordable rental housing, as well as accounting, human resources, and office management. True Ground also has 19 staff focused on providing robust, on-site resident services and volunteer programming.

l. Does the nonprofit share staff with any other entity besides a related nonprofit described above?

☐ YES ☑ NO If yes, explain in detail:

m. How many volunteers does the nonprofit and, if applicable, any related nonprofit have?
True Ground currently has a roster of 455 volunteers, which includes active and interested volunteers. In 2025, True Ground has 233 active volunteers.

n. What are the sources and manner of funding of the nonprofit? (You must disclose all financial and/ or the arrangements with any individual(s) or for profit entity, including anyone or any entity related, directly, indirectly, to the Owner of the Development.
Arlington County grants; individual and corporate donations; United Way contribution; other fundraising grants; Asset Management and Financial Oversight fees from properties; Development Fees; and other Service Agreements

o. List all directors of the nonprofit, their occupations, their length of service on the board, and their residential addresses See attached roster. Additional information available upon request.

2. Nonprofit Formation

a. Explain in detail the genesis of the formation of the nonprofit: True Ground (formerly APAH) was founded in 1989 by four couples that were members of a prayer group, motivated to act on the need for affordable housing in their hometown of Arlington. Pooling their own resources and expertise and with some additional start-up funds from their church, they began to purchase and preserve affordable apartments.

b. Is the nonprofit, or has it ever been, affiliated with or controlled by a for-profit entity or local housing authority?

☐ YES ☑ NO If yes, explain in detail: _____

c. Has any for profit organization or local housing authority (including the Owner of the Development, joint venture partner, or any individual or entity directly or indirectly related to such Owner) appointed any directors to the governing board of the nonprofit?

☐ YES ☑ NO If yes, explain in detail: _____

d. Does any for-profit organization or local housing authority have the right to make such appointments?

☐ YES ☑ NO If yes, explain in detail: _____

e. Does any for profit organization or local housing authority have any other affiliation with the nonprofit or have any other relationship with the nonprofit in which it exercises or has the right to exercise any other type of control?

☐ YES ☑ NO If yes, explain in detail: _____

f. Was the nonprofit formed by any individual(s) or for profit entity for the principal purpose of being included in the nonprofit Pool or receiving points for nonprofit participation under the Plan?

☐ YES ☑ NO

g. Explain in detail the past experience of the nonprofit including, if applicable, the past experience of any other related nonprofit of which the nonprofit is a subsidiary or to which the nonprofit is otherwise related (by shared directors, staff, etc.) True Ground and its subsidiaries and affiliates - Rosslyn Ridge Development Corporation, Cameron Commons Development Corporation - being non-profit entities that own real estate, have acquired and developed 25 properties since 1989 with a total unit cover over 3,000, not including the 1,200+ units currently under construction.

h. If you included in your answer to the previous question information concerning any related nonprofit, describe the date of legal formation thereof, the date of IRS 501(c)(3) or 501(c)(4) status, its expected life, its charitable purposes and its relationship to the non- profit.
Rosslyn Ridge Development Corporation, an affiliate of True Ground, was founded in 2014 to sponsor, develop, administer, and otherwise provide housing to low and moderate income households and individuals. Cameron Commons Development Corporation, an affiliate of True Ground, was founded in 2001 for similar purposes.

3. Nonprofit Involvement

a. Is the nonprofit assured of owning an interest in the Development (either directly or through a wholly owned subsidiary) throughout the Compliance Period (as defined in §42(i)(1) of the Code)?

☑ YES ☐ NO

(i) Will the nonprofit own at least 10% of the general partnership/owning entity?

☑ YES ☐ NO

(ii) Will the nonprofit own 100% of the general partnership interest/owning entity?

☐ YES ☑ NO

If no to either 3a.i or 3a.ii above, specifically describe the nonprofit's ownership interest
True Ground Housing Partners, Inc. is the sole member of Leckey Nine Development LLC, which has a 75% interest in the General Partner for the deal, Leckey Joint Venture Nine LLC.

b. (i) Will the nonprofit be the managing member or managing general partner?

☐ YES ☑ NO If yes, where in the partnership/operating agreement is this provision specifically referenced?
The non-profit, True Ground Housing Partners, is the sole member of Leckey Nine Development LLC. That entity is the Managing Member of the General Partner for the deal, Leckey Joint Venture Nine LLC.

(ii) Will the nonprofit be the managing member or own more than 50% of the general partnership interest? ☑ YES ☐ NO

c. Will the nonprofit have the option or right of first refusal to purchase the proposed development at the end of the compliance period for a price not to exceed the outstanding debt and exit taxes of the for-profit entity? ☑ YES ☐ NO

If yes, where in the partnership/operating agreement is this provision specifically referenced?

See Section 4.8 within the Partnership Agreement in Tab A - Organizational Documents

☐ Recordable agreement attached to the Tax Credit Application as TAB V?

If no at the end of the compliance period explain how the disposition of the assets will be structured:

No ROFR agreement is attached in Tab V given the project is not taking points for a non-profit having a ROFR, but instead for the extended use restriction. There will still be a ROFR and Option between the LP and True Ground Housing Partners which will govern the disposition at the end of the compliance period.

d. Is the nonprofit materially participating (regular, continuous, and substantial participation) in the construction or rehabilitation and operation or management of the proposed Development?

☑ YES ☐ NO If yes,

(i) Describe the nature and extent of the nonprofit's proposed involvement in the construction or rehabilitation of the Development:

True Ground will coordinate and supervise all aspects of the development of the property including collaboration with architects, engineers, general contractor, lenders and others. True Ground will also monitor construction for quality assurance and Virginia Housing compliance.

(ii) Describe the nature and extent of the nonprofit's involvement in the operation or management of the Development throughout the Extended Use Period (the entire time period of occupancy restrictions of the low-income units in the Development):

True Ground, through Leckey Joint Venture Nine LLC, will actively manage the asset and supervise the work of a Virginia Housing approved third-party management company that will be responsible for daily operations and maintenance.

(iii) Will the nonprofit invest in its overall interaction with the development more than 500 hours annually to this venture? ☑ YES ☐ NO If yes, subdivide the annual hours by activity and staff responsible and explain in detail :

Project Manager (400 hours), Director (100),VP (50): Budgeting, Finance, Const. Oversight, Credit Delivery. CFO (50): Financial/Budget, LIHTC monitor/delivery. CEO (25): Project and Staff Oversight. Asset Management (120): operations. Resident Services staff (100): programming.

e. Explain how the idea for the proposed development was conceived. For example, was it in response to a need identified by a local neighborhood group? Local government? Board member? Housing needs study? Third party consultant? Other?

Arlington County's Plan Langston Boulevard, adopted in 2023, provided the framework for the area to redevelop and meet the County's identified need of 2,500 affordable homes in the area. Given the need to reach 2,500 affordable homes by 2040, True Ground identified one of its existing properties, Leckey Gardens, as the best suitable for redevelopment. In 2025 True Ground decided to pursue the redevelopment of Leckey Gardens to increase affordable housing and help meet the county affordable housing goals.

f. List all general partners/managing members of the Owner of the Development (one must be the nonprofit) and the relative percentages of their interests:

General Partner (0.01% of Owner): Leckey Joint Venture Nine LLC, a Virginia limited liability company, Managing Member of GP (75% of GP): Leckey Nine Development LLC, Sole Member (100%): True Ground Housing Partners, Inc.. Member of GP (25% of GP): Spearhead Solutions, Inc.

g. If this is a joint venture, (i.e. the nonprofit is not the sole general partner/managing member), explain the nature and extent of the joint venture partner's involvement in the construction or rehabilitation and operation or management of the proposed development.

Spearhead Solutions Inc.'s involvement as JV Partner includes supporting a broad range of development activities at Managing Member's request, as well as participating in any required neighborhood meetings, marketing events, governmental meetings, and other events in support of the project.

h. Is a for profit entity providing development services (excluding architectural, engineering, legal, and accounting services) to the proposed development? ☑ YES ☐ NO If yes,

(i) Explain the nature and extent of the consultant’s involvement in the construction or rehabilitation and operation or management of the proposed development.

Spearhead Solution Inc.'s services includes providing application support for the proposed development and management support during development, construction, and operations.

(ii) Explain how this relationship was established. For example, did the nonprofit solicit proposals from several for-profits? Did the for-profit contact the nonprofit and offer the services?

Spearhead Solution Inc. presented its services to True Ground Housing Partners in an effort to grow a small, veteran-owned business.

i. Will the nonprofit or the Owner (as identified in the application) pay a joint venture partner or consultant fee for providing development services? ☑ YES ☐ NO If yes, explain the amount and source of the funds for such payments.

The Owner will pay Spearhead Solutions Inc. an amount equal to $75,000 for consulting services and management support at the time of construction closing.

j. Will any portion of the developer's fee which the nonprofit expects to collect from its participation in the development be used to pay any consultant fee or any other fee to a third party entity or joint venture partner? ☐ YES ☑ NO If yes, explain in detail the amount and timing of such payments.

k. Will the joint venture partner or for-profit consultant be compensated (receive income) in any other manner, such as builder's profit, architectural and engineering fees, or cash flow?

☑ YES ☐ NO If yes, explain:

Yes, the Joint Venture Partner will receive a fee for the participation in the Leckey Nine - Development

l. Will any member of the board of directors, officer, or staff member of the nonprofit participate in the development and/or operation of the proposed development in any for-profit capacity?

☐ YES ☑ NO If yes, explain:

m. Disclose any business or personal (including family) relationships that any of the staff members, directors or other principals involved in the formation or operation of the non- profit have, either directly or indirectly, with any persons or entities involved or to be involved in the Development on a for-profit basis including, but not limited to the Owner of the Development, any of its for-profit general partners, employees, limited partners or any other parties directly or indirectly related to such Owner:

N/A

n. Is the nonprofit involving any local, community based nonprofit organizations in the development, role and operation, or provision of services for the development? ☑ YES ☐ NO If yes, explain in detail, including the compensation for the other nonprofits amount and timing of such payments.

True Ground will leverage its deep partnerships with local community-based nonprofits and service providers and Arlington County's Department of Human Services to manage the Leckey Nine project and deliver robust on-site resident services.

4. Virginia and Community Activity

a. Has the Virginia State Corporation Commission authorized the nonprofit to do business in Virginia?
☑ YES ☐ NO

b. Define the nonprofit's geographic target area or population to be served:

Washington DC Metropolitan Area, including Northern Virginia

c. Does the nonprofit or, if applicable, related nonprofit have experience serving the community where the proposed development is located (including advocacy, organizing, development, management, or facilitation, but not limited to housing initiatives)? ☑ YES ☐ NO

If yes, or no, explain nature, extent and duration of any service:

Most recently, True Ground completed construction on Wholey Legacy Homes (234 affordable units) utilizing LIHTC. True Ground owns and operates over 3,000 units located in the D.C. Metropolitan Area. In Arlington County, True Ground has LIHTC projects under construction (CH3 South Nine and CH3 North Four). True Ground is involved in several housing advocacy groups and is a leader in local efforts in support of more affordable housing.

d. Does the nonprofit's by laws or board resolutions provide a formal process for low income, program beneficiaries to advise the nonprofit on design, location of sites, development and management of affordable housing? ☑ YES ☐ NO If yes, explain

True Ground regularly seeks input from residents, including through surveys, resident participation in True Ground committees, and resident meetings, as well as informal conversations with True Ground staff. Currently one True Ground resident is a full member of the True Ground board. In 2022, True Ground established its Resident Council where members from across the portfolio meet in order to raise issues and act as ambassadors to their fellow residents.

e. Has the Virginia Department of Agriculture and Consumer Services (Division of Consumer Affairs) authorized the nonprofit to solicit contributions/donations in the target community?

☑ YES ☐ NO

f. Does the nonprofit have demonstrated support (preferably financial) from established organizations, institutions, businesses and individuals in the target community?

☑ YES ☐ NO If yes, explain:

True Ground has strong philanthropic support from diverse sources in and beyond Northern Virginia, reaching $4.2M in 2025. Our 2025 Celebrate Home! benefit raised $1M from businesses and individuals to support our resident services program and other True Ground activities. Grants from private foundations, community organizations, and government agencies provide both restricted and unrestricted funding for pre-development, resident programs, and other priority projects.

g. Has the nonprofit conducted any meetings with neighborhood, civic, or community groups and/or tenant associations to discuss the proposed development and solicit input? ☑ YES ☐ NO

If yes, describe the meeting dates, meeting locations, number of attendees and general discussion points:

This project underwent a robust community planning process when the site plan was originally proposed in 2025 and subsequently approved in February 2026. Since proposing to redevelop the existing Leckey Gardens, True Ground attended numerous civic association meetings between June 2025-February 2026.

h. Are at least 33% of the members of the board of directors representatives of the community being served? ☑ YES ☐ NO If yes,

(i) Low-income residents of the community? ☐ YES ☑ NO

(ii) Elected representatives of low-income neighborhood organizations? ☐ YES ☑ NO

i. Are no more than 33% of the members of the board of directors representatives of the public sector (i.e. public officials or employees or those appointed to the board by public officials)?

☑ YES ☐ NO

j. Does the board of directors hold regular meetings which are well attended and accessible to the target community? ☑ YES ☐ NO If yes, explain the meeting schedule:

Quarterly board meetings are conducted on a regular basis. Committee meetings are also held on a quarterly basis. All board meetings are held at the True Ground office in Arlington, Virginia.

k. Has the nonprofit received a Community Housing Development Organization (CHDO) designation, as defined by the U.S. Department of Housing and Urban Development's HOME regulations, from the state or a local participating jurisdiction? ☐ YES ☑ NO

l. Has the nonprofit been awarded state or local funds for the purpose of supporting overhead and operating expenses? ☑ YES ☐ NO If yes, explain in detail:

True Ground receives some small grants from Virginia Housing, Arlington County and other localities in which we operate. These funds comprise of less than 1% of True Ground's budget.

m. Has the nonprofit been formally designated by the local government as the principal community-based nonprofit housing development organization for the selected target area? ☐ YES ☑ NO If yes, explain:

The Washington DC Metropolitan Area is home to multiple, substantial non-profit affordable housing organizations that help address affordable housing needs within the region.

n. Has the nonprofit ever applied for Low Income Housing Tax Credits for a development in which it acted as a joint venture partner with a for-profit entity? ☑ YES ☐ NO

If yes, note each such application including: the development name and location, the date of application, the nonprofit's role and ownership status in the development, the name and principals of the joint venture partners, the name and principals of the general contractor, the name and principals of the management entity, the result of the application, and the current status of the development(s).

True Ground is a joint venture partner and is a 50% co-general partner with Edmondson & Gallagher, a for-profit developer for Loudoun View Senior Residences. The project completed construction in late 2022. In 2006, True Ground partnered with Paradigm Companies to develop the Parc Rosslyn Apartments. True Ground was the 50% co-general partners until 2013, when it purchased the remaining gp interest. (See All Attached)

o. Has the nonprofit ever applied for Low Income Housing Tax Credits for a development in which it acted as the sole general partner/managing member? ☑ YES ☐ NO

If yes, note each such development including the name and location, the date of the application, the result of the application, and the current status of the development(s).

See the list of LIHTC Developments (Schedule A) below

p. To the best of your knowledge, has this development, or a similar development on the same site, ever received tax credits before? ☐ YES ☑ NO If yes, explain:

q. Has the nonprofit been an owner or applicant for a development that has received a reservation in a previous application round from the Virginia Housing Partnership or the Virginia Housing Funds?

☑ YES ☐ NO If yes, explain:

True Ground projects have been very successful in securing competitive state funds, including Virginia Housing Trust Fund (VHTF) and more recently, Housing Innovations in Energy Efficiency Funds (HIEE). Recent example include CH3 South Nine/North Four (awarded in 2025) and Avonlea Family (awarded in 2026).

r. Has the nonprofit completed a community needs assessment that is no more than three years old and that, at a minimum identifies all of the defined target area's housing needs and resources?

☑ YES ☐ NO If yes, explain the need identified:

In 2023, Arlington County adopted Plan Langston Boulevard, reaffirming the corridor's commitment to the Affordable Housing Master Plan. The plan identifies a shortage of 2,500 affordable units, particularly at 60% AMI. The plan recommends strategies to address this need using existing and new County tools.

s. Has the nonprofit completed a community plan that (1) outlines a comprehensive strategy for addressing identified community housing needs, (2) offers a detailed work plan and timeline for implementing the strategy, and (3) documents that the needs assessment and comprehensive strategy were developed with the maximum possible input from the target community?

☑ YES ☐ NO If yes, explain the plan:

True Ground's comprehensive 5-year strategic planning process combines multiple stages of conversations with board members, staff, and residents, with data collection to identify strengths and weaknesses. True Ground pinpoints how to better serve the industry. Housing units, resident service, and philanthropic goals align with employee work plans and are reevaluated as an organization annually.

5. Attachments

Documentation of any of the above need not be submitted unless requested by Virginia Housing.

The undersigned Owner and nonprofit hereby each certify that, to the best of its knowledge, all of the foregoing information is complete and accurate. Furthermore, each certifies that no attempt has been or will be made to circumvent the requirements for nonprofit participation contained in the Plan or Section 42 of the Internal Revenue Code.

Date 3/5/2026

Owner/Applicant Leckey Nine Limited Partnership

By Leckey Joint Venture Nine LLC

Its General Partner
Title

Date 3/5/2026

True Ground Housing Partners, Inc.
Nonprofit

By
Board Chairman

By
Executive Director

2026 Board of Directors

Buzz Roberts, Chair
Buzz is the recently retired president/CEO of the National Association of Affordable Housing Lenders. NAAHL is the national coalition of profit- and mission-motivated capital providers for affordable housing and underserved communities.

John Green, Vice Chair
John is Managing Principal of Blackstar Real Estate Partners. With over 25 years of real estate and finance experience, John has managed approximately $5 billion in commercial, multifamily, single-family, and mixed-use properties throughout the nation.

Carmen Romero, President
True Ground Housing Partners' President and CEO, Carmen joined the staff in 2011 and spent a decade overseeing the real estate team contributing to the creation or preservation of over 1,000 new affordable housing units in the DC region before being named president/CEO in June 2022. Under her leadership, True Ground is building additional developments today in DC, Arlington, Fairfax, Loudoun, and Montgomery counties.

Latasha Edwards, Treasurer
Latasha is a Senior Vice President at BEAM Living, a Blackstone portfolio company. She leads investment strategy and performance there. Prior to joining BEAM, she led asset management for various regions at LivCor, a fellow Blackstone portfolio company, and Avalon Bay. Latasha has worked in the commercial real estate industry for 21 years covering multiple sectors – office, retail industrial as well as multi-family. Her experience includes acquisitions, dispositions, portfolio and asset management, as well as brokerage. In addition to her board participation for True Ground Partners, she serves on the board of the Real Estate Executive Council.

LaTasha Waddy, Secretary
Latasha Waddy is the President of the NFM Lending Family of lenders, a top 15 residential mortgage lender. LaTasha has been with the organization for over 15 years, serving in various roles within the legal and compliance departments. Her tenure includes participation in the growth of the company from 175 to over 1,200 team members nationwide.

Renee Aldrich
Renee Aldrich is the Chief Lending Officer and EVP at Trustar Bank, where she has been instrumental in leading the bank's commercial lending operations. With a background in banking and finance, Aldrich has held various positions, including Executive Vice President at Old Dominion National Bank and roles at National Capital Bank and EagleBank. Her expertise spans Commercial Banking, Loans, Commercial Lending, Portfolio Management, and Risk Management.

Rita Bamberger
Rita is a Principal and Senior Vice President of The Holladay Corporation, responsible for overseeing

acquisition and development projects in the Washington metro area. She joined Holladay in 1995 and has over 30 years of real estate development experience.

Susan Ingraham Bell
Susan Ingraham Bell has over 35 years of experience in land use policy, regulatory guidance and organizational operations. She is the former director of Arlington County's Department of Community Planning, Housing and Development, and was the County's Zoning Administrator for a decade. Following her retirement from Arlington County, Bell worked as an independent planning consultant for a decade, providing planning guidance and organizational development services to local governments and nonprofits. She holds a Master's in Urban and Regional Planning from George Washington University.

Kurt Conway
AvalonBay is a publicly traded multifamily real estate investment trust. Kurt leads corporate strategy, communications, marketing, customer insights, inclusion and diversity, and philanthropy for the company. Prior to joining AvalonBay in 2010, Mr. Conway held senior level marketing, sales, and strategy roles in multi-site hospitality and healthcare businesses including Sunrise Senior Living, Marriott International and HCR-Manor Care. Kurt holds an undergraduate degree from the University of Michigan and a master's degree from the University of Massachusetts.

Keiva Dennis
Keiva is a Vice President of Community Development Lending, at PNC Bank. Prior, she served as Assistant Vice President of Product Development at Deutsche Bank in New York.

Kyle DeThomas
As Counsel (Attorney) at Ballard Spahr, Kyle's practice focuses primarily on development and disposition of mixed-use, multifamily, and condominium properties in DC, Maryland and Virginia. He specializes in helping buyers and sellers navigate DC's Tenant Opportunity to Purchase Act (TOPA) and Maryland's right of first refusal (ROFR) laws and is also well-versed in real estate finance, land use and zoning, commercial leasing, title and survey matters, and payment in lieu of tax (PILOT) arrangements.

Matt Ginivan
Matt is Executive Vice President and Co-Head of Development at JBG SMITH where he is responsible for a diverse portfolio of planned and active mixed-use developments. He has led the successful development of over 5 million square feet, including Met Park: a 2.1 million square foot mixed-use development that is home to Amazon's HQ2. Mr. Ginivan graduated Cum Laude from Princeton University, where he was captain of the Rugby team.

Chris Hanessian
Chris is the President and CEO of Snell Properties, responsible for the company's performance and its assets including multi-family, office, hotel, student housing, development, and public and private market investments. He has extensive experience spans real estate business and asset management, property acquisitions, financing, construction, zoning and entitlement, master plan design, strategic planning, and the development of diverse property types. Prior to working for Snell, Chris worked for over 20 years with University Town Center, LLC (located in Maryland) and its affiliates, the last 10 years serving as its Chief Operating Officer. Chris holds degrees in Architecture and Environmental Design from Miami University and a Master's in Real Estate from The Johns Hopkins University. His prior experience includes work with

architectural firms and teaching asset management at the University of Maryland.

Ted Hicks
Ted is a True Ground Housing Partners resident and brings valuable knowledge and experience to our Board. He is retired and has held a variety of roles throughout his career including Property Manager, Personal Injury Investigator, and Housing Commision and Communit Development Commission (CDCAC). He founded the Arna Valley Civic Association and Community Health Clinic.

Amit Kulkarni
Amit is an enterprise executive and advisor with more than two decades of experience across real estate, housing, and technology platforms. He most recently served as Chief Marketing Officer of Bright MLS, the nation's largest MLS, where he led brand, revenue, and market strategy during a period of consolidation and regulatory complexity. Amit is a co-founder and principal at Alloy Advisors, where he advises boards and executive teams on governance, trust, market transitions, and sustainable organizational growth in regulated environments.

Alicia Plerhoples
Alicia is the Paul and Patricia Saunders Professor in Business Law, Anne Fleming Research Professor of Law, Associate Dean for Clinics and Experiential Learning, and Director | Social Enterprise & Nonprofit Law Clinic at Georgetown Law.

Colette Porter
Colette is currently an independent consultant, specializing in affordable housing finance. Most recently, she served as the Chief of Staff to the Head of the Fannie Mae Multifamily business, a platform with assets in excess of $500B. Colette was with Fannie Mae for over 30 years, and has held various positions relating to affordable lending, corporate investments and customer management within the single-family and multifamily divisions in Washington D.C., and Pasadena, CA. Prior to Fannie Mae, Colette developed multifamily affordable properties in the Mid-Atlantic states and Texas.

Pam Rothenberg
Pam is a partner at Womble Bond Dickinson (US) LLP. She is widely regarded and sought out as one of the leading national and regional practitioners in multifamily and mixed-use real estate transactions.

Robert Rozen
Bobby is a policy consultant with his own firm concentrating on legislative and regulatory tax issues relating to affordable housing and community economic development. He retired in 2016 as a partner from Washington Council, a unit of Ernst & Young that provides advocacy services to clients on a range of federal regulatory and legislative issues.

Tannia Talento
Tannia is a recognized Latina community leader and advocate in Arlington. She is actively involved in grassroots advocacy and also holds positions on several nonprofit and advisory boards. She most recently served as the Regional Director for a U.S. Senator, and she also formerly served on the Arlington County Board and on the Arlington County School Board, serving as Chair of the School Board from 2019-2020.

Andy VanHorn
Andy is the head of Real Estate for the Washington Commanders Football Team. He leads site selection efforts for the new team stadium, support facilities and adjacent real estate. He works closely with land seller(s), government entities and local officials, and is responsible for the design, construction and completion of all real estate elements associated with the new stadium as well as other team projects and properties in the Washington metro area. Prior to joining the Commanders, he was the President and Chief Development Officer at Dweck Properties. He has decades of experience as a real estate developer in the D.C. Metro region.

Kevin Yam
Kevin is a Managing Director of Portfolio Management at Principal Real Estate and a 20-year real estate private equity veteran with deep expertise in value creation across market cycles. He brings a full-cycle investment background—spanning sourcing, structuring, capitalization, development execution, asset management, and investor engagement — developed over two decades deploying institutional equity across value-add and opportunistic strategies. Kevin holds a B.A., magna cum laude, from Northwestern University.

Internal Revenue Service Department of the Treasury

Washington, DC 20224

Person to Contact: Jim Joseph

Telephone Number: (202) 566-3893

Refer Reply to: E:EO:R:1-1

Date: DEC 18 1990

Arlington Partnership for
Affordable Housing, Inc.
1802 N. Wakefield Street
Arlington, VA 22207

Employer Identification Number:	54-1515133
Key District:	Baltimore
Accounting Period Ending:	December 31
Foundation Status Classification:	509(a)(2)
Advance Ruling Period Begins:	September 25, 1989
Advance Ruling Period Ends:	December 31, 1993
Form 990 Required:	Yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization described in the section(s) shown above.

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must submit to your key District Director information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, if you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

benefit dinners, auctions, membership drives, etc., where something of value is received in return for contributions, you can help your donors avoid difficulties with their income tax returns by assisting them in determining the proper tax treatment of their contributions. To do this you should, in advance of the event, determine the fair market value of the benefit received and state it in your fund-raising materials such as solicitations, tickets, and receipts in such a way that your donors can determine how much is deductible and how much is not. To assist you in this, the Service has issued Publication 1391, Deductibility of Payments Made to Organizations Conducting Fund-Raising Events. You may obtain copies of Publication 1391 from your key district office.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt from Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than $25,000. If your gross receipts each year are not normally more than $25,000, we ask that you establish that you are not required to file Form 990 by completing Part I of that Form for your first year. Thereafter, you will not be required to file a return until your gross receipts exceed the $25,000 minimum. For guidance in determining if your gross receipts are "normally" not more than the $25,000 limit, see the instructions for the Form 990. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of $10 a day is charged when a return is filed late, unless there is reasonable cause for the delay. The maximum penalty charged cannot exceed $5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, and supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of $10 per day for each day there is a failure to comply (up to a maximum of $5,000 in the case of an annual return). See Internal Revenue Service Notice 88-120, 1988-2 C.B. 454, for additional information.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated

Form **872-C**
(Rev. March 1986)

Department of the Treasury—Internal Revenue Service

Consent Fixing Period of Limitation Upon Assessment of Tax Under Section 4940 of the Internal Revenue Code

(See Form 1023 instructions for Part IV, line 3.)

OMB No. 1545-0056
Expires 3-31-89

To be used with Form 1023. Submit in duplicate.

Under section 6501(c)(4) of the Internal Revenue Code, and as part of a request filed with Form 1023 that the organization named below be treated as a publicly supported organization under section 170(b)(1)(A)(vi) or section 509(a)(2) during an advance ruling period,

Arlington Partnership For Affordable Housing, Inc.
(Exact legal name of organization)

1802 N. Wakefield St., Arlington, Virginia 22207
(Number, street, city or town, state, and ZIP code)

and the District Director of Internal Revenue Baltimore, MD

Consent and agree that the period for assessing tax (imposed under section 4940 of the Code) for any of the 5 tax years in the advance ruling period will extend 8 years, 4 months, and 15 days beyond the end of the first tax year.

However, if a notice of deficiency in tax for any of these years is sent to the organization before the period expires, then the time for making an assessment will be further extended by the number of days the assessment is prohibited, plus 60 days.

Ending date of first tax year December 31, 1989

Name of organization	Date
Arlington Partnership For Affordable Housing, Inc.	November 6, 1989

Officer or trustee having authority to sign

Signature ▶ Thomas P. Leckey — Thomas P. Leckey, President

District Director	Date
Thru DMG	1-24-90

By ▶ B. Jefferson-White - Group Manager

For Paperwork Reduction Act Notice, see page 1 of the Form 1023 instructions.

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
31 HOPKINS PLAZA
BALTIMORE, MD 21201

DEPARTMENT OF THE TREASURY

Date: MAY 17 1994

Employer Identification Number:
54-1515133
Case Number:
524126086
Contact Person:
MRS. M. SMITH
Contact Telephone Number:
(410) 962-7963
Our Letter Dated:
December 1990
Addendum Applies:
Yes

ARLINGTON PARTNERSHIP FOR
AFFORDABLE HOUSING INC
1802 N WAKEFIELD ST
ARLINGTON, VA 22207

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(2).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(2) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(2) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Paul A. Thurnizta
District Director

Enclosure:
Addendum

ARLINGTON PARTNERSHIP FOR

Guidelines under which private foundations may rely on this determination, for gifts, grants, and contributions made after March 13, 1989, were liberalized and published in Rev. Proc. 89-23, Cumulative Bulletin 1989-1, page 844.

You are required to make available for public inspection a copy of your exemption application, and supporting documents, and this exemption letter. If you are required to file an annual information return, you are also required to make a copy of the return available for public inspection for three years after the return is due. Failure to make these documents available for public inspection may subject you to a penalty of $10 per day for each day there is a failure to comply (up to a maximum of $5,000 in the case of an annual return). See Internal Revenue Service Notice 88-120, 1988-2 C.B. 454, for additional information.

IRS Department of the Treasury
Internal Revenue Service

KANSAS CITY MO 64999-0038

006514.503172.380423.9695 1 AB 0.593 532

TRUE GROUND HOUSING PARTNERS
4318 N CARLIN SPRINGS RD
ARLINGTON VA 22203-2006

006514

IRS Department of the Treasury
Internal Revenue Service

KANSAS CITY MO 64999-0038

In reply refer to: 0941426155
Dec. 16, 2024 LTR 4168C 0
54-1515133 000000 00
00021722
BODC: TE

TRUE GROUND HOUSING PARTNERS
4318 N CARLIN SPRINGS RD
ARLINGTON VA 22203-2006

006514

Employer ID number: 54-1515133
Form 990 required: Yes

Dear Taxpayer:

We're responding to your request dated Dec. 05, 2024, about your tax-exempt status.

We issued you a determination letter in Dec 1990, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(03).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Section 509(a)(2).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific

0941426155
Dec. 16, 2024 LTR 4168C 0
54-1515133 000000 00
00021723

TRUE GROUND HOUSING PARTNERS
4318 N CARLIN SPRINGS RD
ARLINGTON VA 22203-2006

time).

Thank you for your cooperation.

Sincerely yours,

Mrs. Sewell

Mrs. Sewell
Program Manager

V. List of LIHTC Developments (Schedule A)

INSTRUCTIONS

1. A Schedule A is required for every individual that makes up the GP or Managing Member, except as follows:

   - For Principals organized as a corporation (public or private), nonprofit organization, or governmental entity, you are only required to list the names of any officers who are directly responsible to the Board of Directors (or equivalent) and any stockholder holding a 25% or more interest in said Principal.

   - For Principals organized as a limited liability company with more than 25 individual members, you are only required to list the names of any officers and any managing members responsible for managing the affairs of the company, along with the name of any individual members holding 25% or more interest in the Principal.

   - For Principals organized as a trust, you are only required to list the names of all trustees and any individuals possessing a 25% or more beneficial interest in the assets of the trust.

2. For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement at **Tab D**.

3. List only tax credit development experience for the past 15 years.

4. Use separate forms as needed, for each principal. Five additional tabs are available at the end of the application. Contact Virginia Housing if you need more available within the application.

Development Name: Leckey Nine

Name of Applicant: Leckey Nine Limited Partnership

Principals' Name: True Ground Housing Partners, Inc.

#	Development Name	Location	Ownership Entity	Ownership Entity Phone	CGP or "Named" Managing Member at the time of deal?	Total Development Units	Total Low Income Units	Placed in Service Date	8609 Issued Date	Uncorrected 8823s? If Y, Explain at Tab D
1.	Courthouse Crossings	1220, 1230 & 1223 N. Scott	Courthouse Crossings Limited Partnership	(703) 276-7444	Y	112	112	6/1/2006	4/14/2008	N
2.	Fisher House	1201 & 1211 N. Kennebec S	Fisher House Limited Partnership	(703) 276-7444	Y	33	33	9/14/2007	6/19/2008	N
3.	Parc Rosslyn	1531 N. Pierce St., Arlington	Rosslyn Ridge Associates Limited Partnership	(703) 276-7444	N	238	96	9/30/2008	5/20/2009	N
4.	Columbia Grove Apartments	1001, 1003, 1011, 1012, 101	Columbia Grove Apartments Limited Partnership	(703) 276-7444	Y	208	130	1/10/2009	7/13/2012	Y
5.	Buchanan Gardens	914 South Buchanan St., Arl	Buchanan Gardens Limited Partnership	(703) 276-7444	Y	111	111	10/31/2011	8/8/2013	N
6.	Arlington Mill Residences	901 South Dinwiddie St., Arl	Arlington Mill Limited Partnership	(703) 276-7444	Y	122	121	1/31/2014	10/15/2014	N
7.	The Springs Apartments	555 North Thomas St., Arling	The Springs Apartments Limited Partnership	(703) 276-7444	Y	104	98	9/29/2016	5/3/2017	N
8.	Columbia Hills East	1000 S. Frederick St., Arlingt	Columbia Hills East Limited Partnership	(703) 276-7444	Y	97	97	9/28/2018	3/24/2020	N
9.	Columbia Hills West	1002 S. Frederick St., Arlingt	Columbia Hills West Limited Partnership	(703) 276-7444	Y	132	132	9/28/2018	3/24/2020	N
10.	Gilliam Place East	918 S. Lincoln Street, Arlingt	Gilliam Place East Limited Partnership	(703) 276-7444	Y	83	83	8/5/2019	9/10/2020	N
11.	Gilliam Place West	3507 Columbia Pike, Arlingt	Gilliam Place West Limited Partnership	(703) 276-7444	Y	90	90	8/2/2019	9/10/2020	N
12.	Fisher House II	5705, 5711, 5717 Washingto	APAH Westover Apartments Limited Partnership	(703) 276-7444	Y	68	68	5700 11th St. N -	7/20/2020	N
13.	Queens South Nine	1805 N Quinn Street, Arlingt	Queens South Nine Limited Partnership	(703) 276-7444	Y	90	90	3/30/2021	8/4/2022	N
14.	Queens North Four	1801 - 1805 N Quinn Street,	Queens North Four Limited Partnership	(703) 276-7444	Y	159	156	3/30/2021	8/4/2022	N
15.	Post West Nine	3445 Washington Boulevard	Post West Nine Limited Partnership	(703) 276-7444	Y	80	80	7/28/2022	8/28/2024	N
16.	Post East Four	3445 Washington Boulevard	Post East Four Limited Partnership	(703) 276-7444	Y	80	80	7/28/2022	7/24/2024	N
17.	Mt. Sterling Senior 9% B	21394 Mount Sterling Terrac	Mt. Sterling Senior 9% Owner LLC	(703) 276-7444	Y	48	48	8/29/2022	8/8/2023	N
18.	Mt. Sterling Senior 4%	21394 Mount Sterling Terrac	Mt. Sterling Senior 4% Owner LLC	(703) 276-7444	Y	50	50	8/29/2022	8/30/2023	N
19.	Snowden's Ridge Apartments	2000-2010, 2014-2026, 203	APAH Snowden Limited Partnership	(703) 276-7444	Y	87	87	3/19/2021	7/10/2023	N
20.	Oakwood South Nine	5815 S Van Dorn Street, Alex	Oakwood South Nine Limited Partnership	(703) 276-7444	Y	71	71	6/26/2023	1/21/2025	N
21.	Oakwood North Four	5815 S Van Dorn Street, Alex	Oakwood North Four Limited Partnership	(703) 276-7444	Y	79	79	6/26/2023	5/21/2025	N
22.	Ballston Station	4201 Fairfax Drive, Arlington	Ballston Limited Partnership	(703) 276-7444	Y	144	144	3/15/2024	TBD	N
23.	Braddock Nine	10055 Braddock Road, Fairf	Braddock Nine Limited Partnership	(703) 276-7444	Y	36	36	2/28/2024	7/10/2025	N
24.	Braddock Four	10055 Braddock Road, Fairf	Braddock Four Limited Partnership	(703) 276-7444	Y	44	44	2/28/2024	7/10/2025	N
25.	Arna + Marbella	2300 25th St South, Arlingto	Arna Marbella Limited Partnership	(703) 276-7444	Y	101	101	1220 N. Queen -	TBD	N
26.	Riggs Crossing	5543 South Dakota Ave NE,	Fort Totten Limited Partnership	(703) 276-7444	Y	93	93	TBD	TBD	N
27.	Marbella South Four	1300 N. Pierce Street, Arling	Marbella South Four Limited Partnership	(703) 276-7444	Y	138	138	TBD	TBD	N
28.	Marbella North Nine	1300 N. Pierce Street, Arling	Marbella North Nine Limited Partnership	(703) 276-7444	Y	96	96	TBD	TBD	N
29.	Dominion North Four	1592 Spring Hill Road, Tyson	APAH Tysons North Four Limited Partnership	(703) 276-7444	Y	265	265	TBD	TBD	N
30.	Dominion South Four	1592 Spring Hill Road, Tyson	APAH Tysons South Four Limited Partnership	(703) 276-7444	Y	251	251	TBD	TBD	N
31.	Avonlea Four	24790 Pinebrook Road, Cha	Avonlea Four Limited Partnership	(703) 276-7444	Y	65	65	TBD	TBD	N
32.	Avonlea Nine	24790 Pinebrook Road, Cha	Avonlea Nine Limited Partnership	(703) 276-7444	Y	65	65	TBD	TBD	N
33.	CH3 North Four	501 20th Street South, Arling	CH3 North Four Limited Partnership	(703) 276-7444	Y	344	344	TBD	TBD	N
34.	CH3 South Nine	501 20th Street South, Arling	CH3 South Nine Limited Partnership	(703) 276-7444	Y	88	88	TBD	TBD	N
35.										

*** Must have the ability to bind the LIHTC entity; document with Partnership/operating agreements and one 8609 (per entity/development) for a total of 6.**

Leckey Nine (Leckey Nine Limited Partnership)
Non-Profit Questionnaire Response to Section 4(n) Supplemental

Question:

Has the nonprofit ever applied for Low Income Housing Tax Credits for a development in which it acted as a joint venture partner with a for-profit entity? YES NO

If yes, note each such application including: the development name and location, the date of application, the nonprofit's role and ownership status in the development, the name and principals of the joint venture partners, the name and principals of the general contractor, the name and principals of the management entity, the result of the application, and the current status of the development(s).

Please see below List of Partnerships:

1) Avonlea Family: True Ground is a joint venture partner and is a 75% co-general partner with Gibson Spyre, a for-profit developer for Avonlea Family (Avonlea Phase 2 Nine Limited Partnership). The project will commence construction in 2026.
2) Loudoun View Senior Residences: True Ground is a joint venture partner and is a 50% co-general partner with Edmondson & Gallagher, a for-profit developer for Loudoun View Senior Residences. The project completed construction in late 2022.
3) Parc Rosslyn Apartments: In 2006, True Ground partnered with Paradigm Companies to develop the Parc Rosslyn Apartments, in Arlington, VA. True Ground was the 50% co-general partners until 2013, when it purchased the remaining gp interest.

Tab J:

Relocation Plan and Unit Delivery Schedule

(MANDATORY-Rehab)

Relocation Plan

Leckey Gardens Apartments

2031 N. Woodrow Street,

Arlington, Virginia 22207

Prepared by

True Ground Housing Partners

March 3rd, 2026

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II. **DEFINITIONS**

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   b. **Relocation Counseling and Relocation Needs Assessment**
   c. **Resident Notifications**
   d. **Moving Assistance**

V. **COVID-19 RESPONSE PROTOCOL**

VI. **FAILURE OF RESIDENTS TO ADHERE TO THIS PLAN**

VII. **APPEALS**

APPENDIX A: PRIORITY RANKING SYSTEM
APPENDIX B: ESTIMATED SCHEDULE FOR RELOCATION
APPENDIX C: ANTICIPATED UNIT DELIVERY SCHEDULE

Leckey Gardens

Relocation Plan

I. INTRODUCTION

About the True Ground Housing Partners: Founded in 1989, True Ground Housing Partners, also formally known as the Arlington Partnership for Affordable Housing, is a non-profit organization in Arlington County. True Ground's mission is to develop, preserve, and own quality, affordable places to live; to promote stability and opportunity for our residents; and to advocate with the people and communities we serve. True Ground believes safe, attractive, affordable housing provides an essential platform for all families and individuals. True Ground currently provides housing in Northern Virginia and Maryland for over 3,200 households with over 1,000 units in development.

About Housing Opportunities Unlimited (HOU): True Ground has engaged HOU to provide relocation services for the residents of Leckey Gardens Apartments at addresses 2031 N. Woodrow Street in Arlington. HOU is a privately held company that offers relocation services and resident services to clients focused on affordable and mixed income housing communities. HOU also provides direct resident services and consulting around both relocation and resident services.

Contact Information

Persons who may be contacted regarding this relocation plan include the following:

Relocation Agent
Jeray Wilson
Project Manager
Housing Opportunities Unlimited
123 Brooksiden Ave
3rd Floor
Boston, MA 02130
(202) 907-7747
jwilson@housingopportunities.com

Owner Contact
Jordi Fabian
Sr. Project Manager
True Ground Housing Partners
4318 N Carlin Springs Road,
Arlington, VA 22203
(571) 733-9630
Jfabian@truegroundhousing.org

Management Company Contact
Debbie Franco
Regional Vice President
S.L. Nusbaum Realty Co.
1700 Wells Fargo Center, 440 Monticello Avenue
Norfolk, VA 23510-2670
(757) 955-8128
dfranco@slnusbaum.com

- This Relocation Plan sets forth the procedures for the relocation for the residents of Leckey Gardens Apartments in Arlington, Virginia that will be impacted by the redevelopment. This plan is written in accordance with all applicable state and the Arlington County regulations and will adhere to the relevant provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 C.F.R. Part 24, if applicable.

  The underlying objective of this plan is to ensure persons affected as a direct result of the redevelopment are treated fairly, consistently and equitably, so that they will not suffer disproportionate hardships as a direct result of activities designed for the benefit of the community as a whole

II. DEFINITIONS

- **Affected Residents** – All residents of Leckey Gardens Apartments as of the date the General Information Notice (GIN) is sent.
  1. **True Ground Housing Partners** Owner for Leckey Gardens Apartments
  2. **Decent, Safe and Sanitary –** A relocation dwelling that is (a) structurally sound, weather tight and in good repair, (b) contains safe electrical wiring and a safe heating system, (c) is adequate in size to meet the space needs of the displaced person, (d) contains safe unobstructed egress that is free from barriers in cases where there is mobility impairment and (e) complies with the lead based paint requirements.
  3. **HOU – Housing Opportunities Unlimited** – Professional relocation consultant procured by True Ground that has experience and expertise in facilitating large-scale federal- and state-assisted relocation projects.
  4. **HUD** – The United States Department of Housing and Urban Development.
  5. **LIHTC** – Low Income Housing Tax Credit.
  6. **Person with a disability** – a person who has a physical or mental impairment which substantially limits one or more major life activities.
  7. **Relocation** – A move from one unit to another to accommodate the redevelopment project.
  8. **Relocation Coordinator** – An employee of HOU and representative of the owner whose specific task is to monitor and coordinate all relocation activity and implement the relocation plan to ensure compliance with applicable relocation regulations, guidelines, and laws.
  9. **Relocation Unit** – The project will entail identifying offsite units to house residents during the redevelopment of Leckey Gardens Apartments. Those relocation units offered to residents will be suitable, decent, safe, and sanitary and within close proximity to Leckey Gardens Apartments.
  10. **SL Nusbaum Realty Co**. – managing agent for Leckey Gardens Apartments.

11. **URA** – Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), is the federal regulation that provides protections and assistance for people affected by acquisition, rehabilitation, or demolition of real property for federal or federally funded projects.

III. PROJECT OVERVIEW

Leckey Gardens Apartments is located at 2031 N Woodrow Street, Arlington, VA 22207 and is made up of 2 three-story buildings, located over 1 block for a total of 40 units. There are currently 13 one-bedroom apartments, 25 two-bedroom apartments, and 2 four-bedroom apartments.

The Leckey Gardens redevelopment consists of all 40 units located at:

- 2031 N Woodrow Street
- 2037 N Woodrow Street

True Ground owns and operates Leckey Gardens Apartments as an affordable rental community. The property has not been significantly updated since 2002 under True Ground's tenure as owners. Leckey Gardens has two buildings located at 2031 - 2037 N Woodrow Street, Arlington, VA 22207.

True Ground plans to demolish the existing buildings on Leckey Gardens and replace them with an affordable apartment building (which will be known as Leckey Nine and Leckey Four). In February of 2026, True Ground received zoning approval from Arlington County to build a 11-story building with 249 affordable units, community rooms, a leasing office, and underground parking on the Leckey Gardens Apartments parcel.

In March of 2026, True Ground will also apply for federal Low-Income Housing Tax Credits, the final portion of funding necessary to move forward with the project.

If the new affordable housing building is awarded the funding that it needs in 2026, the construction is projected to start in Q3 of 2027 and be completed by Q4 of 2029. HOU will begin conducting surveys and preparing the Tenant Profile during the spring of 2026. Current residents of Leckey Gardens Apartments will be issued 120 Day Notices to Vacate approximately in Q3 of 202. Since the current apartments will be demolished, residents will have to move out of their apartments before construction begins but will have first priority to rent an apartment in the new building once it is completed. The construction will last approximately 24 -28 months.

All dates in this plan are approximate and residents will be kept informed of schedule updates on a regular basis.

Apartment Sizes and Affordability Mix

Current: Leckey Gardens Apartments consist 2 buildings totaling 40 units with the following unit mix:

	50% AMI	Market Rate	Total
1 BR	8	5	13
2 BR	23	2	25
4 BR	2	0	2
Total	33	7	40

After Redevelopment: The new 249 units building will have a mix of apartment sizes including one bedrooms, two bedrooms, three and four bedrooms.

	30% AMI	50% AMI	60% AMI	Total
1 BR	5	9	55	69
2 BR	4	28	111	143
3 BR	2	4	29	35
4 BR	0	0	2	2
Total	11	41	197	249

Rents and Utilities

The rents paid at the new Leckey Gardens Apartments will vary by unit size and affordability level:

2025 Maximum Rents*			
	30% AMI	50% AMI	60% AMI
1 Bedrooms	$922	$1,537	$1,845
2 Bedrooms	$1,107	$1,845	$2,214
3 Bedrooms	$1,278	$2,131	$2,557
4 Bedrooms	-	-	$2,853

*These are the 2025 maximum allowable rents before being lowered for any utilities paid by residents after the project is redeveloped. Rents will be adjusted annually based on any changes to the area median income (AMI).

The current utility structure at Leckey Gardens Apartments requires residents to pay for electricity (appliances, heating and cooling). The owner covers the cost of water, sewer, and trash removal. In the new building, residents will pay for sub metered water and sewer, and electric, which includes appliances, heating, and cooling.

Utility allowances will be determined each year by a qualified third-party consultant. True Ground plans on changing the maximum allowable affordable rents for the applicable year less the appropriate utility allowance.

IV. RELOCATION SERVICES AND IMPLEMENTATION

A. Permanent Relocation

Because the existing buildings will be demolished and the relocation period is expected to take at least 26 months, all households will have to move offsite and will be considered permanently displaced. All vested households who qualify will have priority to move to the new building once it is complete. If by the end of construction, households meet the applicable income qualifications and other leasing criteria, they will be able to return.

True Ground is taking the following steps to ensure that these households are able to find comparable housing that meets their needs and is located in the Waverly Hills neighborhood or other proximate neighborhoods:

- **Provide priority to Leckey Gardens Apartments residents at other True Ground properties.** Relocation staff will work to find comparable housing for residents, including housing within True Ground's portfolio. At the time that the relocation will start, True Ground will have over 2,000 affordable apartments across Arlington, including more than 400 affordable apartments within two miles of Leckey Gardens Apartments. In addition to hundreds of affordable apartments across the county, True Ground also has over 200 market affordable or unrestricted apartments in its housing portfolio.

- Foster relationships with other Waverly Hills landlords and other county landlords. There are over 11,000 total affordable apartments within Arlington County. Despite the promising number of units in the county, turnover of affordable apartments is not high and as a result True Ground may need to work directly with landlords as needed in an effort to get leasing priority for Leckey Gardens Apartments residents.

    i. **Provide information about market affordable and affordable properties in Arlington County.** Market affordable apartments are apartments that have lower rents due to natural market forces. True Ground will direct residents who earn more than 60% of the area median income to these apartments as well as other comparable apartments in Arlington County. In making recommendations, True Ground will keep in mind the utility payment structure as well as likelihood that a could be redeveloped in an effort to ensure that the recommended apartments will be a stable housing option for a significant period of time.

    For households earning less than 60% of the area median income who do not wish to transfer to another True Ground property, True Ground will ensure that they have the full list of affordable apartments as well as support in deciding which properties fit a household's needs.

B. Relocation Counseling and Relocation Needs Assessment

True Ground has procured the services of relocation contractor Housing Opportunities Unlimited (HOU) to provide relocation services to the families who will be affected because of the project and to administer the relocation plan. The HOU on-site office will be ideally located at Leckey Gardens Apartments or nearby, and the Relocation staff will work a flexible schedule generally between 9am and 5pm as well as some evenings and weekends to be accessible to all households. Residents will have the opportunity to meet personally with the property manager and Relocation Coordinator at their request throughout the relocation and redevelopment process. As all entities involved will carefully observe recommendations from the CDC concerning the Coronavirus pandemic, HOU will offer different virtual avenues to gather data from residents on the assessments (virtual meetings, phone calls, group resident meetings via Zoom, etc.) Included in the Relocation Plan is HOU's response plan to COVID-19 that notates precautionary measures taken when interacting with residents when face to face interaction is required.

<u>Relocation Needs Assessment</u>

HOU will conduct a comprehensive relocation needs assessment with each of the households in order to be able to best address any concerns or issues regarding the households' relocation and plan for any issues that could arise during their relocation. During the resident assessment phase of the project, HOU Relocation staff will:

- Meet/speak one-on-one with each individual household to identify their relocation needs. Among information collected in the assessment will include household composition, approved reasonable accommodations, pets, current in-home services, planned vacations/hospitalizations.
- Complete the assessment, preferably with a bilingual HOU employee when English is not the resident's first language. Where a bilingual HOU employee is not available, interpreter/translation services will be used. The major languages currently spoken are English, Spanish and Mongolian.
- Evaluate tenant furniture and belongings, making special note of large furnishings, housekeeping issues, clutter, pest issues and hoarding disorders.
- Determine whether a household needs packing and unpacking services.
- Assess each household individually to identify all obstacles that may affect relocation.

Relocation Counseling and Advisory Services

Relocation counseling and advisory services may include community meetings (when appropriate) at the site and personal interviews with each household. HOU Relocation staff are responsible for conducting resident meetings (whether virtual or in-person), providing required and additional resident notices about relocation (including General Information Notice, Notice of Eligibility / 120 Day Notice to Vacate, and 30-Day Relocation Notices), conducting mobility counseling, scheduling and coordinating temporary relocation moves, coordinating transfer of cable/phone/internet services as applicable, conducting follow-up visits, communicating on an ongoing basis with tenants as needed and documenting the relocation activities. During the relocation planning and implementation phase, HOU Relocation staff will:

- Conduct community meetings (virtual or in person) to prepare residents for their upcoming relocation.
- Prepare and distribute written notices, including 30-Day, 14-Day, and 48-Hour Notices for affected households.
- Referrals to replacement properties, requesting priority, advocating for residents and providing references for residents as needed.
- Provide residents with listings of units within Arlington County and referrals to home ownership programs upon request, including county programs like the Housing Grant program and local homeownership programs.
- Provide transportation for tenants who need assistance traveling to look at other housing. Residents who need transportation should contact relocation staff in order to device an individualized transportation plan.
- Provide residents with written information and/or translation services in their native language when necessary. All written information will be translated into Spanish and resident meetings will have interpretation available by request.
- Provide appropriate counseling for tenants who are unable to read and understand notices.
- Anticipate additional needs of families, overcrowded households that need to move to a larger apartment, the elderly and disabled, and able to provide the special advisory services they may need.
- Prioritize relocation households in such a way that allows children to continue to go to the schools they currently attend, if that is a family's preference. True Ground will coordinate with Arlington Public Schools as necessary, to ensure that family and children's preferences are met. Households that choose to relocate outside a school boundary should be able to remain in their current school until the end of the school year, if that is the household's preference.

- Security deposits and accrued interest, if applicable, will be refunded back to the households within an expedited timeframe with accordance with the terms of the lease. In preparation for the construction, full security deposits will be returned to those who move during the 120 Day Notice period unless there is significant damage to common areas.
- HOU will be working with households that are overcrowded to ensure that they find replacement housing that appropriately sized and meets their budget needs, leveraging rental assistance when applicable.
- True Ground will waive typical minimum income requirements for households that return to redeveloped apartments when the rent paid is comparable to their current rent.
- Regular maintenance service will be provided and maintenance issues will be addressed in a timely fashion until the buildings are completely vacated.

Additionally, HOU shall ensure that all required county notifications and advisory service procedures are followed carefully so that residents are informed about their rights under Arlington County Relocation Guidelines and the VH Relocation Assistance Guidelines.

C. Relocation Financial Assistance

Relocation Payments

All vested residents who move after receiving a 120 Day Notice to Vacate will receive financial assistance pursuant the Arlington County Guidelines, regardless of their current lease term. Residents can opt for one of the following relocation benefits:

A. One time relocation payment, based on the chart below as specified in the Arlington County Relocation Guidelines. The relocation payment is paid in two steps, half paid when the resident has provided written notice to vacate with a move out date and the second half paid once the resident has turned in keys. Residents will receive payments directly to the leaseholders or they may opt to have their relocation payment made out to moving companies that they hire. Room counts listed below will include living/dining room, den, and kitchen (even in efficiency/studio units).

Unit Type	Standard Payment	Payment for Very Low Income Households (50% AMI or less)
1 room	$800	$1,200
2 rooms	$1,000	$1,500
3 rooms	$1,200	$1,800
4 rooms	$1,500	$2,250
5 rooms	$1,700	$2,550

B. Actual moving services (moving the resident's belongings from apartment to apartment) and payment for reimbursement for the transfer of utilities or other actual move-in expenses. This option is limited to moves within the Washington metropolitan area which includes the following localities: D.C., Arlington County, Clarke County, Culpeper County, Fairfax County, Fauquier County, Loudoun County, Prince William County, Rappahannock County, Spotsylvania County, Stafford County, Warren County, Alexandria City, Fairfax City, Falls Church City, Fredericksburg,

Manassas, Manassas Park, Calvert County, Charles county, Frederick County, Montgomery County, Prince George's County and Jefferson County.

Residents who qualify to return to the property after construction can receive the relocation payment or moving services a second time for their move back to Leckey Gardens Apartments, as outlined above. True Ground will provide boxes and packing tape to all residents by request. True Ground will provide packing services to seniors and persons with disabilities.

Moving Assistance

The following details the moving assistance and covered relocation expenses that will be provided, at no cost, to all Affected Residents of Leckey Gardens Apartments:

- Packing supplies (boxes, wrap, and tape) for packing personal property.
- Packing and unpacking assistance for households requiring such assistance.

D. Resident Notifications

Throughout the pre-construction and construction periods, the development team will work with HOU Relocation staff to communicate with residents to keep them informed of progress and to answer questions about the redevelopment and the implementation of this Relocation Plan through periodic meetings, notices and other avenues of personal communication. A copy of this relocation plan will be distributed to each Leckey household and available, as requested, through Leckey Gardens Apartment Management office.

Residents of Leckey Gardens Apartments will receive the following notifications:

- **General Information Notice (GIN) –** Written notice indicating that ownership is applying to complete the redevelopment project, advises residents not to move, explains the nature of the proposed redevelopment and describes in general terms the relocation assistance available to all residents. This notice will either be hand-delivered and signed for by each resident or mailed via certified mail, return receipt requested to all occupied households at The Leckey Gardens Apartments. Along with the GIN will be a cover letter sent to households to explain the notice. As an additional method of delivery given COVID-19, a copy of the notice will be sent out regular mail with the instruction to sign a colored copy of the notice to drop off at the Management office.
- **Notice of Eligibility / 120 Notice to Vacate –** Written notice indicating that funding has been secured for the redevelopment project. Notice also indicates that the household is eligible for relocation benefits, and will be required to relocate within 120 days during the redevelopment. This notice will be hand-delivered and signed for by each resident or sent certified first-class mail, return receipt requested. As an additional method of delivery given COVID-19, a copy of the notice will be sent out regular mail with the
- **30-Day Notice to Relocate –** Written notice provided at least 30 days in advance of the resident's move that informs them of options for their relocation unit. These notices will be hand-delivered and signed for by each resident.

Signed copies of the above notices will be kept in the relocation file for each household.

E. Selection of New Apartments

For residents returning to Leckey Gardens Apartments after construction, True Ground will try to accommodate all resident preferences and requests that relate to unit selection. It is easier to accommodate specific requests earlier in the lease up process so residents should respond promptly to all requests from the owner or property manager for documentation, application completion and meetings.

V. Covid-19 Response Protocol

True Ground and HOU will continue to monitor CDC, state, and local guidance related to the COVID-19 pandemic. As needed, True Ground and HOU will engage experienced consultants to ensure that this plan meets applicable health and safety protocols. Residents will be provided with information about these protocols prior to their relocation and the strategies will be explained in thorough detail during the one on one assessment.

VI. Failure of Residents to Adhere to This Plan

Leckey Garden Apartments Management will exercise its authority judiciously to ensure residents comply with this Relocation Plan and enable the redevelopment activities to occur in a timely fashion. Eviction may be employed only as a last resort and shall be undertaken in conformance with applicable state, federal and local laws. The property manager may initiate actions under the eviction procedures if a resident refuses to comply with the following:

A. Move or relocate
B. Meet Property Management/HOU Relocation staff regarding relocation or
C. Cooperate in the relocation process

However, Property Management and HOU Relocation staff will undertake every effort to best accommodate resident needs during their relocation and coordinate resident relocation with the support of resident emergency contacts/family members to avoid eviction action.

VII. Appeals

Grounds for Appeal
If a resident contends that this Relocation Plan is not being implemented properly or believes the Owner has failed to properly consider the person's request for relocation assistance, the resident may file a written appeal to True Ground at 4318 N Carlin Springs Road, Arlington, VA 22203 within 60 days of the contested action.

HOU Relocation staff shall inform residents in writing, of their right to appeal. Grounds for an appeal may include:

1. A determination by the Owner of the individual's eligibility or ineligibility as an Affected Resident, as defined by the Relocation Plan;
2. A determination by the Owner of the scope and amount of relocation assistance made available to an Affected Resident;

Grounds for appeal shall not include suspension of discretionary relocation benefits to former residents.

Decision by the Owner
Within (5) calendar days after the hearing, the hearing officer shall prepare a written decision, which shall include a statement of its findings of fact and specific reasons for the results. A copy of the decision shall be mailed or delivered to the parties or their representatives and a copy shall be kept in the resident's file.

Appeal to Arlington County
A displaced person who is dissatisfied with the Owner's determination on the appeal may submit a written request for further review with Arlington County at:

Hector Mercado
Relocation Specialist – Housing Assistant
Community Planning Housing and Development
Housing Division
Phone: (703) 228-3805
Fax: (703) 228-3834
2100 Clarendon Blvd
Suite 700
Arlington, VA 22201

APPENDIX A: PRIORITY RANKING SYSTEM

Leckey Gardens Apartments
Priority Ranking System

Condition	**Point(s)**
Child Under 18 years of age	1 Point for Each Child
A member of the household is 62 years of age or older	2 points
A member of the household has a disability	2 points
Previously displaced by redevelopment in Arlington County	1 point
Household currently receives rental assistance	1 point
Years of tenancy	
1 Year	1 point
2 Years	2 points
3 Years	3 points
4 Years	4 points
5 Years	5 points
6-10 Years	6 points
11-20 Years	7 points
21 Years or Over	8 points

True Ground will maintain a priority ranking list for vested households and a separate list for non-vested households. All vested households will have priority over non-vested households, regardless of the number of points assigned.

APPENDIX B: Estimated Schedule for Relocation

March 2026	Initial resident Initial resident relocation meeting
April 2026	Submit Relocation Plan to Arlington County
June 2026	Second resident relocation meeting
July 2026	Relocation Plan approved
August 2026	Relocation team begins conducting one-on-one resident interviews to gather information on each of the 40 households' needs during redevelopment.
August 2026	120-day notices delivered to residents advising of upcoming relocation
September 2026	Relocation staff available as needed on-site for resident inquiries
Q1 2027	Resident relocation completed for 40 households
August 2027	Demolition and construction begin
Q3 2029	Leckey Nine and Leckey Four are completed and ready for occupancy. All income-eligible residents may move into the new building.

APPENDIX C: Anticipated Unit Delivery Schedule

Leckey Gardens Apartments is anticipated to be completed by October of 2029 and will be known as Leckey Nine and Leckey Four. Thus, the proposed unit delivery schedule is:

- October 2029 – 249 units

At this time, all 40 current Leckey Gardens Apartments residents will be notified that they can move back to the new building.

Relocation Budget: Approximately $204,800

Tab K:

Documentation of Development Location:

Tab K.1

Revitalization Area Certification

Revitalization Area

General Instructions

To qualify for revitalization area points available under the QAP (13 VAC 180-60(E)(2)(c)), select one of the following and provide sufficient supporting documentation:

1. The development is located in either of the following, as defined by HUD: a Qualified Census Tract; or a Targeted Area, wherein 70% or more of the families have incomes which are ≤ 80% statewide median income [NOTE: these census tracts are included in the definition of Targeted Area for single-family lending purposes but do not include ACEDS].

2. The development is located in a redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to VA Code §36-1 et seq. Documentation must (a) demonstrate that area exists at the time of application; (b) accurately depict area boundaries; and (c) clearly show that the proposed development lies or will lie within those boundaries.

3. The development is located in a revitalization area designated by resolution adopted pursuant to the terms of VA Code § 36-55.30:2 for the purpose of enabling Virginia Housing to provide financing to either a mixed-income or mixed-income/mixed-use development. Documentation must include a resolution from the locality supporting the development's s location within the revitalization area. Please contact Rental Housing development to obtain the appropriate form resolution.

4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to VA Code §36-55.64. Documentation must include a copy of the ordinance with support that the development lies within the Rehabilitation Zone.

5. The development is located In an opportunity zone designated by the Commonwealth pursuant to the Federal Tax Cuts and Jobs Act of 2017 (PL 115-97) and has a binding commitment of funding acceptable to Virginia Housing.

6. **The development is located in a jurisdiction that confirms that the development, as proposed to be constructed or rehabilitated, will utilize new or existing housing as part of a community revitalization plan. Must use Virginia Housing's Community Revitalization Plan Form Letter.**

7. The development is located on land owned by federally recognized or Virginia-recognized Tribal Nations located within the present-day external boundaries of the Commonwealth.

Community Revitalization Plan Form Letter

13 VAC 180-60(E)(2)(c)(6)

General Instructions:

1. The Community Revitalization Plan Form should be signed by any of the following individuals or authorized officers of any of the following offices within the jurisdiction where the Development will be located:

    - City Manager/County Executive
    - Office of Housing
    - Office of Planning
    - Office of Zoning
    - Economic Development Authority
    - Local Housing Authority
    - Other official or office deemed acceptable by Virginia Housing

2. Owner/Applicant should fill in all requested information on the form letter, except for the signature page:
    - 'Development Address' should correspond to I.A.2 on page 1 of the application and Zoning Certification.
    - 'Proposed Improvements' should correspond with I.B & D and III.A of the application and Zoning Certification.

3. Authorized signer should complete and execute the signature page.

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

Community Revitalization Plan Form Letter
13 VAC 180-60(E)(2)(c)(6)

DATE: 3.2.2026

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

RE: Community Revitalization Plan Form

Name of Development: Leckey Nine

Name of Owner/Applicant: Leckey Nine Limited Partnership

Name of Seller/Current Owner: Lorcom Arms Limited Partnership

DEVELOPMENT DESCRIPTION:

Development Address:

2031 N Woodrow Street

Proposed Improvements:

New Construction:	# Units	102	# Buildings	1	Total Floor Area	166,015.61
Adaptive Reuse	# Units		# Buildings		Total Floor Area	
Rehabilitation:	# Units		# Buildings		Total Floor Area	

The Owner/Applicant listed above has asked this office to complete this form letter regarding the proposed Development described herein. This form letter will be used by Virginia Housing Development Authority for the sole purpose of determining whether the Development qualifies for points available under Virginia Housing's Qualified Allocation Plan for housing tax credits.

Accordingly, as indicated by my signature below, it is my opinion that the Development described above, as proposed to be constructed or rehabilitated, will utilize new or existing housing that conforms with the community's revitalization plan.

Signature

Anne Venezia

Printed Name

Housing Director

Title

703-228-3784

Phone

3 March 2026

Date

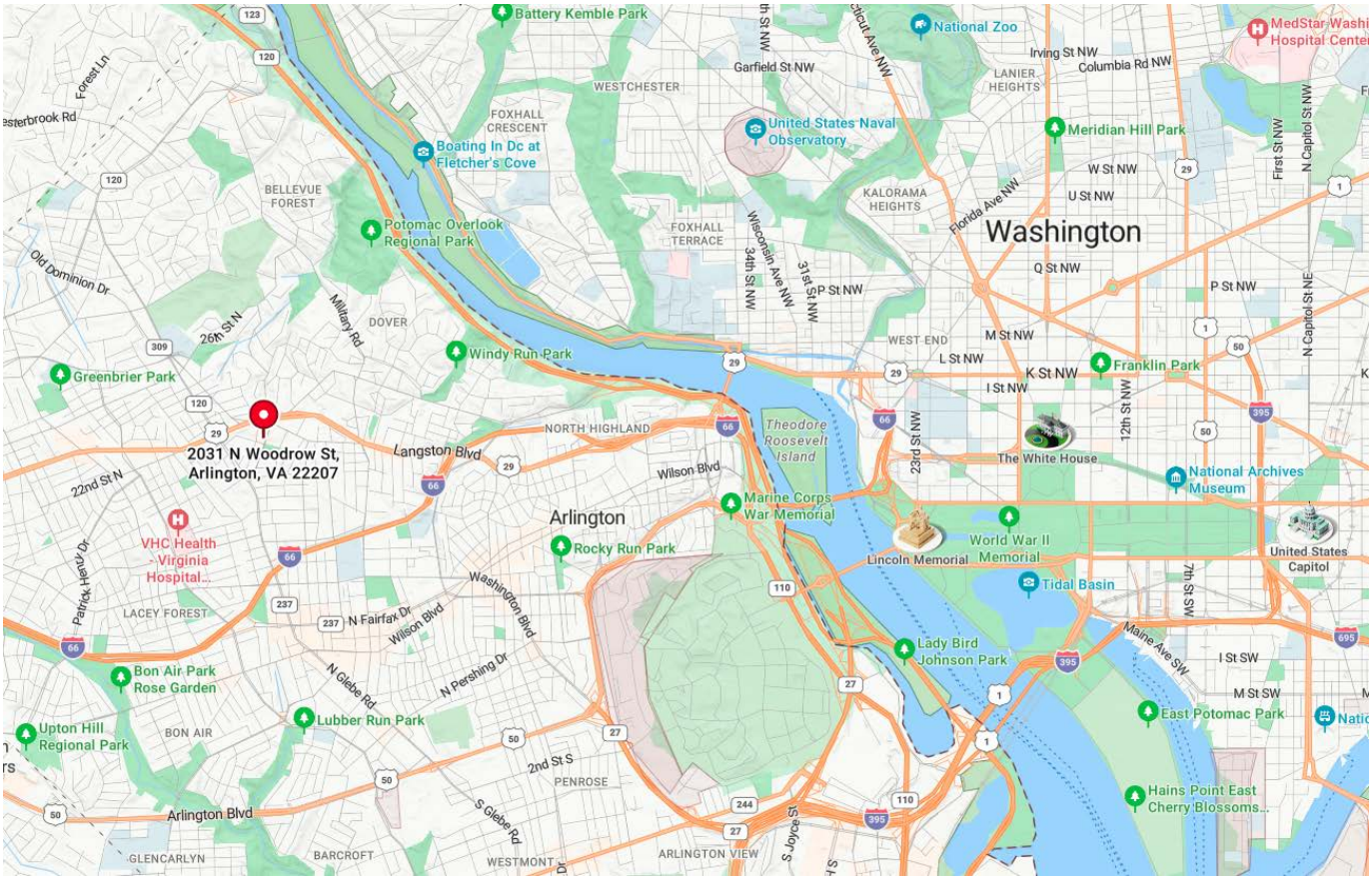
NOTES TO LOCALITY:

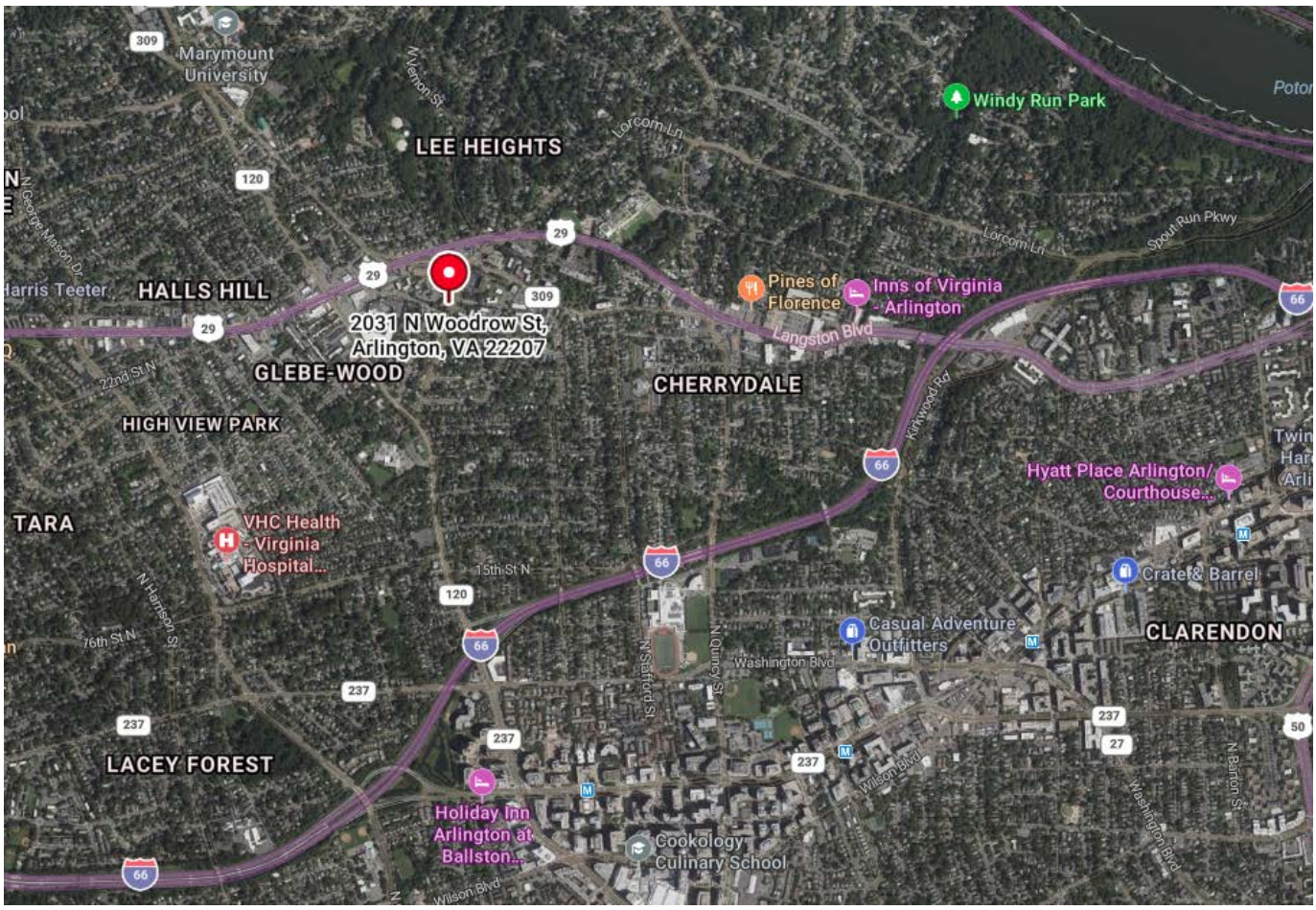
1. Return this form letter to the Owner/Applicant for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

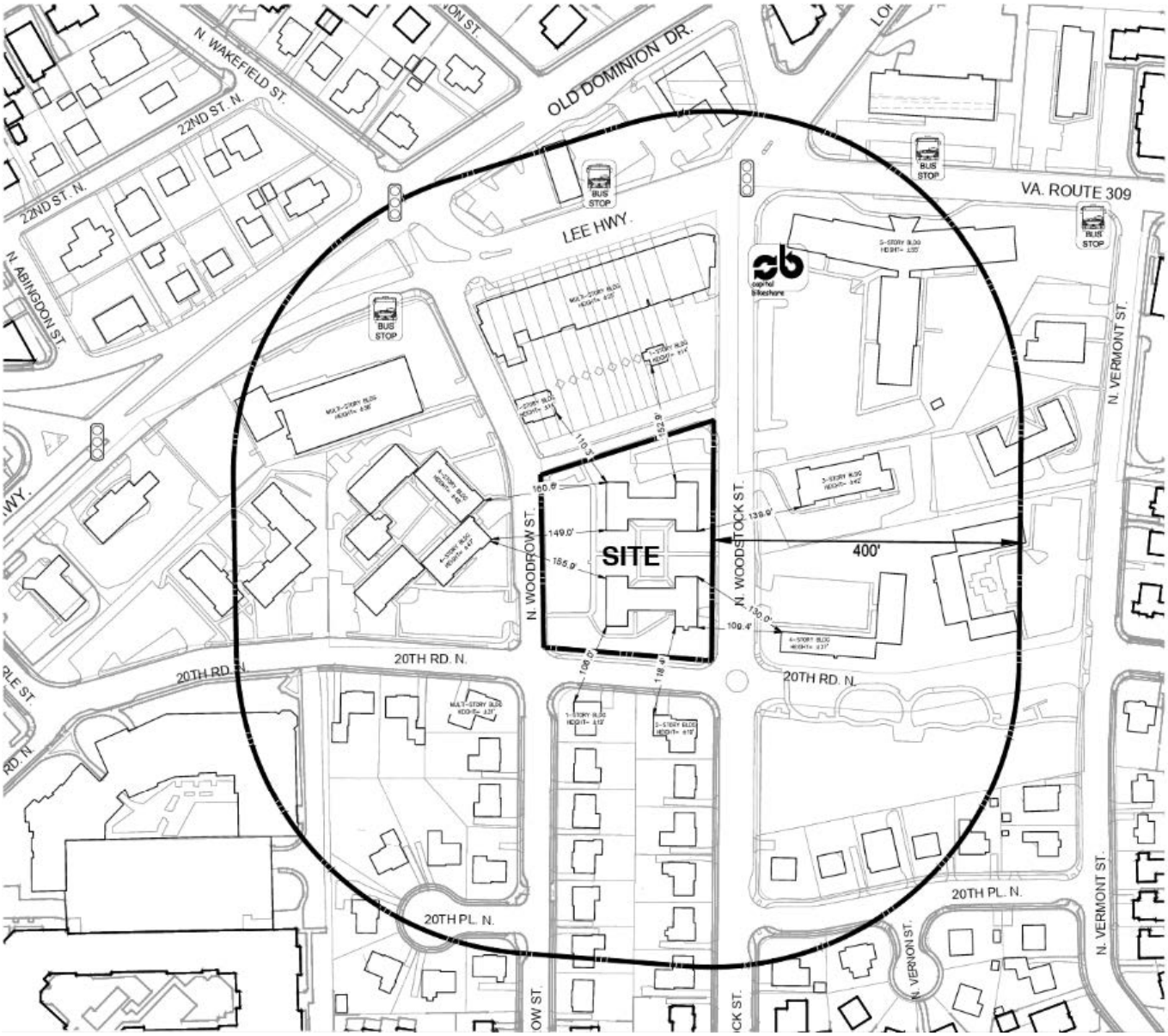
Leckey Nine

Location Map

2031 N Woodrow Street, Arlington, VA 22207







4.1 Site Plan Submission Contextual Plan, Bowman Consulting Group, Ltd.

Tab K.2

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

Bowman

Surveyor's Certification of Proximity to Transportation

General Instructions

1. This form must be included with the Application.
2. Any change in this form may result in a reduction of points under the scoring system.
3. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

Date: February 10, 2026

TO: Virginia Housing

601 South Belvidere Street

Richmond, Virginia 23220 2025 Tax Credit Reservation Request

Name of Development Leckey Nine

Name of Owner Leckey Nine Limited Partnership

RE:

Ladies and Gentlemen:

This letter is submitted to you in support of the Owner's Application for Reservation of Low Income Housing Tax Credits under Section 42 of the Internal Revenue Code of 1986, as amended.

Based upon due investigation of the site and any other matters as it deemed necessary this firm certifies that: the main street boundary entrance to the property is within:

☐ 2,640 feet or ½ mile of the nearest access point to an existing commuter rail, light rail or subway station; OR

☑ 1,320 feet or ¼ mile of the nearest access point to an existing public bus stop or a public bus stop to be built in accordance with existing proffers. If the public bus stop is proffered, include copy of executed proffers with this form.

COMMONWEALTH OF VIRGINIA
KENDALL JACKSON BLANDING
Lic. No. 0402053656
2/10/26
PROFESSIONAL ENGINEER

Firm Name Bowman

By Kendall Blanding, P.E.

Its Engineering Team Leader

Title

13461 Sunrise Valley Drive, Suite 500, Herndon, Virginia 20171
703.464.1007
bowman.com

Tab L:

PHA / Section 8 Notification Letter

Virginia Housing

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: February 2, 2026

To: Department of Human Services
2100 Washington Blvd
Arlington, VA 22204

Re: Proposed Affordable Housing Development

Name of Development: Leckey Nine

Name of Owner: Leckey Nine Limited Partnership

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 September 1, 2029 (date).

The following is a brief description of the proposed development:

Development Address: 2031 N Woodrow Street , Arlington, VA 22207

Proposed improvements:

New Construction:	# Units	102	# Buildings	1
Adaptive Reuse	# Units		# Buildings	
Rehabilitation:	# Units		# Buildings	

Proposed Rents:

Efficiencies:	$ _____ / month
1 Bedroom Units:	$ 785.29 to 1,708.29 / month
2 Bedroom Units:	$ 947.59 to 2,054.59 / month
3 Bedroom Units:	$ 1,100.57 to 2,379.57 / month
4 Bedroom Units:	$ 2,650.08 / month

Other Descriptive Information:

Residents will have access to leasing/property management, community rooms, on-site resident services office.

The new property will include a mix of 1BR, 2BR, 3BR and 4BR units.

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 703-276-7444.

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

Sincerely yours.

Name _____

Title Carmen Romero, President

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

Seen and acknowledged by: Caleb G. Kopczyk

Printed Name: Caleb G. Kopczyk

Title: HCV Executive Director, Arlington County Dept. of Human Services

Phone: (703) 228-1455

Date: 02/10/2026

Tab M:

Intentionally Blank

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

Tab P.

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

Part of the revitalization of an 80+ acre site, Braddock Nine and Braddock Four (now Ilda's Overlook Senior Residences) is an affordable development for independent seniors age 62 and up. This was a hybrid 4%/9% financing structure which is effectively two projects within one building. For Leckey Nine, we are submitting ZERH certificates pertaining to the 4% portion - Braddock Four.

Please see ZERH certificates awarded to True Ground Housing Partners for the Braddock Four development below. Braddock Four received ZERH certification in 2024.

The unit matrix on the following page reflects all 80 units of the Braddock development, both Braddock Nine and Braddock Four. Highlighted in orange are the 44 units in Braddock Four including apartment number, number of bedrooms, condo, and tax credit financing.

Braddock Nine and Braddock Four Building Matrix

Apt. #	Unit Size	Building Side	LIHTC%
116	2BR	Four	4%
117	1BR	Four	4%
118	1BR	Four	4%
119	1BR	Four	4%
120	1BR	Four	4%
123	1BR	Four	4%
124	1BR	Four	4%
203	1BR	Four	4%
205	1BR	Four	4%
207	1BR	Four	4%
209	1BR	Four	4%
216	2BR	Four	4%
217	1BR	Four	4%
218	1BR	Four	4%
219	1BR	Four	4%
220	1BR	Four	4%
221	1BR	Four	4%
222	1BR	Four	4%
223	1BR	Four	4%
224	1BR	Four	4%
305	1BR	Four	4%
307	1BR	Four	4%
309	1BR	Four	4%
316	2BR	Four	4%
317	1BR	Four	4%
318	1BR	Four	4%
319	1BR	Four	4%
320	1BR	Four	4%
321	1BR	Four	4%
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324	1BR	Four	4%
405	1BR	Four	4%
407	1BR	Four	4%
409	1BR	Four	4%
416	2BR	Four	4%
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420	1BR	Four	4%
421	1BR	Four	4%
422	1BR	Four	4%
423	1BR	Four	4%
424	1BR	Four	4%
100	1BR	Nine	9%
101	1BR	Nine	9%
102	1BR	Nine	9%
103	1BR	Nine	9%
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112	1BR	Nine	9%
114	2BR	Nine	9%
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314	2BR	Nine	9%
400	1BR	Nine	9%
401	1BR	Nine	9%
402	1BR	Nine	9%
403	1BR	Nine	9%
404	1BR	Nine	9%
406	1BR	Nine	9%
408	1BR	Nine	9%
410	1BR	Nine	9%
412	1BR	Nine	9%
414	2BR	Nine	9%

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 960965690
Ekotrope ID: 2RMbjrkv

HERS® Index Score:

56

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

$1,032

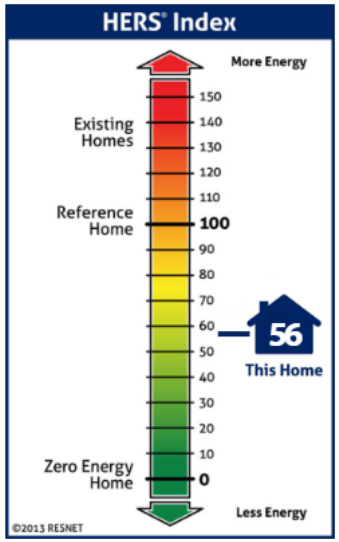
*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 116
Fairfax, VA 22032

Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.8	$163
Cooling	1.5	$58
Hot Water	6.3	$241
Lights/Appliances	12.8	$491
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**27.3**	**$1,193**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,051 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 9.2 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 18.7 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.04 ACH50)
Ventilation:	37 CFM • 38.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

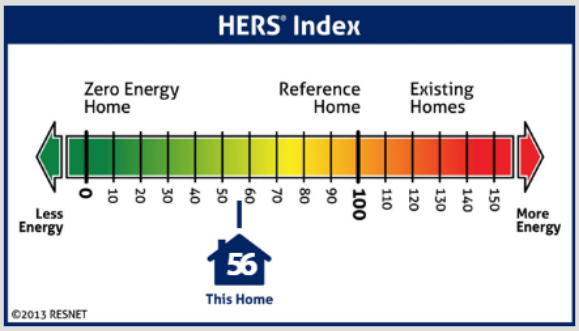
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 116, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: N/A
Wall: R-26 Slab: R-10

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.2 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 18.7 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 116
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 116, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	56	N/A	60

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 433797556
Ekotrope ID: LZgm0exd

HERS® Index Score:

56

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

$752

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 117
Fairfax, VA 22032

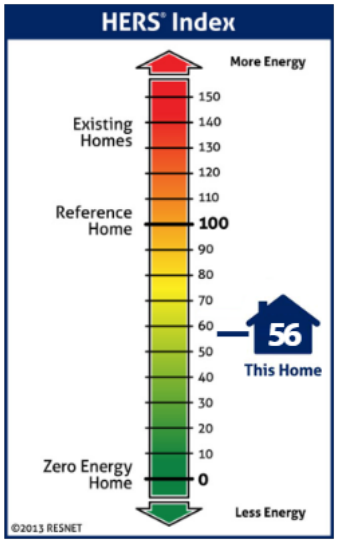
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.2	$85
Cooling	1.1	$43
Hot Water	4.0	$153
Lights/Appliances	11.0	$422
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.3**	**$794**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	697 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.80 ACH50)
Ventilation:	20 CFM, 36 CFM • 23 Watts, 37.3 Watts • ERVExhaust Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.36, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

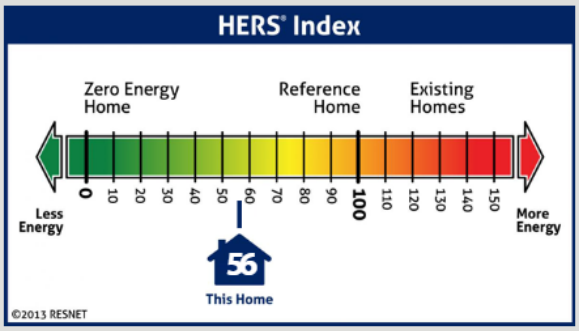
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 117, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: N/A
Wall: R-26 Slab: R-10

Primary Window Efficiency:
U-Value: 0.36 SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Exhaust Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 117
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 117, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	56	N/A	61

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 756916022
Ekotrope ID: dxmpEBZv

HERS® Index Score:

50

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

$938

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 118
Fairfax, VA 22032

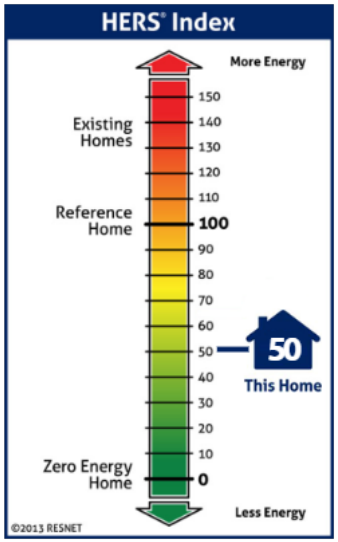
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.7	$119
Cooling	0.7	$27
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.0**	**$946**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Braddock
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.87 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

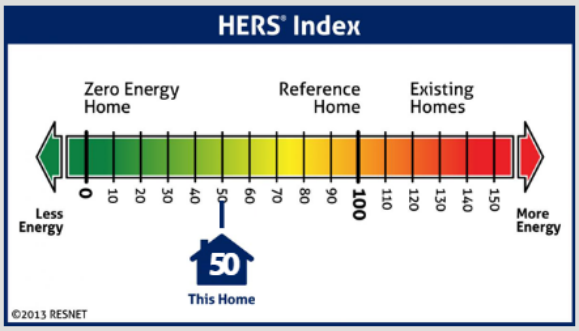
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 118, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:

Ceiling: R-13 Floor: N/A
Wall: R-14 Slab: R-10

Primary Window Efficiency:

U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)

Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 118
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 118, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 245252614
Ekotrope ID: LXEbPRed

HERS® Index Score:

50

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

$938

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 119
Fairfax, VA 22032

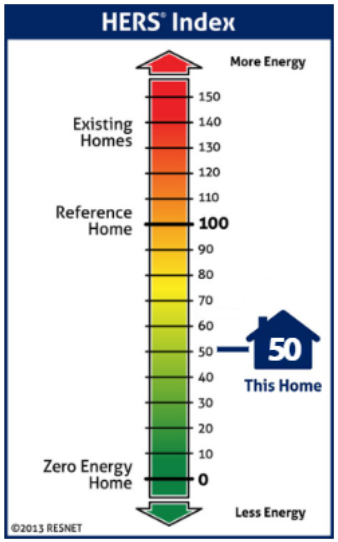
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.7	$119
Cooling	0.7	$27
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.0**	**$946**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Braddock
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.87 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

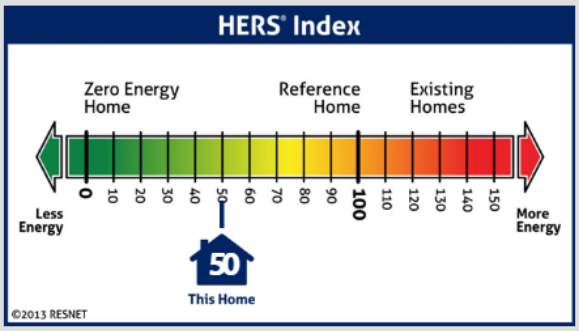
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 119, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: N/A
Wall: R-14 Slab: R-10

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 119
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 119, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 680709692
Ekotrope ID: vpOkEaEd

HERS® Index Score:

50

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

$938

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 120
Fairfax, VA 22032

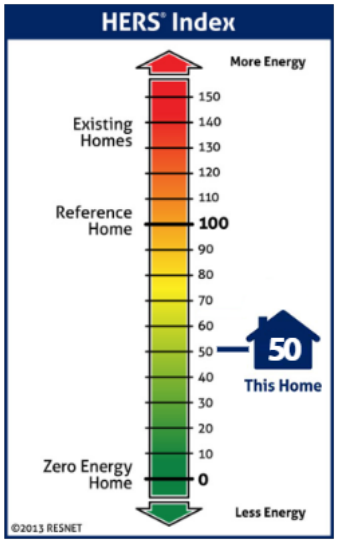
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.7	$119
Cooling	0.7	$27
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.0**	**$946**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Braddock
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.87 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

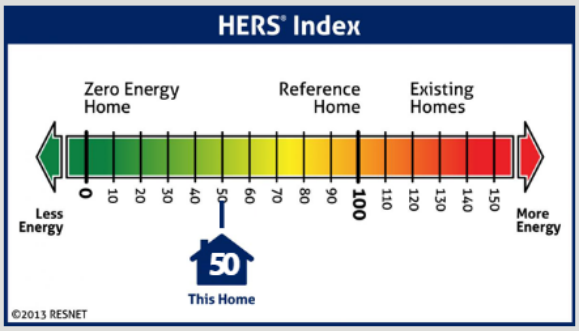
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 120, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: N/A
Wall: R-14 Slab: R-10

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 120
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 120, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 131234268
Ekotrope ID: dkg6EPrd

HERS® Index Score:

52

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

$1,058

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 123
Fairfax, VA 22032

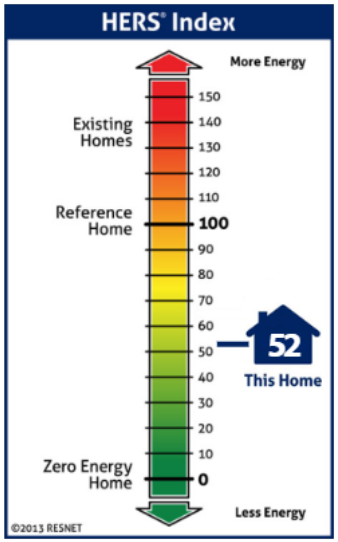
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.8	$225
Cooling	1.3	$49
Hot Water	3.9	$150
Lights/Appliances	10.7	$412
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**23.7**	**$1,075**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	796 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.53 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

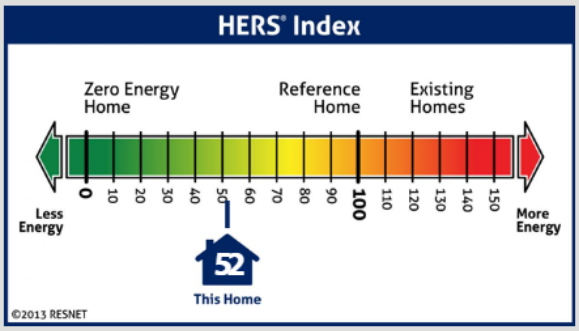
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:12 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 123, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: N/A
Wall: R-26 Slab: R-10

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 123
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 123, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 516728232
Ekotrope ID: dNBbXped

HERS® Index Score:

52

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

$1,058

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 124
Fairfax, VA 22032

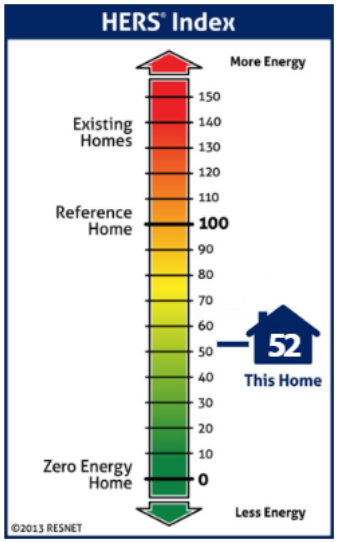
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.8	$225
Cooling	1.3	$49
Hot Water	3.9	$150
Lights/Appliances	10.7	$412
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**23.7**	**$1,075**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	796 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.53 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

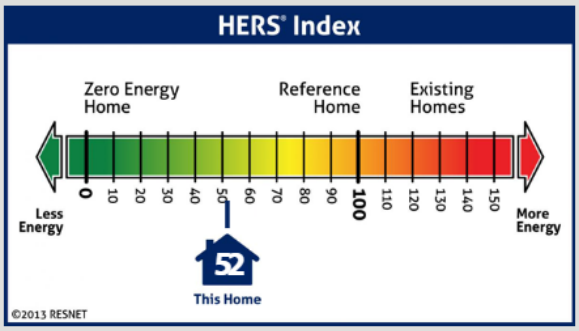
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 124, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

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Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: N/A
Wall: R-26 Slab: R-10

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 124
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 124, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 333972183
Ekotrope ID: dE1byqDd

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 203
Fairfax, VA 22032

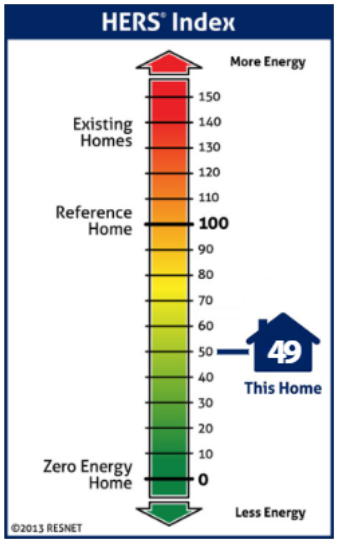
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

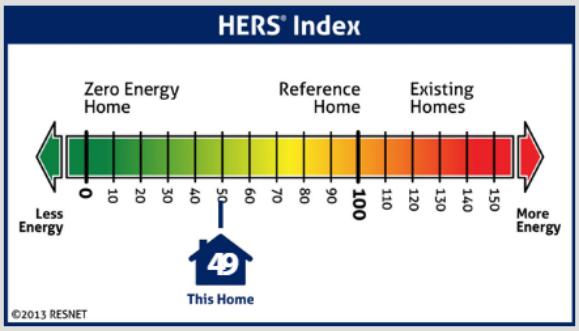
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 203, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 203
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 203, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 066321718
Ekotrope ID: vQxboqJd

HERS® Index Score:

49

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

$962

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 205
Fairfax, VA 22032

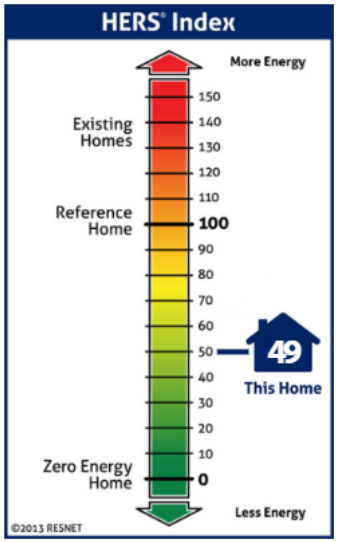
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	$97
Cooling	1.0	$40
Hot Water	3.9	$151
Lights/Appliances	10.9	$420
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**19.7**	**$948**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	835 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.03 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

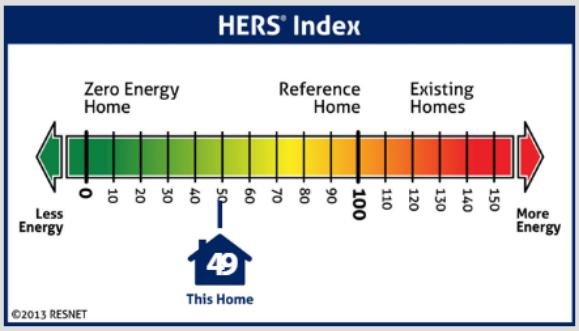
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 205, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 205
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 205, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	58

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 683012675
Ekotrope ID: d1WN73G2

HERS® Index Score:

49

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

$962

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 207
Fairfax, VA 22032

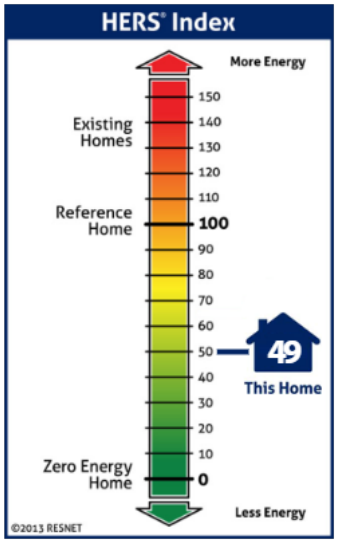
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	$97
Cooling	1.0	$40
Hot Water	3.9	$151
Lights/Appliances	10.9	$420
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**19.7**	**$948**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	835 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.03 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

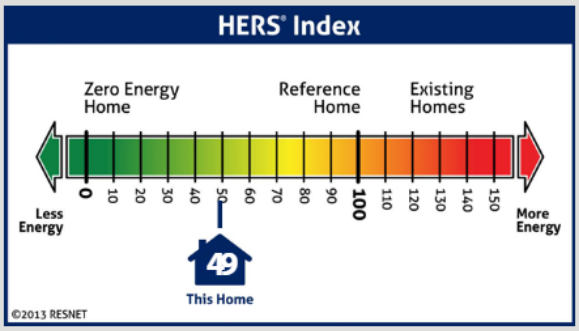
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 207, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 207
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 207, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	58

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 396992805
Ekotrope ID: Lz1Xa972

HERS® Index Score:

54

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

$810

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 209
Fairfax, VA 22032

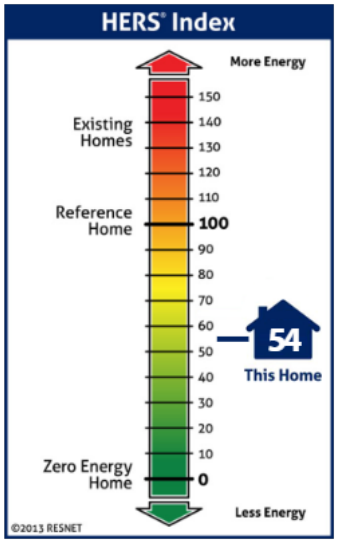
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.3	$89
Cooling	1.1	$42
Hot Water	4.0	$153
Lights/Appliances	11.0	$422
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.4**	**$797**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	697 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.87 ACH50)
Ventilation:	20 CFM, 36 CFM • 23 Watts, 37.3 Watts • ERVExhaust Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.36, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

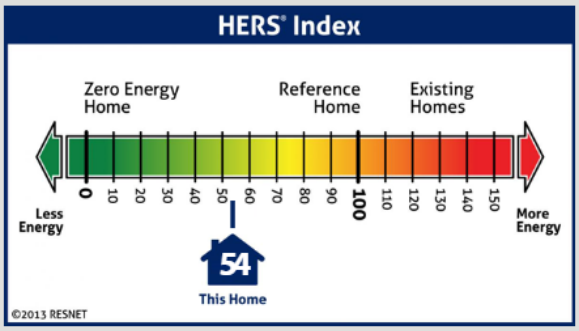
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 209, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.36 SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Exhaust Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 209
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 209, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	54	N/A	59

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 941973173
Ekotrope ID: L0VpqQov

HERS® Index Score:

52

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

$1,095

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 216
Fairfax, VA 22032

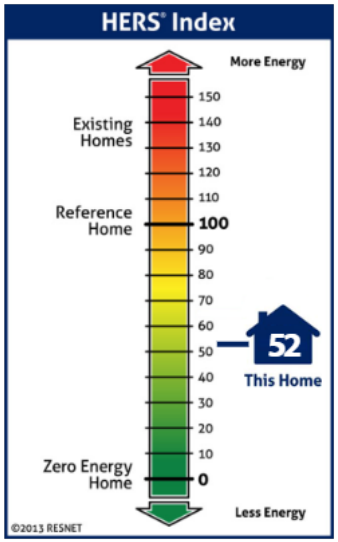
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.3	$128
Cooling	1.5	$57
Hot Water	6.1	$235
Lights/Appliances	12.8	$491
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**25.6**	**$1,151**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,051 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 9.2 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 18.7 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.08 ACH50)
Ventilation:	37 CFM • 38.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

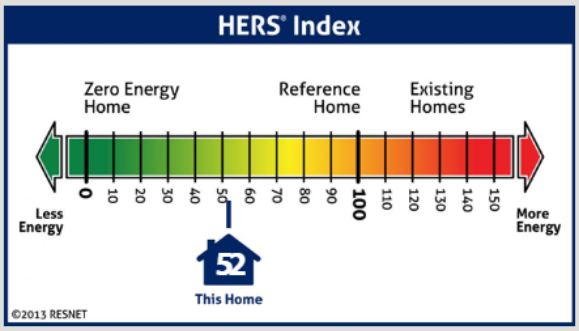
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 216, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.2 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 18.7 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 216
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 216, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	58

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 154524441
Ekotrope ID: 26rjZGW2

HERS® Index Score:

54

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

$810

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 217
Fairfax, VA 22032

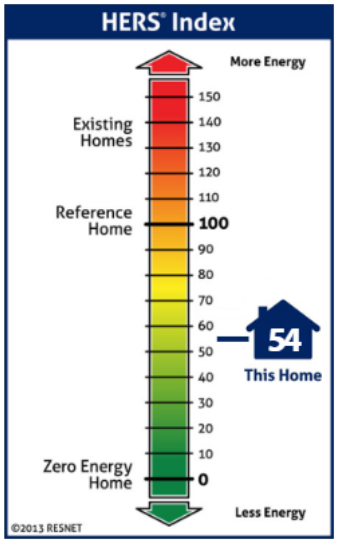
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.3	$89
Cooling	1.1	$42
Hot Water	4.0	$153
Lights/Appliances	11.0	$422
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.4**	**$797**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	697 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.87 ACH50)
Ventilation:	20 CFM, 36 CFM • 23 Watts, 37.3 Watts • ERVExhaust Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.36, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

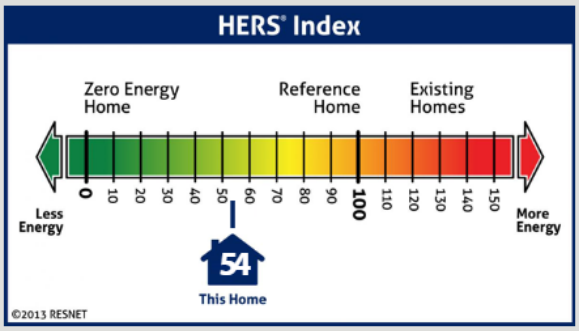
Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ekotrope

Ekotrope RATER - Version:4.1.0.3466
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 217, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.36 SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Exhaust Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 217
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 217, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	54	N/A	59

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 121560240
Ekotrope ID: LMkbNmMv

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 218
Fairfax, VA 22032

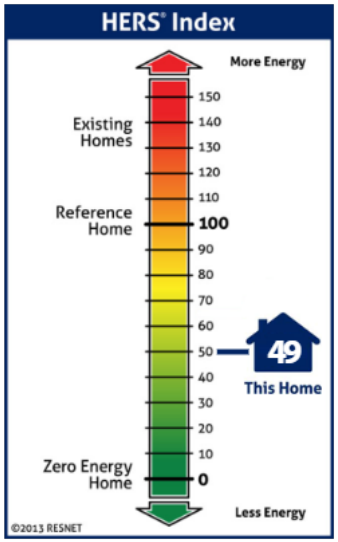
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

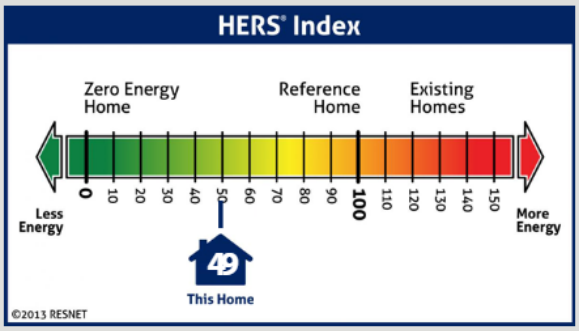
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 218, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

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Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

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10055 Braddock Road Unit 218
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 218, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 485779754
Ekotrope ID: 23JxNGav

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 219
Fairfax, VA 22032

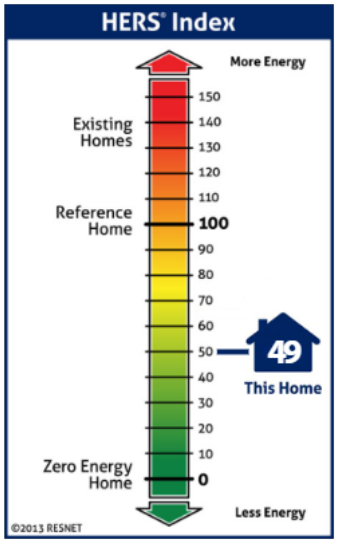
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

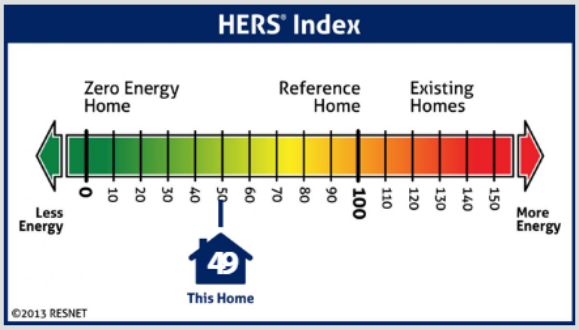
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 219, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 219
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 219, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 235714993
Ekotrope ID: vPabZee2

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 220
Fairfax, VA 22032

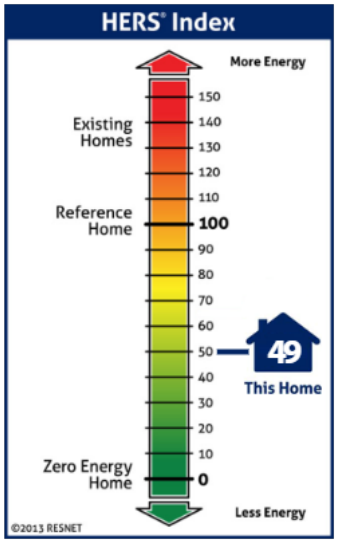
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

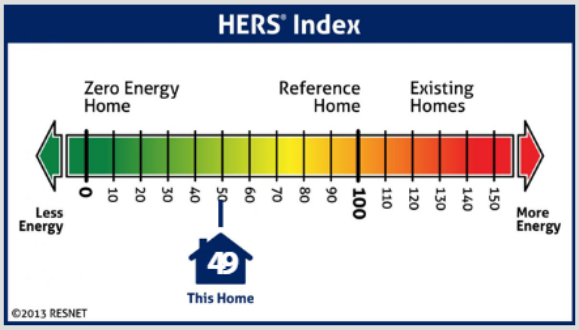
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 220, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



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Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 220
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 220, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 555466349
Ekotrope ID: 2JobqKoL

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 221
Fairfax, VA 22032

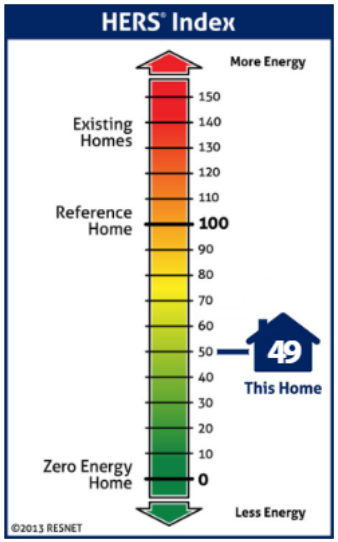
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

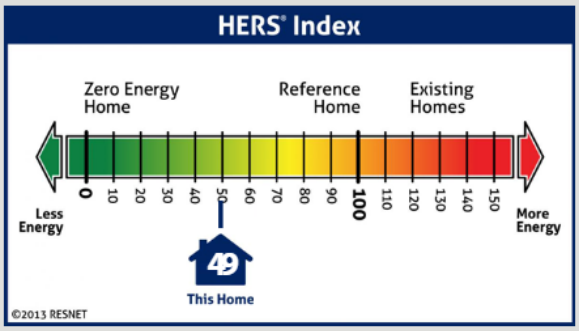
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 221, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 221
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 221, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 841235734
Ekotrope ID: vjj3EaGv

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 222
Fairfax, VA 22032

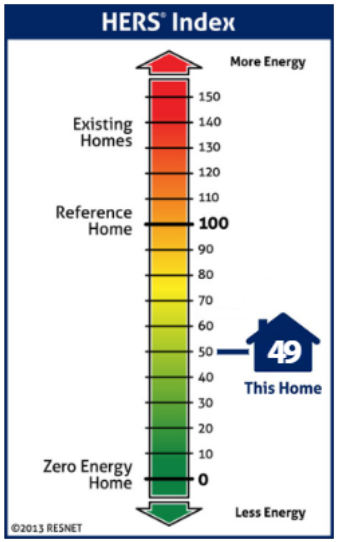
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
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Ventilation:	36 CFM • 37.3 Watts • Supply Only
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Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

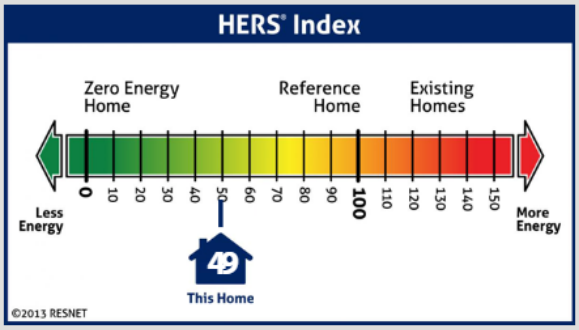
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 222, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

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Air Infiltration Test: 5 ACH50

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Primary Window Efficiency:
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Water Management System

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Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

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Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 222
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 222, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 113056085
Ekotrope ID: vob4WgNd

HERS® Index Score:

49

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

$1,050

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 223
Fairfax, VA 22032

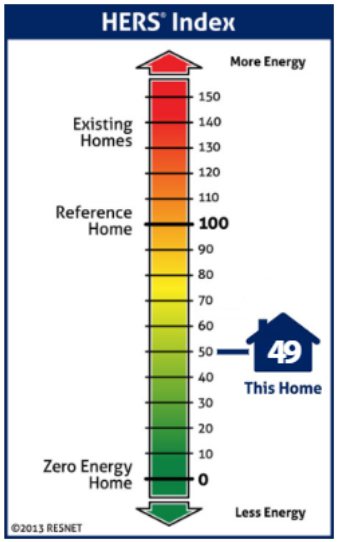
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.0	$162
Cooling	1.3	$52
Hot Water	3.9	$150
Lights/Appliances	10.7	$412
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**21.9**	**$1,016**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	796 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.53 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

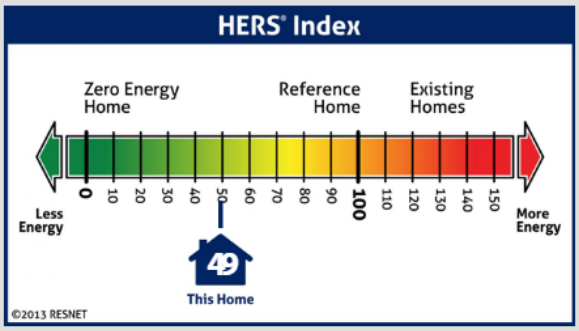
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 223, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 223
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 223, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 489889127
Ekotrope ID: LZgm0erd

HERS® Index Score:

49

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

$1,050

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 224
Fairfax, VA 22032

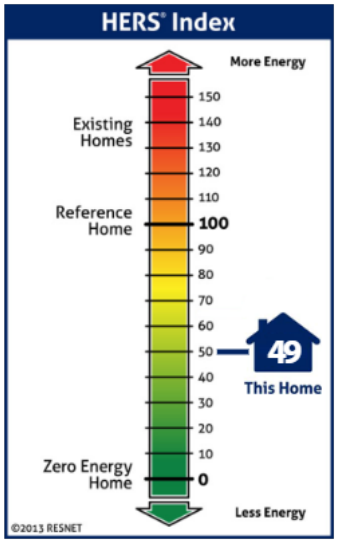
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.0	$162
Cooling	1.3	$52
Hot Water	3.9	$150
Lights/Appliances	10.7	$412
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**21.9**	**$1,016**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	796 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.53 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

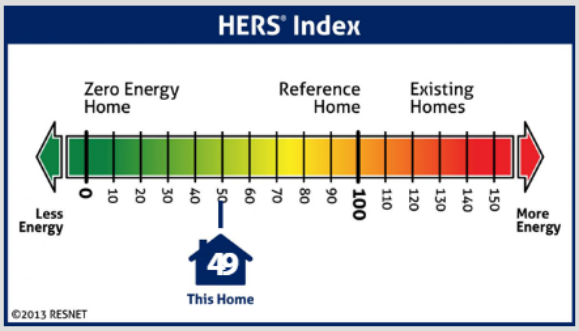
Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ekotrope

Ekotrope RATER - Version:4.1.0.3466
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 224, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 224
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 224, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 377711701
Ekotrope ID: dmaMEGJd

HERS® Index Score:

49

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

$962

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 305
Fairfax, VA 22032

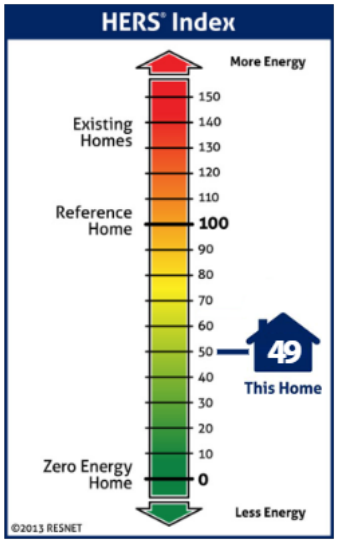
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	$97
Cooling	1.0	$40
Hot Water	3.9	$151
Lights/Appliances	10.9	$420
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**19.7**	**$948**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	835 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.03 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

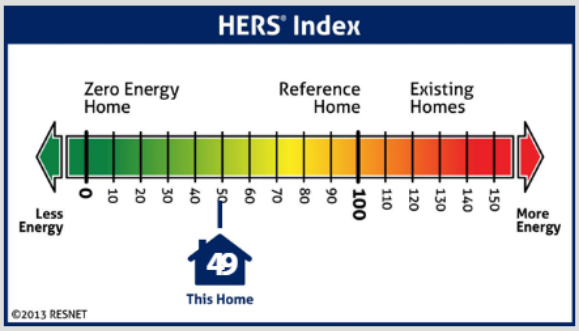
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 305, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 305
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 305, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	58

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 035783793
Ekotrope ID: dG5bR1K2

HERS® Index Score:

49

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

$962

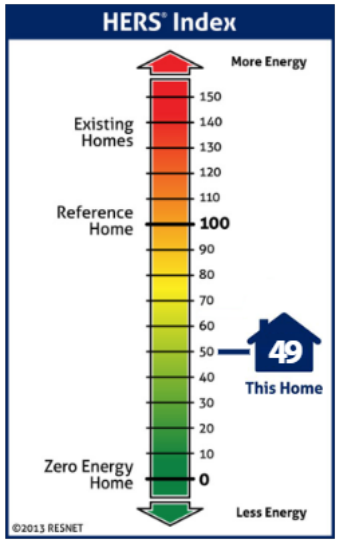
*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 307
Fairfax, VA 22032

Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	$97
Cooling	1.0	$40
Hot Water	3.9	$151
Lights/Appliances	10.9	$420
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**19.7**	**$948**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	835 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.03 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

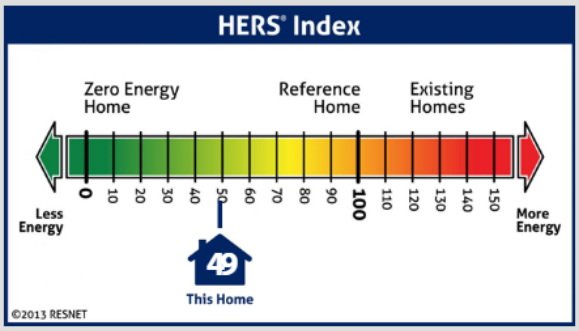
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 307, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 307
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 307, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	58

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 532381259
Ekotrope ID: L0VpqN3v

HERS® Index Score:

54

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

$810

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 309
Fairfax, VA 22032

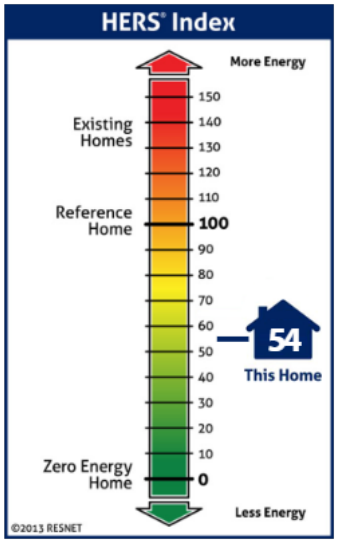
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.3	$89
Cooling	1.1	$42
Hot Water	4.0	$153
Lights/Appliances	11.0	$422
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.4**	**$797**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	697 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.87 ACH50)
Ventilation:	20 CFM, 36 CFM • 23 Watts, 37.3 Watts • ERVExhaust Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.36, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

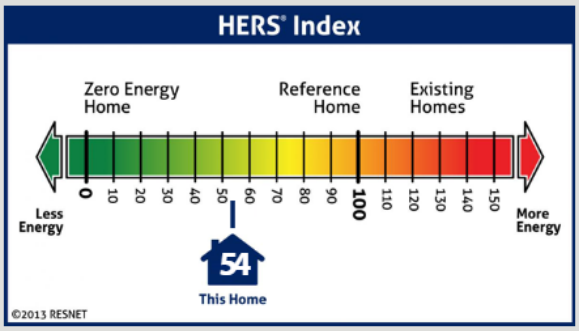
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:12 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 309, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



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Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.36 SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Exhaust Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

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Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 309
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 309, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	54	N/A	59

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 524227216
Ekotrope ID: 25YoxWX2

HERS® Index Score:

52

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

$1,095

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 316
Fairfax, VA 22032

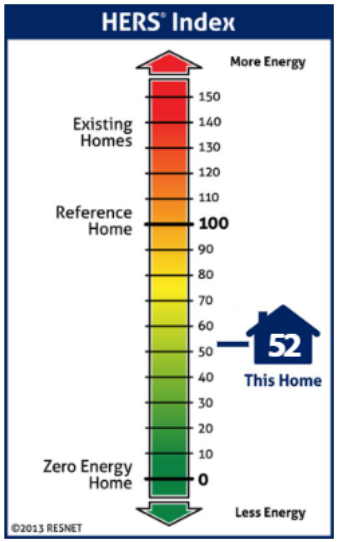
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.3	$128
Cooling	1.5	$57
Hot Water	6.1	$235
Lights/Appliances	12.8	$491
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**25.6**	**$1,151**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,051 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 9.2 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 18.7 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.08 ACH50)
Ventilation:	37 CFM • 38.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

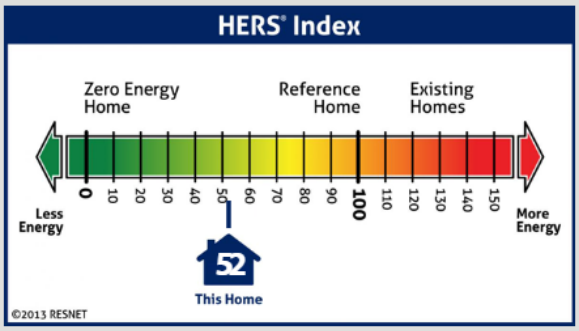
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 316, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



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Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.2 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 18.7 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

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Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 316
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 316, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	58

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 668833626
Ekotrope ID: LVpb3P7v

HERS® Index Score:

54

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

$810

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 317
Fairfax, VA 22032

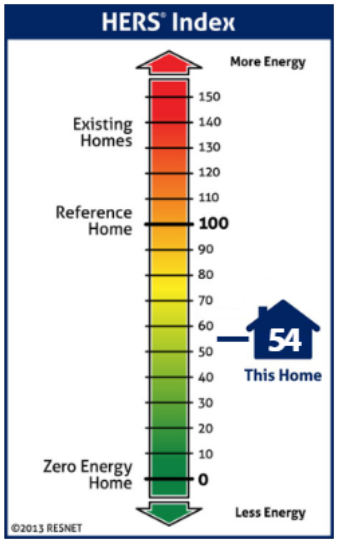
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.3	$89
Cooling	1.1	$42
Hot Water	4.0	$153
Lights/Appliances	11.0	$422
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.4**	**$797**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	697 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.87 ACH50)
Ventilation:	20 CFM, 36 CFM • 23 Watts, 37.3 Watts • ERVExhaust Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.36, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

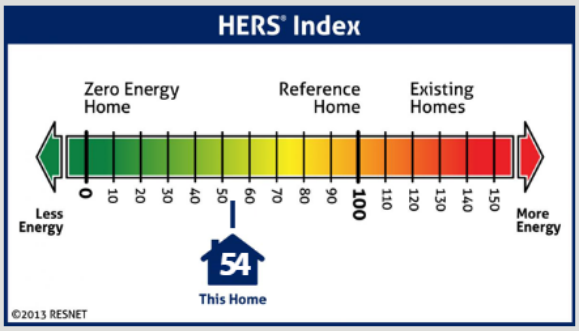
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

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Program/Version Number: Multifamily V1



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Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.36 SHGC: 0.32

Water Management System

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Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

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Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
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Primary Cooling (System Type • Fuel Type • Efficiency):
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Whole-House Ventilation Type (System Type):
Exhaust Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

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Viridiant

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2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
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- Safe Combustion
- Healthier Building Materials

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U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 317, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	54	N/A	59

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 068217772
Ekotrope ID: 2RMbj7kv

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 318
Fairfax, VA 22032

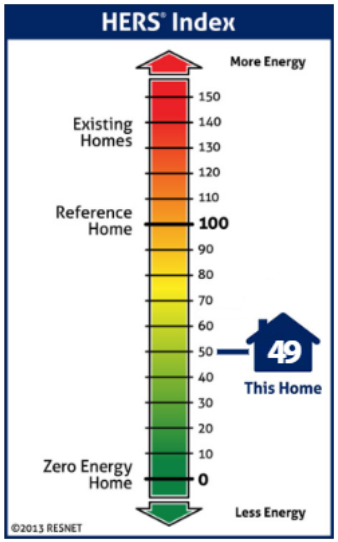
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

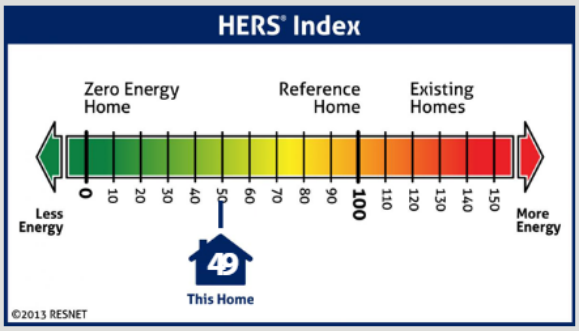
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 318, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 318
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 318, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 571772766
Ekotrope ID: LA5g4meL

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 319
Fairfax, VA 22032

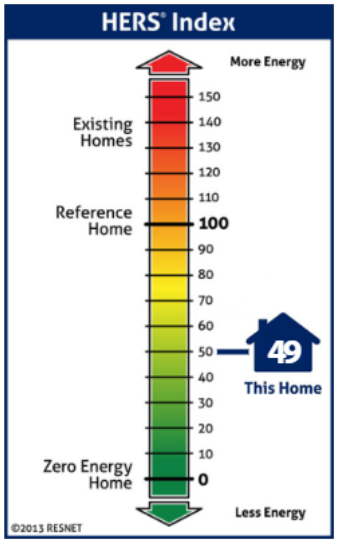
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

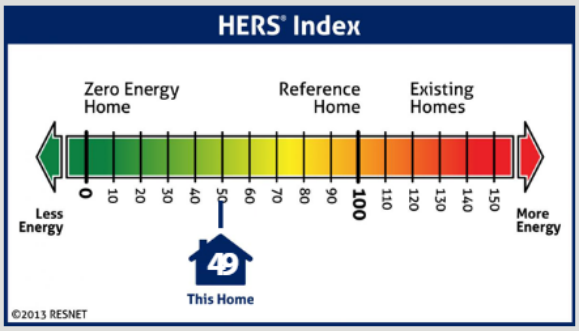
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 319, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



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Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 319
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 319, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 695827420
Ekotrope ID: dmaME5Jd

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 320
Fairfax, VA 22032

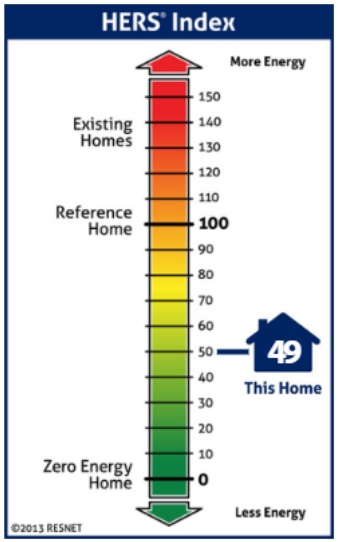
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

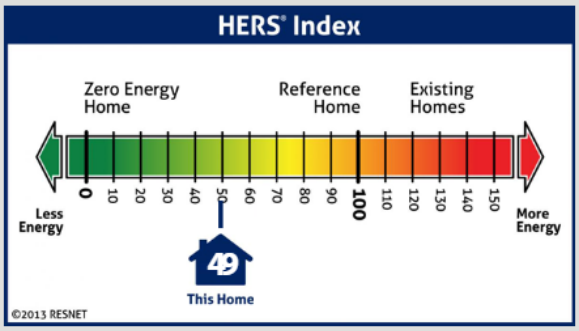
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 320, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

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Indoor airPLUS Qualified Home

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10055 Braddock Road Unit 320
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

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U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 320, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 436597469
Ekotrope ID: 2rVmEaq2

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 321
Fairfax, VA 22032

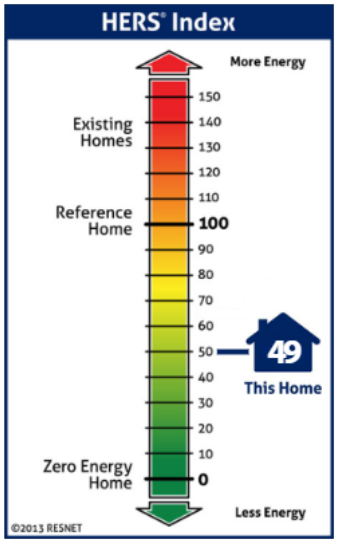
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
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Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
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Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

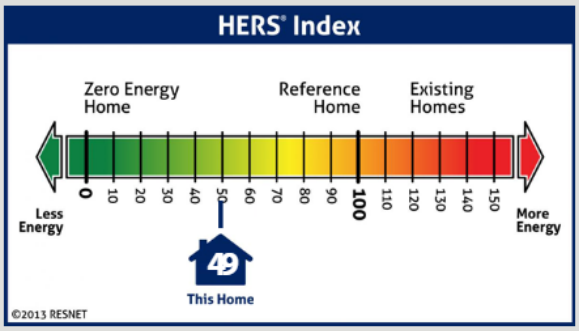
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 321, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



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Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 321
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 321, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 311031648
Ekotrope ID: dY7bMBq2

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 322
Fairfax, VA 22032

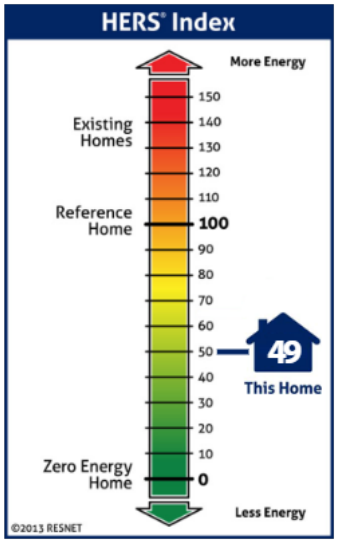
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

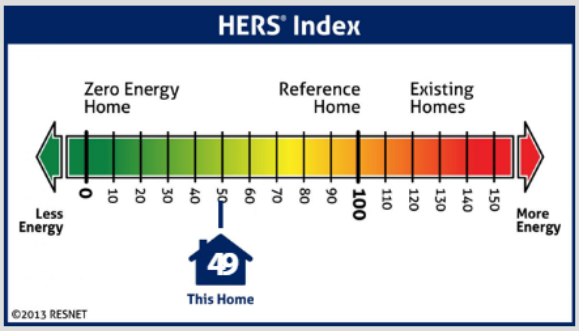
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 322, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:

Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:

U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 322
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 322, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 312599172
Ekotrope ID: LbpXbabv

HERS® Index Score:

49

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

$1,050

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 323
Fairfax, VA 22032

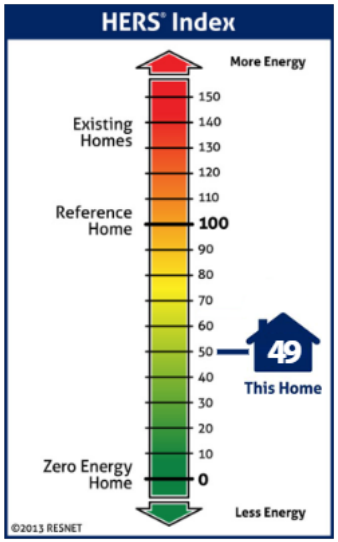
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.0	$162
Cooling	1.3	$52
Hot Water	3.9	$150
Lights/Appliances	10.7	$412
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**21.9**	**$1,016**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	796 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.53 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

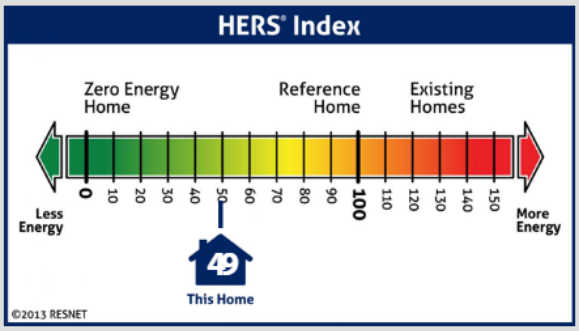
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 323, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 323
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 323, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 779067872
Ekotrope ID: vwY7E86L

HERS® Index Score:

49

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

$1,050

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 324
Fairfax, VA 22032

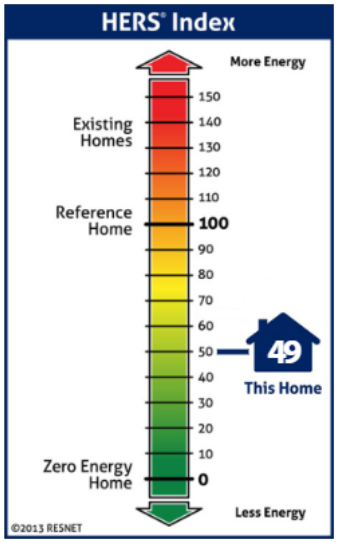
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.0	$162
Cooling	1.3	$52
Hot Water	3.9	$150
Lights/Appliances	10.7	$412
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**21.9**	**$1,016**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	796 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.53 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

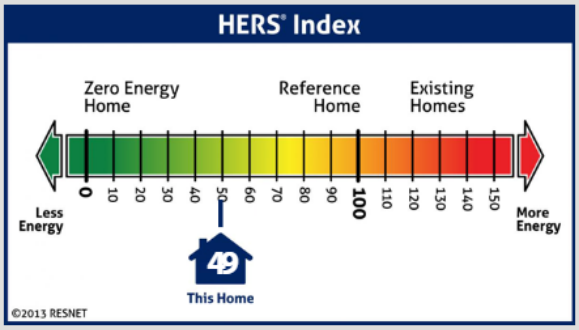
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 1:58 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 324, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 324
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 324, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 136642965
Ekotrope ID: 28aGjw3L

HERS® Index Score:

49

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

$962

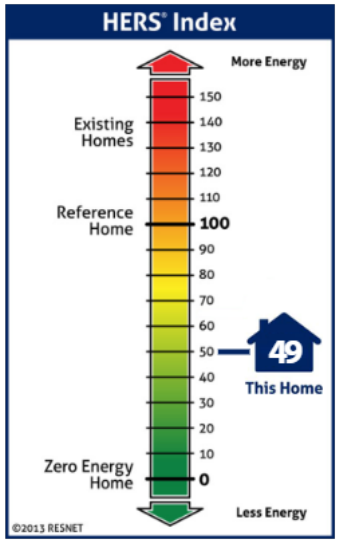
*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 405
Fairfax, VA 22032

Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	$97
Cooling	1.0	$40
Hot Water	3.9	$151
Lights/Appliances	10.9	$420
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**19.7**	**$948**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	835 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.03 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

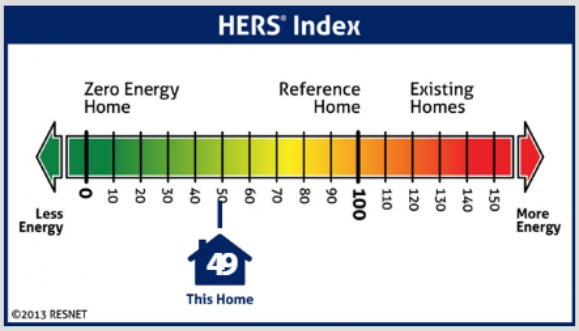
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:07 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 405, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 405
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 405, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	58

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 718200544
Ekotrope ID: Lz1Xap72

HERS® Index Score:

49

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

$962

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 407
Fairfax, VA 22032

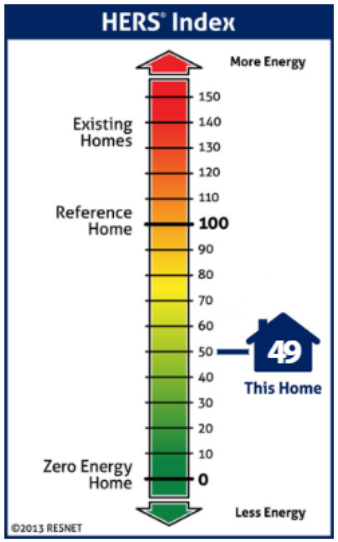
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	$97
Cooling	1.0	$40
Hot Water	3.9	$151
Lights/Appliances	10.9	$420
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**19.7**	**$948**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	835 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.03 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

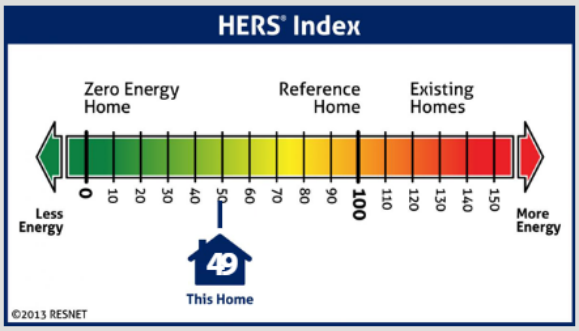
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:07 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 407, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 407
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 407, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	58

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 417238485
Ekotrope ID: vng0EP02

HERS® Index Score:

54

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

$810

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 409
Fairfax, VA 22032

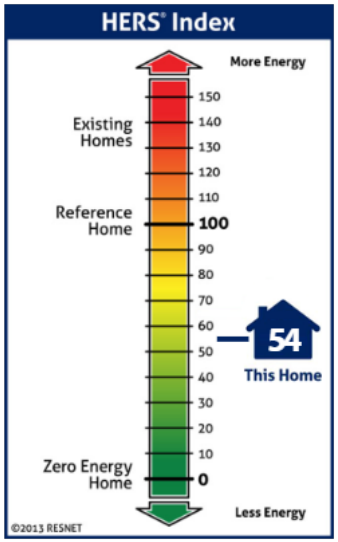
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.3	$89
Cooling	1.1	$42
Hot Water	4.0	$153
Lights/Appliances	11.0	$422
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.4**	**$797**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	697 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.87 ACH50)
Ventilation:	20 CFM, 36 CFM • 23 Watts, 37.3 Watts • ERVExhaust Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.36, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

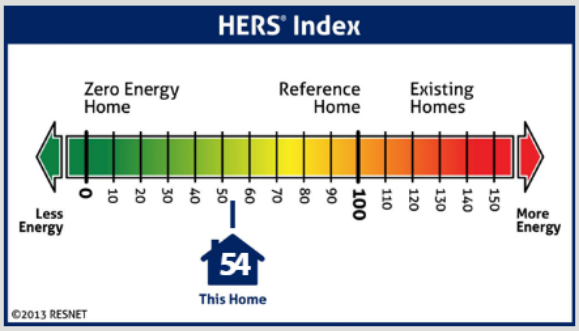
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:12 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 409, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.36 SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Exhaust Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 409
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 409, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	54	N/A	59

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 032603714
Ekotrope ID: vQxboOJd

HERS® Index Score:

52

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

$1,095

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 416
Fairfax, VA 22032

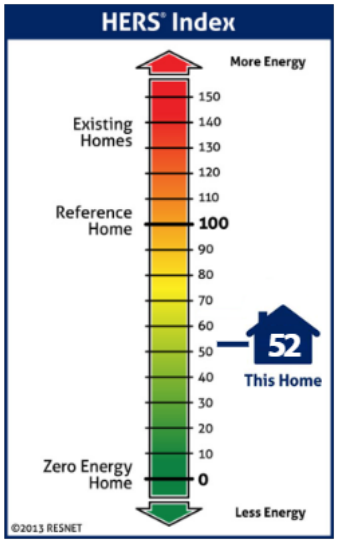
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.3	$128
Cooling	1.5	$57
Hot Water	6.1	$235
Lights/Appliances	12.8	$491
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**25.6**	**$1,151**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,051 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 9.2 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 18.7 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.08 ACH50)
Ventilation:	37 CFM • 38.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

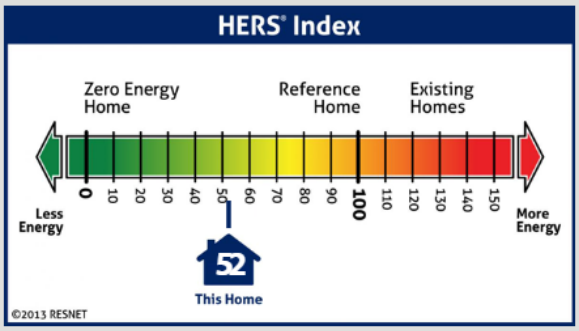
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:07 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 416, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.2 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 18.7 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 416
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 416, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	58

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 103513694
Ekotrope ID: LMkbNMMv

HERS® Index Score:

54

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

$810

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 417
Fairfax, VA 22032

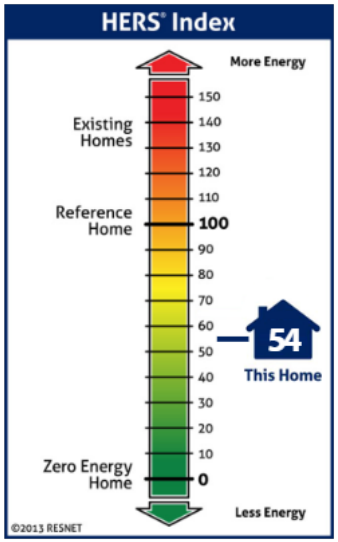
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.3	$89
Cooling	1.1	$42
Hot Water	4.0	$153
Lights/Appliances	11.0	$422
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.4**	**$797**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	697 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.87 ACH50)
Ventilation:	20 CFM, 36 CFM • 23 Watts, 37.3 Watts • ERVExhaust Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.36, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

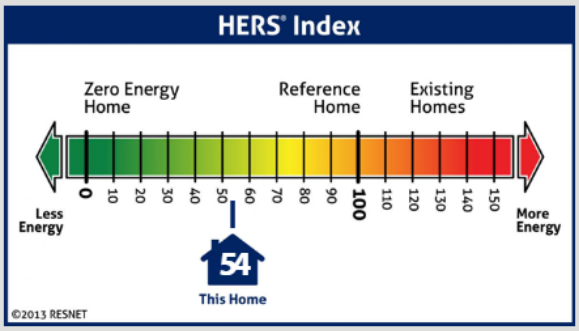
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:07 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 417, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.36 SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Exhaust Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 417
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 417, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	54	N/A	59

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 601468616
Ekotrope ID: LXEbPR8d

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 418
Fairfax, VA 22032

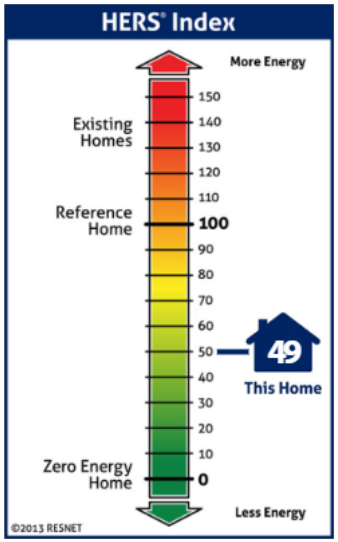
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO
ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 119, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

1850

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HOO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	57

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 418
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 418, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 517816985
Ekotrope ID: 2lmPEAGL

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 419
Fairfax, VA 22032

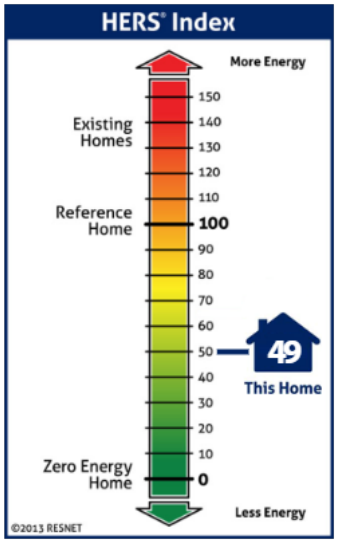
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

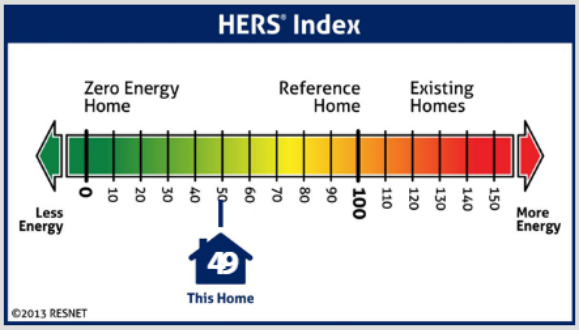
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:33 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 419, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 419
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

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U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 419, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 934514680
Ekotrope ID: vPabZOe2

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 420
Fairfax, VA 22032

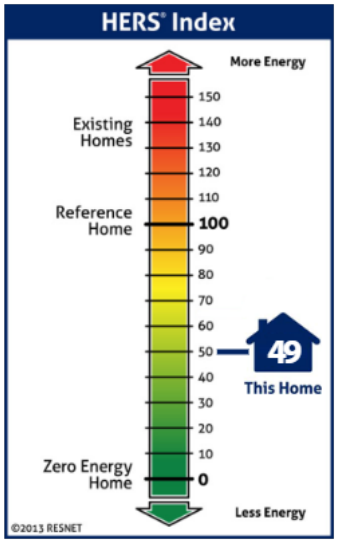
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
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Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

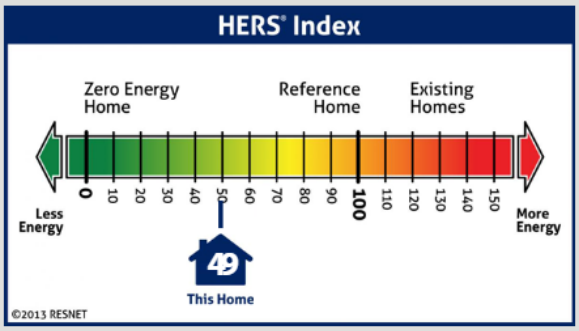
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:07 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 420, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 420
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 420, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 982843105
Ekotrope ID: 23JxNrav

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 421
Fairfax, VA 22032

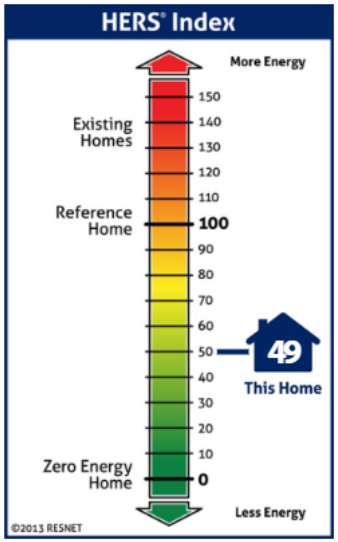
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

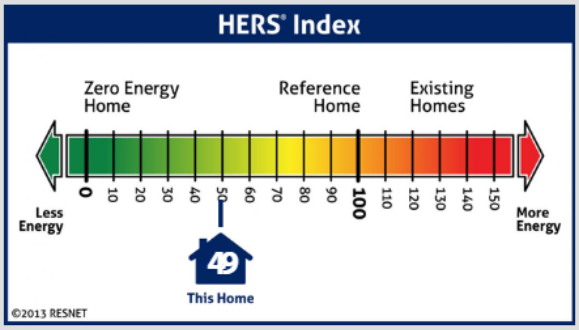
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:07 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 421, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 421
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 421, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 831275304
Ekotrope ID: 26rjZ1W2

HERS® Index Score:

49

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

$958

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 422
Fairfax, VA 22032

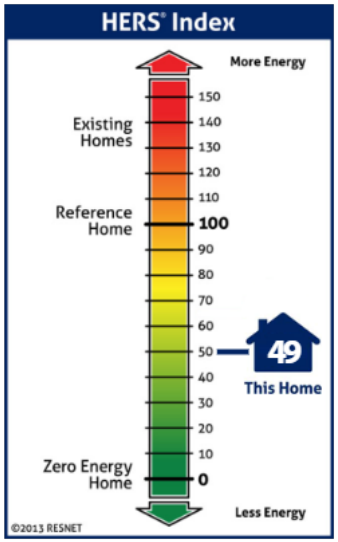
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	$116
Cooling	1.1	$41
Hot Water	4.0	$152
Lights/Appliances	10.6	$408
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$956**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	767 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.94 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-14
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

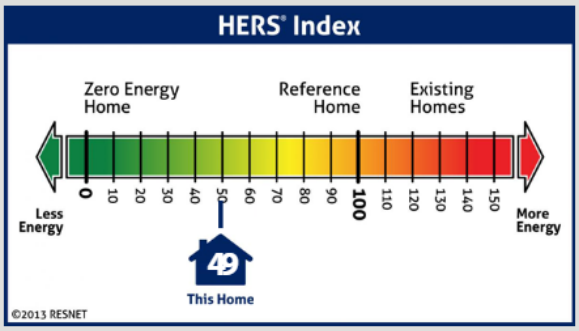
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:07 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 422, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-14 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 422
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 422, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.2.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 304967740
Ekotrope ID: vjj3EOGv

HERS® Index Score:

49

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

$1,050

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 423
Fairfax, VA 22032

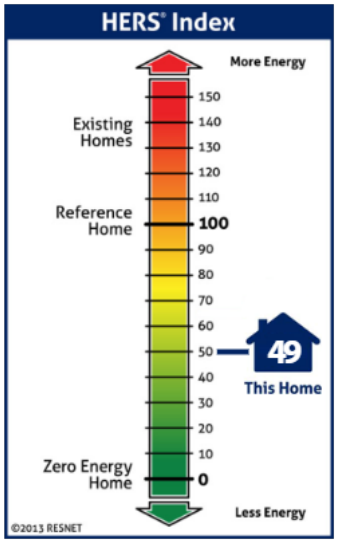
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.0	$162
Cooling	1.3	$52
Hot Water	3.9	$150
Lights/Appliances	10.7	$412
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**21.9**	**$1,016**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	796 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.53 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

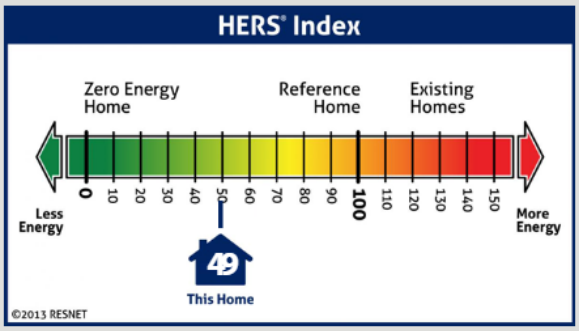
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:07 PM

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 423, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:
Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:
U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 423
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 423, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-07-02
Registry ID: 762239654
Ekotrope ID: dG5bRQK2

HERS® Index Score:

49

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

$1,050

*Relative to an average U.S. home

Home:
10055 Braddock Road Unit 424
Fairfax, VA 22032

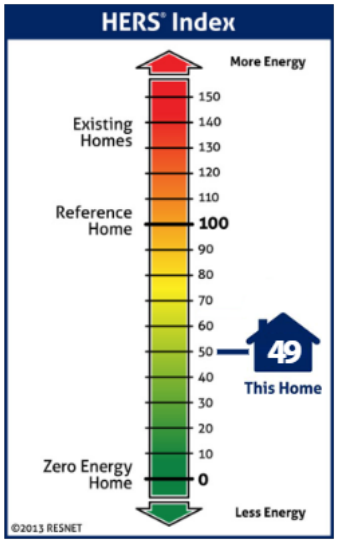
Builder:
Harkins Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.0	$162
Cooling	1.3	$52
Hot Water	3.9	$150
Lights/Appliances	10.7	$412
Service Charges		$240
Generation (e.g. Solar)	0.0	$0
Total:	**21.9**	**$1,016**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	796 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.94 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.53 ACH50)
Ventilation:	36 CFM • 37.3 Watts • Supply Only
Duct Leakage to Outside:	3.3 CFM25 / 100 ft²
Above Grade Walls:	R-26
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

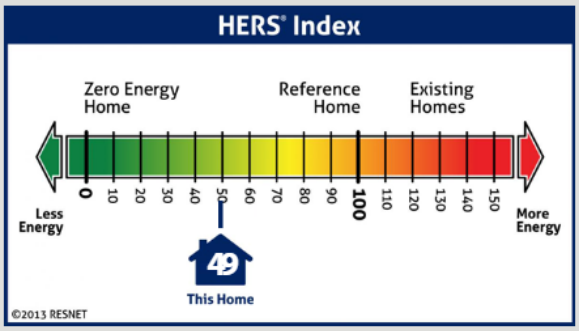
Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 8/26/24 at 2:07 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: Harkins Builders
Permit Date/Number:
Home/Unit Address: 10055 Braddock Road Unit 424, Fairfax, VA 22032
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-07-02
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 5 ACH50

Primary Insulation Levels:

Ceiling: R-49 Floor: R-13
Wall: R-26 Slab: N/A

Primary Window Efficiency:

U-Value: 0.23 SHGC: 0.22

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 3.3 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 9.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 20 SEER2

Whole-House Ventilation Type (System Type):
Supply Only

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.94 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

Indoor airPLUS Qualified Home

This home built at
10055 Braddock Road Unit 424
Fairfax, VA 22032
was verified by

Viridiant

to meet Indoor airPLUS construction specifications as established by the U.S. Environmental Protection Agency.

EPA Indoor airPLUS QUALIFIED HOMES

Indoor airPLUS qualified homes are designed to contribute to improved indoor air quality.

2024-07-02



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

10055 Braddock Road Unit 424, Fairfax, VA 22032

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

Harkins Builders

ZERH PARTNER ID

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-07-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.1.0.3466

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Tab Q:

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

ARLINGTON VIRGINIA

DEPARTMENT OF HUMAN SERVICES
Housing Assistance Bureau

2100 Washington Blvd., 3rd Floor, Arlington, VA 22204
TEL 703-228-1350 FAX 703-228-1169 TTY 711 www.arlingtonva.us

March 4, 2026

Ms. Carmen Romero
True Ground Housing Partners
4318 N. Carlin Springs Road
Arlington, VA 22203

Re: Leckey Nine – Permanent Supportive Housing

Dear Ms. Romero

The Arlington County Department of Human Services (DHS) is committed to providing Leckey Nine Limited Partnership with project-based rental assistance referrals and supportive services for eleven (11) apartments (PBA Units). The project-based rental assistance will be funded using the County's equivalent Permanent Supportive Housing Project-Based Rental Assistance, dependent upon sufficient appropriated funding. Leckey Nine meets the prerequisites for such assistance from the County and was reviewed in accordance with all necessary County processes and approved for the receipt of rental assistance.

This rental assistance will be for DHS Qualified Households who earn 50% or less of the Area Median Income (AMI) and need supportive housing. Qualified Households include persons who have a mental, cognitive, or physical disability, are working with a DHS Case Manager, and have a critical housing need.

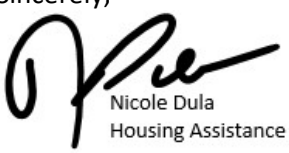
Qualified Households will pay 30% of their adjusted income in rent and the County will provide monthly rental assistance payments up to the approved rent level. As participants in the County's Permanent Supportive Housing Program, these Households, in addition to having case management services, will be offered support services such as mental health treatment, counseling, job and life-skills training, and the County will monitor their tenancy. The PSH unit composition is as follows:

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	Total
1BR	0	0	8	0	**8**
2BR	0	0	3	0	**3**
3BR	0	0	0	0	**0**
Total	**0**	**0**	**11**	**0**	**11**

The standard contract term is five years and is renewable with five-year increments, dependent upon funding availability, up to the 15-year tax credit compliance period. We would be available to discuss specific contract terms with you at any time and look forward to working on the contract agreement prior to completion of the construction planned at Leckey Nine.

Further, DHS is committed to providing a first preference in its tenant referrals to the Owner and its waiting list with respect to the PBA Units for the target population, as confirmed by the Virginia Department of Medical Assistance Services or the Virginia Department of Behavioral Health and Development Services.

Sincerely,



Nicole Dula
Housing Assistance Bureau Director

Tab R:

Documentation of Utility Allowance calculation



Energy & Utility Allowance Analysis

Leckey Gardens

2031 N Woodrow Street
Arlington, VA 22207

SUSTAINABLE BUILDING PARTNERS

Report v1.1

January 28, 2026

2701 Prosperity Ave, Ste. 100
Fairfax, Virginia 22031

www.sustainbldgs.com

Table of Contents

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Methodology 3

Energy Usage Budget & Utility Allowance Statement 4

Utilities Cost Breakdown 6

Appendix A: Energy Simulation Output Reports 7

Appendix B: Modeled Utility Rate Schedule 18

Disclaimer: This analysis is not intended to predict the absolute energy consumption of the proposed facility, but rather it is intended to estimate order of magnitude savings for alternative systems and building options based on refined assumptions, building performance metrics and energy modeling expertise. Change in weather conditions, operational characteristics, end-user, miscellaneous electrical loads, controls alterations and other unpredictable metrics prevent the model from accurately predicting the actual annual energy consumption of any facility.

Purpose

Sustainable Building Partners, LLC (SBP) has developed several energy simulations using the Ekotrope™ software for Leckey Gardens located at 2031 N Woodrow Street, Arlington, VA. These models are developed to estimate utility use and cost for a utility allowance.

Methodology

For this analysis, SBP is utilizing the Ekotrope™ software version 4.2.3 to generate the estimated utility use and cost. Ekotrope™ is also used for HERS ratings and for Energy Star certifications. This software accounts for factors including unit size, building orientation, design materials, mechanical systems, appliances and local weather information. Additional information about this software is available at http://www.ekotrope.com.

In order to develop allowances for this property, SBP used a matrix of unit conditions as shown in Table 1 to identify a modeling plan that accounts for differences in orientation and exterior exposure (9 separate Ekotrope™ model runs) as detailed in Table 2. The results of all models were then used to determine typical annual and monthly allowances for each unit type.

Table 1: Unit Matrix

Building	Number of Units
1-Bedroom	68
2-Bedroom	144
3-Bedroom	35
4-Bedroom	2
Total	**249**

Table 2: Unit Modeling Plan

Modeled Unit	Level(s)	Orientation
1 Bedroom	First	WC
	Mid	WC
	Top	WC
2 Bedroom	First	WC
	Mid	WC
	Top	WC
3 Bedroom	First	WC
	Mid	WC
	Top	WC
4 Bedroom	Mid	WC

Total Unit Types to be Modeled	Total Model Runs
4	10

Energy Usage Budget & Utility Allowance Statement

This section of the report summarizes the results of the energy simulations for all typical apartment units at Leckey Gardens. Table 3 of this report details the estimated monthly utility paid directly by the tenants. Monthly electric cost is calculated using energy model and water and sewer costs are calculated based on the total water consumption from the fixtures provided for proposed design. DOAS heating and cooling costs are not represented as tenant expenditures since it is a central system.

Table 3: Estimated Utility Allowance Summary (Tenant Direct Expenditures)

Utilities	Utility Type (1,2)	Paid By	1-bdr	2-bdr	3-bdr	4-bdr
Heating	Electric	Tenant	$24.39	$27.81	$30.31	$34.43
Air Conditioning	Electric	Tenant	$7.17	$8.18	$8.91	$10.12
Cooking	Electric	Tenant	$6.40	$7.29	$7.95	$9.03
Lighting	Electric	Tenant	$38.10	$43.44	$47.35	$53.78
Hot Water	Electric	Tenant	$21.65	$24.69	$26.91	$30.56
Water	-	Tenant	$18.00	$21.00	$24.00	$27.00
Sewer	-	Tenant	$21.00	$27.00	$32.00	$38.00
Trash	-	Owner				
Total UA Cost			**$136.71**	**$159.41**	**$177.43**	**$202.92**

Note
1 Based on Dominion Energy Schedule R Utility Rates
2 Based on Arlington County Water and Sewer Rates

The average utility cost breakdown for all the modeled units is represented in Figure 1 below. Note that costs will vary by unit and condition and the information below is intended to provide a rough order of magnitude breakdown that may be helpful to building ownership and tenants. Additional details of cost and end-use breakdowns are available in the Appendix of this report.

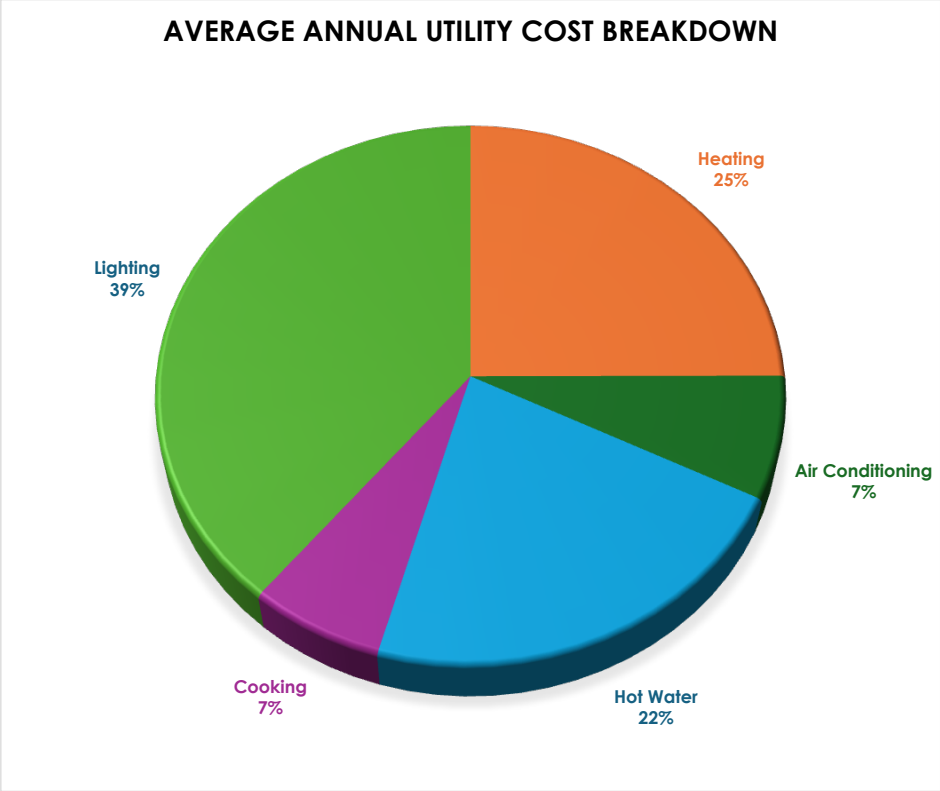


Figure 1: Average Annual Utility Use Break Down for Units.

Utilities Cost Breakdown

Electricity
The units are individually metered and will be charged under Dominion Energy Schedule 1 -Basic Residential Rates as detailed in Table 4 below. The calculated aggregate utility rate will vary for each unit given the block charges. The utility rate is current as of 01/01/2026 and was sourced from the website of Dominion Energy. https://www.dominionenergy.com/virginia/rates-and-tariffs/residential-rates

Table 4: Rate Schedule

Dominion Energy Residential Schedule R			
Customer Charge		$7.58/unit-month	
	kWh	**Summer**	**Winter**
Generation	First 800	$0.031212/kWh	$0.030064/kWh
	800+	$0.046243/kWh	$0.026965/kWh
Transmission	All	$0.0097/kWh	
Distribution	First 800	$0.035690/kWh	$0.035690/kWh
	800+	$0.023596kWh	$0.023596/kWh
Riders[1]	All Applicable Riders	$0.082502	
Tax	Sales, Use, Consumption Surcharge Tax	$0.002486	
Total	First 800	$0.16067/kWh	$0.1595/kWh
	800+	$0.16360/kWh	$0.1443/kWh

1) Riders

Appendix A: Energy Simulation Output Reports

Detailed Ekotrope™ utility cost output calculations are provided for each modeled unit below.

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-1 br UA
1br lower

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,213

Annual End-Use Cost

Heating	$344
Cooling	$141
Water Heating	$232
Lights & Appliances	$405
Onsite Generation	-$0
Service Charges	$91
Total	$1,213

Annual End-Use Consumption

Heating [Electric kWh]	2,166.6
Cooling [Electric kWh]	876.8
Hot Water [Electric kWh]	1,451.6
Lights & Appliances [Electric kWh]	2,538.7
Total [Electric kWh]	7,033.7
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.72
Peak Summer kW	1.17

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3785

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-1 br UA
1br middle

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,162

Annual End-Use Cost

Heating	$294
Cooling	$140
Water Heating	$232
Lights & Appliances	$406
Onsite Generation	-$0
Service Charges	$91
Total	$1,162

Annual End-Use Consumption

Heating [Electric kWh]	1,841.8
Cooling [Electric kWh]	872.5
Hot Water [Electric kWh]	1,451.0
Lights & Appliances [Electric kWh]	2,538.7
Total [Electric kWh]	6,703.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.59
Peak Summer kW	1.19

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3785

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-1 br UA
1br top

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,239

Annual End-Use Cost

Heating	$353
Cooling	$158
Water Heating	$231
Lights & Appliances	$405
Onsite Generation	-$0
Service Charges	$91
Total	$1,239

Annual End-Use Consumption

Heating [Electric kWh]	2,223.2
Cooling [Electric kWh]	985.9
Hot Water [Electric kWh]	1,451.4
Lights & Appliances [Electric kWh]	2,538.7
Total [Electric kWh]	7,199.2
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.75
Peak Summer kW	1.27

Utility Rates

Electricity	Dominion Energy-Jan-2026

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-2br UA
2br lower

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,390

Annual End-Use Cost

Heating	$347
Cooling	$102
Water Heating	$308
Lights & Appliances	$542
Onsite Generation	-$0
Service Charges	$91
Total	$1,390

Annual End-Use Consumption

Heating [Electric kWh]	2,198.3
Cooling [Electric kWh]	632.3
Hot Water [Electric kWh]	1,936.7
Lights & Appliances [Electric kWh]	3,405.7
Total [Electric kWh]	8,173.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.93
Peak Summer kW	1.24

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 3.2.2.3785
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-2br UA
2br middle

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,326

Annual End-Use Cost

Heating	$280
Cooling	$103
Water Heating	$309
Lights & Appliances	$544
Onsite Generation	-$0
Service Charges	$91
Total	$1,326

Annual End-Use Consumption

Heating [Electric kWh]	1,765.5
Cooling [Electric kWh]	641.3
Hot Water [Electric kWh]	1,935.9
Lights & Appliances [Electric kWh]	3,405.7
Total [Electric kWh]	7,748.4
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.78
Peak Summer kW	1.23

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 3.2.2.3785
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-2br UA
2br top

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,431

Annual End-Use Cost

Heating	$369
Cooling	$121
Water Heating	$308
Lights & Appliances	$542
Onsite Generation	-$0
Service Charges	$91
Total	$1,431

Annual End-Use Consumption

Heating [Electric kWh]	2,340.9
Cooling [Electric kWh]	753.4
Hot Water [Electric kWh]	1,936.4
Lights & Appliances [Electric kWh]	3,405.7
Total [Electric kWh]	8,436.4
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	2.01
Peak Summer kW	1.29

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 3.2.2.3785

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-3br UA
3 br top

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,557

Annual End-Use Cost

Heating	$372
Cooling	$97
Water Heating	$381
Lights & Appliances	$616
Onsite Generation	-$0
Service Charges	$91
Total	$1,557

Annual End-Use Consumption

Heating [Electric kWh]	2,371.4
Cooling [Electric kWh]	605.7
Hot Water [Electric kWh]	2,408.9
Lights & Appliances [Electric kWh]	3,883.2
Total [Electric kWh]	9,269.2
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	2.02
Peak Summer kW	1.38

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 3.2.2.3785

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-3br UA
3 br middle

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,443

Annual End-Use Cost

Heating	$275
Cooling	$76
Water Heating	$383
Lights & Appliances	$618
Onsite Generation	-$0
Service Charges	$91
Total	$1,443

Annual End-Use Consumption

Heating [Electric kWh]	1,741.4
Cooling [Electric kWh]	470.9
Hot Water [Electric kWh]	2,408.7
Lights & Appliances [Electric kWh]	3,883.2
Total [Electric kWh]	8,504.2
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.76
Peak Summer kW	1.32

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 3.2.2.3785

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-3br UA
3 br lower

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,519

Annual End-Use Cost

Heating	$358
Cooling	$73
Water Heating	$382
Lights & Appliances	$616
Onsite Generation	-$0
Service Charges	$91
Total	$1,519

Annual End-Use Consumption

Heating [Electric kWh]	2,280.9
Cooling [Electric kWh]	452.1
Hot Water [Electric kWh]	2,409.5
Lights & Appliances [Electric kWh]	3,883.2
Total [Electric kWh]	9,025.6
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.94
Peak Summer kW	1.32

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 3.2.2.3785

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
2031 N Woodrow St
, VA

Leckey Gardens-4br UA
4 br middle

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,655

Annual End-Use Cost

Heating	$293
Cooling	$124
Water Heating	$453
Lights & Appliances	$694
Onsite Generation	-$0
Service Charges	$91
Total	$1,655

Annual End-Use Consumption

Heating [Electric kWh]	1,871.4
Cooling [Electric kWh]	774.8
Hot Water [Electric kWh]	2,862.4
Lights & Appliances [Electric kWh]	4,371.7
Total [Electric kWh]	9,880.3
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	2.20
Peak Summer kW	1.61

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 3.2.2.3785

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Appendix B: Modeled Utility Rate Schedule

Virginia Electric and Power Company

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)

Filed 12-09-25
Electric-Virginia

Superseding Filing Effective For Usage On and After 01-01-25.
This Filing Effective For Usage On and After 01-01-26.

Virginia Electric and Power Company

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)

Filed 12-09-25
Electric-Virginia

Superseding Filing Effective For Usage On and After 01-01-25.
This Filing Effective For Usage On and After 01-01-26.

Virginia Electric and Power Company

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.

Filed 12-09-25
Electric-Virginia

Superseding Filing Effective For Usage On and After 01-01-25.
This Filing Effective For Usage On and After 01-01-26.

Arlington County Water and Sewer Rates

	Charge Category	Effective July 1, 2023 - June 30, 2024	Effective July 1, 2025 - June 30, 2026
Multi-Family	Base Charge (Water)	$12.01 / month	$12.01 / month
	Base Charge (Sewer)	$9.91 / month	$9.93 / month
	Water Use	$4.96 / TG	$5.40 / TG
	Sewer Use	$10.29 / TG	$10.48 / TG

Tab S:

Supportive House Mandatory
Certification and Documentation

This deal does not require information behind this tab.

Tab T:

Funding Documentation

This deal does not require information behind this tab.

Tab U:

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

Virginia Housing Free Renter Education Acknowledgement for Residents of Leckey Nine

I _____, acknowledge that I have received information regarding the Virginia Housing free renter education to tenants.

I understand that it is my responsibility to review the materials available at the link provided here: https://www.virginiahousing.com/renters. From this website, I can review the following educational topics:

- Rental Search
- Renter Education Online Course
- Renter Education Guide eBook
- Fair Housing Resources
- Renter Rights and Responsibilities
- Renter Programs
- Housing Counselors

By signing below, I acknowledge that I have read this form and understand how to access the Virginia Housing free renter education materials.

Resident Name: _____
Resident Signature: _____
Unit Number: _____
Date: _____

Tab V:

Nonprofit or LHA Purchase Option or Right of First Refusal

February 25, 2026

Virginia Housing
Attn: Tax Credit Programs
601 South Belvidere Street
Richmond, VA 23220

RE: Leckey Gardens
Applicant: Leckey Nine LP

Dear Virginia Housing:

The applicant is claiming points for a longer affordability period and not the ROFR. As a result, no ROFR is included in this section (Tab V).

Sincerely,

True Ground Housing Partners, Inc.

Tab W:

Internet Safety Plan and Resident Information Form

Providing Free Wi-Fi at Leckey Nine

Overview

1) Security and Maintenance
    a. Contract with an IT provider to install and maintain a firewall at the router level to prevent intrusion attempts.
    b. Use same IT provider to maintain the deployed equipment.
2) Education
    a. Provide computer basics and internet safety training intermittently as optional for residents to attend. Include lessons as part of package to disburse to residents.
        i. Lessons included on page 5.
    b. Include disclaimers and internet security guidance in the Acceptable Use Policy (page 3) and the Acknowledgement (page 4) about inherent risks in using the internet.

Acceptable Use Policy

Residents of Leckey Nine must agree to and follow the acceptable use policy when using the Leckey Nine network.

1. All Leckey Nine Residents must adhere to all federal and state laws when using Leckey Nine's network, services and/or internet access.
2. Spam may not be distributed using mail servers connected to the Leckey Nine network. Any computer on the Leckey Nine network that is infected with spam generating software and that distributes spam, with or without the Owner's knowledge or consent, may be disconnected from or denied access to the Leckey Nine network at the discretion of Leckey Nine.
3. Viruses, malware, or other malicious code may not be distributed using computers connected to the Leckey Nine network. Any computer on the Leckey Nine network that is infected with malicious code and distributes malicious software, even without the Owner's knowledge or consent, may be disconnected from the network at the discretion of Leckey Nine.
4. Illegal file sharing is not allowed, and computers engaged in such activity may not be connected to the Leckey Nine network. Any computer on the Leckey Nine network that is infected with illegal file sharing software and distributes copyrighted materials, even without the Owner's knowledge or consent, may be disconnected from the Leckey Nine network at the discretion of Leckey Nine.
5. The service is designed for personal, general Internet use including streaming, web surfing, e-mail access, and all other possible legal online activities. Residents are not allowed to host **public servers** of any kind or use static IPv4 IP addresses. Leckey Nine may disconnect Residents who use the service for activities deemed to exceed typical residential use.
6. You agree to allow personnel of Leckey Nine and its partners reasonable access to your unit for proper maintenance of equipment.
7. The Access Points being distributed **are property of Leckey Nine** and may not be removed from the premises. Should your time at Leckey Nine come to an end, you may **not** take the access point with you. Doing so may result in a charge or forfeiture of your security deposit.
8. Like any commercially provided Internet Connection, this service is subject to usage monitoring. Anonymity is not guaranteed on the internet. Leckey Nine Staff will **not** have access to browsing data, however Leckey Nine **will** be alerted by the data center, the connection provider, should they detect a unit misusing the service as outlined in sections 1, 2, 3, 4, or 5. Gross misuse may result in the entire building being cut off by the data center, disrupting your neighbors as well.
9. Using the internet has inherent risks, be aware of the sites you navigate to, make sure they are using https (which you can verify by looking at the status bar) and don't give out personal information unless you have verified the legitimacy of a website.
10. Leckey Nine's Acceptable Use Policy may change without notice. All changes will be shared via flyers before taking effect.

DRAFT

Acknowledgement of Goods Received

Unit Number _____

First Name _____

Last Name _____

E-mail _____

By signing below, you acknowledge the following:

1.) You are currently living at Leckey Nine and you have been walked through the following materials:

   a. Leckey Nine's Acceptable Use Policy

   b. This acknowledgement form

2.) That you are receiving **one** access point for your household, and it is currently installed in your unit.

3.) That the access point you are receiving is the property of Leckey Nine. You do **not** own this Access Point. Should your time at Leckey Nine come to an end, you may **not** take the access point with you. Doing so may result in an additional charge or forfeiture of your security deposit.

4.) Should an issue arise with your connectivity, please alert the contracted Internet Service Provider [to be finalized once a service agreement is executed], giving them your name and unit number. Upon moving into your unit, you will be provided with their contact information. Please contact the leasing office in case you are not provided with this information. If you damage or break the Access Point by accident or negligence you may be charged for replacing the unit.

5.) If the Access Point or power cable fails on its own, you will not be charged for replacing the unit.

6.) The Access Point should not be moved to another unit without previous authorization from Leckey Nine or True Ground staff.

x _____ / / _____

Signature Day / Month / Year

DRAFT

Lesson 1Part 1

Introduction to Computing

Introduction

- Who We Are
- What You Will Learn
- Class time 6PM until 730PM
- Class Etiquette
  - Breaks, cell phones, questions
- You get out of it what you put into it

A Computer is:

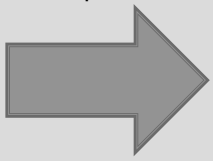
- A **machine** that manipulates/processes data (inputs) according to a set of instructions and produces/displays an output
- Combination of hardware and software



Hardware and Software

- Hardware – Physical parts of the computer. Anything that you can touch.
- Software – Instruction sets that run on **hardware** that create files, perform calculations, and display webpages (kind of like a cookbook)

How A Computer Works

Input Devices	Processor	Output Devices
Keyboard 	Takes the data from input devices and uses software to process it and direct it to Output Device 	Monitor 
Mouse 		Printer 
Camera & scanner 		Projector 
Audio and video 		

Hardware

The Hardware Parts

Output Device

1. Monitor (Screen)

Processing

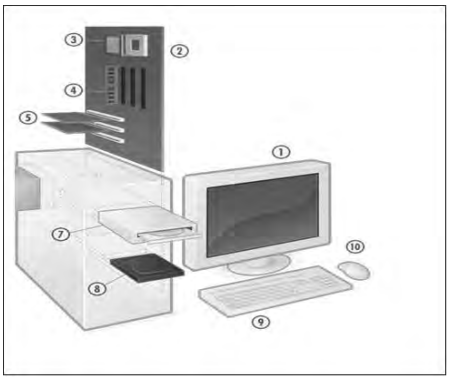
2. Mother Board
3. Central Processing Unit (CPU)

Storage

4. Memory Cards – RAM
5. Circuit Board
7. CD Rom Drive
8. Hard Drive

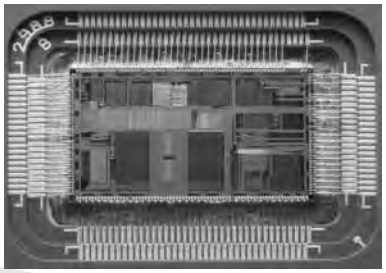
Input Devices

9. Keyboard
10. Mouse



Central Processing Unit (CPU)

- The CPU is an electronic circuit that can execute software in MIPS (millions of instructions per second!)
- The CPU is the "brain" of the computer



7

Mouse

- Desktop Mouse

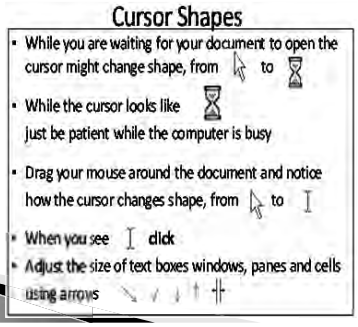


- Touchpad – laptop mouse



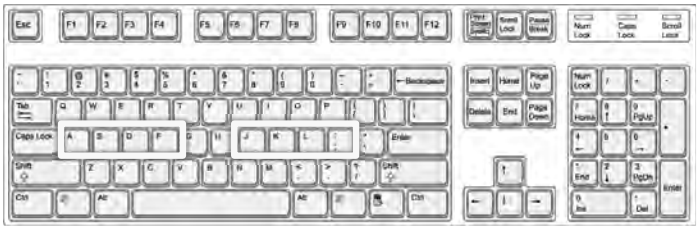
Mouse Functions

- Click = Press Left Button **(Select)**
- Double Click = Press Left Button Twice Quickly **(Open)**
- Right Click = Press Right Button **(Options)**



Keyboard

- Input Device with alpha, numeric, punctuation, symbols, and navigation keys



Home Row: asdf jkl;

10

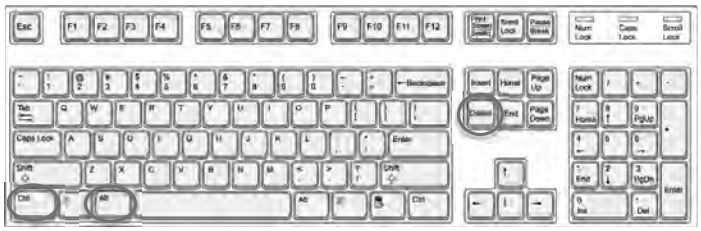
Software

- Operating System – The software that works with the hardware to control the computer's operations. Most computers have Microsoft Windows (such as Windows 7, Windows Vista)
- Programs – The software that users interact with to perform their work. Common applications include Microsoft Word, Excel, PowerPoint, Internet Explorer, and FireFox. Google Chrome

Turning On the Computer



Practice: Ctrl + Alt + Del → Enter



Logging Onto Laptop with Student ID & Password



Opening a Program

- Use the Start button to access "All Programs"



- Then select the program that you want to open



Exercise – Typing Practice

1. Open the program "Microsoft Office Word"
   Start > All Programs > Microsoft Office > Microsoft Office Word
2. Key in the following Home keys 10 times:
   asdf jkl; [Enter]
3. Key in the following 10 times:
   Your name. Press SHIFT key for upper case letters.

Exercise – More Typing Practice

1. Key in the following 5 times:
   Today's date: November 7, 2016
2. Key in the following 5 times:
   . , ; : / ? ' "
3. Key in the following 5 times:
   Your favorite movie or music.

Turning Off or Shut Down Computer



Lesson 1 Part 2

Introduction to Computing

Agenda

- Computer Desktop
- Files and Folders
- Windows
- Memory
- Keyboarding

Desktop

- What do you keep on a regular desktop?
  - Pens, paper, stapler, paper clips
- What is a Computer Desktop?
  - Place to store frequently accessed programs, files, photos, etc.



Opening a Program

- Use the Start button to access "All Programs"



- Then select the program that you want to open



Windows and MS Word

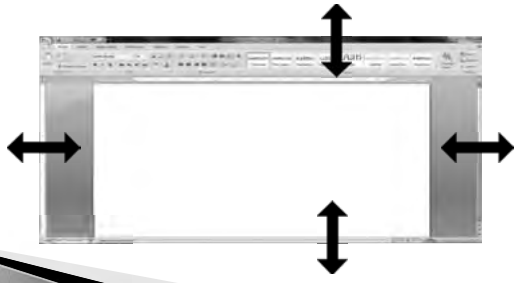
- Open program → Microsoft Word



Windows

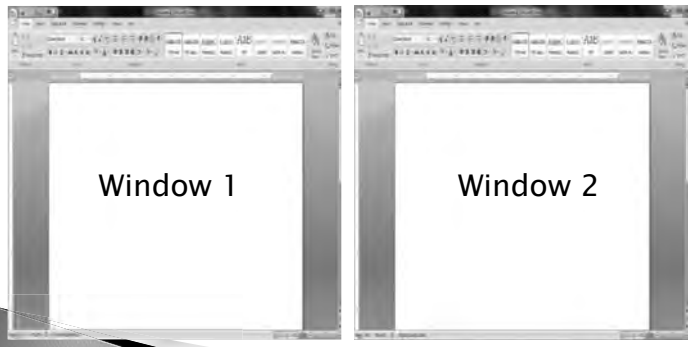
- Exercises:
  - Minimize, Maximize, Close button
  - Resize window to tall and thin
  - Resize window to short and wide





Windows

- Exercise:
  - Open two windows and place side by side. Why?



7

Files and Folders

- File = electronic version of a document, spreadsheet, presentation, etc.



- Folder = used to organize files



8

Memory

- Places to store files:
  - Hard Drive – My Documents on the computer
  - DVD –



  - Flash Drive –

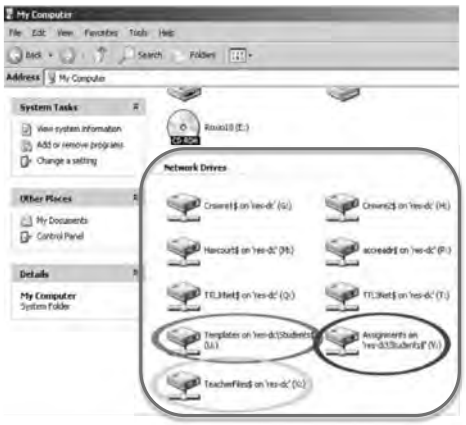


  - The "Cloud" –
  - Discussion of Pros and Cons for each type of memory

9

Memory

- Another place to store files:
  - Network Drive
  - Company's data system
  - Used only by members of that company



10

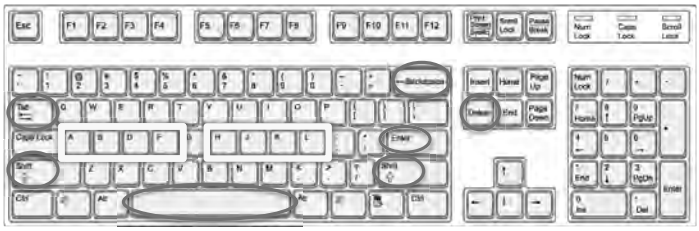
File Exercises

- Save new Word document
  - File > Save As
  - Choose a file name and save in My Documents
- Create new folder in My Documents
  - Name the folder "Class"
  - Create 3 files in Word: "Resume" "Budget" and "Jobs"
  - Select and Drag each file into the "Class" folder

11

Keyboarding

- Home Row
- Backspace and Delete
- Space Bar
- Shift
- Enter
- Tab



12

Keyboarding Practice

- Type three sentences in "Resume" file.
- REMEMBER TO SAVE YOUR DOCUMENT.
- Type three sentences in "Jobs" file.
- REMEMBER TO PRACTICE EACH DAY.
- QUESTIONS!!!!????

13

Turning Off or Shut Down Computer



Lesson 2

Internet Security
Navigating the Internet
Social Media
Voice over Internet Protocol (VoIP)/Chat

Agenda Part 1

- Computer Security—Why?
- Create Strong Passwords
- Backup/Save Your Data
- Online Banking Primer
- Buying Things Online
- Online Tracking

Computer Security—Why?

- Anti-Virus Software
  - Microsoft Security Essentials (free), McAfee, Norton: scans your computer for potential viruses.
- Flash Drives
  - Be careful using flash drives from other people.
- Updates
  - Always click 'YES' to Anti-Virus and Windows Updates.
- Firewall
  - NEVER disable the Windows Firewall (ON by default)

Create Strong Passwords

- All passwords must be airtight strong.
  - Reduces chances of hacking and ID theft.
- At least 10 characters with lower case, upper case, and special characters !@#$%&*
  - Can create a unique phrase or sentence that no one knows or is published. No birthdates, 12345, ABCDE, social security #.
  - Write down each password and place somewhere safe.
- Use different passwords for EACH account.
  - Computer
  - Online Banking
  - Social Media: Facebook, Twitter, Instagram

Create Strong Passwords

- **Class Exercise**:
  - Create a password together
  - At least 10 characters with lower case, upper case, and special characters !@#$%&*

Back Up Your Data

- SAVE, SAVE, SAVE
  - Save your files early and often!



- Backups
  - Computers can crash one day. Hard drives can become corrupted and viruses can erase files.
  - Periodically save a copy of your files to a flash drive or backup hard drive.
- Cloud Storage
  - Google Drive, Drop Box, backup files regularly



- Magnets
  - NEVER put a magnet near a computer. Can wipe data off the hard drive and ruin the monitor.



Online Banking

- Online Banking
  - Only access online banking sites from home computer.
  - Never access on a shared computer.
- Key in URL addresses in Browser.
- Don't automatically click links in email.
  www.bankofamerica.com
  not same as
  www.bankofamerica.com.fakewebsite.exe
  This is a **DANGEROUS** link.

7

Buying Things Online

- Only purchase items from well-known websites.
- Ensure the URL contains https and the lock symbol before entering credit card info.
- NEVER wire money as payment.



8

Online Tracking 1

- Websites remember where you have visited like Google & Facebook.
  - Why? So they can target sales ads to fit your interests.
- Also, sites are saved on the web browser.
  - To remove:
    - Firefox: History > Clear Recent History
    - Chrome: Clear Browsing Data

9

Online Tracking 2

- Prevent Online Tracking
  - Sign out of email when searching online.
  - Use Private Browsing.
- Firefox: Preferences > Privacy > Tracking
- Chrome: File > New incognito window

10

Agenda Part 2

- Popular Uses of the Internet
- Internet Vocabulary
- Cable Internet Service & Connection
- Web Browser
- Format of URL Web Address
- Finding Stuff on the Internet

11

Popular Uses of the Internet

To do this	What to use
View Websites	Browsers: Firefox, Chrome, Safari, Opera
Send & receive messages & documents	Gmail, Outlook, Yahoo
Send and receive short text messages	Cell phone carriers
Locate places on a map & get directions	Google maps, Mapquest, Rand McNally

12

Internet Vocabulary

- Website: One organization's location on the Web.
- Browser: Software used to explore or "surf" the Web.
- URL: Address used to go to a website.
- Link: Text or picture when clicked with your mouse takes you quickly to a website.
  - www.nytimes.com

13

How Do I Get Internet Service?

Two main ways to get Internet Service

- DSL from the phone company
- Cable Internet from the cable company

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Cable Connection

Internet Service from the cable company is called Cable Internet

↓

Cox, Comcast, etc. are cable companies

↓

Cable Internet uses TV cable to connect to the Internet

↓

Typically get Cable Internet with Cable TV service

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Other Types of Internet Service

FiOS: Fiber Internet connection (offered by Verizon)

↓

Wireless Broadband: Wireless card via cell phone towers

↓

Tethered Mobile Phone: Uses smartphone's Internet connection

↓

Satellite: Uses satellite dish to connect to Internet

16

Connecting to the Internet

- Computer connects with cables to router



OR

- Computer connects wirelessly to router = Wi-Fi



- Caveats, snooping, intercepting signals

17

Web Browsers

- An Application used to view web pages and navigate websites on the Internet
- Opera, Firefox, Safari, Chrome, Microsoft Edge



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MS Edge Web browser

- Parts to a Browser Window



Navigating Backward & Forward



- While browsing the internet, the Browser remembers websites visited.
- Use Back Button to return to previous sites.
- Use Forward Button to go in reverse direction.
- Often, when opening a new link, the website will appear in a new Tab or window.

Format of URL Web Address

www.washingtonpost.com

Often starts with "www" = Worldwide Web

Domain Name

Type of website
- Commercial (.com)
- Non-profit (.org)
- Educational (.edu)
- Government (.gov)

SEARCHING on the Internet

Question: Over 10 billion websites, how do I find the right one?

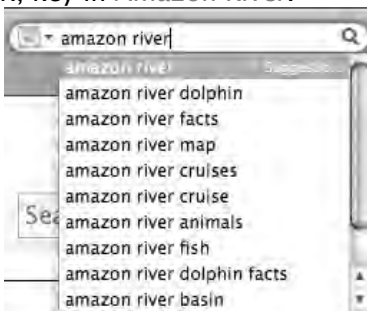
Answer: Use a search engine & key words.



SEARCHING the Internet (cont'd)

- For example, find information about the Amazon River in South America.
- In the search box, key in Amazon River.

Search box →



Interpreting Search Results

- Results page shows hundreds of websites or "hits."
- Each "hit" shows:
  - Blue link that takes you to the website.
  - Sample of text from the website.
  - URL of the website (in green).

Number of websites about the Amazon River

One of the hits



Your Turn on the Internet

- Find the name and height of the tallest mountain in the world.
- Find the name of the winner of the World Cup.
- Find an image of the Washington Wizards logo.
- Using Google maps, find directions from Arlington City (your address in this building) to a Harris Teeter market.

Email Communications

- Email is a way to send electronic messages to anyone in the world instantly.
- Email Services:
  - Gmail
  - Outlook (reinvented Hotmail)
  - Yahoo!
  - Aol Mail

PC Magazine
http://www.pcmag.com/article2/0,2817,2408983,00.asp

Email Security

- Most common way for a computer to be infected with a virus or get hacked.
- Be wary of suspicious looking emails
  - "You just won a prize!"
  - "Your account has been locked."
  - Pay attention to poor grammar, awkward, and unprofessional writing—signs of potential danger.
- NEVER
  - Open an email from someone you don't know
  - Open attachments that end in .exe .com .bat
  - Click on links inside emails

Email Addresses

- Must use an email address to send message to another person.
- Contains a username and a domain separated by the '@' symbol.
- The '@' symbol stands for the word "at."
- Example: john.smith@gmail.com

Email Address vs. URL

- Email Address
  - Identifies a person or entity
  - Always has the @ symbol
  - Shows the email service provider
  - Example: **john.smith@gmail.com**
- URL
  - Identifies a website
  - Usually begins with www, name of website, extension
  - Example: **www.carpentersshelter.org**

Sign Up/Sign In to Email

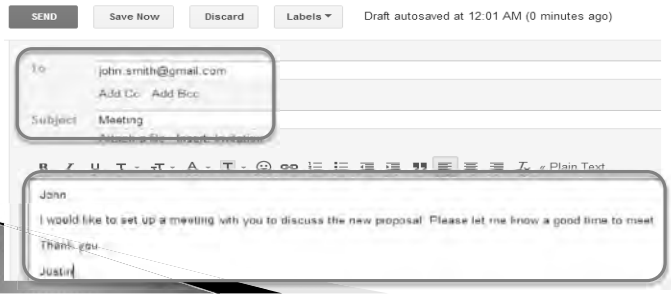
- If you already have an email account, sign into your account.
- If you don't have an email account, create one by going to www.gmail.com
  - Click "Create an Account" button CREATE AN ACCOUNT
  - Enter a name, username, and create a password.
  - Make sure your password has at least 10 characters with lower case, upper case, and special characters.
    - See next slide.

Create Strong Passwords

- At least 10 characters with lower case, upper case, and special characters !@#$%&
- Can create a unique phrase or sentence that no one knows or is published.
- No birthdates, 12345, ABCDE, social security #.
- Write down each password and place somewhere safe.

Compose an Email

- Click on the Compose button COMPOSE
- Three parts to an email:
  - To, Subject, and Message



CC and BCC

- Carbon Copy (CC)
  - Send a copy of the email to your supervisor.
- Blind Carbon Copy (BCC)
  - Send a copy of the email to your supervisor, but do not want the client to know.
  - Not recommended to do. Can **forward** a copy to your supervisor afterwards.



Reply, Reply All, Forward

- Reply – send an email **back to someone** who sent you an email.
- Reply All – send an email back to **everyone** who was on the email.
- Forward – send an email that you received to **someone else.**



Exercise

- Send an email to someone in class.
- Ask them "What is your favorite restaurant?"
- Open the email that you receive.
- Reply with the name of your favorite restaurant.

Attachments



- Email can be used to send files.
  - Documents, Spreadsheets, Presentations, Images.
- File size typically limited to 20-25 MB (megabytes).
- Click 'Attach a file' button and locate the file.
  - Typically in 'Documents' or 'Pictures' folders.
  - Drag & Drop feature available.



Exercise

- Create a Word document
  - Type three sentences describing your dream job.
  - Save the document as 'Resume' in 'Documents' folder.
- Compose and send an email to someone in class with 'Resume' document attached.

Email Etiquette

- Resist using Reply All unless applicable. Just use Reply.
- Don't use BCC (may make message look suspicious).
- Don't forward "chain letters" or jokes (especially at the office).
- Don't send anything negative about a person or your company. Why?
  - Any email you send at work may be read by your employer.

Email Etiquette (cont'd)

- Don't send anything in an email you would be uncomfortable seeing on the front page of a newspaper.
- Emails can get forwarded to anyone anywhere.
- NEVER open email attachments from people you don't know.
  - Most common way to infect a computer virus.

Voice over IP (VoIP)/Chat Communications

- Voice over IP and Chat tools are a way to communicate with someone on another computer or Smart Phone
- Applications include: SKYPE, G-Chat and Google Video, Facebook Messenger, WhatsApp, Face Time, etc.



Voice over IP (VoIP)/Chat Communications (cont'd)

- Applications have many similar features and allow you to chat or share video or have person to person video chats, live
- Applications are available for free and downloadable to your desktop
- To enjoy enhanced features you can pay extra

Turning Off your Computer



APAH Lesson 3

Advanced Internet Topics

1

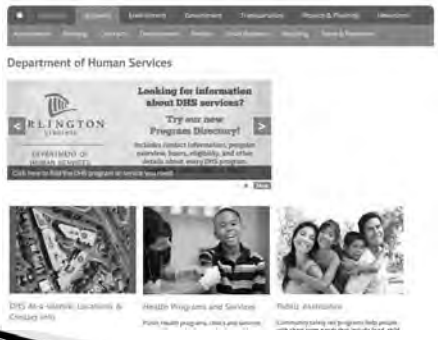
Agenda

- Arlington Co. Dept. of Human Services website
- Arlington Co. Government Website
- "Common Sense Media" (resources for families/parents)
- Library Websites & resources
- "Lynda.com" free to residents with library card
- Resume resources and websites
- Job Searching hints
- Applying for jobs online

2

Arlington Co. Human Services Main page

- Multi purpose site for all your needs
  - https://departments.arlingtonva.us/dhs



3

Arlington Co. Human Services (Cont'd)

- "Cards" displaying varied content of interest



4

Arlington Co. Human Services Website (Cont'd)

- The Resident Housing link was selected.



5

Arlington Co. Govt. Website

- URL of website: https://www.arlingtonva.us/



6

Arlington Human Services Website (Cont'd)

- Many aspects of site available in Spanish



7

Common Sense Media – Why?

- Website to assist with families with Children URL: https://www.commonsensemedia.org/



8

Common Sense Media

- Independent Non-profit organization that attempts to assist families and their kids in navigating the web and all data out there,
- Provide Movie and Book Reviews,
- Best movies for kids along with reviews,
- Age appropriate information on media.



9

Arlington Library "Lynda" Website

- Lynda.com is a learning website available to Arlington County residents with a valid library card (Now run by ***LinkedIn*** learning)



10

"Lynda.com" Website (Cont'd)

- On line courses, certifications, Learn software, creative, and business skills to achieve your personal and professional goals. Join today to get access to thousands of courses.



11

Resume Resources

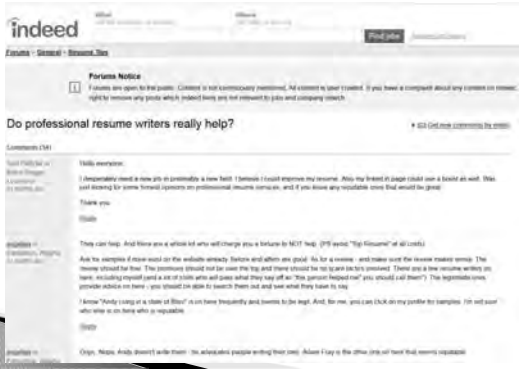
- Get assistance with writing your resume from many sources on line.



12

Resume Resources

- Get assistance with writing your resume from many sources on line. Indeed.com:



13

Resume Resources

- Get assistance with writing your resume from many sources on line.
  - **Monster.com:** https://www.monster.com/career-advice/article/resume-writing-help
  - **Indeed.com**: https://www.indeed.com/forum/gen/Resume-Tips/Do-professional-resume-writers-really-help/t533665
  - **Create a Free Resume online**: https://resume-help.org/



14

Applying online for jobs

- **Linked In,**
- **USA.gov**
- **Indeed.com**
- **Careerbuilder.com**
- **Monster.com**





15

Job Searching hints

- Sign up for Linked In with your resume
- **Have a professional email address not a frivolous one,**
- **Go to job fairs with copies of your resume,**
- **Target each application to the job opportunity**
- **Use online learning like Lynda.com to develop your skills and marketability,**
- **Practice job interviewing with a mentor or friend or teacher.**
- **Research, research!!!**

16

Applying online for jobs (cont'd)

- **<u>DO's:</u>**
- **Check company website and apply from that site**
- **Tailor your resume to that position. Good idea to have a couple of resumes, why?**
- **Update your Linked-In site, as people will solicit job offers to you. Examples**
- **Write a cover letter for the job and attach it with your application if possible.**

17

Applying online for jobs (cont'd)

<u>DONT's:</u>

- **Type lazily, make spelling mistakes (no excuses) and that grammar is correct. First impressions!**
- **Never use '<u>auto fill</u>' when applying, why?**
- **Leave any blanks, always complete the entire application,**
- **Save your work as you go along,**

There is a lot of competition out there, put your best foot forward at all times!

18

Turning Off your Computer



Tab X:

Marketing Plan for units meeting accessibility requirements of HUD section 504

Leckey Gardens
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 Leckey Gardens 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 Leckey Gardens. S.L. Nusbaum Realty Co. 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, S.L. Nusbaum Realty Co. will be responsible for the development and management of community and resident services program.

I. Affirmative Marketing

S.L. Nusbaum Realty Co. 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. S.L. Nusbaum Realty Co., it's 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 Director of Operations for S.L. Nusbaum Realty Co.

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

S.L. Nusbaum Realty Co. 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:

Aging and Disability Services
Arlington County Department of Human Services
2100 Washington Blvd., 4th Floor
Arlington, VA 22204
(703) 228-1700

Arlington County Behavioral Health Care Division
703-228-5150
https://health.arlingtonva.us/behavioral-healthcare/

Office of County Manager, Office of Human Rights
2100 Clarendon Blvd., Unit 318
Arlington County, VA 22201
(703) 228-3929

Community Residences (CRi)
14160 Newbrook Dr., Suite 220
Chantilly, VA 20151
(703) 842-2300

ENDependence Center of Northern Virginia
1550 Crystal Dr, Suite 810
Arlington, VA 22202
www.ecnv.org
(703) 525-3268

Pathway Homes
10201 Fairfax Blvd. #200
Fairfax, VA 22030
(703) 876-0390

Available Committed Affordable Apartments monthly list:
Arlington County CPHD
https://housing.arlingtonva.us/get-help/rental-services/affordable-units/

AffordableHousing.com (formerly known as Go Section 8): Free Listing Service
www.affordablehousing.com

www.accessva.org
Online housing registry for accessible affordable apartments (affiliated with MyHousingSearch.com)

2. Internet Search

S.L. Nusbaum Realty Co. will ensure that Leckey Gardens will also be listed and/or marketed on the following websites:

www.MyHousingSearch.com

www.hud.gov
www.craigslist.org
www.accessva.org
www.dbhds.virginia.gov
www.vadars.org

3. Print Media

Print media sources will also be identified in the Fairfax County Area that cater to people with disabilities as well as the public at large. These sources may include, but are not limited to 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.

If needed these marketing materials include:

- **Brochures or news media coverage** –A simple, 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.

III. Public and Community Relations

Equal Housing Opportunity promotions - all Site Signage containing the EHO logo and Fair Housing posters are displayed in English and Spanish in the Rental Office. S.L. NUSBAUM REALTY CO. encourages and supports an affirmative marketing program in which there are no barriers to obtaining housing because of race, color, religion, national origin, sex, elderliness, marital status, personal appearance, sexual orientation, familial status, physical or mental disability, political affiliation, source of income, or place of residence or business.

Additionally, a public relations program will be instituted to create a strong relationship between management and local disability organizations, neighborhood civic organizations, city officials, and other sources of potential qualified residents still to be identified.

IV. Tenant Selection and Orientation

The first contact with the management operations is an important one in attracting qualified residents; therefore, the management/leasing offices should convey a sense of professionalism, efficiency, and cleanliness. The management/leasing office is designed to provide a professional leasing atmosphere, with space set aside specifically for applicant interviews and application assistance. The leasing interviews will be used to emphasize the respect afforded to the applicant and the responsibilities which the applicant will be expected to assume.

Times of Operation - the Management Office will be open Monday through Friday from 9:00 A.M. to 5:00 P.M. Applicants will be processed at the Management Office Tuesday, Wednesday and Thursday, in accordance with approved criteria. Move-in process and orientation to property - applicants meet with designated staff to discuss programs available on the property and will be supplied relevant information to assist them in their move.

Management staff will perform housekeeping/home visits, check previous landlord and personal references, perform criminal/sex offender and credit background checks and verify income for each application taken. Tenant Selection will include minimum income limits assigned by the Owner/HUD. New residents will be given an orientation to the property including a review of the rules and regulations, information on the area, proper use of appliances, move-out procedures, maintenance procedures, rent payment procedures, energy conservation, grievance procedures and a review of the Lease documents.

Tenant Selection Criteria

Tenant Selection will include maximum income limits under the Low-Income Tax Credit and Section 8 programs. Selection criteria will also include student status guidelines pursuant to the Low-Income Housing Tax Credit program.

Management will commit that no annual minimum income requirement that exceeds the greater of $3,600 or 2.5 times the portion of rent to be paid by tenants receiving rental assistance

Application Processing

Application processing will be done at the Management Office by the housing staff who are well versed in Fair Credit Law. As stated before, the processing will include a review of housekeeping/home

visit, prior landlord references, personal references, criminal/sex offender and credit reporting and income verification. The housing staff will make further review for inaccuracies in the application. The annual income and family composition are the key factors for determining eligibility. However, the Housing Committee will also use the following criteria in selecting applicants for occupancy:

- ☐ Applicants must be individuals, not agencies or groups.

- ☐ Applicants must meet the current eligibility income limits for tax credits and any other program requirements.

- ☐ We will process the Rental Applications through a credit bureau to determine the credit worthiness of each applicant. If the score is below the threshold, and it has been determined that applicant has no bad credit ***and*** no negative rental history ***and*** no criminal history then the application can be conditionally approved after contacting the prior landlord. In these cases, the application must be reviewed by the Associate Director/ housing committee before final approval.

  Note- If the applicant's denial is based upon a credit report, the applicant will be advised of the source of the credit report in accordance with the Federal Fair Reporting Act. Guidelines published by the Federal Trade Commission suggest that apartment managers fall under the provisions of the Act and are obligated to advise the person refused an apartment for credit reasons, the name and address of the credit reporting firm in writing. The credit report will not be shown to the applicant, nor will specific information be revealed.

- ☐ We will process the Rental Application through a credit bureau to determine any possible criminal conduct. Convictions will be considered, regardless of whether "adjudication" was withheld. A criminal background check will be used as part of the qualifying criteria. An applicant will automatically be denied if;

  - There is a conviction for the manufacture, sale, distribution, or possession with the intent to manufacture, sell or distribute a controlled substance within the past five years.
  - There is evidence in the criminal history that reveals that the applicant has developed a pattern of criminal behavior, and such behavior presents a real or potential threat to residents and/or property.
  - The application will be suspended if an applicant or member of the applicant's family has been arrested for a crime but has not yet been tried. The application will be reconsidered, within the above guidelines, after such legal proceedings have been concluded at applicants' request.

- ☐ Applicants must provide complete and accurate verification of all income of all family members. The household's annual income may not exceed the applicable limit and the household must meet the subsidy or assisted Income Limits as established for the area in which Leckey Gardens is located. The annual income is compared to the area's Income Limits to determine eligibility.

- ☐ Family composition must be compatible for units available on the property.

- ☐ Applicants must receive satisfactory referrals from all previous Landlords.

- ☐ Applicants must provide verification of full-time student status for all individuals listed on the application as full-time student for tax credit units.

- ☐ Applicants must not receive a poor credit rating from the Credit Bureau and other credit reporting agencies and must demonstrate an ability to pay rent on time.

- ☐ Applicants must provide a doctor's statement and/or other proof of any handicap or disability.

- ☐ Applicants must provide a birth certificate or other acceptable HUD approved form of documentation for all household members.

- ☐ Applicants must complete the Application for Lease and all verification forms truthfully.

- ☐ Applicants must provide all information required by current Federal regulations and policies.

- ☐ Applicants must have the demonstrated ability to maintain acceptable housekeeping standards.

- ☐ Applicants must meet current Federal program eligibility requirements for tax credits and any other programs.

- ☐ Preference will be given to those households whose family members are handicapped or disabled for housing in the units specifically designated for the handicapped or disabled.

- ☐ Applicants who meet the above criteria will be placed on a waiting list based on the date and time of their application. If an applicant turns down a unit for any reason, the applicant will be moved to the bottom of the waiting list. If the applicant turns down a unit for any reason a second time, the applicant will be removed from the waiting list.

- ☐ **Held Vacant for 60 Days**

Units must be held vacant for 60 days during which marketing efforts must be documented. However, if marketing to the Target Population is deemed to be conducted satisfactorily on an ongoing basis throughout the year and management can provide sufficient documentation to VHDA's Compliance Officer, management may request the ability to lease accessible units, to a household not in the Target Population without the unit remaining vacant for the 60-day timeframe. "Ongoing basis" means contact to at least two (2) resources at least monthly in the manner noted below at any time the required number of units is not actually occupied by the Target Population.

Each time a vacancy occurs in an accessible unit, if a qualified household including a person in the Target Population is not located in the 60-day timeframe, the owner or manager may submit the evidence of marketing to VHDA's Compliance Officer and request approval to rent the unit to an income-qualified household not a part of the Target Population. If the request is approved, the lease must contain a provision that the household must move to a vacant unit of comparable size in the development if a household in the Target Population applies for the unit. The move will be paid for by the owner.

If no vacant unit of comparable size is available at that time, the Target Population prospective tenant should be placed on the development's waiting list and placed in the accessible units, when the first available vacant comparably sized unit becomes available to move the non-Targeted Population tenant.

NOTE: The move of the temporary/non-disabled tenant will be paid for by the owner.

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

VSOB/SWAM CONTRACT CERTIFICATION
(TO BE PROVIDED AT TIME OF APPLICATION)

LIHTC Applicant Name Leckey Nine Limited Partnership

Name of VSOB or SWaM Service Provider SPEARHEAD SOLUTIONS, INC.

Part II, 13VAC10-180-60(E)(5)(e) of the Qualified Allocation Plan (the "QAP") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended, provides that an applicant may receive points toward its application for Credits for entering into at least one contract for services provided by a (i) a veteran-owned small business (VOSB) as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration, or (ii) a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Certification Program. Any applicant seeking points from Part II, 13VAC10-180-60(E)(5)(e) of the QAP must provide in its application this certification together with a copy of the service provider's VOSB certification or Commonwealth of Virginia's SWaM Program certification. The certification and information requested below will be used by the Authority in its evaluation of whether an applicant meets such requirements.

Complete a separate form for each VOSB or SWaM Service Provider. Note: Contracts used to claim points in Part II, 13VAC10-180-60(E)(5)(a) of the QAP may **not** also be used to claim points under 13VAC10-180-60(E)(5)(e).

INSTRUCTIONS:

Please complete all* parts below.** ***Omission of any information or failure to certify any of the information provided below may result in failure to receive points under Part II, 13VAC10-180-60(E)(5)(e) of the QAP.

1. The VOSB or SWaM Service Provider will provide the following services and roles eligible for points under the QAP:

_X_ consulting services to complete the LIHTC application;
_X_ ongoing development services through the placed in service date;
___ general contractor;
___ architect;
___ property manager;
___ accounting services; or
___ legal services.

2. Please describe in the space below the nature of the services contracted for with the VOSB or SWaM certified service provider listed above. Include in your answer the scope of services to be provided, when said services are anticipated to be rendered, and the length of the contract term.

   The scope of services may include advisory, technical, or consulting support related to the Leckey Nine LIHTC Application and Submission.

3. Attach to this certification a copy of the service provider's current VOSB certification from the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or attach to this certification a copy of the service provider's current service-disabled veteran-owned certification from the Commonwealth of Virginia's SWAM Program.

4. The undersigned acknowledge by their signatures below that prior to the Authority's issuance of an 8609 to the applicant, the undersigned will be required to certify that the VOSB or SWaM service provider successfully rendered the services described above, that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP, and that the undersigned service provider is still a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is still a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM) Program.

5. The undersigned further acknowledge that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider.

[Contract Certification and signatures appear on following page]

CONTRACT CERTIFICATION

The undersigned do hereby certify and acknowledge that they have entered into with each another at least one contract for services as described herein; that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP; that the undersigned service provider is a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM) Program; that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider; and that it is the current intention of the undersigned that the services be performed (i.e., the contract is *bona fide* and not entered into solely for the purpose of obtaining points under the QAP). The undersigned do hereby further certify that all information in this certification is true and complete to the best of their knowledge, that the Authority is relying upon this information for the purpose of allocating Credits, and that any false statements made herein may subject both the undersigned applicant and the undersigned service provider to disqualification from current and future awards of Credits in Virginia.

APPLICANT:

Leckey Nine Limited Partnership
Name of Applicant

Signature of Applicant

Carmen Romero, President
Printed Name and Title of Authorized Signer

VOSB OR SWAM CERTIFIED SERVICE PROVIDER:

SPEARHEAD SOLUTIONS, INC.
Name of VOSB or SWaM Certified Service Provider

Signature of VOSB SWaM Certified Service Provider

CHRISTOPHER GRANT, VICE PRESIDENT
Printed Name and Title of Authorized Signer

DEPARTMENT OF VETERANS AFFAIRS
Center for Verification and Evaluation
Washington DC 20420

11/16/2022
In Reply Refer To: **00VE**

Mr. Julian E. Dioulo
Spearhead Solutions
SAM UEI: FMJ5L7QLYEK1
5348 Vegas Dr., #1026
Las Vegas, NV 89108-2347

Dear Mr. Dioulo:

On behalf of the U.S. Department of Veterans Affairs (VA), Center for Verification and Evaluation (CVE), I am writing to inform you that Spearhead Solutions has been verified as a Service-Disabled Veteran-Owned Small Business (SDVOSB) and added to the Vendor Information Pages (VIP) at https://www.vetbiz.va.gov/. Spearhead Solutions will be eligible to participate in Veterans First Contracting Program opportunities with VA.

This verification is valid for three (3) years from the date of this letter. Please retain a copy of this letter to confirm Spearhead Solutions's continued program eligibility in accordance with 38 Code of Federal Regulations (CFR) § 74.12. You may reapply 120 days prior to your expiration date by logging in to your VIP profile.

To promote Spearhead Solutions's verified status, you may use the following link to download the logo for use on marketing materials and business cards: https://www.va.gov/OSDBU/docs/cve_completed_s.jpg. In addition, please access the following link for information on the next steps and opportunities for verified businesses: http://www.va.gov/osdbu/verification/whatsNext.asp.

To ensure that Spearhead Solutions is correctly listed in the Vendor Information Pages, check Spearhead Solutions's profile for the verified logo. Please notify us if the logo is not present within 72 hours of receipt of this letter.

While CVE has confirmed that Spearhead Solutions is presently, as of the issuance of this notice, in compliance with the regulation, Spearhead Solutions must inform CVE of any changes or other circumstances that would adversely affect its eligibility. Eligibility changes not reported to CVE within 30 days could result in a referral to the Office of Inspector General (OIG), a referral to the Debarment and Suspension Committee, and the initiation of cancellation proceedings—all of which could result in Spearhead Solutions being removed from the VIP Verification Program.

Please be advised all verified businesses may be required to participate in one or more post-verification audits at CVE's discretion. Additionally, this letter and other information pertaining to Spearhead Solutions's verification application may be subject to Freedom of Information Act (FOIA) requests. However, FOIA disclosures include exceptions regarding the personal privacy of individuals, and VA policy similarly provides limitations on the release of individual records.

If Spearhead Solutions receives a negative size determination from the U.S. Small Business Administration (SBA), CVE must act in accordance with 38 CFR § 74.2(e). Also note, if at any time Spearhead Solutions discovers that it fails to meet the size standards for any NAICS Code(s) listed on its VIP profile, CVE requires such NAICS Code(s) be removed within five (5) business days. If the NAICS Code(s) are not removed within the allotted five (5) business days, CVE may request SBA conduct a formal size determination. In addition, CVE may initiate a referral to OIG, a referral to the Debarment and Suspension Committee, and pursue cancellation proceedings. All of the aforementioned referrals and procedures could result in Spearhead Solutions being removed from the VIP Verification Program.

Thank you for your service to our country and for continuing to serve America through small business ownership.

Sincerely,



Douglas Scott Wilson
Deputy Director
Center for Verification and Evaluation

https://search.certifications.sba.gov/profile/FMJ5L7QLYEK1/8DE31
February 25, 2026 3:24 PM EST

Export as .pdf

SPEARHEAD SOLUTIONS

UEI: FMJ5L7QLYEK1
CAGE code: 8DE31

Current SBA certifications: VOSB SDVOSB

Profile overview

This profile was last updated: 03/09/2025

SAM.gov registration status: Active

Capabilities narrative

Spearhead Solutions was founded by Julian Dioulo, a former Security Program Manager with the US Intelligence Community. Julian, a former Staff Sergeant in the United States Marine Corps, attended the University of Maryland (UC) to obtain a degree in Homeland Security. Spearhead Solutions was incorporated in May 2019 and is a veteran-owned, minority business enterprise (MBE), with small business reserve (SBR) certification. We help our clients manage complex risks and meet their greatest security, logistics, and technical challenges. Our work makes our clients stronger and society safer for consumers.

Capabilities statement link

Not Provided

Contact person
JULIAN DIOULO

Email address
jdioulo@spearheadsg.com

Phone number
240-381-2377

Fax number
Not Provided

Address
10514 LAKE ARBOR WAY, BOWIE, MARYLAND 20721

Website
Not Provided

Additional website
https://www.spearheadsolutionsgroup.com/

Trade name (“Doing business as...”)
Not Provided

Year established
2019

County code (3 digits)
033

Congressional district

05

Metropolitan statistical area
47900

Organization & ownership

Entity structure
Corporate Entity (Not Tax Exempt)

Current Principals
1. Julian Dioulo - President/CEO

Business type & self-certifications
Small businesses attested to these ownership traits when registering with SAM.gov. These attestations are not vetted by SBA.

- Minority-Owned Business
- Self-Certified Small Disadvantaged Business
- For Profit Organization
- Veteran-Owned Business
- Black American Owned

Certifications

SBA certifications

Veteran-Owned Small Business (VOSB)

VOSB Certified

Entrance date: November 16, 2022
Exit date: May 16, 2028

Service-Disabled Veteran-Owned Small Business (SDVOSB)

SDVOSB Certified

Entrance date: November 16, 2022
Exit date: May 16, 2028

Non-Federal government certifications

No Non-Federal government certifications provided

NAICS codes

Code	NAICS Code Description	Small
561612	Primary Security Guards and Patrol Services	✓ Yes
238210	Electrical Contractors and Other Wiring Installation Contractors	✓ Yes
339113	Surgical Appliance and Supplies Manufacturing	✓ Yes
541330	Engineering Services	✓ Yes
541330	Size standard exception Military and Aerospace Equipment and Military Weapons	✓ Yes
541330	Size standard exception Contracts and Subcontracts for Engineering Services Awarded Under the National Energy Policy Act of 1992	✓ Yes
541330	Size standard exception Marine Engineering and Naval Architecture	✓ Yes
541611	Administrative Management and General Management Consulting Services	✓ Yes
541690	Other Scientific and Technical Consulting Services	✓ Yes
561210	Facilities Support Services	✓ Yes
561621	Security Systems Services (except Locksmiths)	✓ Yes
561990	All Other Support Services	✓ Yes
611430	Professional and Management Development Training	✓ Yes

Service information

Keywords

Security Logistics Management services Development Security awareness Risk management Warehouse management Security strategies Training Consulting Technical Bodyguard services Discrete Armed car Estate security Property management Event security K-9 security Bike patrols Maritime security Evacuation plans Workplace violence Concert security Aviation Loss prevention

Special equipment/materials

Not Provided

Bonding levels

Not Provided

Quality assurance standards

Not Provided

Performance history

Not Provided

Export information

Exporter status

Not an exporter

VSOB/SWAM CONTRACT CERTIFICATION
(TO BE PROVIDED AT TIME OF APPLICATION)

LIHTC Applicant Name Leckey Nine Limited Partnership

Name of VSOB or SWaM Service Provider Aspera Development, LLC

Part II, 13VAC10-180-60(E)(5)(e) of the Qualified Allocation Plan (the "QAP") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended, provides that an applicant may receive points toward its application for Credits for entering into at least one contract for services provided by a (i) a veteran-owned small business (VOSB) as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration, or (ii) a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Certification Program. Any applicant seeking points from Part II, 13VAC10-180-60(E)(5)(e) of the QAP must provide in its application this certification together with a copy of the service provider's VOSB certification or Commonwealth of Virginia's SWaM Program certification. The certification and information requested below will be used by the Authority in its evaluation of whether an applicant meets such requirements.

Complete a separate form for each VOSB or SWaM Service Provider. Note: Contracts used to claim points in Part II, 13VAC10-180-60(E)(5)(a) of the QAP may **not** also be used to claim points under 13VAC10-180-60(E)(5)(e).

INSTRUCTIONS:

Please complete all* parts below.** ***Omission of any information or failure to certify any of the information provided below may result in failure to receive points under Part II, 13VAC10-180-60(E)(5)(e) of the QAP.

1. The VOSB or SWaM Service Provider will provide the following services and roles eligible for points under the QAP:

X consulting services to complete the LIHTC application;
X ongoing development services through the placed in service date;
___ general contractor;
___ architect;
___ property manager;
___ accounting services; or
___ legal services.

2. Please describe in the space below the nature of the services contracted for with the VOSB or SWaM certified service provider listed above. Include in your answer the scope of services to be provided, when said services are anticipated to be rendered, and the length of the contract term.

Scope of services shall include:
- Technical Review of LIHTC Application
- Site plan analysis
-Architectural conceptual design review
- Civil design review
- Environmental reviews
- Title easements review
- Construction budget development
- Financial planning & analysis Review

3. Attach to this certification a copy of the service provider's current VOSB certification from the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or attach to this certification a copy of the service provider's current service-disabled veteran-owned certification from the Commonwealth of Virginia's SWAM Program.

4. The undersigned acknowledge by their signatures below that prior to the Authority's issuance of an 8609 to the applicant, the undersigned will be required to certify that the VOSB or SWaM service provider successfully rendered the services described above, that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP, and that the undersigned service provider is still a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is still a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM) Program.

5. The undersigned further acknowledge that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider.

[Contract Certification and signatures appear on following page]

CONTRACT CERTIFICATION

The undersigned do hereby certify and acknowledge that they have entered into with each another at least one contract for services as described herein; that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP; that the undersigned service provider is a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM) Program; that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider; and that it is the current intention of the undersigned that the services be performed (i.e., the contract is *bona fide* and not entered into solely for the purpose of obtaining points under the QAP). The undersigned do hereby further certify that all information in this certification is true and complete to the best of their knowledge, that the Authority is relying upon this information for the purpose of allocating Credits, and that any false statements made herein may subject both the undersigned applicant and the undersigned service provider to disqualification from current and future awards of Credits in Virginia.

APPLICANT:

Leckey Nine Limited Partnership

Name of Applicant

Signature of Applicant

Carmen Romero, President

Printed Name and Title of Authorized Signer

VOSB OR SWAM CERTIFIED SERVICE PROVIDER:

Aspera Development LLC

Name of VOSB or SWaM Certified Service Provider

Signature of VOSB SWaM Certified Service Provider

Chadwick Maxey, CEO

Printed Name and Title of Authorized Signer

An official website of the United States government Here's how you know

U.S. Small Business Administration

Menu

ASPERA DEVELOPMENT LLC (J31BNKG8WBL6)

Invitation Code

Apply

Start A New Application

Apply to be a part of the programs.

Applications

Initial Application: Primary Qualifying Owner

Application ID 17440

View

My Certifications

Manage Certifications

View and manage certifications.

ACTIVE

Veteran-Owned

Entrance Date: 02/08/2022 **Renewal Date:** 08/09/2027

Service-Disabled Veteran-Owned

Entrance Date: 02/08/2022 **Renewal Date:** 08/09/2027

https://search.certifications.sba.gov/profile/J31BNKG8WBL6/87PT5
March 4, 2026 1:43 PM EST

Export as .pdf

ASPERA DEVELOPMENT LLC

UEI: J31BNKG8WBL6
CAGE code: 87PT5

Current SBA certifications: VOSB SDVOSB

Profile overview

This profile was last updated: 08/17/2025

SAM.gov registration status: Active

Capabilities narrative

Not Provided

Capabilities statement link

Not Provided

Contact person
CHADWICK MAXEY

Email address
chad@asperadevelopment.com

Phone number
954-707-2204

Fax number
Not Provided

Address
700 W HILLSBORO BLVD STE 205, DEERFIELD BEACH, FLORIDA 33441

Website
AsperaDevelopment.com

Additional website
Not Provided

Trade name (“Doing business as...”)
Not Provided

Year established
2017

County code (3 digits)
County code not returned

Congressional district
20

Metropolitan statistical area
MSA not returned

Organization & ownership

Entity structure
Sole Proprietorship

Current Principals
Not Provided

Business type & self-certifications
Small businesses attested to these ownership traits when registering with SAM.gov. These attestations are not vetted by SBA.

- Minority-Owned Business
- Self-Certified Small Disadvantaged Business
- For Profit Organization
- Veteran-Owned Business
- Asian-Pacific American Owned
- Limited Liability Company
- Service-Disabled Veteran-Owned Business

Certifications

SBA certifications

Veteran-Owned Small Business (VOSB)

VOSB Certified

Entrance date: February 9, 2022
Exit date: August 9, 2027

Service-Disabled Veteran-Owned Small Business (SDVOSB)

SDVOSB Certified

Entrance date: February 9, 2022
Exit date: August 9, 2027

Non-Federal government certifications

No Non-Federal government certifications provided

NAICS codes

Code	NAICS Code Description	Small
531120	Primary Lessors of Nonresidential Buildings (except Miniwarehouses)	✓ Yes
531120	Primary Size standard exception Leasing of Building Space to the Federal Government by Owners	✓ Yes
531110	Lessors of Residential Buildings and Dwellings	✓ Yes
531110	Size standard exception Leasing of Building Space to the Federal Government by Owners	✓ Yes
531130	Lessors of Miniwarehouses and Self Storage Units	✓ Yes
531130	Size standard exception Leasing of Building Space to the Federal Government by Owners	✓ Yes
531190	Lessors of Other Real Estate Property	✓ Yes
531190	Size standard exception Leasing of Building Space to the Federal Government by Owners	✓ Yes
531311	Residential Property Managers	✓ Yes
531312	Nonresidential Property Managers	✓ Yes
531390	Other Activities Related to Real Estate	✓ Yes

Service information

Keywords

Not Provided

Special equipment/materials

Not Provided

Bonding levels

Not Provided

Quality assurance standards

Not Provided

Performance history

Not Provided

Export information

Exporter status

Not Provided

VSOB/SWAM CONTRACT CERTIFICATION
(TO BE PROVIDED AT TIME OF APPLICATION)

LIHTC Applicant Name Leckey Nine Limited Partnership

Name of VSOB or SWaM Service Provider V-Solutions Consulting, LLC

Part II, 13VAC10-180-60(E)(5)(e) of the Qualified Allocation Plan (the "QAP") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended, provides that an applicant may receive points toward its application for Credits for entering into at least one contract for services provided by a (i) a veteran-owned small business (VOSB) as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration, or (ii) a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Certification Program. Any applicant seeking points from Part II, 13VAC10-180-60(E)(5)(e) of the QAP must provide in its application this certification together with a copy of the service provider's VOSB certification or Commonwealth of Virginia's SWaM Program certification. The certification and information requested below will be used by the Authority in its evaluation of whether an applicant meets such requirements.

Complete a separate form for each VOSB or SWaM Service Provider. Note: Contracts used to claim points in Part II, 13VAC10-180-60(E)(5)(a) of the QAP may **not** also be used to claim points under 13VAC10-180-60(E)(5)(e).

INSTRUCTIONS:

Please complete all* parts below.** ***Omission of any information or failure to certify any of the information provided below may result in failure to receive points under Part II, 13VAC10-180-60(E)(5)(e) of the QAP.

1. The VOSB or SWaM Service Provider will provide the following services and roles eligible for points under the QAP:

X consulting services to complete the LIHTC application;
___ ongoing development services through the placed in service date;
___ general contractor;
___ architect;
___ property manager;
___ accounting services; or
___ legal services.

2. Please describe in the space below the nature of the services contracted for with the VOSB or SWaM certified service provider listed above. Include in your answer the scope of services to be provided, when said services are anticipated to be rendered, and the length of the contract term.

   The scope of services may include advisory, technical, or consulting support related to the Leckey Nine LIHTC Application and Submission.

3. Attach to this certification a copy of the service provider's current VOSB certification from the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or attach to this certification a copy of the service provider's current service-disabled veteran-owned certification from the Commonwealth of Virginia's SWAM Program.

4. The undersigned acknowledge by their signatures below that prior to the Authority's issuance of an 8609 to the applicant, the undersigned will be required to certify that the VOSB or SWaM service provider successfully rendered the services described above, that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP, and that the undersigned service provider is still a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is still a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM) Program.

5. The undersigned further acknowledge that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider.

[Contract Certification and signatures appear on following page]

CONTRACT CERTIFICATION

The undersigned do hereby certify and acknowledge that they have entered into with each another at least one contract for services as described herein; that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP; that the undersigned service provider is a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM) Program; that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider; and that it is the current intention of the undersigned that the services be performed (i.e., the contract is *bona fide* and not entered into solely for the purpose of obtaining points under the QAP). The undersigned do hereby further certify that all information in this certification is true and complete to the best of their knowledge, that the Authority is relying upon this information for the purpose of allocating Credits, and that any false statements made herein may subject both the undersigned applicant and the undersigned service provider to disqualification from current and future awards of Credits in Virginia.

APPLICANT:

Leckey Nine Limited Partnership

Name of Applicant



Signature of Applicant

Carmen Romero, President

Printed Name and Title of Authorized Signer

VOSB OR SWAM CERTIFIED SERVICE PROVIDER:

V-Solutions Consulting, LLC

Name of VOSB or SWaM Certified Service Provider

Nola Veazie

Signature of VOSB SWaM Certified Service Provider

Dr. Nola Veazie

Printed Name and Title of Authorized Signer

U.S. Small Business Administration

202-205-8800 | sba.gov
409 3rd St, SW. Washington DC 20416

May 19, 2025

V-Solutions Consulting, LLC
SAM UEI: QVSTT79FKTL9
214 Main St., #191
El Segundo, CA 90245

Dear V-Solutions Consulting, LLC:

On behalf of the Small Business Administration (SBA), Veteran Small Business Certification Program (VetCert), I am writing to inform you that V-Solutions Consulting, LLC's VetCert expiration date has been extended one year from the period of eligibility established by the Department of Veterans Affairs, Center for Verification and Evaluation. Your new VetCert expiration date is Nov. 23, 2026. V-Solutions Consulting, LLC's business profile and period of eligibility, are viewable in the public VetCert database located at https://veterans.certify.sba.gov.

This certification is valid until the date of expiration indicated. Please retain a copy of this letter to confirm V-Solutions Consulting, LLC's continued program eligibility in accordance with 13 Code of Federal Regulation (CFR) part 128.

To promote V-Solutions Consulting, LLC's certification status, you may use the following link to download the logo for use on your marketing materials and business cards: https://ussba.github.io/brand/external-partners/certified-contractors/. In addition, please access the following link for information on next steps and opportunities for certified businesses: www.sba.gov/vetcert.

Thank you for your service to our country and for continuing to serve America through small business ownership.

Sincerely,

John B. Perkins

John B. Perkins
Director Veteran Small Business Certification Program

All SBA programs and services are extended to the public on a nondiscriminatory basis.

https://search.certifications.sba.gov/profile/QVSTT79FKTL9/33CS1
March 3, 2026 4:08 PM EST

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V-SOLUTIONS CONSULTING, LLC

UEI: QVSTT79FKTL9
CAGE code: 33CS1

Current SBA certifications: WOSB VOSB SDVOSB

Profile overview

This profile was last updated: 11/05/2025

SAM.gov registration status: Active

Capabilities narrative

Counseling, consulting to other business in the Drug/Alcohol, Mental Health and developmental disabilities fields. Provide Spanish translation for Drug Alcohol and Mental Health agencies

Capabilities statement link

Not Provided

Contact person
NOLA VEAZIE

Email address
veazie.vsolutions@gmail.com

Phone number
310-560-5153

Fax number
Not Provided

Address
11147 RUTHELEN ST, LOS ANGELES, CALIFORNIA 90047

Website
www.vsolutionsconsulting.com

Additional website
https://www.vsolutionsconsulting.com

Trade name (“Doing business as...”)
V-SOLUTIONS CONSULTING LLC

Year established
2004

County code (3 digits)
037

Congressional district
43

Metropolitan statistical area

31080

Organization & ownership

Entity structure
Sole Proprietorship

Current Principals
1. Nola Veazie - CEO

Business type & self-certifications
Small businesses attested to these ownership traits when registering with SAM.gov. These attestations are not vetted by SBA.

- Minority-Owned Business
- Self-Certified Small Disadvantaged Business
- For Profit Organization
- Women-Owned Small Business
- Woman-Owned Business
- Veteran-Owned Business
- Limited Liability Company
- Hispanic American Owned
- Service-Disabled Veteran-Owned Business

Certifications

SBA certifications

Women-Owned Small Business (WOSB)

WOSB Certified

Entrance date: September 20, 2021

Veteran-Owned Small Business (VOSB)

VOSB Certified

Entrance date: November 23, 2021
Exit date: November 23, 2026

Service-Disabled Veteran-Owned Small Business (SDVOSB)

SDVOSB Certified

Entrance date: November 23, 2021
Exit date: November 23, 2026

Non-Federal government certifications

- CADC-II
- Licensed Prof Counse
- Nat Cert Counselor

NAICS codes

Code	NAICS Code Description	Small
611430	Primary Professional and Management Development Training	✓ Yes
311920	Coffee and Tea Manufacturing	✓ Yes
541930	Translation and Interpretation Services	✓ Yes
621420	Outpatient Mental Health and Substance Abuse Centers	✓ Yes
623210	Residential Intellectual and Developmental Disability Facilities	✓ Yes
624190	Other Individual and Family Services	✓ Yes

Service information

Keywords

Consulting.

Special equipment/materials

Not Provided

Bonding levels

Not Provided

Quality assurance standards

Not Provided

Performance history

Not Provided

Export information

Exporter status

Not an exporter

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

VOSB PRINCIPAL CERTIFICATION

Individual's Name Julian Dioulo

LIHTC Applicant Name Leckey Nine (Leckey Nine Limited Partnership)

Part II, 13VAC10-180-60(E)(5)(f), of the Qualified Allocation Plan (the "Plan") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended, provides that an applicant may receive thirty (30) points toward its application for Credits for demonstrating that at least one of its principals (i) is an individual or entity that is either a veteran-owned small business (VOSB) (as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration) or a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Certification Program; (ii) that said principal also has an ownership interest of at least 25% in the controlling general partner or managing member for the proposed development; and (iii) that no spousal relationship exists between said principal and any other principal having an ownership interest in the development who does not also possess a VOSB certification or service-disabled veteran-owned Virginia SWaM certification.

INSTRUCTIONS**:**

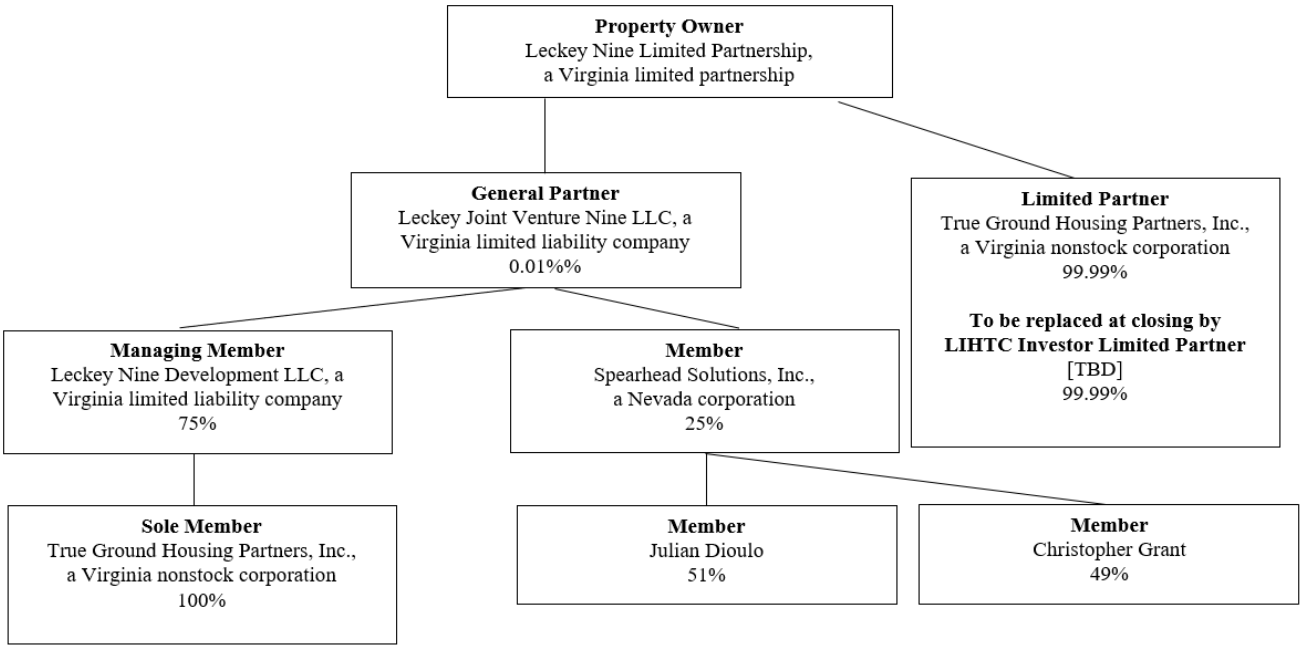
Please describe the ownership interest of the VOSB or service-disabled veteran-owned business in the general partner or managing member of the applicant for Credits (provide any supporting documentation necessary to verify said ownership interest, such as the organizational chart provided elsewhere in the application for Credits). Note that the ownership interest described in this section may not be the same interest used to obtain points for participation by a socially disadvantaged individual under 13VAC10-180-60(E)(5)(b) of the QAP (i.e., to claim points under both 13VAC10-180-60(E)(5)(b) and 13VAC10-180-60(E)(5)(f), the principal must have at least 50% ownership interest in the controlling general partner or managing member).

Omission of any information or failure to certify any of the information provided below may result in failure to receive points under Part II, 13VAC10-180-60(E)(5)(f) of the Plan. Though the information requested below is of a personal nature, please note that all information provided on this form shall be subject to the Virginia Freedom of Information Act, § 2.2-3700, et seq.

Spearhead Solutions, Inc. is a Veteran-Owned Small Business as designated by the U.S. Small Business Administration. This certification is provided as an attachment to this document. Spearhead Solutions, Inc. will have a 25% ownership in the GP as depicted below in the project's organization chart.

Description of Ownership Interest: [continued]

Leckey Gardens
9% Organizational Chart



[Application continues on following page]

CERTIFICATION OF ELIGIBILITY

I hereby certify the following:

- that the undersigned principal has an ownership interest of at least 25% in the controlling general partner or managing member for the proposed development, as required by the Plan;
- no spousal relationship exists between the undersigned principal and any other principal having an ownership interest in the development who is not also a veteran-owned small business (as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration) or a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Certification Program; and
- I hereby further certify that all information in this certification is true and complete to the best of my knowledge, that the Authority is relying upon this information for the purpose of allocating Credits, and that any false statements made herein may subject both the undersigned principal and the undersigned applicant to disqualification from current and future awards of Credits in Virginia.

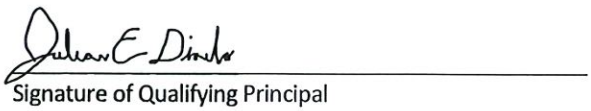
APPLICANT:

Leckey Nine (Leckey Nine Limited Partnership)
Name of Applicant


Signature of Applicant

Carmen Romero, President
Printed Name and Title of Authorized Signer

PRINCIPAL:


Signature of Qualifying Principal

Julian Dioulo, President and CEO, Spearhead Solutions, Inc.
Printed Name and Title of Qualifying Principal

DEPARTMENT OF VETERANS AFFAIRS
Center for Verification and Evaluation
Washington DC 20420

11/16/2022
In Reply Refer To: **00VE**

Mr. Julian E. Dioulo
Spearhead Solutions
SAM UEI: FMJ5L7QLYEK1
5348 Vegas Dr., #1026
Las Vegas, NV 89108-2347

Dear Mr. Dioulo:

On behalf of the U.S. Department of Veterans Affairs (VA), Center for Verification and Evaluation (CVE), I am writing to inform you that Spearhead Solutions has been verified as a Service-Disabled Veteran-Owned Small Business (SDVOSB) and added to the Vendor Information Pages (VIP) at https://www.vetbiz.va.gov/. Spearhead Solutions will be eligible to participate in Veterans First Contracting Program opportunities with VA.

This verification is valid for three (3) years from the date of this letter. Please retain a copy of this letter to confirm Spearhead Solutions's continued program eligibility in accordance with 38 Code of Federal Regulations (CFR) § 74.12. You may reapply 120 days prior to your expiration date by logging in to your VIP profile.

To promote Spearhead Solutions's verified status, you may use the following link to download the logo for use on marketing materials and business cards: https://www.va.gov/OSDBU/docs/cve_completed_s.jpg. In addition, please access the following link for information on the next steps and opportunities for verified businesses: http://www.va.gov/osdbu/verification/whatsNext.asp.

To ensure that Spearhead Solutions is correctly listed in the Vendor Information Pages, check Spearhead Solutions's profile for the verified logo. Please notify us if the logo is not present within 72 hours of receipt of this letter.

While CVE has confirmed that Spearhead Solutions is presently, as of the issuance of this notice, in compliance with the regulation, Spearhead Solutions must inform CVE of any changes or other circumstances that would adversely affect its eligibility. Eligibility changes not reported to CVE within 30 days could result in a referral to the Office of Inspector General (OIG), a referral to the Debarment and Suspension Committee, and the initiation of cancellation proceedings—all of which could result in Spearhead Solutions being removed from the VIP Verification Program.

Please be advised all verified businesses may be required to participate in one or more post-verification audits at CVE's discretion. Additionally, this letter and other information pertaining to Spearhead Solutions's verification application may be subject to Freedom of Information Act (FOIA) requests. However, FOIA disclosures include exceptions regarding the personal privacy of individuals, and VA policy similarly provides limitations on the release of individual records.

If Spearhead Solutions receives a negative size determination from the U.S. Small Business Administration (SBA), CVE must act in accordance with 38 CFR § 74.2(e). Also note, if at any time Spearhead Solutions discovers that it fails to meet the size standards for any NAICS Code(s) listed on its VIP profile, CVE requires such NAICS Code(s) be removed within five (5) business days. If the NAICS Code(s) are not removed within the allotted five (5) business days, CVE may request SBA conduct a formal size determination. In addition, CVE may initiate a referral to OIG, a referral to the Debarment and Suspension Committee, and pursue cancellation proceedings. All of the aforementioned referrals and procedures could result in Spearhead Solutions being removed from the VIP Verification Program.

Thank you for your service to our country and for continuing to serve America through small business ownership.

Sincerely,



Douglas Scott Wilson
Deputy Director
Center for Verification and Evaluation

https://search.certifications.sba.gov/profile/FMJ5L7QLYEK1/8DE31
February 25, 2026 3:24 PM EST

Export as .pdf

SPEARHEAD SOLUTIONS

UEI: FMJ5L7QLYEK1
CAGE code: 8DE31

Current SBA certifications: VOSB SDVOSB

Profile overview

This profile was last updated: 03/09/2025

SAM.gov registration status: Active

Capabilities narrative

Spearhead Solutions was founded by Julian Dioulo, a former Security Program Manager with the US Intelligence Community. Julian, a former Staff Sergeant in the United States Marine Corps, attended the University of Maryland (UC) to obtain a degree in Homeland Security. Spearhead Solutions was incorporated in May 2019 and is a veteran-owned, minority business enterprise (MBE), with small business reserve (SBR) certification. We help our clients manage complex risks and meet their greatest security, logistics, and technical challenges. Our work makes our clients stronger and society safer for consumers.

Capabilities statement link

Not Provided

Contact person
JULIAN DIOULO

Email address
jdioulo@spearheadsg.com

Phone number
240-381-2377

Fax number
Not Provided

Address
10514 LAKE ARBOR WAY, BOWIE, MARYLAND 20721

Website
Not Provided

Additional website
https://www.spearheadsolutionsgroup.com/

Trade name (“Doing business as...”)
Not Provided

Year established
2019

County code (3 digits)
033

Congressional district

05

Metropolitan statistical area
47900

Organization & ownership

Entity structure
Corporate Entity (Not Tax Exempt)

Current Principals
1. Julian Dioulo - President/CEO

Business type & self-certifications
Small businesses attested to these ownership traits when registering with SAM.gov. These attestations are not vetted by SBA.

- Minority-Owned Business
- Self-Certified Small Disadvantaged Business
- For Profit Organization
- Veteran-Owned Business
- Black American Owned

Certifications

SBA certifications

Veteran-Owned Small Business (VOSB)

VOSB Certified

Entrance date: November 16, 2022
Exit date: May 16, 2028

Service-Disabled Veteran-Owned Small Business (SDVOSB)

SDVOSB Certified

Entrance date: November 16, 2022
Exit date: May 16, 2028

Non-Federal government certifications

No Non-Federal government certifications provided

NAICS codes

Code	NAICS Code Description	Small
561612	Primary Security Guards and Patrol Services	✓ Yes
238210	Electrical Contractors and Other Wiring Installation Contractors	✓ Yes
339113	Surgical Appliance and Supplies Manufacturing	✓ Yes
541330	Engineering Services	✓ Yes
541330	Size standard exception Military and Aerospace Equipment and Military Weapons	✓ Yes
541330	Size standard exception Contracts and Subcontracts for Engineering Services Awarded Under the National Energy Policy Act of 1992	✓ Yes
541330	Size standard exception Marine Engineering and Naval Architecture	✓ Yes
541611	Administrative Management and General Management Consulting Services	✓ Yes
541690	Other Scientific and Technical Consulting Services	✓ Yes
561210	Facilities Support Services	✓ Yes
561621	Security Systems Services (except Locksmiths)	✓ Yes
561990	All Other Support Services	✓ Yes
611430	Professional and Management Development Training	✓ Yes

Service information

Keywords

Security Logistics Management services Development Security awareness Risk management Warehouse management Security strategies Training Consulting Technical Bodyguard services Discrete Armed car Estate security Property management Event security K-9 security Bike patrols Maritime security Evacuation plans Workplace violence Concert security Aviation Loss prevention

Special equipment/materials

Not Provided

Bonding levels

Not Provided

Quality assurance standards

Not Provided

Performance history

Not Provided

Export information

Exporter status

Not an exporter

CERTIFICATION OF PARTICIPATION BY SOCIALLY DISADVANTAGED NONPROFIT PRINCIPAL

PART I

Name of Nonprofit Principal True Ground Housing Partners, Inc.

LIHTC Applicant Name Leckey Nine Limited Partnership

Part II, 13VAC10-180-60(E)(5)(c), of the Qualified Allocation Plan (the "Plan") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended, provides that an applicant may receive thirty (30) points toward its application for Credits for demonstrating that at least one of its principals is a nonprofit entity that (i) either demonstrates that 51% or more of its board membership is held by socially disadvantaged individuals or demonstrates that its most senior full-time executive officer is a socially disadvantaged individual; (ii) has an express business purpose of serving socially or economically disadvantaged populations or both; and (iii) certifies that no spousal relationship exists between any executive officer or board member identified for the purpose of satisfying the requirements of this subsection and any other principal of the applicant who is not also a socially disadvantaged individual.

INSTRUCTIONS:

Execute the certification below and attach either Part II (A) or Part II (B), as applicable.

-
- **If board membership of the nonprofit principal listed above is held at least 51% by socially disadvantaged individuals, attach form A.**
- **If the most senior full-time executive officer of the nonprofit principal listed above is a socially disadvantaged individual, attach Form B.**

Omission of any information or failure to certify any of the information provided below may result in failure to receive points under Part II, 13VAC10-180-60(E)(5)(c) of the Plan. Though the information requested below is of a personal nature, please note that all information provided on this form shall be subject to the Virginia Freedom of Information Act, § 2.2-3700, et seq.

[continued on following page]

CERTIFICATION OF PARTICIPATION BY SOCIALLY DISADVANTAGED NONPROFIT PRINCIPAL

CERTIFICATION OF ELIGIBILITY

I hereby certify the following:

- that the nonprofit principal named above has an ownership interest in the controlling general partner or managing member of the proposed development;
- that either (A) 51% or more of said principal's board membership is held by socially disadvantaged individuals; or (B) its most senior full-time executive officer is a socially disadvantaged individual; as indicated on either Form(s) A or Form B attached hereto;
- no spousal relationship exists between any executive officer or board member identified for the purpose of satisfying the requirements of 13VAC10-180-60(E)(5)(c) of the QAP and any other principal of the applicant listed above who is not also a socially disadvantaged individual; and
- I hereby further certify that all information in this certification is true and complete to the best of my knowledge, that the Authority is relying upon this information for the purpose of allocating Credits, and that any false statements made herein may subject both the undersigned principal and the undersigned applicant to disqualification from current and future awards of Credits in Virginia.

APPLICANT:

By: Leckey Nine Limited Partnership,
a Virginia limited partnership

By: Leckey Joint Venture Nine, LLC,
a Virginia limited liability company, its general partner

By: Leckey Nine Development, LLC,
a Virginia limited liability company, its managing member

Name of Applicant

Signature of Applicant

Carmen Romero, President

Printed Name and Title of Authorized Signer

NONPROFIT PRINCIPAL:

True Ground Housing Partners, Inc.

Name of Nonprofit Principal

Signature of Authorized Signer of Nonprofit Principal

Carmen Romero, President

Printed Name and Title of Authorized Signer of Nonprofit Principal

CERTIFICATION OF PARTICIPATION BY SOCIALLY DISADVANTAGED NONPROFIT PRINCIPAL

PART II (B)

Name of Nonprofit Principal True Ground Housing Partners, Inc.

LIHTC Applicant Name Leckey Nine Limited Partnership

I, Carmen Romero, am the most senior full-time executive office of the nonprofit principal listed above, and by my signature below I hereby certify that I claim social disadvantage as indicated **in *EITHER* (1) or (2) below**:

(1) I am claiming social disadvantage because of my identification as a:

____ Black American

__X__ Hispanic American

____ Native American (Alaska Natives, Native Hawaiians, or enrolled members of a Federally or State recognized Indian Tribe)

____ Asian Pacific American [An individual with origins from Burma, Thailand, Malaysia, Indonesia, Singapore, Brunei, Japan, China (including Hong Kong), Taiwan, Laos, Cambodia (Kampuchea), Vietnam, Korea, The Philippines, U. S. Trust Territory ofthe Pacific Islands (Republic of Palau), Republic of the Marshall Islands, FederatedStates of Micronesia, The Commonwealth of the Northern Mariana Islands, Guam,Samoa, Macao, Fiji, Tonga, Kiribati, Tuvalu, or Nauru]

____ Subcontinent Asian American (An Individual with origins from India, Pakistan, Bangladesh, Sri Lanka, Bhutan, the Maldives Islands or Nepal)

(2) ____ I am claiming individual social disadvantage because I meet the requirements of 13 CFR 124.103(c)(2), and my social disadvantage has negatively impacted my entry into or advancement in the business world, as described in 13 CFR 124.103(c)(2)(iv).

EXECUTIVE CERTIFICATION:

Signature

Date: 3/5/2026

Carmen Romero, President

Printed Name and Title