
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.

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | \$1,000 Application Fee (MANDATORY) - Invoice information will be provided in your Procorem Workcenter |
| <input checked="" type="checkbox"/> | Electronic Copy of the Microsoft Excel Based Application (MANDATORY) |
| <input checked="" type="checkbox"/> | PDF Copy of the Signed Tax Credit Application with Attachments (Tabs A-AB) (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Market Study (MANDATORY - Application will be disqualified if study is not submitted with application) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Plans (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Specifications (MANDATORY) |
| <input type="checkbox"/> | Electronic Copy of the Existing Condition questionnaire (MANDATORY if Rehab) |
| <input type="checkbox"/> | Electronic Copy of Unit by Unit Matrix and Scope of Work narrative (MANDATORY if Rehab) |
| <input type="checkbox"/> | Electronic Copy of the Physical Needs Assessment (MANDATORY at reservation for a 4% rehab request) |
| <input type="checkbox"/> | Electronic Copy of Appraisal (MANDATORY if acquisition credits requested) |
| <input type="checkbox"/> | Electronic Copy of Environmental Site Assessment (Phase I) (MANDATORY if 4% credits requested) |
| <input checked="" type="checkbox"/> | Electronic Copy of Signed Previous Participation Agreement |
| <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | Tab A: Chart of ownership structure with percentage of interests (see manual for details) (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab B: Virginia State Corporation Commission Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab C: Syndicator's or Investor's Letter of Intent (MANDATORY) |
| <input type="checkbox"/> | Tab D: <i>Any supporting documentation related to List of LIHTC Developments or Previous Participation Agreement</i> |
| <input checked="" type="checkbox"/> | Tab E: Site Control Documentation & Most Recent Real Estate Tax Assessment (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab F: Third Party RESNET Rater Certification and Sample HERS certificates (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab G: Zoning Certification Letter (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab H: Attorney's Opinion using Virginia Housing template (MANDATORY) |
| <input checked="" type="checkbox"/> | 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) |
| <input checked="" type="checkbox"/> | Tab J: Relocation Plan and Unit Delivery Schedule (MANDATORY if Rehab) |
| | Tab K: Documentation of Development Location: |
| <input checked="" type="checkbox"/> | K.1 Revitalization Area Certification |
| <input type="checkbox"/> | K.2 Surveyor's Certification of Proximity To Public Transportation using Virginia Housing template |
| <input checked="" type="checkbox"/> | Tab L: PHA / Section 8 Notification Letter |
| <input type="checkbox"/> | Tab M: <i>(left intentionally blank)</i> |
| <input type="checkbox"/> | Tab N: Homeownership Plan |
| <input type="checkbox"/> | Tab O: Plan of Development Certification Letter |
| <input checked="" type="checkbox"/> | Tab P: Zero Energy or Passive House documentation for prior allocation by this developer |
| <input type="checkbox"/> | Tab Q: Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property |
| <input checked="" type="checkbox"/> | Tab R: Documentation of Utility Allowance Calculation |
| <input type="checkbox"/> | Tab S: Supportive Housing Certification |
| <input checked="" type="checkbox"/> | Tab T: Funding Documentation |
| <input checked="" type="checkbox"/> | Tab U: Acknowledgement by Tenant of the availability of Renter Education provided by Virginia Housing |
| <input checked="" type="checkbox"/> | Tab V: Nonprofit or LHA Purchase Option or Right of First Refusal |
| <input checked="" type="checkbox"/> | Tab W: Internet Safety Plan and Resident Information Form |
| <input checked="" type="checkbox"/> | Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504 |
| <input type="checkbox"/> | Tab Y: Inducement Resolution for Tax Exempt Bonds |
| <input type="checkbox"/> | Tab Z: Documentation of team member's Veteran Owned Small Business certification |
| <input type="checkbox"/> | Tab AA: Priority Letter from Rural Development |
| <input type="checkbox"/> | Tab AB: Ownership's Veteran Owned Small Business Certification |

VHDA TRACKING NUMBER

2026-C-100

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 3/12/2026

1. Development Name: Manassas Veterans Housing and Post Center

2. Address (line 1): 9511, 9513, 9517 Prince William Street
 Address (line 2): _____
 City: Manassas State: VA Zip: 20110

3. If complete address is not available, provide longitude and latitude coordinates (x,y) from a location on site that your surveyor deems appropriate. Longitude: 00.00000 Latitude: 00.00000
 (Only necessary if street address or street intersections are not available.)

4. The Circuit Court Clerk's office in which the deed to the development is or will be recorded:
 City/County of Prince William 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: 9015.11

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%
	<u>FALSE</u>	<u>TRUE</u>	<u>FALSE</u>

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

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

Enter only Numeric Values below:

15. Congressional District: 10
 Planning District: 8
 State Senate District: 30
 State House District: 20

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

The Manassas Veterans Housing and Post Center will include 12 units that are 1 and 2 bedrooms. Six duplexes will house the 12 units. The project also includes the redevelopment of the American Legion Post 114 building with a Congressional Spending Request supported by the office of Senators Mark Warner and Tim Kaine.

VHDA TRACKING NUMBER

2026-C-100

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date:

3/12/2026

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: Steve Burke
 Chief Executive Officer's Title: City Manager Phone: (703) 257-8212
 Street Address: 9324 West Street
 City: Manassas State: VA Zip: 20110

Name and title of local official you have discussed this project with who could answer questions for the local CEO: Matt Arcieri, Planning & Community Development Director; (703) 257-8232

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

Chief Executive Officer's Name:
 Chief Executive Officer's Title: Phone:
 Street Address:
 City: State: Zip:

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

B. RESERVATION REQUEST INFORMATION

1. Requesting Credits From:

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

Non Profit Pool

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

[Redacted]

For Tax Exempt Bonds, where are bonds being issued?

[Redacted]

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. FALSE

If true, provide name of companion development: [Redacted]

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

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?	0
Total Units within 4% Tax Exempt Allocation Request?	0
Total Units:	0

% of units in 4% Tax Exempt Allocation Request: 0.00%

6. Extended Use Restriction

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

Must Select One: 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: MVHPC LP

Developer Name: People Incorporated Housing Group

Contact: M/M ▶ Mr. First: Bryan MI: Last: Phipps

Address: 1173 West Main Street

City: Abingdon St. ▶ VA Zip: 24210

Phone: (276) 623-9000 Ext. Fax:

Email address: bphipps@peopleinc.net

Federal I.D. No. 933621308 (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.

Erika Dietz; edietz@peopleinc.net; 276-608-6094

- ACTION:**
- a. Provide Certification from Virginia State Corporation Commission (**Mandatory TAB B**)
 - b. Complete the Principals' Previous Participation Certification tabs within this spreadsheet. Include signed in Application PDF, along with ROFR, if applicable.

b. FALSE Indicate if at least one principal listed within Org Chart has a Veteran-Owned Small Business Certification 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: Option
 Expiration Date: 12/31/2026

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 12/31/2026.
- 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: American Legion Post No. 114, Department of Virginia, Incorporated

Address: 9511 Prince William Street

City: Manassas St.: Virginia Zip: 20110

Contact Person: Larry J. Laws Phone: (703) 580-8838

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 applicatic Fee Calculation in the LIHT

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

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

<u>Names</u>	<u>Phone</u>	<u>Type Ownership</u>	<u>% Ownership</u>
American Legion Post No. 114, Depar	(703) 732-2222	Special Limited Partner	0.01%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%

E. DEVELOPMENT TEAM INFORMATION

Complete the following as applicable to your development team.

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

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

1.	Tax Attorney:	Peter Lubershane	This is a Related Entity.	FALSE
	Firm Name:	Klein Hornig LLP		
	Address:	1325 G Street NW, Suite 770	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Washington D.C. 20005		
	Email:	plubershane@kelinhornig.com	Phone:	(617) 224-0619
2.	Tax Accountant:	Mike Vicars	This is a Related Entity.	FALSE
	Firm Name:	Dooley & Vicars, CPAs		
	Address:	21 South Sheppard Street	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Richmond, VA 23221		
	Email:	mike@dvcpas.com	Phone:	(804) 355-2508
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:	Mark Moormans	This is a Related Entity.	TRUE
	Firm Name:	People Incorporated Housing Group		
	Address:	1173 West Main Street	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Abingdon, VA 24210		
	Email:	mmoormans@peopleinc.net	Phone:	(276) 623-9000
5.	Contractor:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip			
	Email:		Phone:	
6.	Architect:	Colin Arnold	This is a Related Entity.	FALSE
	Firm Name:	Arnold Design Studio		
	Address:	930 Cambria Street, NE	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Christiansburg, VA 24073		
	Email:	carnold@arnolddesignstudio.com	Phone:	(540) 239-2671

E. DEVELOPMENT TEAM INFORMATION

7.	Real Estate Attorney:	Peter Lubershane	This is a Related Entity.	FALSE
	Firm Name:	Klein Hornig LLP		
	Address:	1325 G Street NW, Suite 770	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Washington D.C. 20005		
	Email:	plubershane@kelinhornig.com	Phone:	(617) 224-0619
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:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
10.	Other 2:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
11.	Other 3:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
12.	Other 4:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
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:

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

or

TRUE 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: People Incorporated Housing Group

Contact Person: Bryan Phipps

Street Address: 1173 West Main Street

City: Abingdon State: ▶ VA Zip: 24210

Phone: (276) 623-9000 Contact Email: bphipps@peopleinc.net

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

Specify the nonprofit entity's percentage ownership of the general partnership interest: 100.0%

G. NONPROFIT INVOLVEMENT

G. NONPROFIT INVOLVEMENT

3. Nonprofit/Local Housing Authority Purchase Option/Right of First Refusal

A. **TRUE** 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: People Incorporated Housing Group

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 N

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	<u>12</u>	bedrooms	<u>18</u>
Total number of rental units in development	<u>12</u>	bedrooms	<u>18</u>
Number of low-income rental units	<u>12</u>	bedrooms	<u>18</u>
Percentage of rental units designated low-income	<u>100.00%</u>		
b. Number of new units:	<u>12</u>	bedrooms	<u>18</u>
Number of adaptive reuse units:	<u>0</u>	bedrooms	<u>0</u>
Number of rehab units:	<u>0</u>	bedrooms	<u>0</u>
c. If any, indicate number of planned exempt units (included in total of all units in development)	<u>0</u>		
d. Total Floor Area For The Entire Development	<u>15,692.48</u> (Sq. ft.)		
e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage)	<u>2,028.00</u> (Sq. ft.)		
f. Nonresidential Commercial Floor Area (Not eligible for funding)	<u>3,165.68</u>		
g. Total Usable Residential Heated Area	<u>10,498.80</u> (Sq. ft.)		
h. Percentage of Net Rentable Square Feet Deemed To Be New Rental Space	<u>100.00%</u>		
i. Exact area of site in acres	<u>1.490</u>		
j. Locality has approved a final site plan or plan of development. If True , Provide required documentation (TAB O).	<u>FALSE</u>		
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	<u>FALSE</u>		

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	709.13	SF	6	6
2BR Garden	1040.67	SF	6	6
3BR Garden	0.00	SF	0	0
4BR Garden	0.00	SF	0	0
2+ Story 2BR Townhouse	0.00	SF	0	0
2+ Story 3BR Townhouse	0.00	SF	0	0
2+ Story 4BR Townhouse	0.00	SF	0	0
			12	12

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) 6
- b. Age of Structure: 0 years
- c. Maximum Number of stories: 1
- d. The development is a scattered site development. FALSE
- e. Commercial Area Intended Use: Commercial - Office/Post Building
- f. Development consists primarily of : (Only One Option Below Can Be True)
 - i. Low Rise Building(s) - (1-5 stories with any structural elements made of wood) TRUE
 - ii. Mid Rise Building(s) - (5-7 stories with no structural elements made of wood) FALSE
 - iii. High Rise Building(s) - (8 or more stories with no structural elements made of wood) FALSE
- g. Indicate **True** for all development's structural features that apply:

i. Row House/Townhouse	FALSE	v. Detached Single-family	FALSE
ii. Garden Apartments	TRUE	vi. Detached Two-family	TRUE
iii. Slab on Grade	TRUE	vii. Basement	FALSE
iv. Crawl space	FALSE		
- h. Development contains an elevator(s). FALSE
 If true, # of Elevators. 0
 Elevator Type (if known)

H. STRUCTURE AND UNITS INFORMATION

- i. Roof Type ▶ Pitched
- j. Construction Type ▶ Combination
- k. Primary Exterior Finish ▶ Combination

4. Site Amenities (indicate all proposed)

- | | | | |
|-------------------------|--------------|------------------------|---------------------------------------|
| a. Business Center | <u>FALSE</u> | f. Limited Access | <u>FALSE</u> |
| b. Covered Parking | <u>FALSE</u> | g. Playground | <u>FALSE</u> |
| c. Exercise Room | <u>FALSE</u> | h. Pool | <u>FALSE</u> |
| d. Gated access to Site | <u>FALSE</u> | i. Rental Office | <u>FALSE</u> |
| e. Laundry facilities | <u>FALSE</u> | j. Sports Activity Ct. | <u>FALSE</u> |
| | | k. Other: | <u>Hookups in Units; Community Bu</u> |

l. Describe Community Facilities: N/A

m. Number of Proposed Parking Spaces 40
 Parking is shared with another entity TRUE

n. Development located within 1/2 mile of an existing commuter rail, light rail or subway station or 1/4 mile from existing or proffered public bus stop. FALSE
 If **True**, Provide required documentation (**TAB K2**).

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 report should be completed for the whole development and not an individual unit.

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

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

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

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

- | | |
|---------------|--|
| <u>FALSE</u> | a. A community/meeting room with a minimum of 749 square feet is provided with free WIFI access restricted to residents only. |
| <u>50.00%</u> | b1. Percentage of brick covering the exterior walls. |
| <u>50.00%</u> | 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. |
| <u>TRUE</u> | c. All kitchen light fixtures are LED and meet MDCR lighting guidelines. |
| <u>TRUE</u> | d. Cooking surfaces are equipped with fire suppression features as defined in the manual |
| <u>TRUE</u> | e. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS. |
| or | |
| <u>FALSE</u> | f. Full bath fans are equipped with a humidistat. |
| <u>TRUE</u> | g. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products. |
| <u>FALSE</u> | h. Rehab Only: Each unit is provided with the necessary infrastructure for high-speed internet/broadband service where it does not already exist. |
| <u>FALSE</u> | i. Each unit is provided free individual high-speed internet access.
<i>(Must have a minimum 20Mbps upload/ 100Mbps download speed per manual.)</i> |
| <u>TRUE</u> | j. Every kitchen, living room and bedroom contains, at minimum, one USB charging port. |
| <u>FALSE</u> | k. Rehab only: Each unit has dedicated space, drain and electrical hook-ups to accept a permanently installed dehumidification system. |
| or | |
| <u>TRUE</u> | l. All Construction types: each unit is equipped with a permanent dehumidification system. |
| <u>TRUE</u> | m. All interior doors within units are solid core. |
| <u>TRUE</u> | n. Installation of a renewable energy electric system in accordance with manufacturer's specifications and all applicable provisions of the National Electrical Code - Provide documentation at Tab F . |
| <u>TRUE</u> | 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.)


- TRUE 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.
- 12 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.


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

I. UTILITIES

1. Utilities Types:

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

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

- | | | | |
|---------------------|--------------|----------------|--------------|
| Water? | <u>FALSE</u> | Heat? | <u>FALSE</u> |
| Hot Water? | <u>FALSE</u> | AC? | <u>FALSE</u> |
| Lighting/ Electric? | <u>FALSE</u> | Sewer? | <u>FALSE</u> |
| Cooking? | <u>FALSE</u> | Trash Removal? | <u>TRUE</u> |

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	0	17	20	0	0
Air Conditioning	0	2	3	0	0
Cooking	0	16	19	0	0
Lighting	0	16	19	0	0
Hot Water	0	16	19	0	0
Water	0	35	52	0	0
Sewer	0	34	46	0	0
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	\$0	\$136	\$178	\$0	\$0

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

- a. FALSE HUD
- b. FALSE Utility Company (Estimate)
- c. FALSE Utility Company (Actual Survey)
- d. FALSE Local PHA
- e. TRUE Other: Southern Energy Management

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.



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: Manassas Department of Social Services

Contact person: Nicole Kirven

Title: Director, City of Manassas DSS

Phone Number: (571) 377-9808

Action: Provide required notification documentation (TAB L)

b. Leasing preference will be given to individuals and families with children. FALSE
 (Less than or equal to 20% of the units must have of 1 or less bedrooms).

c. Specify the number of low-income units that will serve individuals and families with children by providing three or more bedrooms: 0
 % of total Low Income Units 0%

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

[Download Current CMA List from VirginiaHousing.com](http://www.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: Mark

Last Name: Moormans

Phone Number: (276) 623-9000 Email: mmoormans@peopleinc.net

K. SPECIAL HOUSING NEEDS

5. Rental Assistance

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

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

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: _____

FALSE Other: _____

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

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

d. Number of units receiving assistance: 0
How many years in rental assistance contract?
Expiration date of contract:
There is an Option to Renew. FALSE
Action: Contract or other agreement provided (TAB Q).

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
0	0.00%	30% Area Median
0	0.00%	40% Area Median
6	50.00%	50% Area Median
6	50.00%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
12	100.00%	Total

Rent Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
0	0.00%	30% Area Median
2	16.67%	40% Area Median
4	33.33%	50% Area Median
6	50.00%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
12	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 FALSE 40% Levels TRUE 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.

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

	Unit Type (Select One)	Rent Target (Select One)	Number of Units	# of Units 504 compliant	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1	1 BR - 1 Bath	40% AMI	1	1	673.40	\$1,043.00	\$1,043
Mix 2	1 BR - 1 Bath	50% AMI	2		673.40	\$1,326.00	\$2,652
Mix 3	1 BR - 1 Bath	60% AMI	3	1	673.40	\$1,500.00	\$4,500
Mix 4	2 BR - 1.5 Bath	40% AMI	1		997.49	\$1,254.00	\$1,254
Mix 5	2 BR - 1.5 Bath	50% AMI	2		997.49	\$1,593.00	\$3,186
Mix 6	2 BR - 1.5 Bath	60% AMI	3		997.49	\$1,775.00	\$5,325
Mix 7							\$0
Mix 8							\$0
Mix 9							\$0
Mix 10							\$0

L. UNIT DETAILS

Mix 11										\$0
Mix 12										\$0
Mix 13										\$0
Mix 14										\$0
Mix 15										\$0
Mix 16										\$0
Mix 17										\$0
Mix 18										\$0
Mix 19										\$0
Mix 20										\$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
Mix 71									\$0
Mix 72									\$0
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			12	2					\$17,960

Total Units	12	Net Rentable SF:	TC Units	10,025.34
			MKT Units	0.00
			Total NR SF:	10,025.34

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

M. OPERATING EXPENSES

Administrative:

Use Whole Numbers Only!

1. Advertising/Marketing			\$0
2. Office Salaries			\$0
3. Office Supplies			\$0
4. Office/Model Apartment	(type		\$0
5. Management Fee			\$11,245
	5.61% of EGI	\$937.08	Per Unit
6. Manager Salaries			\$24,960
7. Staff Unit (s)	(type		\$0
8. Legal			\$90
9. Auditing			\$0
10. Bookkeeping/Accounting Fees			\$0
11. Telephone & Answering Service			\$2,838
12. Tax Credit Monitoring Fee			\$420
13. Miscellaneous Administrative			\$0
Total Administrative			\$39,553

Utilities

14. Fuel Oil			\$0
15. Electricity			\$4,213
16. Water			\$1,786
17. Gas			\$0
18. Sewer			\$9,075
Total Utility			\$15,074

Operating:

19. Janitor/Cleaning Payroll			\$1,500
20. Janitor/Cleaning Supplies			\$200
21. Janitor/Cleaning Contract			\$0
22. Exterminating			\$1,121
23. Trash Removal			\$5,000
24. Security Payroll/Contract			\$0
25. Grounds Payroll			\$0
26. Grounds Supplies			\$0
27. Grounds Contract			\$5,000
28. Maintenance/Repairs Payroll			\$10,000
29. Repairs/Material			\$1,800
30. Repairs Contract			\$720
31. Elevator Maintenance/Contract			\$0
32. Heating/Cooling Repairs & Maintenance			\$500
33. Pool Maintenance/Contract/Staff			\$0
34. Snow Removal			\$1,200
35. Decorating/Payroll/Contract			\$0
36. Decorating Supplies			\$0
37. Miscellaneous			\$2,000
Totals Operating & Maintenance			\$29,041

M. OPERATING EXPENSES

Taxes & Insurance

38. Real Estate Taxes		\$20,500
39. Payroll Taxes		\$850
40. Miscellaneous Taxes/Licenses/Permits		\$0
41. Property & Liability Insurance	\$1,167 per unit	\$14,000
42. Fidelity Bond		\$0
43. Workman's Compensation		\$957
44. Health Insurance & Employee Benefits		\$2,870
45. Other Insurance		\$0
Total Taxes & Insurance		\$39,177
Total Operating Expense		\$122,845

Total Operating Expenses Per Unit \$10,237 **C. Total Operating Expenses as % of EGI** 61.29%

Replacement Reserves (Total # Units X \$300 or \$250 New Const./Elderly Minimum) \$3,000

Total Expenses	\$125,845
-----------------------	------------------

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.

		Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		"30% Present Value Credit"		(D)
		(A) Cost	(B) Acquisition	(C) Rehab/ New Construction
Must Use Whole Numbers Only!				
1. Contractor Cost				
a. Unit Structures (New)	2,394,993	0	0	2,394,993
b. Unit Structures (Rehab)	0	0	0	0
c. Non Residential Structures	0	0	0	0
d. Commercial Space Costs	1,100,000	0	0	0
<input type="checkbox"/> e. Structured Parking Garage	0	0	0	0
Total Structure	3,494,993	0	0	2,394,993
f. Earthwork	0	0	0	0
g. Site Utilities	0	0	0	0
<input type="checkbox"/> h. Renewable Energy	0	0	0	0
i. Roads & Walks	0	0	0	0
j. Site Improvements	2,108,514	0	0	1,686,811
k. Lawns & Planting	0	0	0	0
l. Engineering	0	0	0	0
m. Off-Site Improvements	0	0	0	0
n. Site Environmental Mitigation	0	0	0	0
o. Demolition	0	0	0	0
p. Site Work	0	0	0	0
q. Hard Cost Contingency	300,000	0	0	300,000
Total Land Improvements	2,408,514	0	0	1,986,811
Total Structure and Land	5,903,507	0	0	4,381,804
r. General Requirements	167,780	0	0	167,780
s. Builder's Overhead	167,780	0	0	167,780
(2.8% Contract)				
t. Builder's Profit	55,926	0	0	55,926
(0.9% Contract)				
u. Bonds	0	0	0	0
v. Building Permits	0	0	0	0
w. Special Construction	0	0	0	0
x. Special Equipment	0	0	0	0
y. Other 1: <input type="checkbox"/>	0	0	0	0
z. Other 2: <input type="checkbox"/>	0	0	0	0
aa. Other 3: <input type="checkbox"/>	0	0	0	0
Contractor Costs	\$6,294,993	\$0	\$0	\$4,773,290

Construction cost per unit: \$432,916.08

MAXIMUM COMBINED GR, OVERHEAD & PROFIT =

\$826,491

ACTUAL COMBINED GR, OVERHEAD & PROFIT =

\$391,486

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.

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
2. Owner Costs				
a. Building Permit	15,000	0	0	15,000
b. Architecture/Engineering Design Fee \$15,000 /Unit)	180,000	0	0	144,000
c. Architecture Supervision Fee \$0 /Unit)		0	0	0
d. Tap Fees	175,229	0	0	140,183
e. Environmental	52,000	0	0	41,600
f. Soil Borings	15,000	0	0	
g. Green Building (Earthcraft, LEED, etc.)	0	0	0	0
h. Appraisal	15,000	0	0	10,000
i. Market Study	13,500	0	0	10,000
j. Site Engineering / Survey	20,000	0	0	16,000
k. Construction/Development Mgt	0	0	0	0
l. Structural/Mechanical Study	0	0	0	0
m. Construction Loan Origination Fee	37,500	0	0	37,500
n. Construction Interest (7.0% for 15 months)	192,500	0	0	173,250
o. Taxes During Construction	35,000	0	0	35,000
p. Insurance During Construction	35,000	0	0	35,000
q. Permanent Loan Fee (0.0%)	0			
r. Other Permanent Loan Fees	41,950			
s. Letter of Credit	0	0	0	0
t. Cost Certification Fee	0	0	0	0
u. Accounting	0	0	0	0
v. Title and Recording	100,000	0	0	100,000
w. Legal Fees for Closing	200,000	0	0	140,000
x. Mortgage Banker	0	0	0	0
y. Tax Credit Fee	39,449			
z. Tenant Relocation	8,000			8,000
aa. Fixtures, Furnitures and Equipment	11,000	0	0	11,000
ab. Organization Costs	0			
ac. Operating Reserve	110,818			
ad. Soft Costs Contingency	125,000			
ae. Security	0	0	0	0
af. Utilities	0	0	0	0
ag. Supportive Service Reserves	0			

O. PROJECT BUDGET - OWNER COSTS

(1) Other* specify: Monitoring and Lease Up	30,000	0	0	
(2) Other* specify: Special Inspections	20,000	0	0	20,000
(3) Other* specify: Nutrient Credit Allowance	75,000	0	0	
(4) Other* specify:		0	0	
(5) Other* specify:	0	0	0	0
(6) Other* specify:	0	0	0	0
(7) Other* specify:	0	0	0	0
(8) Other* specify:	0	0	0	0
(9) Other* specify:	0	0	0	0
Owner Costs Subtotal (Sum 2A..2(10))	\$1,546,946	\$0	\$0	\$936,533
Subtotal 1 + 2 (Owner + Contractor Costs)	\$7,841,939	\$0	\$0	\$5,709,823
3. Developer's Fees	880,000	0	0	880,000
4. Owner's Acquisition Costs				
Land	0			
Existing Improvements	180,000	0		
Subtotal 4:	\$180,000	\$0		
5. Total Development Costs				
Subtotal 1+2+3+4:	\$8,901,939	\$0	\$0	\$6,589,823

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

(Provide documentation at Tab E)

\$0	Land
\$0	Building

Maximum Developer Fee: \$992,633

Proposed Development's Cost per Sq Foot \$556 **Meets Limits**
 Applicable Cost Limit by Square Foot: \$556

Proposed Development's Cost per Unit \$726,828 **Proposed Cost per Unit exceeds limit**
 Applicable Cost Limit per Unit: \$589,015

P. ELIGIBLE BASIS CALCULATION

Item	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):			
	(A) Cost	"30 % Present Value Credit"		(D) "70 % Present Value Credit"
		(B) Acquisition	(C) Rehab/ New Construction	
1. Total Development Costs	8,901,939	0	0	6,589,823

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	6,589,823
---	---	-----------

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

a. For QCT or DDA (Eligible Basis x 30%) <i>State Designated Basis Boosts:</i>	0	0
b. For Revitalization or Supportive Housing (Eligible Basis x 30%)	0	1,976,947
c. For Green Certification (Eligible Basis x 10%)		0
Total Adjusted Eligible basis	0	8,566,770

5. Applicable Fraction

100.00000%	100.00000%	100.00000%
------------	------------	------------

6. Total Qualified Basis (Eligible Basis x Applicable Fraction)

0	0	8,566,770
---	---	-----------

7. Applicable Percentage

4.00%	4.00%	9.00%
-------	-------	-------

8. Maximum Allowable Credit under IRC §42 (Qualified Basis x Applicable Percentage)

\$0	\$0	\$771,009
-----	-----	-----------

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

\$771,009 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. TBD			\$5,000,000	
2.				
3.				
Total Construction Funding:			\$5,000,000	

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

Source of Funds	Date of Application	Date of Commitment	<i>(Whole Numbers only)</i>		Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
			Amount of Funds	Annual Debt Service Cost			
1. VH REACH			\$480,000	\$23,894	3.95%	40	40
2. VH Taxable			\$435,575	\$32,292	6.95%	40	40
3. Congressional Funding		2/3/2026	\$2,000,000		0.00%	30	30
4. DHCD VHTF		10/1/2024	\$700,000	\$3,524	0.50%	1000	30
5. DHCD HIEE		10/1/2024	\$384,000		0.00%	1000	30
6. NVRC-PDC		7/1/2025	\$100,000		0.00%	30	30
7.							
8.							
9.							
10.							
11.							
12.							
13.							
14.							
15.							
16.							
17.							
18.							
19.							
20.							
Total Permanent Funding:			\$4,099,575	\$59,710			

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.	DHCD VHTF	10/1/2024	\$700,000
2.	DHCD HIEE	10/1/2024	\$384,000
3.	Congressional Funds	2/3/2026	\$1,490,000
4.	NVRC-PDC	7/1/2025	\$100,000
5.			
Total Subsidized Funding			\$2,674,000

5. Recap of Federal, State, and Local Funds

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

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

Below-Market Loans

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	\$480,000
g.	HOME Funds	\$0
h.	Choice Neighborhood	\$0
i.	National Housing Trust Fund	\$0
j.	Virginia Housing Trust Fund	\$700,000
k.	Other: HIEE	\$384,000
l.	Other: Congressional Funds	\$2,000,000

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: VH Taxable	\$32,292

Q. SOURCES OF FUNDS

Grants*

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

Grants

c.	State	
d.	Local	
e.	Other:	

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

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

For purposes of the Bond Cliff Test, and based only on the data entered to this application, the portion of the aggregate basis of buildings and land financed with tax-exempt funds is: **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 or any other binding federal project based subsidy

	0
--	---

 Number of New PBV Vouchers
- c. **FALSE** Other

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

R. EQUITY

1. Equity

a. Portion of Syndication Proceeds Attributable to Historic Tax Credit

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

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

i. Requested Annual HOTC Credits	\$0
ii. 10 Year HOTC Credit Amount	\$0
iii. Equity Dollars Per Credit	\$0.000
iv. Percent of ownership entity (repeated from 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	\$188,538	(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 \$188,538

2. Equity Gap Calculation

a. Total Development Cost	\$8,901,939
b. Total of Permanent Funding, Grants and Equity	- \$4,288,113
c. Equity Gap	\$4,613,826
d. Developer Equity	- \$462
e. Equity gap to be funded with low-income tax credit proceeds	\$4,613,364

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator:	▶ Virginia Community Development Corporation (VCDC)		
Contact Person:	Steven Bleile	Phone:	(804) 343-1200
Street Address:	115 S 15th Street, Suite 501		
City:	Richmond	State:	Virginia
		Zip:	23219

b. Syndication Equity

i. Anticipated Annual Credits	\$549,265.00
ii. Equity Dollars Per Credit (e.g., \$0.85 per dollar of credit)	\$0.840
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	\$549,210
vi. Total to be paid by anticipated users of credit (e.g., limited partners)	\$4,613,364

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

4. Net Syndication Amount

Which will be used to pay for Total Development Costs \$4,613,364

5. Net Equity Factor

83.9999887584%

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		<u>\$8,901,939</u>
2. Less Total of Permanent Funding, Grants and Equity	-	<u>\$4,288,113</u>
3. Equals Equity Gap		<u>\$4,613,826</u>
4. Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)		<u>83.9999887584%</u>
5. Equals Ten-Year Credit Amount Needed to Fund Gap		<u>\$5,492,651</u>
Divided by ten years		<u>10</u>
6. Equals Annual Tax Credit Required to Fund the Equity Gap		<u>\$549,265</u>
7. Maximum Allowable Credit Amount (from Eligible Basis Calculation)		<u>\$771,009</u>
8. Requested Credit Amount	For 30% PV Credit:	<u>\$0</u>
	For 70% PV Credit:	<u>\$549,265</u>
Credit per LI Units	<u>\$45,772.0833</u>	
Credit per LI Bedroom	<u>\$30,514.7222</u>	
	Combined 30% & 70% PV Credit Requested	\$549,265

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		\$17,960
Plus Other Income Source (list):		\$0
Equals Total Monthly Income:		\$17,960
Twelve Months		x12
Equals Annual Gross Potential Income		\$215,520
Less Vacancy Allowance	7.0%	\$15,086
Equals Annual Effective Gross Income (EGI) - Low Income Units		\$200,434

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	\$200,434
b. Annual EGI Market Units	\$0
c. Total Effective Gross Income	\$200,434
d. Total Expenses	\$125,845
e. Net Operating Income	\$74,589
f. Total Annual Debt Service	\$59,710
g. Cash Flow Available for Distribution	\$14,879

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	200,434	204,442	208,531	212,702	216,956
Less Oper. Expenses	125,845	129,620	133,509	137,514	141,640
Net Income	74,589	74,822	75,022	75,188	75,316
Less Debt Service	59,710	59,710	59,710	59,710	59,710
Cash Flow	14,879	15,112	15,312	15,478	15,606
Debt Coverage Ratio	1.25	1.25	1.26	1.26	1.26

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	221,295	225,721	230,235	234,840	239,537
Less Oper. Expenses	145,889	150,266	154,773	159,417	164,199
Net Income	75,406	75,455	75,462	75,423	75,338
Less Debt Service	59,710	59,710	59,710	59,710	59,710
Cash Flow	15,696	15,745	15,752	15,713	15,628
Debt Coverage Ratio	1.26	1.26	1.26	1.26	1.26

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	244,327	249,214	254,198	259,282	264,468
Less Oper. Expenses	169,125	174,199	179,425	184,808	190,352
Net Income	75,202	75,015	74,773	74,475	74,116
Less Debt Service	59,710	59,710	59,710	59,710	59,710
Cash Flow	15,492	15,305	15,063	14,765	14,406
Debt Coverage Ratio	1.26	1.26	1.25	1.25	1.24

Estimated Annual Percentage Increase in Revenue 2.00% (Must be \leq 2%)
 Estimated Annual Percentage Increase in Expenses 3.00% (Must be \geq 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: 6

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

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

Bldg #	BIN if known	NUMBER OF		Street Address 1	Street Address 2	City	State	Zip	30% Present Value Credit for Acquisition				30% Present Value Credit for Rehab / New Construction				70% Present Value Credit			
		TAX CREDIT UNITS	MARKET RATE UNITS						Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount
1.		2		BIN 1 - Prince William Street		Manassas	VA	20110				\$0			\$0	\$1,427,795	12/31/28	9.00%	\$128,502	
2.		2		BIN 2 - Prince William Street		Manassas	VA	20110				\$0			\$0	\$1,427,795	12/31/28	9.00%	\$128,502	
3.		2		BIN 3 - Lincoln Avenue		Manassas	VA	20110				\$0			\$0	\$1,427,795	12/31/28	9.00%	\$128,502	
4.		2		BIN 4 - Lincoln Avenue		Manassas	VA	20110				\$0			\$0	\$1,427,795	12/31/28	9.00%	\$128,502	
5.		2		BIN 5 - Lincoln Avenue		Manassas	VA	20110				\$0			\$0	\$1,427,795	12/31/28	9.00%	\$128,502	
6.		2		BIN 6 - Lincoln Avenue		Manassas	VA	20110				\$0			\$0	\$1,427,795	12/31/28	9.00%	\$128,502	
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	

12 0 If development has more than 35 buildings, contact Virginia Housing.

Totals from all buildings

\$0

\$0

\$0

\$0

\$8,566,770

\$771,009

Number of BINS: 6

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.

Legal Name of Owner: MVHPC LP
By: MVHPC GP LLC
By: People Incorporated Housing Group

By: 
 Its: 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:	Colin Arnold
Virginia License#:	11337
Architecture Firm or Company:	Arnold Design Studio, LLC

By:  _____

Its: Principal (Title)

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

V. Previous Participation Certification

Development Name: Manassas Veterans Housing and Post Center

Name of Applicant (entity): MVHPC LP/People Incorporated Housing Group

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

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

- “Principal” has the same meaning as defined within the QAP, but as applied to each specific property referenced within this Certification, it excludes individuals and entities whose ownership interest is solely vested in limited partnership interests of the ownership entity.
- “Participant” means all Principals of the Owner who are required to be individually listed within **the organizational chart attached hereto**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Signature

Bryan Phipps

Printed Name

03/11/2026

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:

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

Included		Score
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y, N, N/A	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Total:		0.00

1. READINESS:

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

Y	0 or -50	0.00
N	0 or -25	0.00
N	0 to 10	0.00
N	0 or 10	0.00
Y	0 or 15	15.00
N	0 or 15	0.00
N	0 or 5	0.00
N	0 or 15	0.00
Total:		15.00

2. HOUSING NEEDS CHARACTERISTICS:

- a. Sec 8 or PHA waiting list preference
- b. Existing RD, HUD Section 8 or 236 program
- c. Subsidized funding commitments
- d. Tax abatement on increase of property's value
- e. New project based rental subsidy) in Northern Virginia or New Construction pool
- f. Census tract with <12% poverty rate
- g. Development provided priority letter from Rural Development
- h. Dev. located in area with increasing rent burdened population

Y	0 or up to 5	5.00
N	0 or 20	0.00
30.04%	Up to 60	60.00
N	0 or 5	0.00
N	up to 40	0.00
10%	0, 20, 25 or 30	25.00
N	0 or 15	0.00
Y	Up to 20	20.00
Total:		110.00

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements (See calculations below)			70.00
b. <removed for 2026>			0.00
c. HUD 504 accessibility for 10% of units	Y	0 or 20	20.00
d. Proximity to public transportation	N	0, 10 or 20	0.00
e. Development will be Green Certified	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	Y	up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	N	0 or 5	0.00
i. Meets Target Population Development Characteristics	Y	0 or 10	10.00
Total:			<u>145.00</u>

4. TENANT POPULATION CHARACTERISTICS:

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

a. Less than or equal to 20% of units having 1 or less bedrooms	N	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	0.00%	Up to 15	0.00
c. Units with rent and income at or below 30% of AMI and are not subsidized (up to 10% of LI units)	0.00%	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	16.67%	Up to 10	10.00
e. Units in Higher Income Jurisdictions with rent and income at or below 50% of AMI	50.00%	Up to 50	50.00
f. Units in Higher Income Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	50.00%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	50.00%	Up to 50	0.00
Total:			<u>60.00</u>

5. SPONSOR CHARACTERISTICS:

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

6. EFFICIENT USE OF RESOURCES:

a. Credit per unit		Up to 100	47.93
Total:			<u>47.93</u>

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	Y	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	N	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	N	10 or 15	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool	N	0 or 10	0.00
f. Team member with Veteran Owned Small Business Certification	N	up to 10	0.00
g. Commitment to electronic payment of fees	Y	0 or 5	5.00
h. Zero Ready or Passive House certification from prior allocation	Y	0, 10 or 20	10.00
Total:			<u>85.00</u>

300 Point Threshold - all 9% Tax Credits
 200 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: 462.93

Enhancements:

All units have:	Max Pts	Score
a. Community Room	5	0.00
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 Certification)	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	0.00
j. USB in kitchen, living room and all bedrooms	1	1.00
k. Rehab only: dedicated space to accept permanent dehumidification system	2	0.00
l. Provides Permanently installed dehumidification system	5	5.00
m. All interior doors within units are solid core	3	3.00
n. Installation of Renewable Energy Electric system	10	10.00
o. New Construction: Balcony or patio	4	4.00

70.00

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: 70.00

X. Development Summary

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

Deal Name: Manassas Veterans Housing and Post Center

Cycle Type: 9% Tax Credits **Requested Credit Amount:** \$549,265
Allocation Type: New Construction **Jurisdiction:** Prince William County
Total Units: 12 **Population Target:** General
Total LI Units: 12
Project Gross Sq Ft: 15,692.48 **Owner Contact:** Bryan Phipps
Green Certified? TRUE

Total Score
462.93

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$4,099,575	\$341,631	\$261	\$59,710
Grants	\$0	\$0		
Subsidized Funding	\$2,674,000	\$222,833		

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$5,903,507	\$491,959	\$376	66.32%
General Req/Overhead/Profit	\$391,486	\$32,624	\$25	4.40%
Other Contract Costs	\$0	\$0	\$0	0.00%
Owner Costs	\$1,546,946	\$128,912	\$99	17.38%
Acquisition	\$180,000	\$15,000	\$11	2.02%
Developer Fee	\$880,000	\$73,333	\$56	9.89%
Total Uses	\$8,901,939	\$741,828		

Total Development Costs	
Total Improvements	\$7,841,939
Land Acquisition	\$180,000
Developer Fee	\$880,000
Total Development Costs	\$8,901,939

Proposed Cost Limit/Sq Ft: \$556
Applicable Cost Limit/Sq Ft: \$556
Proposed Cost Limit/Unit: \$726,828
Applicable Cost Limit/Unit: \$589,015

Income		
Gross Potential Income - LI Units		\$215,520
Gross Potential Income - Mkt Units		\$0
Subtotal		\$215,520
Less Vacancy %	7.00%	\$15,086
Effective Gross Income		\$200,434

Unit Breakdown	
# of Eff	0
# of 1BR	6
# of 2BR	6
# of 3BR	0
# of 4+ BR	0
Total Units	12

Rental Assistance? FALSE

Expenses		
Category	Total	Per Unit
Administrative	\$39,553	\$3,296
Utilities	\$15,074	\$1,256
Operating & Maintenance	\$29,041	\$2,420
Taxes & Insurance	\$39,177	\$3,265
Total Operating Expenses	\$122,845	\$10,237
Replacement Reserves	\$3,000	\$250
Total Expenses	\$125,845	\$10,487

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	0	0
40% AMI	0	2
50% AMI	6	4
60% AMI	6	6
>60% AMI	0	0
Market	0	0

Cash Flow	
EGI	\$200,434
Total Expenses	\$125,845
Net Income	\$74,589
Debt Service	\$59,710
Debt Coverage Ratio (YR1):	1.25

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, $(40\%/60\%) \times 100$ or 66.67 points.

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

Combined Max	\$771,009
Credit Requested	\$549,265
% of Savings	28.76%
Sliding Scale Points	47.93

Tab A:

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

MVHPC LP

Limited Partnership Agreement

This Limited Partnership Agreement (“Agreement”) made as of March 13, 2023, by MVHPC GP LLC, a Virginia limited liability company, as general partner (the “**General Partner**”), Veterans Housing Foundation of Virginia LLC, a Virginia limited liability company (the “**Special Limited Partner**”), and People Incorporated Housing Group, a Virginia nonstock corporation as limited partner (the “**Initial Limited Partner**”). The Special Limited Partner and the Initial Limited Partner are collectively referred to as the “**Limited Partners**” and individually as a “**Limited Partner**”. The General Partner, the Special Limited Partner and the Initial Limited Partner are collectively referred to as the “**Partners**”.

The Partners agree to form a limited partnership under the Virginia Revised Uniform Limited Partnership Act, and on the terms and conditions subsequently set forth.

Article I

Name of Partnership

The name of the partnership will be MVHPC LP (the “**Partnership**”).

Article II

Business of Partnership

The Partnership is to serve as the owner of the development and property commonly known as Manassas Veterans Housing and Post Center, located in Manassas, Virginia (the “**Project**”), and in any other business that may be agreed on by the Partners.

Article III

Certificate of Limited Partnership

The General Partner executed a certificate of limited partnership and caused the certificate to be filed with the State Corporation Commission on March 2, 2023. Any amended certificates that may be required by the laws of Virginia will be executed and filed by the General Partner as necessary.

Article IV

Place of Business

The principal place of business of the Partnership will be c/o People Incorporated Housing Group, 1173 W Main St, Abingdon, VA 24210, and other offices will be maintained in any other place or places that may be agreed on by the Partners.

Article V

Contributions – General Partner

a) *Contribution to Capital.* The General Partner, as its share will contribute to the capital of the Partnership as follows:

<u>Name</u>	<u>Cash</u>
MVHPC GP LLC	\$0.01

b) *Receipt of Contributions.* Receipt of the capital contributions of the General Partner is acknowledged by the Partnership and the other Partners.

c) *Additional Contributions.* The General Partner has not agreed, and shall not be required, to contribute as capital any additional cash or property except as otherwise required in this Agreement or applicable law.

Article VI

Contributions – Limited Partners

a) *Contributions to Capital.* The Limited Partners, as their share, will contribute to the capital of the Partnership as follows:

<u>Name</u>	<u>Cash</u>
People Incorporated Housing Group	\$99.98
Veterans Housing Foundation of Virginia LLC	\$0.01

b) *Receipt of Contributions.* Receipt of the capital contributions of the Limited Partners are acknowledged by the Partnership and the other Partners.

c) *Additional Contributions.* The Limited Partners have not agreed, and shall not be required, to contribute as capital any additional cash or property.

Article VII

Duties and Rights of Partners

a) *General Partner: Conflicting Business Activities.* The General Partner, during the continuance of the Partnership, may not pursue, or become directly or indirectly interested in, any business or occupation which is in conflict either with the business of the Partnership or with the duties

and responsibilities of the General Partner to the Partnership.

b) *Limited Partners: Participation in Conduct of Business.* The Limited Partners will not have any right to be active in the conduct of the Partnership's business, or have power to bind the Partnership in any contract, agreement, promise, or undertaking.

Article VIII

Distribution of Profit

a) *Determinations.* The General Partner or a surviving general partner will have the right, except as subsequently provided, to determine whether Partnership profits will be distributed in cash or will be left in the business, in which latter event the capital account of all partners will be increased.

Article IX

Profit and Loss Sharing by Limited Partners

a) *Net Profits.* The Limited Partners will receive the following shares of the net profits of the Partnership:

<u>Name</u>	<u>Share</u>
People Incorporated Housing Group	99.98%
Veterans Housing Foundation of Virginia LLC	0.01%

b) *Losses; Share.* The Limited Partners will each bear a share of the losses of the Partnership equal to the share of the profits to which each Limited Partner is entitled. Each Limited Partner's share of losses will be charged against the Limited Partner's contribution to the capital of the Partnership.

c) *Losses; Maximum Liability.* The Limited Partners will at no time become liable for any obligations or losses of the Partnership beyond the amount of its capital contribution.

Article X

Profit and Loss Sharing by General Partner

a) *Profits.* After provision has been made for the shares of profits of the Limited Partners, all remaining profits of the Partnership business will be allocated to the General Partner.

b) *Losses.* After giving effect to the share of losses chargeable against the capital contributions of the Limited Partners, the remaining partnership losses will be paid by the General Partner.

Article XI

Accounting

a) *Books of Account to be Kept.* There will be kept, at all times during the continuance of this Partnership, good and accurate books of account of all transactions, assets, and liabilities of the Partnership. The books will be balanced and closed at the end of each fiscal year, and at any other time on reasonable request of the General Partner.

b) *Method of Accounting.* All accounts of the Partnership will be kept on the accrual basis. All matters of accounting for which there are no provisions in this Agreement are to be governed by generally accepted methods of accounting.

c) *Calendar Year Basis.* The profits and losses of the Partnership and its books of account will be maintained on a calendar year basis until otherwise determined by the General Partner.

d) *Place Where Books to be Kept; Inspection.* The Partnership books of account will be kept at the principal place of business of the Partnership, and will be open for inspection by any Partner at all reasonable times.

e) *Capital Accounts.* A capital account will be maintained on the Partnership books on behalf of each Partner. The account will be credited with that Partner's contributions to the capital of the Partnership and will be debited and credited in the manner prescribed in Article XI(f).

f) *Income Accounts.* An income account will be maintained on the Partnership books on behalf of each Partner. The account will be closed to the capital account of each Partner at the close of each fiscal year.

As soon as practicable after the close of each fiscal year, and any other times that the Partners decide, the income account of each Partner will be credited with that Partner's distributive share of profits and debited with its share of losses.

Any losses to be debited to a Partner's income account that exceed the credit balance of the account will be debited to that Partner's individual capital account. If, as a result of debiting a Partner's individual capital account with the excess losses, the capital account is depleted, future profits of that Partner will be credited to the capital account until the depletions have been eliminated.

g) *Drawing Accounts.* A drawing account, to which withdrawals are to be debited, will be maintained on the Partnership books on behalf of the General Partner. Withdrawals may be made subject to any limitations that the Partners may adopt. The drawing account will be closed to the Partner's income account at the close of each fiscal year.

Article XII

Substitution, Assignments, and Admission of Additional Partners

a) *Substitution for Limited Partner; Sale or Assignment of Interest.* The Limited Partners may not, without the written consent of all the other Partners, substitute a Partner in their place.

b) *Additional General or Limited Partners.* Additional general or limited partners may be admitted to the Partnership on any terms that may be agreed on in writing between all the Partners and any new partners. The agreed on terms will constitute an amendment of this Agreement.

Article XIII

Termination of Interest of Limited Partner; Return of Capital Contribution

a) *Termination of Interest.* The interest of the Limited Partners may be terminated by:

- i) Dissolution of the Partnership for any reason as provided in this Agreement; or
- ii) Agreement of all Partners.

b) *Payment on Termination.* On the termination of the interest of a Limited Partner, there will be payable to the Limited Partner the value of its interest, as determined by Article XIII(c), as of the date of termination. Payment will be made within twelve (12) months of the termination of the Limited Partner's interest.

c) *Value of Limited Partner's Interest.* The value of the Limited Partner's interest in the Partnership will be computed by (1) adding the totals of (a) its capital account, (b) its income account, and (c) any other amounts owed to it by the Partnership; and (2) subtracting from the amount of the above totals the amount of the totals of all amounts owed by it to the Partnership. For the purposes of valuation, the goodwill of the Partnership business as well as other intangible items will not be valued.

Article XIV

Term of Partnership; Dissolution

a) *Term; Dissolution.* The Partnership term commenced on March 2, 2023, and will continue for an unstipulated time ending:

- i) On the dissolution of the Partnership by law; or
- ii) On dissolution at any time agreed on by the General Partner.

b) *Value of Partner's Interest.* The value of the General Partner's interest in the Partnership will be computed by (1) adding the totals of (a) its capital account, (b) its income account, and (c) any other amounts owed to it by the Partnership, and (2) subtracting from the amount of the above totals the amount of the totals of (a) its drawing account and (b) any amount owed by it to the Partnership.

Article XV

Amendments

This Agreement, except with respect to vested rights of the Partners, may be amended at any time by agreement of the Partners.

Article XVI

Binding Effect of Agreement

This Agreement will be binding on the Partners and their respective heirs, executors, administrators, successors and assigns.

Article XVII

Miscellaneous

a) *Counterparts.* This Agreement may be executed in several counterparts, each of which will be deemed to be an original copy, and all of which together will constitute one agreement binding on all parties hereto, notwithstanding that all the parties will not have signed the same counterpart. PDF or other electronic images of signatures will be deemed originals for all purposes.

[Signatures begin on following page.]


[Counterpart Signature page to Limited Partnership Agreement of MVHPC LP]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

GENERAL PARTNER:

MVHPC GP LLC,
a Virginia limited liability company

By: People Incorporated Housing Group,
a Virginia nonstock corporation,
its managing member

By: 
Name: Bryan Phipps
Title: President and CEO

LIMITED PARTNER:

PEOPLE INCORPORATED HOUSING GROUP,
a Virginia non-stock corporation

By: 
Name: Bryan Phipps
Title: President and CEO


[Counterpart Signature page to Limited Partnership Agreement of MVHPC LP]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

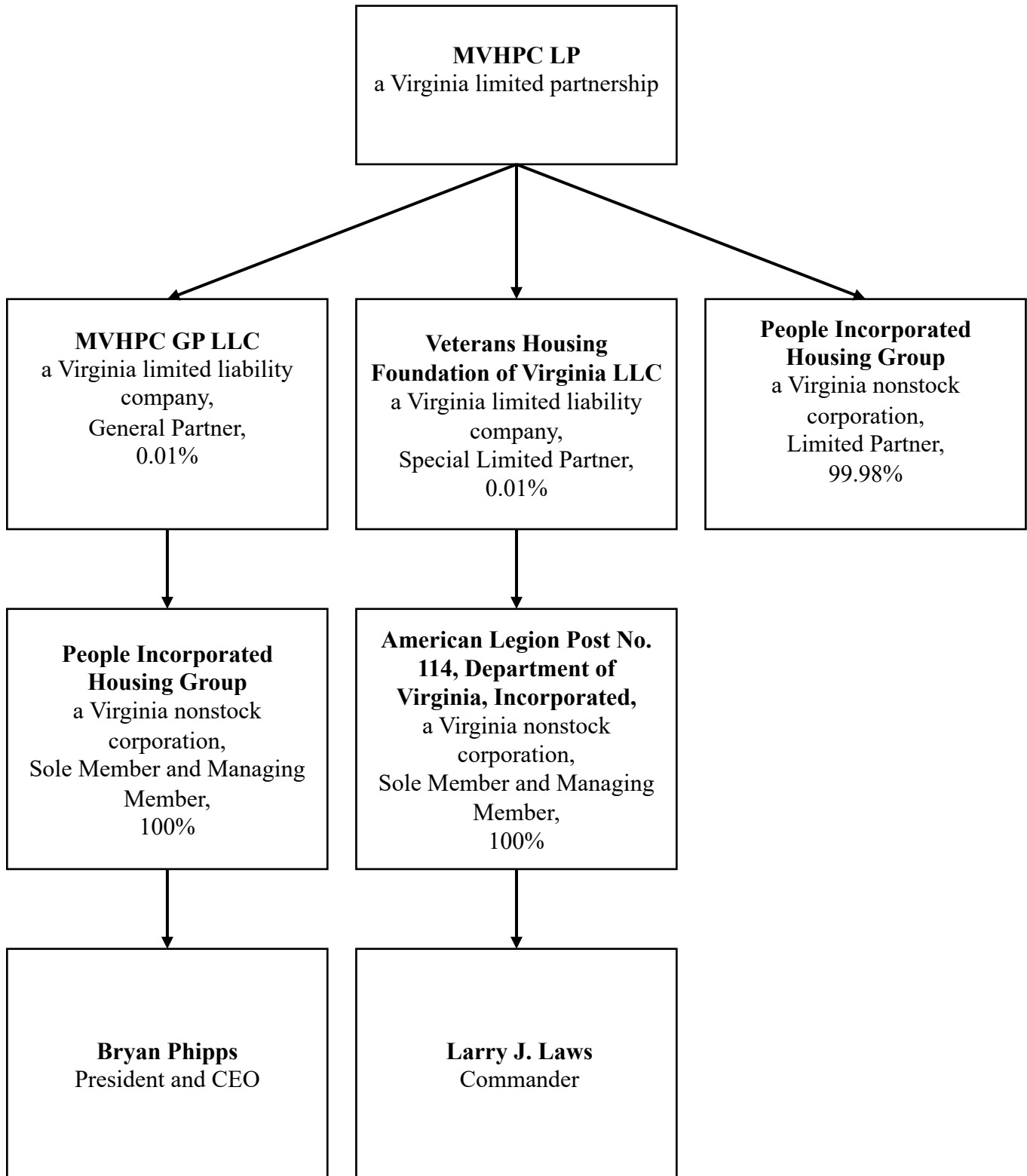
SPECIAL LIMITED PARTNER:

VETERANS HOUSING FOUNDATION OF VIRGINIA LLC,
a Virginia limited liability company,

By: American Legion Post No. 114, Department of Virginia, Incorporated,
a Virginia non-stock corporation,
its managing member

By: 
Name: Larry J. Laws
Title: Commander

Manassas Veterans Housing and Post Center
OWNERSHIP STRUCTURE



Tab B:

Virginia State Corporation Commission Certification
(MANDATORY)

Commonwealth OF Virginia



State Corporation Commission

CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

A certificate of limited partnership was filed with the Commission on behalf of MVHPC LP, a limited partnership formed under the law of VIRGINIA, effective as of March 2, 2023.

As of the date set forth below, a certificate of cancellation canceling the existence of MVHPC LP, a Virginia limited partnership, has not been filed in the Office of the Clerk of the Commission.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

March 10, 2026

A handwritten signature in cursive script, reading "Bernard J. Logan".

Bernard J. Logan, Clerk of the Commission

Tab C:

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



Vibrant Communities Drive Change

March 11, 2026

Mr. Bryan Phipps
MVHPC LP
c/o People Incorporated Housing Group
1173 West Main Street
Abingdon, VA 24210

RE: Manassas Veterans Housing and Post
Center
MVHPC LP
Investor Letter of Intent

Dear Mr. Phipps,

VCDC, through one of its subsidiary entities, is interested in providing an investment for the Low-Income Housing Tax Credits to be generated by the development of Manassas Veterans Housing and Post Center. Subject to the usual and customary due diligence and investor committee approval, and fund formation, VCDC is interested in purchasing the Investor Member interests in MVHPC LP on behalf of an equity fund created for the purpose of promoting the development of affordable housing.

Based on our analysis of the information provided to date, the Investor Member is interested in making a total equity investment of \$4,613,364 to MVHPC LP. This investment is based on the Investor Member's 99.99% share of the projected annual Low Income Housing Tax Credit of \$549,265 at \$.84 per credit dollar, and other tax benefits.

Please feel free to contact me if you have any questions. We look forward to working with you again.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Bleile', with a long horizontal flourish extending to the right.

Steve Bleile
Vice President of Community Investments

115 S 15th Street
Suite 501
Richmond VA 23219
804.343.1200
vibrantcommunities.us



Tab D:

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

N/A

Tab E:

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

**SECOND AMENDMENT TO
SECOND AMENDED AND RESTATED OPTION TO LEASE AGREEMENT**

THIS SECOND AMENDMENT TO SECOND AMENDED AND RESTATED OPTION TO LEASE AGREEMENT (“Second Amendment”) is made as of [March 4th], 2026 (the “**Effective Date**”) by and between American Legion Post No. 114, Department of Virginia, Incorporated, a Virginia non-stock corporation (the “**Optionor**”) and MVHPC LP, a Virginia limited partnership (the “**Optionee**”), with reference to the following facts.

RECITALS

WHEREAS, the Optionor and Optionee previously entered into that certain Option to Lease Agreement dated March 13, 2023, as amended and restated by that First Amended and Restated Option to Lease Agreement dated April 13, 2023 and that certain Second Amended and Restated Option to Lease Agreement dated March 8, 2024, as amended by that certain First Amendment to Second Amended and Restated Option to Lease Agreement dated May 20, 2025 (collectively, the “**Agreement**”), whereby Optionor granted Optionee an option to lease the Property, as more particularly described in the Agreement, under a long-term ground lease for the price and on the terms more particularly described in the Agreement.

WHEREAS, the Optionor and Optionee wish to extend the Tax Credit Deadline and Closing Expiration Date (as both of those terms are defined in the Agreement) and make additional corresponding changes to the Agreement.

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

1. **Defined Terms**. Except as expressly provided herein, all capitalized terms utilized herein shall have the respective meanings provided with respect to such terms in the Agreement.

2. **Tax Credit Deadline**. The Tax Credit Deadline defined in Section 1(b) is hereby extended to December 31, 2026.

3. **Closing Expiration Deadline**. The Closing Expiration Date defined in Section 1(b) is hereby extended to December 31, 2027.

4. **Exercise of the Option**. Section 8 of the Agreement is deleted in its entirety and replaced with the following:

“**Exercise of the Option**. The exercise of this Agreement shall be made by Optionee delivering written notice of the exercise of the Option to the Optionor prior to December 31, 2026 (unless extended pursuant hereto). If Optionee has not exercised the Option by the aforesaid date, as amended or extended, this Agreement shall be considered null and void and of no effect unless the parties otherwise agree in writing.”

5. **Notices**. Optionee’s address in Section 14 of the Agreement is deleted in its entirety and replaced with the following:

“If to Optionee

MVHPC LP
c/o People Incorporated Housing Group
1173 West Main Street

Abingdon, VA 24210
Attention: Bryan Phipps

With a copy to:

Klein Hornig LLP
1325 G Street NW, Suite 770
Washington, DC 20005
Attention: Peter Lubershane

6. **Miscellaneous.**

(a) This Second Amendment constitutes the entire agreement between the parties hereto with respect to the subject matter contained herein and supersedes all prior understandings, if any, there being no other oral or written promises, conditions, representations, understandings or terms of any kind as conditions or inducements to the execution hereof and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements will not be valid and binding upon the parties unless in writing and signed by both parties.

(b) **Counterparts; and Electronic Execution.** This Second Amendment may be executed in one or more counterparts, all of which shall be considered one and the same agreement and shall become effective when signed by each of the parties hereto and delivered by each of the parties hereto to the other parties hereto. Delivery of an executed counterpart of a signature page of this Second Amendment by facsimile or electronic format, e.g., “pdf” or “tif,” shall be effective as delivery of a manually executed counterpart of this Second Amendment. The words “execution,” “signed,” “signature,” and words of like import in this Second Amendment shall include electronic signatures or electronic records, each of which shall be of the same legal effect, validity or enforceability as a manually executed signature or use of paper-based recordkeeping system, as the case may be, to the extent and as provided for in any applicable law, including the Federal Electronic Signatures in Global and National Commerce Act or any other similar state laws based upon the Uniform Electronic Transactions Act.

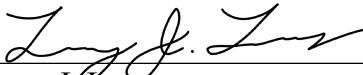
4. **Ratification.** The Agreement, as amended by this Second Amendment is hereby ratified and remains in full force and effect.

Remainder of Page Left Intentionally Blank

IN WITNESS WHEREOF, the Parties have executed this Second Amendment as of the Effective Date.

OPTIONOR:

**AMERICAN LEGION POST NO. 114, DEPARTMENT OF VIRGINIA,
INCORPORATED,**
a Virginia non-stock corporation

By: 
Name: Larry J. Laws
Title: Commander

OPTIONEE:

MVHPC LP,
a Virginia limited partnership

By: MVHPC GP LLC,
a Virginia limited liability company
its general partner

By: People Incorporated Housing Group.,
a Virginia non-stock corporation
its managing member

By: 
Name: Bryan Phipps
Title: President

EXHIBIT "A"

PARCEL 1 (TAX MAP NO. 101-04-00-23A1A)

That certain lot, located on the south side of Prince William Street in the City of Manassas, Virginia:

Consisting of 13,640 square feet, more or less, and acquired by the terminated corporation by two Deeds, one conveying 12,400 square feet, dated February 17, 1953, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 165, at Page 515, and the other conveying 1,240 square feet, dated July 14, 1956, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 206, at Page 319.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected as Instrument No. 200202060017177 with plat recorded as Instrument No. 200202060017178, resulting in new Parcel 23-A1 containing 23,765 square feet.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 23-A1A containing 33,433 square feet.

And being the same property conveyed to American Legion Post No. 114, Department of Virginia, Incorporated, a Virginia corporation, by Deed dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137025, among the land records of Prince William County, Virginia.

For Informational Purposes Only, the Property Address is: 9511 Prince William Street, Manassas, Virginia 20110

PARCEL 2 (TAX MAP NO. 101-04-00-24B1)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-B, containing 27,280 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected as Instrument No. 200202060017177 with plat recorded as Instrument No. 200202060017178, resulting in new Parcel 24-B1 containing 17,121 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated February 8, 2001 and recorded February 9, 2001 as Instrument No. 200102090013519, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9513 Prince William Street, Manassas, Virginia 20110

PARCEL 3 (TAX MAP NO. 101-04-00-24A1A)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-A, containing 27,154 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 24-A1 containing 17,486 square feet.

Deed of Boundary Line Adjustment dated December 4, 2003 and recorded January 12, 2004 as Instrument No. 200401120005209, with plat recorded as Instrument No. 200401120005210, resulting in new Parcel 24A1A containing 16,638 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated November 9, 2001 and recorded November 13, 2001 as Instrument No. 20011130121035, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9517 Prince William Street, Manassas, Virginia 20110

**FIRST AMENDMENT TO
SECOND AMENDED AND RESTATED OPTION TO LEASE AGREEMENT**

THIS FIRST AMENDMENT TO SECOND AMENDED AND RESTATED OPTION TO LEASE AGREEMENT (“**First Amendment**”) is made as of [May 20th], 2025 (the “**Effective Date**”) by and between American Legion Post No. 114, Department of Virginia, Incorporated, a Virginia non-stock corporation (the “**Optionor**”) and MVHPC LP, a Virginia limited partnership (the “**Optionee**”), with reference to the following facts.

RECITALS

WHEREAS, the Optionor and Optionee previously entered into that certain Option to Lease Agreement dated March 13, 2023, as amended by that First Amended and Restated Option to Lease Agreement dated April 13, 2023 and that certain Second Amended and Restated Option to Lease Agreement dated March 8, 2024 (collectively, the “**Agreement**”), whereby Optionor granted Optionee an option to lease the Property, as more particularly described in the Agreement, under a long-term ground lease for the price and on the terms more particularly described in the Agreement.

WHEREAS, the Optionor and Optionee wish to extend the Tax Credit Deadline and Closing Expiration Date (as both of those terms are defined in the Agreement) and make additional corresponding changes to the Agreement.

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

1. **Defined Terms**. Except as expressly provided herein, all capitalized terms utilized herein shall have the respective meanings provided with respect to such terms in the Agreement.

2. **Tax Credit Deadline**. The Tax Credit Deadline defined in Section 1(b) is hereby extended to December 31, 2025.

3. **Closing Expiration Deadline**. The Closing Expiration Date defined in Section 1(b) is hereby extended to December 31, 2026.

4. **Exercise of the Option**. Section 8 of the Agreement is deleted in its entirety and replaced with the following:

“**Exercise of the Option**. The exercise of this Agreement shall be made by Optionee delivering written notice of the exercise of the Option to the Optionor prior to December 31, 2025 (unless extended pursuant hereto). If Optionee has not exercised the Option by the aforesaid date, as amended or extended, this Agreement shall be considered null and void and of no effect unless the parties otherwise agree in writing.”

5. **Notices**. Optionee’s address in Section 14 of the Agreement is deleted in its entirety and replaced with the following:

“If to Optionee

MVHPC LP
c/o People Incorporated Housing Group
1173 West Main Street
Abingdon, VA 24210

Attention: Bryan Phipps

With a copy to:

Klein Hornig LLP
1325 G Street NW, Suite 770
Washington, DC 20005
Attention: Jed D'Abravanel

6. **Miscellaneous.**

(a) This First Amendment constitutes the entire agreement between the parties hereto with respect to the subject matter contained herein and supersedes all prior understandings, if any, there being no other oral or written promises, conditions, representations, understandings or terms of any kind as conditions or inducements to the execution hereof and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements will not be valid and binding upon the parties unless in writing and signed by both parties.

(b) **Counterparts; and Electronic Execution.** This First Amendment may be executed in one or more counterparts, all of which shall be considered one and the same agreement and shall become effective when signed by each of the parties hereto and delivered by each of the parties hereto to the other parties hereto. Delivery of an executed counterpart of a signature page of this First Amendment by facsimile or electronic format, e.g., "pdf" or "tif," shall be effective as delivery of a manually executed counterpart of this First Amendment. The words "execution," "signed," "signature," and words of like import in this First Amendment shall include electronic signatures or electronic records, each of which shall be of the same legal effect, validity or enforceability as a manually executed signature or use of paper-based recordkeeping system, as the case may be, to the extent and as provided for in any applicable law, including the Federal Electronic Signatures in Global and National Commerce Act or any other similar state laws based upon the Uniform Electronic Transactions Act.

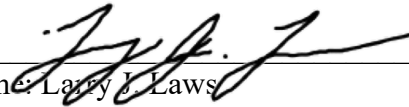
4. **Ratification.** The Agreement, as amended by this First Amendment is hereby ratified and remains in full force and effect.

Remainder of Page Left Intentionally Blank

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the Effective Date.

OPTIONOR:

**AMERICAN LEGION POST NO. 114, DEPARTMENT OF VIRGINIA,
INCORPORATED,**
a Virginia non-stock corporation

By: 
Name: Larry J. Laws
Title: Commander

OPTIONEE:

MVHPC LP,
a Virginia limited partnership

By: MVHPC GP LLC,
a Virginia limited liability company
its general partner

By: People Incorporated Housing Group.,
a Virginia non-stock corporation
its managing member

By: 
Name: Bryan Phipps
Title: President and CEO

EXHIBIT "A"

PARCEL 1 (TAX MAP NO. 101-04-00-23A1A)

That certain lot, located on the south side of Prince William Street in the City of Manassas, Virginia:

Consisting of 13,640 square feet, more or less, and acquired by the terminated corporation by two Deeds, one conveying 12,400 square feet, dated February 17, 1953, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 165, at Page 515, and the other conveying 1,240 square feet, dated July 14, 1956, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 206, at Page 319.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected as Instrument No. 200202060017177 with plat recorded as Instrument No. 200202060017178, resulting in new Parcel 23-A1 containing 23,765 square feet.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 23-A1A containing 33,433 square feet.

And being the same property conveyed to American Legion Post No. 114, Department of Virginia, Incorporated, a Virginia corporation, by Deed dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137025, among the land records of Prince William County, Virginia.

For Informational Purposes Only, the Property Address is: 9511 Prince William Street, Manassas, Virginia 20110

PARCEL 2 (TAX MAP NO. 101-04-00-24B1)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-B, containing 27,280 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected as Instrument No. 200202060017177 with plat recorded as Instrument No. 200202060017178, resulting in new Parcel 24-B1 containing 17,121 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated February 8, 2001 and recorded February 9, 2001 as Instrument No. 200102090013519, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9513 Prince William Street, Manassas, Virginia 20110

PARCEL 3 (TAX MAP NO. 101-04-00-24A1A)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-A, containing 27,154 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 24-A1 containing 17,486 square feet.

Deed of Boundary Line Adjustment dated December 4, 2003 and recorded January 12, 2004 as Instrument No. 200401120005209, with plat recorded as Instrument No. 200401120005210, resulting in new Parcel 24A1A containing 16,638 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated November 9, 2001 and recorded November 13, 2001 as Instrument No. 20011130121035, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9517 Prince William Street, Manassas, Virginia 20110

Second Amended and Restated Option to Lease Agreement

THIS SECOND AMENDED AND RESTATED OPTION TO LEASE AGREEMENT (the “**Agreement**”) is made as of March 8, 2024, by and between American Legion Post No. 114, Department of Virginia, Incorporated, a Virginia non-stock corporation (the “**Optionor**”), and MVHPC LP, a Virginia limited partnership (the “**Optionee**”).

RECITALS:

WHEREAS, the Optionor and Optionee previously entered into that certain Option to Lease Agreement dated March 13, 2023 (the “**Original Option Agreement**”), pursuant to which the Optionor granted to Optionee an option to lease certain real property, as amended by that First Amended and Restated Option to Lease Agreement dated April 13, 2023 (the “**Amended and Restated Option Agreement**”), pursuant to which the Optionor granted Optionee an option to lease the Property (as defined below) under a long-term ground lease (the “**Ground Lease**”);

WHEREAS, the Optionor and Optionee now desire to Amend and Restate the Amended and Restated Option Agreement in its entirety;

WHEREAS, the Optionor is the owner of certain real property in fee simple, identified as (a) 9511 Prince William Street, (b) 9513 Prince William Street, and (c) 9517 Prince William Street in Manassas Virginia, and more particularly described as Tax Map #s 101-04-00-24A1A, 101-04-00-24B1 and 101-04-00-23A1A, and more particularly identified on the attached Exhibit A (the “**Property**”);

WHEREAS, in order to finance in part the design, development and construction of affordable housing (the “**Project**”) on the Property, Optionee shall apply for tax credits (“**Tax Credits**”) pursuant to the Virginia Housing Development Authority’s Federal Low Income Housing Tax Credit Program Application (the “**Application**”); and

WHEREAS, Optioner and Optionee wish to extend the Closing Expiration Date (as defined below) from December 31, 2024 to December 31, 2025.


NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid as deposit and other good and valuable consideration, the receipt of all of which is hereby acknowledged by the Optionor, the parties agree as follows:

[Counterpart Signature Page to Second Amended and Restated Option to Lease Agreement]

The parties have executed this Second Amended and Restated Option to Lease Agreement effective as of the date first written above.

OPTIONOR:

AMERICAN LEGION POST NO. 114, DEPARTMENT OF VIRGINIA, INCORPORATED,
a Virginia non-stock corporation

By: 
Name: Larry J. Laws
Title: Commander

[Signatures Continue on Following Page]

[Counterpart Signature Page to Second Amended and Restated Option to Lease Agreement]

The parties have executed this Second Amended and Restated Option to Lease Agreement effective as of the date first written above.

OPTIONEE:

MVHPC LP,
a Virginia limited partnership

By: MVHPC GP LLC,
a Virginia limited liability company
its general partner

By: People Incorporated Housing Group,
a Virginia non-stock corporation
its managing member

By:

Name: Bryan Phipps

Title: President and CEO



EXHIBIT "A"

PARCEL 1 (TAX MAP NO. 101-04-00-23A1A)

That certain lot, located on the south side of Prince William Street in the City of Manassas, Virginia:

Consisting of 13,640 square feet, more or less, and acquired by the terminated corporation by two Deeds, one conveying 12,400 square feet, dated February 17, 1953, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 165, at Page 515, and the other conveying 1,240 square feet, dated July 14, 1956, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 206, at Page 319.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected as Instrument No. 200202060017177 with plat recorded as Instrument No. 200202060017178, resulting in new Parcel 23-A1 containing 23,765 square feet.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 23-A1A containing 33,433 square feet.

And being the same property conveyed to American Legion Post No. 114, Department of Virginia, Incorporated, a Virginia corporation, by Deed dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137025, among the land records of Prince William County, Virginia.

For Informational Purposes Only, the Property Address is: 9511 Prince William Street, Manassas, Virginia 20110

PARCEL 2 (TAX MAP NO. 101-04-00-24B1)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-B, containing 27,280 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected as Instrument No. 200202060017177 with plat recorded as Instrument No. 200202060017178, resulting in new Parcel 24-B1 containing 17,121 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated February 8, 2001 and recorded February 9, 2001 as Instrument No. 200102090013519, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9513 Prince William Street, Manassas, Virginia 20110

PARCEL 3 (TAX MAP NO. 101-04-00-24A1A)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-A, containing 27,154 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 24-A1 containing 17,486 square feet.

Deed of Boundary Line Adjustment dated December 4, 2003 and recorded January 12, 2004 as Instrument No. 200401120005209, with plat recorded as Instrument No. 200401120005210, resulting in new Parcel 24A1A containing 16,638 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated November 9, 2001 and recorded November 13, 2001 as Instrument No. 20011130121035, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9517 Prince William Street, Manassas, Virginia 20110

9511 PRINCE WILLIAM ST

Location 9511 PRINCE WILLIAM ST

TAX MAP 101/04 00/ 23A1A/ /

Acct# 21123

Owner AMERICAN LEGION POST 114
DEPT OF VIRGINIA INC

Assessment \$935,200

Building Count 1

Model AMERICAN LEGION

Legal Description LENGTHY LEGAL

Legal Description SEE DEED

Legal Description

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$95,200	\$840,000	\$935,200

Owner of Record

Owner AMERICAN LEGION POST 114 DEPT OF VIRGINIA INC

Sale Price \$0

Co-Owner

Book & Page 201601110001768/

Address 9511 PRINCE WILLIAM ST
MANASSAS, VA 20110-5619

Sale Date 01/11/2016

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
AMERICAN LEGION POST 114 DEPT OF VIRGINIA INC	\$0	200112200137025/	12/20/2001
AMERICAN LEGION POST 114	\$0	165/515	02/21/1953

Building Information

Building 1 : Section 1

Year Built: 1899

Living Area: 1,440

Building Percent Good: 59

Building Attributes

Field	Description
-------	-------------

Style:	Clubs/Lodges
Model	Commercial
Grade	Fair
Stories:	1
Occupancy	
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Sheet Rock
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl
Heating Fuel	Gas
Heating Type	FA/HW/ST
AC Type	Unit/AC
Bldg Use	SOC ASSOC MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
Location	
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

Building Photo



<https://images.vgsi.com/photos/ManassasVAPhotos/00218.30.2017%20>

Building Layout

BAS
(1,440 sf)

[\(ParcelSketch.ashx?pid=4310&bid=4310\)](#)

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	720	Size (Sqr Feet)	32856
Description	SOC ASSOC MDL-94	Frontage	
Zone	B3.5	Depth	
Neighborhood	L000	Assessed Value	\$840,000

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$107,100	\$821,000	\$928,100
2023	\$119,000	\$696,500	\$815,500
2022	\$119,000	\$696,500	\$815,500

9513 PRINCE WILLIAM ST

Location 9513 PRINCE WILLIAM ST

TAX MAP 101/04 00/ 24B1/ /

Acct# 19313

Owner AMERICAN LEGION POST 114
DEPT OF VIRGINIA INC

Assessment \$198,100

Building Count 1

Model RAMBLER

Legal Description LENGTHY LEGAL

Legal Description SEE DEED

Legal Description

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$91,100	\$107,000	\$198,100

Owner of Record

Owner AMERICAN LEGION POST 114 DEPT OF VIRGINIA INC

Sale Price \$0

Co-Owner

Book & Page 201601110001769/

Address 9511 PRINCE WILLIAM ST
MANASSAS, VA 20110-5619

Sale Date 01/11/2016

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
AMERICAN LEGION POST 114 DEPT OF VIRGINIA INC	\$195,000	200909240093169/	09/24/2009
ESTATE OF MITCHELL PAUL W JR	\$0	200807010063389/	07/01/2008
MITCHELL PAUL W	\$80,000	200102090013519/	02/09/2001

Building Information

Building 1 : Section 1

Year Built: 1956

Living Area: 1,116

Building Percent Good: 53

Building Attributes

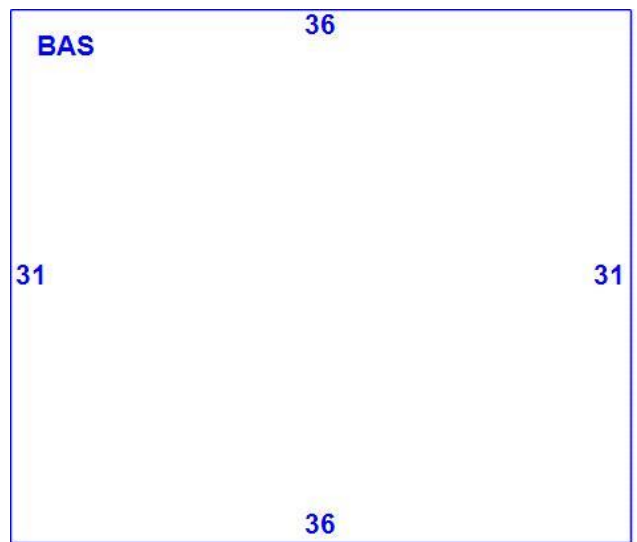
Field	Description
Style:	1-Story
Model	Residential
Grade:	Fair
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Sheet Rock
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Vinyl
Heat Fuel	Gas
Heat Type:	FA/HW/ST
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
PRIOR NBHD	
Geo Location	SOUTH
Condition	Average

Building Photo



(<https://images.vgsi.com/photos/ManassasVAPhotos/00\01\13\53.jpg>)

Building Layout



([ParcelSketch.aspx?pid=4313&bid=4313](#))

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	101X
Description	RES EXEMPT
Zone	B3.5
Neighborhood	SOUTH SIDE 2
Alt Land Appr	No

Land Line Valuation

Size (Sqr Feet)	16273
Frontage	
Depth	
Assessed Value	\$107,000

Category

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$86,900	\$107,000	\$193,900
2023	\$84,000	\$107,000	\$191,000
2022	\$74,900	\$107,000	\$181,900

9517 PRINCE WILLIAM ST

Location 9517 PRINCE WILLIAM ST

TAX MAP 101/04 00/ 24A1A/ /

Acct# 21124

Owner AMERICAN LEGION POST 114
DEPT OF VIRGINIA INC

Assessment \$197,000

Building Count 1

Model

Legal Description LENGTHY LEGAL

Legal Description SEE DEED

Legal Description

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$197,000	\$197,000

Owner of Record

Owner AMERICAN LEGION POST 114 DEPT OF VIRGINIA INC

Sale Price \$0

Co-Owner

Book & Page 201601110001770/

Address 9511 PRINCE WILLIAM ST
MANASSAS, VA 20110-5619

Sale Date 01/11/2016

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
AMERICAN LEGION POST 114 DEPT OF VIRGINIA INC	\$195,000	200909240093169/	09/24/2009
ESTATE OF MITCHELL PAUL W JR	\$0	200807010063389/	07/01/2008
MITCHELL PAUL W	\$67,000	200111130121035/	11/13/2001

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Percent Good:

Building Attributes

Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Extra Kitchens	
PRIOR NBHD	
Geo Location	
Condition	

Building Photo



(<https://images.vgsi.com/photos/ManassasVAPhotos/00218.30.2017%20>)

Building Layout

([ParcelSketch.ashx?pid=4312&bid=4312](#))

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	102X
Description	RES LND EXEMPT
Zone	B3.5
Neighborhood	SOUTH SIDE 2

Land Line Valuation

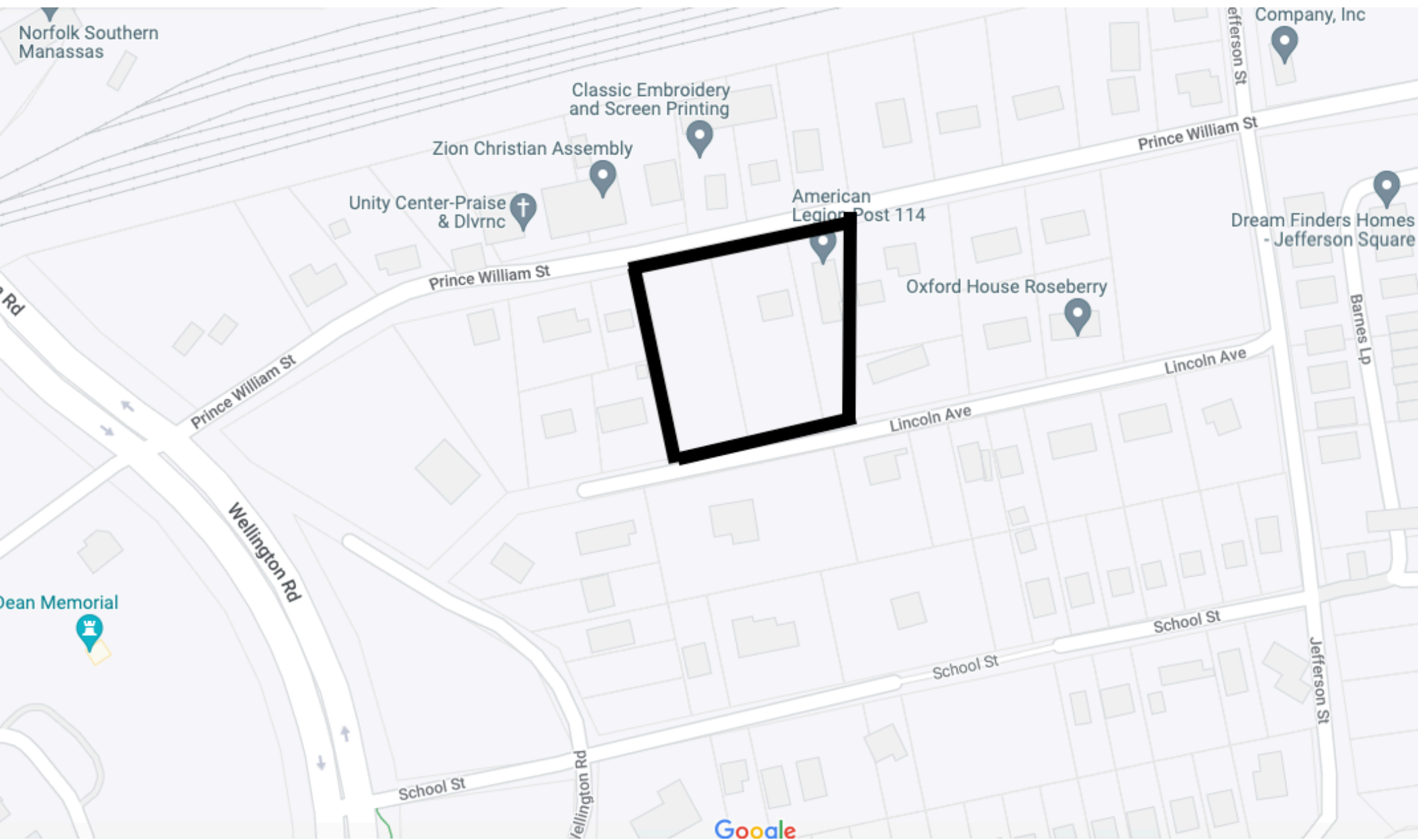
Size (Sqr Feet)	15781
Frontage	
Depth	
Assessed Value	\$197,000

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$197,000	\$197,000
2023	\$0	\$191,500	\$191,500
2022	\$0	\$166,500	\$166,500



Norfolk Southern
Manassas

Company, Inc

Classic Embroidery
and Screen Printing

Zion Christian Assembly

Unity Center-Praise
& Dlvrc

American
Legion Post 114

Dream Finders Homes
- Jefferson Square

Oxford House Roseberry

Prince William St

Prince William St

Prince William St

Wellington Rd

Lincoln Ave

Lincoln Ave

Dean Memorial

School St

School St

School St

Wellington Rd

Jefferson St

Google

Tab F:

RESNET Rater Certification (MANDATORY)

Sample HERS Certification (Mandatory)

Renewables/Solar



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*****

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

Southern Energy Management	Laurie Colwander
RESNET Provider Agency	Provider Contact Name

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

Manassas Veterans Housing and Post Center
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 is a partnership between Southface and the Greater Atlanta Homebuilders' Association

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

Tab F:

RESNET Rater Certification (MANDATORY)

Sample HERS Certification (Mandatory)

Renewables/Solar

03/02/2026

Energy Model & Green Program Assumptions Disclosure

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

- **Manassas Veterans Housing and Post Center**

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 Single Family New Homes v3.2 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	744	50

2 bedroom	1063	49
-----------	------	----

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: 2026-03-02

Registry ID:

Ekotrope ID: LMqmYpKL

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

\$755

*Relative to an average U.S. home

Home:

951x Prince William Street
Manassas, VA 20110

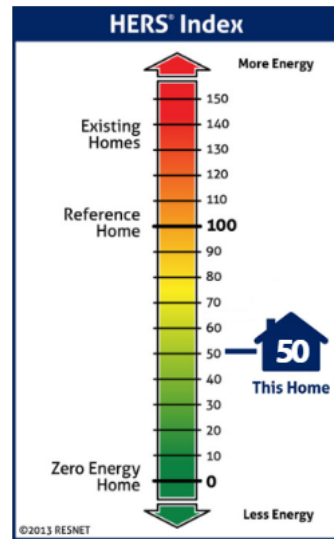
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.3	\$154
Cooling	0.6	\$16
Hot Water	4.8	\$140
Lights/Appliances	10.1	\$290
Service Charges		\$194
Generation (e.g. Solar)	0.0	\$0
Total:	20.8	\$794

This home meets or exceeds the criteria of the following:

ENERGY STAR v3.3
ENERGY STAR v3.2
ENERGY STAR v3.1
2009 International Energy Conservation Code
2006 International Energy Conservation Code



Home Feature Summary:

Home Type:	Duplex, single unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	744 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 8.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 17 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4 ACH50 (Adjusted Infiltration: 3.44 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	3 CFM25 / 100 ft ²
Above Grade Walls:	R-18
Ceiling:	Vented Attic, R-59
Window Type:	U-Value: 0.25, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

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: 3/2/26 at 8:45 PM



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

Ekotrope RATER - Version:5.2.2.3812

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 V3.2 Home Report

Property

951x Prince William Street
Manassas, VA 20110

Manassas Veterans_1 BR
Progress Set 2026-01-09

Organization

Southern Energy Management
Benoit Rivard
9196228441

Builder

Inspection Status

Results are projected

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 air leakage rate meets or exceeds applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	50
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	50
As Designed Home ERI (HERS)	50
As Designed Home ERI (HERS) w/o PV	50

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	7.3	5.7
Cooling	0.3	0.3
Water Heating	2.5	4.2
Lights and Appliances	10.4	10.1
Total	20.5	20.4



This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version 3.2

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	-0.2

Energy Cost Savings

	\$/yr
Heating	0
Cooling	-8
Water Heating	-57
Lights & Appliances	6
Generation Savings	0
Total	-59

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version 3.2 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version 3.2 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

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1



UNCONFIRMED

ADDRESS

951x Prince William Street, Manassas, VA 20110

CERTIFICATION ID NUMBER

BUILDER OF RECORD

ZERH PARTNER ID

0000

ENERGY RATING COMPANY

Southern Energy Management MES

RATER OF RECORD

Benoit Rivard

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2026-03-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 5.2.2.3812

SCORES

HOME'S ERI SCORE
(WITHOUT ONSITE POWER PRODUCTION)

50

HOME'S ERI SCORE
(INCLUDING ONSITE POWER PRODUCTION)

N/A

ZERH TARGET ERI SCORE

59

Building Specification Summary

Property

951x Prince William Street
Manassas, VA 20110

Manassas Veterans_1 BR
Progress Set 2026-01-09

Organization

Southern Energy Management
Benoit Rivard
9196228441

Builder

Inspection Status

Results are projected

Building Information

Conditioned Area [ft ²]	744.00
Conditioned Volume [ft ³]	6,101.00
Thermal Boundary Area [ft ²]	2,463.80
Number Of Bedrooms	1
Housing Type	Duplex, single unit

Rating

HERS ERI	50
HERS ERI w/o PV	50

Building Shell

Unconditioned Attic Ceiling	R-60 Attic Blown G1; U-0.017
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R15 16"OC + R3Ci G1; U-0.06
Found. Walls	None
Framed Floors	None
Slabs	R15 Perimeter (wood); R-15

Windows (largest)	U-Value: 0.25, SHGC: 0.22
Window / Wall Ratio	0.07
Window / Floor Ratio	0.09
Infiltration	4 ACH50
Duct Lkg to Outside	3 CFM25 / 100 ft ²
Total Duct Leakage	6 CFM25 / 100 ft ² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 17 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%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	400.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	20.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-03-02

Registry ID:

Ekotrope ID: vp67GD4L

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

\$968

*Relative to an average U.S. home

Home:

951x Prince William Street
Manassas, VA 20110

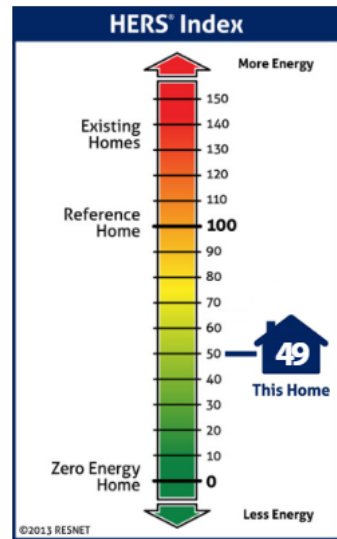
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.0	\$203
Cooling	0.8	\$22
Hot Water	6.4	\$183
Lights/Appliances	12.4	\$357
Service Charges		\$194
Generation (e.g. Solar)	0.0	\$0
Total:	26.5	\$958

This home meets or exceeds the criteria of the following:

ENERGY STAR v3.3
ENERGY STAR v3.2
ENERGY STAR v3.1
2009 International Energy Conservation Code
2006 International Energy Conservation Code



Home Feature Summary:

Home Type:	Duplex, single unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,063 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 8.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 17 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4 ACH50 (Adjusted Infiltration: 3.58 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	3 CFM25 / 100 ft ²
Above Grade Walls:	R-18
Ceiling:	Vented Attic, R-59
Window Type:	U-Value: 0.25, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

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: 3/2/26 at 8:45 PM



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

Ekotrope RATER - Version:5.2.2.3812

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 V3.2 Home Report

Property

951x Prince William Street
Manassas, VA 20110

Manassas Veterans_2 BR
Progress Set 2026-01-09

Organization

Southern Energy Management
Benoit Rivard
9196228441

Builder

Inspection Status

Results are projected

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 air leakage rate meets or exceeds applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	50
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	50
As Designed Home ERI (HERS)	49
As Designed Home ERI (HERS) w/o PV	49

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	9.9	7.6
Cooling	0.5	0.4
Water Heating	3.3	5.6
Lights and Appliances	12.7	12.5
Total	26.4	26.1



This home **MEETS** or **EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version 3.2

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	-0.2

Energy Cost Savings

	\$/yr
Heating	3
Cooling	-9
Water Heating	-77
Lights & Appliances	6
Generation Savings	0
Total	-77

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version 3.2 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version 3.2 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

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1



UNCONFIRMED

ADDRESS

951x Prince William Street, Manassas, VA 20110

CERTIFICATION ID NUMBER

BUILDER OF RECORD

ZERH PARTNER ID

0000

ENERGY RATING COMPANY

Southern Energy Management MES

RATER OF RECORD

Benoit Rivard

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2026-03-02

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 5.2.2.3812

SCORES

HOME'S ERI SCORE
(WITHOUT ONSITE POWER PRODUCTION)

49

HOME'S ERI SCORE
(INCLUDING ONSITE POWER PRODUCTION)

N/A

ZERH TARGET ERI SCORE

58

Building Specification Summary

Property

951x Prince William Street
Manassas, VA 20110

Manassas Veterans_2 BR
Progress Set 2026-01-09

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Building Information

Conditioned Area [ft ²]	1,063.00
Conditioned Volume [ft ³]	8,717.00
Thermal Boundary Area [ft ²]	3,274.40
Number Of Bedrooms	2
Housing Type	Duplex, single unit

Rating

HERS ERI	49
HERS ERI w/o PV	49

Building Shell

Unconditioned Attic Ceiling	R-60 Attic Blown G1; U-0.017
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R15 16"OC + R3Ci G1; U-0.06
Found. Walls	None
Framed Floors	None
Slabs	R15 Perimeter (wood); R-15

Windows (largest)	U-Value: 0.25, SHGC: 0.22
Window / Wall Ratio	0.09
Window / Floor Ratio	0.09
Infiltration	4 ACH50
Duct Lkg to Outside	3 CFM25 / 100 ft ²
Total Duct Leakage	6 CFM25 / 100 ft ² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 17 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

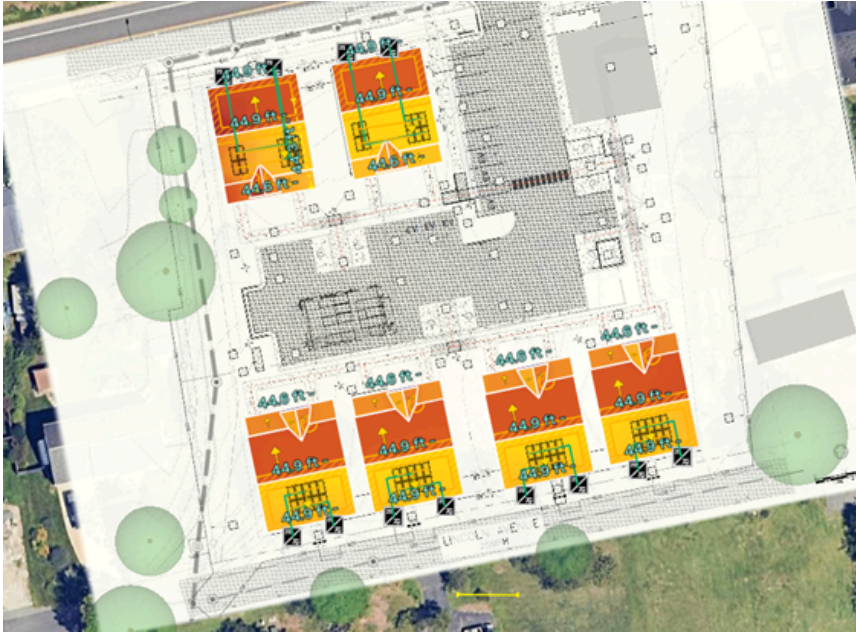
Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	400.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	20.0	Range/Oven Fuel	Electric

Tab F:

RESNET Rater Certification (MANDATORY)

Sample HERS Certification (Mandatory)

Renewables/Solar



System Overview

TOTAL SYSTEM SIZE

35.7 kW-DC

ESTIMATED ANNUAL PRODUCTION

42,575 kWh

30 YEAR UTILITY BILL SAVINGS

\$148,167

30 YEAR CO2 EMISSIONS IMPACT

1,941,437 LBS

Net System Cost	\$232,050
-----------------	------------------

LIFETIME SOLAR ENVIRONMENTAL IMPACT



Vehicles Taken
Off the Road
185



Tree Seedlings
Planted
22,583

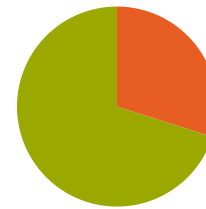


Miles Saved
2,097,263



Acres of Forest
722

Solar Offset



Utility	19,514 kWh (29.90%)
Solar PV	45,742 kWh (70.10%)

Prepared By

Southern Energy Management

5908 Triangle Drive, Raleigh, NC 27617

Mickey Fanney

Commercial Solar Specialist

P: (919) 441-9686

E: mickey@southern-energy.com

Prepared For

Design #1

9517 Prince William

St, Manassas, VA 24210

DATE SUBMITTED

3/5/2026

PROPOSAL VALID TO

30 Days from Date Submitted

Cost & Incentives

- * Consult a Tax Professional for all estimated benefits
- * 100% Bonus Depreciation in Year 1
- * O&M Agreement is a separate purchase

Payment Terms

Proposal valid for 30 days from date submitted, based on current rate schedule and current site assumptions.

Financing

We offer financing through National Energy Improvement Fund (NEIF) and Sunstone Credit with terms up to 20 years. Financing estimates are available upon request.

Global Assumptions

Solar PV System Cost and Incentives

Solar PV System Cost	\$232,050
Net Solar PV System Cost	\$232,050

Acceptance of Proposal	\$58,013	25%
Work Commencement	\$58,013	25%
Substantial Completion	\$92,820	40%
Commissioning	\$23,205	10%
Total	\$232,050	100%

The information provided in this proposal, such as savings calculations, is based on the assumptions below. All information provided are an estimate, actual results may vary.

SEM does its best to ensure that all quoted equipment will meet IRS solar tax credit requirements. Equipment choices and pricing may change due to availability and qualification.

Utility Escalation Rate

4% per year

Project Life

30 Years

WARRANTIES & MAINTENANCE

- 12 Year Product Warranty on Modules
- 30 Year Power Output Warranty on Modules
- 10 Year Warranty on Inverters
- 5 Year Labor Warranty on SEM Installed Components
- Extended Warranties are Available

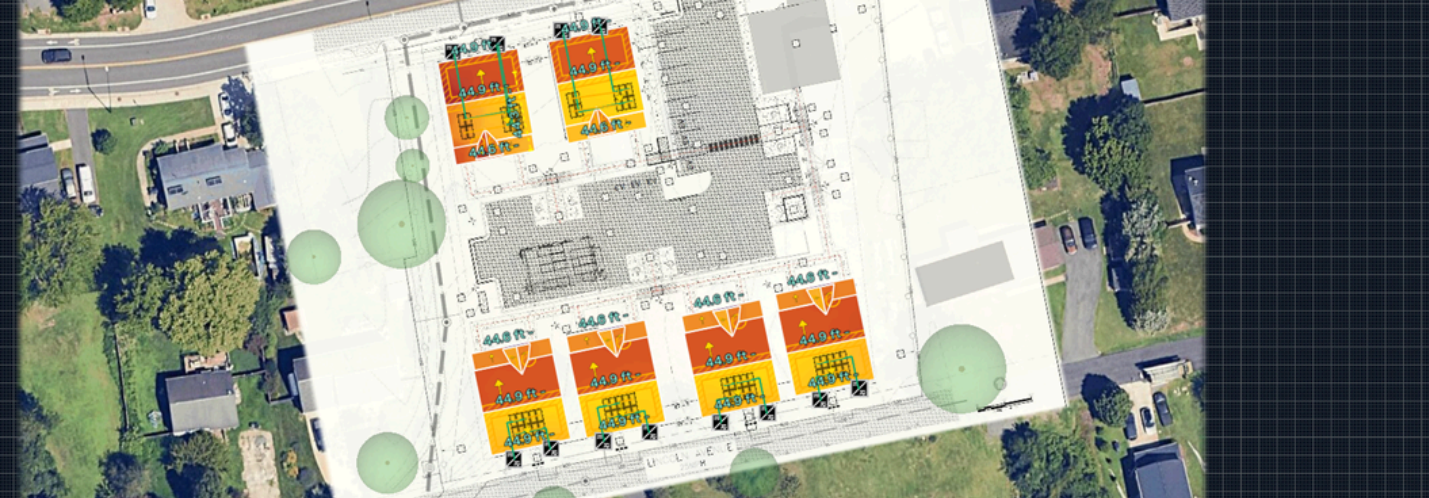
EXCLUSIONS

- Provisions to paint any components
- Any repairs to the roof required before installation of the PV system
- Bonding
- Electrical facilities upgrade expenses

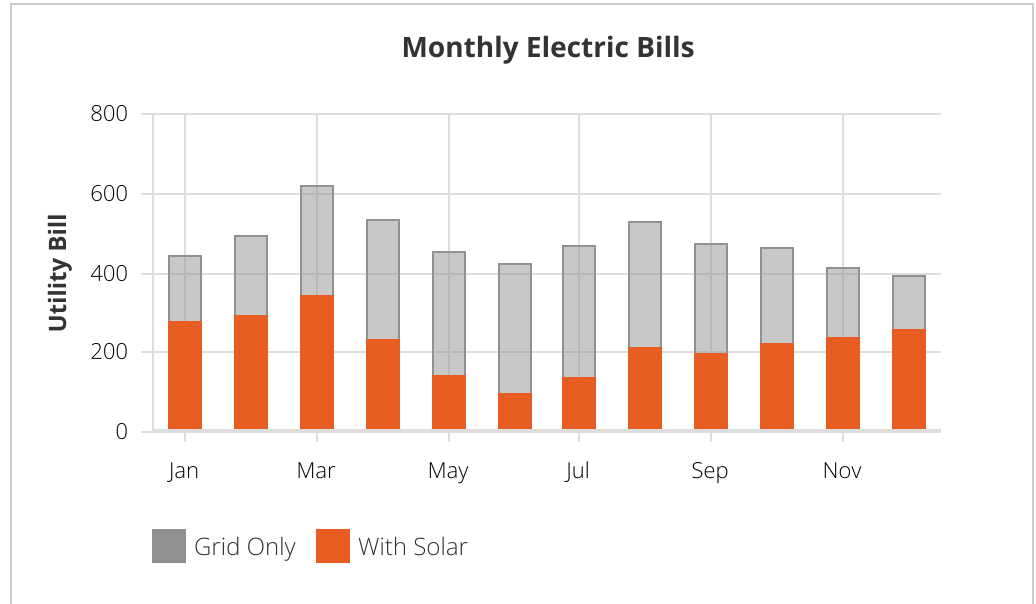
EQUIPMENT SELECTION

Module	35.7 kW-DC Standard Modules
Inverter	Standard Inverter

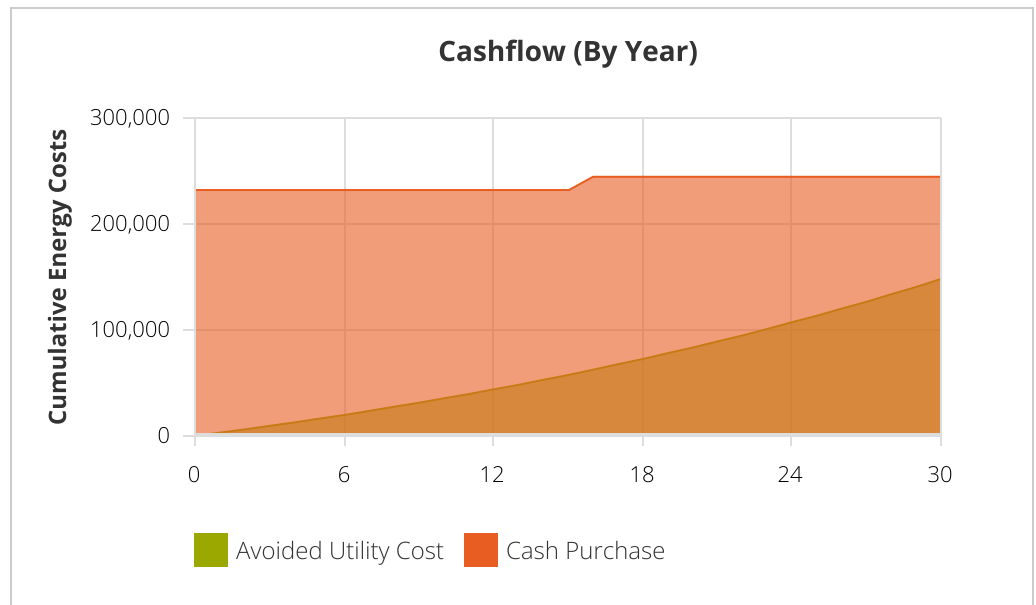
** Please Note: Sizing is based on energy history/modeling, utility parameters, and site analysis. Due to availability, equivalent product may be used in final design.*



Energy Use Impact



Cumulative Cashflows



	PRE-SOLAR	POST-SOLAR
First Year Usage Charge	\$5,703	\$2,635
First Year kWh Purchased	65,256 kWh	19,511 kWh
Utility Rate	SGS (Effective Date: 5/1/20)	SGS (Effective Date: 5/1/20)

Bills Without Solar

Time Periods Bill Ranges & Seasons	Energy Use (kWh)		Charges		
	Total	Other	Energy	Total	
1/1/2026 - 2/1/2026 S1	5,028	\$20	\$421	\$441	
2/1/2026 - 3/1/2026 S1	5,667	\$20	\$475	\$494	
3/1/2025 - 4/1/2025 S1	7,168	\$20	\$601	\$620	
4/1/2025 - 5/1/2025 S1	6,127	\$20	\$513	\$533	
5/1/2025 - 6/1/2025 S1	5,191	\$20	\$435	\$455	
6/1/2025 - 7/1/2025 S1	4,791	\$20	\$401	\$421	
7/1/2025 - 8/1/2025 S1	5,354	\$20	\$449	\$468	
8/1/2025 - 9/1/2025 S1	6,076	\$20	\$509	\$529	
9/1/2025 - 10/1/2025 S1	5,415	\$20	\$454	\$473	
10/1/2025 - 11/1/2025 S1	5,302	\$20	\$444	\$464	
11/1/2025 - 12/1/2025 S1	4,691	\$20	\$393	\$413	
12/1/2025 - 1/1/2026 S1	4,446	\$20	\$373	\$392	
Total	65,256	\$235	\$5,468	\$5,703	

Bills With Solar

Time Periods Bill Ranges & Seasons	Energy Use (kWh)		Charges		
	Total	Other	Energy	Total	
1/1/2026 - 2/1/2026 S1	2,671	\$20	\$258	\$278	
2/1/2026 - 3/1/2026 S1	2,604	\$20	\$272	\$292	
3/1/2025 - 4/1/2025 S1	3,014	\$20	\$323	\$343	
4/1/2025 - 5/1/2025 S1	1,519	\$20	\$211	\$231	
5/1/2025 - 6/1/2025 S1	280	\$20	\$121	\$141	
6/1/2025 - 7/1/2025 S1	-241	\$20	\$76	\$95	
7/1/2025 - 8/1/2025 S1	318	\$20	\$116	\$136	
8/1/2025 - 9/1/2025 S1	1,508	\$20	\$193	\$213	
9/1/2025 - 10/1/2025 S1	1,377	\$20	\$175	\$195	
10/1/2025 - 11/1/2025 S1	1,784	\$20	\$201	\$221	
11/1/2025 - 12/1/2025 S1	2,147	\$20	\$215	\$234	
12/1/2025 - 1/1/2026 S1	2,530	\$20	\$237	\$257	
Total	19,511	\$235	\$2,400	\$2,635	

CASHFLOW TABLE

Years	Cash			Total Cash Flow	Cumulative Cash Flow
	Project Costs	O&M / Equipment Replacement	Electric Bill Savings		
Upfront	-\$232,050	-	-	-\$232,050	-\$232,050
1	-	-	\$3,068	\$3,068	-\$228,982
2	-	-	\$3,165	\$3,165	-\$225,816
3	-	-	\$3,266	\$3,266	-\$222,551
4	-	-	\$3,369	\$3,369	-\$219,182
5	-	-	\$3,475	\$3,475	-\$215,708
6	-	-	\$3,584	\$3,584	-\$212,124
7	-	-	\$3,696	\$3,696	-\$208,428
8	-	-	\$3,812	\$3,812	-\$204,616
9	-	-	\$3,930	\$3,930	-\$200,686
10	-	-	\$4,053	\$4,053	-\$196,633
11	-	-	\$4,178	\$4,178	-\$192,455
12	-	-	\$4,308	\$4,308	-\$188,147
13	-	-	\$4,441	\$4,441	-\$183,706
14	-	-	\$4,578	\$4,578	-\$179,129
15	-	-	\$4,718	\$4,718	-\$174,411
16	-	-\$12,495	\$4,863	-\$7,632	-\$182,043
17	-	-	\$5,011	\$5,011	-\$177,032
18	-	-	\$5,164	\$5,164	-\$171,868
19	-	-	\$5,321	\$5,321	-\$166,547
20	-	-	\$5,482	\$5,482	-\$161,066
21	-	-	\$5,647	\$5,647	-\$155,418
22	-	-	\$5,817	\$5,817	-\$149,601
23	-	-	\$5,992	\$5,992	-\$143,609
24	-	-	\$6,171	\$6,171	-\$137,438
25	-	-	\$6,355	\$6,355	-\$131,084
26	-	-	\$6,544	\$6,544	-\$124,540
27	-	-	\$6,737	\$6,737	-\$117,803
28	-	-	\$6,936	\$6,936	-\$110,867
29	-	-	\$7,140	\$7,140	-\$103,727
30	-	-	\$7,349	\$7,349	-\$96,378
Totals:	-\$232,050	-\$12,495	\$148,167	-\$96,378	-

Detailed Rate	
Current Grid Cost / kWh	\$0.087 /kWh
Lifetime Grid Cost / kWh	\$0.18/kWh
Lifetime Solar Cost / kWh	\$0.191 /kWh
IRR	(2.8%)

Tab G:

Zoning Certification Letter (MANDATORY)



Zoning Certification

DATE: 03/06/2026

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

RE: ZONING CERTIFICATION

Name of Development: Manassas Veterans Housing and Post Center

Name of Owner/Applicant: MVHPC LP/People Incorporated Housing Group

Name of Seller/Current Owner: American Legion Post No. 114, Department of Virginia, Incorporated

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

DEVELOPMENT DESCRIPTION:

Development Address:

9511, 9513, 9517 Prince William Street, Manassas, VA 20110

Legal Description:

Due to length, see attached legal description.

Proposed Improvements:

Construction

New Construction:	# Units	<u>12</u>	# Buildings	<u>6</u>	Total Floor Area	<u>15,692.48</u>
Adaptive Reuse	# Units	—	# Buildings	—	Total Floor Area	—
Rehabilitation:	# Units	—	# Buildings	—	Total Floor Area	—

Zoning Certification, cont'd

Current Zoning: B-3.5 City Center (Planned) allowing a density of 8.05 units per acre, and the following other applicable conditions: Property Rezoned from R-2-S, Single-Family Residential (small lots) to B-3.5 City Center (Planned) by way of Ordinance #O-2023-08 approved on 12/12/2022.

Other Descriptive Information:

The proposed development includes six residential buildings and one non-residential commercial building.

LOCAL CERTIFICATION:

Check one of the following a appropriate:

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

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

Christian Samples
Signature
Christian Samples
Printed Name
Planning Manager
Title of Local Official or Civil Engineer
703-257-8225
Phone
3/6/2026
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.

Exhibit A to the First Amended and Restated Option to Lease Agreement

Legal Description of Real Property

PARCEL 1 (TAX MAP NO. 101-04-00-23A1A)

That certain lot, located on the south side of Prince William Street in the City of Manassas, Virginia:

Consisting of 13,640 square feet, more or less, and acquired by the terminated corporation by two Deeds, one conveying 12,400 square feet, dated February 17, 1953, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 165, at Page 515, and the other conveying 1,240 square feet, dated July 14, 1956, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 206, at Page 319.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected as Instrument No. 200202060017177 with plat recorded as Instrument No. 200202060017178, resulting in new Parcel 23-A1 containing 23,765 square feet.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 23-A1A containing 33,433 square feet.

And being the same property conveyed to American Legion Post No. 114, Department of Virginia, Incorporated, a Virginia corporation, by Deed dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137025, among the land records of Prince William County, Virginia.

For Informational Purposes Only, the Property Address is: 9511 Prince William Street, Manassas, Virginia 20110.

PARCEL 2 (TAX MAP NO. 101-04-00-24B1)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-B, containing 27,280 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected as Instrument No. 200202060017177 with plat recorded as Instrument No. 200202060017178, resulting in new Parcel 24-B1 containing 17,121 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated February 8, 2001 and recorded February 9, 2001 as Instrument No. 200102090013519, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9513 Prince William Street, Manassas, Virginia 20110.

PARCEL 3 (TAX MAP NO. 10I-04-00-24A1A)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-A, containing 27,154 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 24-A1 containing 17,486 square feet.

Deed of Boundary Line Adjustment dated December 4, 2003 and recorded January 12, 2004 as Instrument No. 200401120005209, with plat recorded as Instrument No. 200401120005210, resulting in new Parcel 24A1A containing 16,638 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated November 9, 2001 and recorded November 13, 2001 as Instrument No. 200111130121035, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9517 Prince William Street, Manassas, Virginia 20110.

Tab H:

Attorney's Opinion (MANDATORY)

Klein Hornig LLP
COUNSELORS AT LAW

Date: March 12, 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: Manassas Veterans Housing and Post Center
Name of Owner: MVHPC LP

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 12, 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 Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.
2. 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. 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.
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; (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. 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 organizations' 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 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.

Klein Hornig LLP

By: _____



Peter Lubershane, Partner

**EXHIBIT A
TO
ATTORNEY’S OPINION LETTER**

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

	NAME	TITLE
1	Bryan Phipps	President, People Incorporated Housing Group, the sole member of MVHPC GP LLC, which is the general partner of MVHPC LP
2		
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Attorney's Opinion Letter

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.~~

Date: [March 12, 2026](#)

Attorney's Opinion Letter

(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
601 South Belvidere Street
Richmond, Virginia 23220

RE: ~~20~~2026 9% Tax Credit Reservation Request (competitive 70% present value credits)

Name of Development: [Manassas Veterans Housing and Post Center](#)

~~Name of Development~~ Name of Owner: [MVHPC LP](#)

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 12, 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 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~~

2. 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]~~

4. 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.

(Add)



[KH 1331924.4](#)

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.

[Klein Hornig LLP](#)

~~Firm Name~~ —By: _____
[Peter Lubershane, Partner](#)

~~Its~~ _____

Title

(Add)



[KH 1331924.4](#)

**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	Bryan Phipps	President, People Incorporated Housing Group, the sole member of MVHPC GP LLC, which is the general partner of MVHPC LP
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Attorney's Opinion Letter – TAX EXEMPT VERSION

(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 _____

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]~~

~~The calculations (a) of the Maximum Allowable Credit available under the~~

(Add)



~~Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.~~

~~OR~~

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

~~3. [Select One]~~

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

~~OR~~

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

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

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

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

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

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

(Add)



~~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 _____~~

~~Its _____~~

~~Title~~



~~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
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Summary report: Litera Compare for Word 11.9.1.1 Document comparison done on 3/12/2026 09:57:19	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Tab H Attorneys Opinion 4pct 9pct (4).docx	
Modified DMS: iw://kleinhornig.cloudimage.com/KHDOCS/1331924/4	
Changes:	
<u>Add</u>	23
Delete	98
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	21
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
Total Changes:	143

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 Manassas Veterans Housing and Post Center
- b. Name of owner/applicant MVHPC LP
- c. Name of nonprofit entity People Incorporated Housing Group
- d. Address of principal place of business of nonprofit entity
1173 West Main Street, Abingdon, VA 24210

Indicate funding sources and amount used to pay for office space

For PIHG, office space is funded by the management fee earned for each property. As of 2/2026,

\$2,429.07/monthly is paid for 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) 3-22-2002
Evidenced by the following documentation State Corporation Commission letter 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) 6-29-2003
- h. Describe exempt purposes (must include the fostering of low-income housing in its articles of incorporation) The purpose of the corporation is affordable community housing development and improvement for low to moderate-income families.
- i. Expected life (in years) of nonprofit Perpetuity

j. Explain the anticipated future activities of the nonprofit over the next five years:
People Incorporated Housing Group anticipates continuing to rehabilitate and build new construction multi-family affordable housing rental properties for low to moderate-income households.

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.)? 254

How many part time, paid staff members? 28

Describe the duties of all staff members:
People Incorporated of Virginia and People Incorporated Housing Group share staff. There are currently three full-time PIHG employees and 251 full-time PINC employees, totaling 254.

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?
For FY 2025, People Incorporated of Virginia has hosted 642 volunteers. During this time period, the volunteers have contributed 80,902 hours.

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.
People Incorporated of Virginia provides services through over 20 unique programs and services to low and moderate-income individuals and families. These programs are funded through a variety of funding sources including state, local, federal, and private grants. (Audit available upon request).

o. List all directors of the nonprofit, their occupations, their length of service on the board, and their residential addresses Please see attached list.

2. Nonprofit Formation

a. Explain in detail the genesis of the formation of the nonprofit: In March 2002, People Incorporated Housing Group, an affiliate of People Incorporated, was established to serve the service area's varied housing needs, particularly those of low-income individuals.

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.) People Incorporated Housing Group has utilized more than \$130,000,000 in total development funds for the rehabilitation and new construction of 1,261 affordable units in 35 projects across Virginia & Tennessee. People Incorporated of Virginia has over 60 years of experience serving low-income communities with programs ranging from housing counseling to Head Start.

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. People Incorporated Housing Group is a wholly-owned subsidiary of People Incorporated of Virginia. People Incorporated of Virginia is the community action agency for 16 localities, providing services to disadvantaged citizens. Legal formation: 8-11-64. IRS 501(c)(3) determination: 11-19-1965. Life expectancy: Perpetuity.

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

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 Limited Partnership Agreement included with this application lists MVHPC GP LLC as the General Partner of which People Incorporated Housing Group is and will remain the sole managing member throughout the compliance period.

(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?
Addressed in the Right of First Refusal Agreement.

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:

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:

People Incorporated Housing Group and People Incorporated share staff and will have controlling involvement in the construction of the development and will generate monthly reports and submit draw requests during construction.

(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):

People Incorporated Housing Group is the Sole Member and Managing Member of MVHPC GP LLC, the General Partner of MVHPC LP, and is responsible for the day to day decisions regarding the property.

(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 :

Seven hours per week (364 annually) in the oversight of management and maintenance. Three hours per week (156 annually) in management meetings and on-site inspections.

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?

In the Fall of 2016, American Legion Post 114's Commander reached out to the Virginia Community Development Corporation (VCDC) to discuss options to develop three parcels of land the Post owns into affordable housing while also constructing a new Post facility. VCDC connected Post 114 to People Incorporated of Virginia. During an initial meeting that included the Post, People Incorporated and the City of Manassas's zoning chief, the City was favorable to the project, so the partnership began developing the concept.

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:

MVHPC GP LLC - 100%

People Incorporated Housing Group, Sole Member and Managing Member

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.

N/A

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.

(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?

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.

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:

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:

None.

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.

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:

People Incorporated of Virginia, People Incorporated Housing Group's parent company, is the designated community action agency for 13 counties and four cities across Southwest Virginia, Northern Shenandoah Valley, Northern Piedmont and Greater Prince Williams areas of 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:

People Incorporated of Virginia, People Incorporated Housing Group's parent company, provides services to residents of the City of Manassas. The programs available in the City of Manassas include business loans, personal loans, small business training and technical assistance, and Virginia CARES (Community Action (Re-entry Solution)).

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

Article VI of the bylaws, available upon request.

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:

The American Legion Post 114 is providing a long-term land lease option to the project for the development of Manassas Veterans Housing and Post Center project.

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:

People Incorporated's Community Engagement team and Post 114 members canvassed the surrounding neighborhood providing detail on the proposed project and collecting comments/concerns from neighbors and on 5/24/22, hosted a community input session attended by 32 interested neighbors/stakeholders.

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:

The Board holds regularly scheduled, quarterly meetings that are accessible to the target community.

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:

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:

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).

See attached list.

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 attached development list.

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:

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:

PIHG's parent company, People Incorporated of Virginia, completed a 2024 needs assessment for the Greater Prince William area, which indicated decreasing vacancy rates and increasing housing costs. Nearly 1/3 of the regions households are housing cost burdened and there are limited units for renters making minimum wage.

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:


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 02 - 26 - 2026

Owner/Applicant MVHPC LP

By Bryan Phipps 

Its President
Title

Date 02-26-2026

People Incorporated Housing Group

Nonprofit

By David McCracken 
Board Chairman

By 
Executive Director

**People Incorporated Housing Group
2024-2025**

David McCracken - Chair

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Phone: 276.429.5480
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People Incorporated

List and Status of LIHTC Developments

Project Name	Owner Entity	GP/MM/Developer	Location	Date of Application	Current Status
Deskins Apartments	Buchanan County Housing Limited Partnership	Deskins Apartments, LP/People Incorporated of Southwest Virginia	Vansant	March 13, 1998	Operational/Compliance
White's Mill Point	White's Mill Point, LP	Mill Point Apartments, Inc./People Incorporated of Southwest Virginia	Abingdon	March 2004	Operational/Compliance
Abingdon Green	Abingdon Green, LP	People Inc. Housing Group	Abingdon	March 9, 2007	Operational/Compliance
Dante Crossing	Dante Crossing, LLC	Dante Crossing Apartments Management, Inc./Southwest Virginia Housing Corp	Dante	March 9, 2007	Operational/Compliance
Norton Green	Norton Green, LLC	People Inc. Housing Group	Norton	March 9, 2007	Operational/Compliance
Pulaski Village	Pulaski Village, LLC	People Inc. Housing Group	Pulaski	March 9, 2007	Operational/Compliance
Sweetbriar	Sweetbriar, LP	Sweetbriar Apartments Management Inc./Southwest Virginia Housing Corp	Abingdon	March 9, 2007	Operational/Compliance
Jonesville Manor	Jonesville Manor, LLC	People Inc. Housing Group	Jonesville	February 13, 2008	Operational/Compliance
Valley Vista	Valley Vista Apartments, LLC	People Inc. Housing Group	Woodstock	February 13, 2008	Operational/Compliance
Riverside Place	Riverside Place Apartments, LLC	People Inc. Housing Group	Damascus	May 14, 2009	Operational/Compliance
Toms Brook School	Toms Brook School Apartments, LLC	People Inc. Housing Group	Toms Brook		Operational/Compliance
Abingdon Village	Abingdon Village Apartments, LLC	People Inc. Housing Group	Abingdon	March 10, 2011	Operational/Compliance
Clinch View Manor	Clinch View Manor Apartments, LLC	People Inc. Housing Group	Gate City	March 10, 2011	Operational/Compliance
Spruce Hill Manor	Spruce Hill Apartments, LLC	People Inc. Housing Group		March 10, 2011	Operational/Compliance
West Lance Apartments	West Lance Apartments, LLC	People Inc. Housing Group	New Castle	March 10, 2011	Operational/Compliance
Abingdon Terrace	Abingdon Terrace Apartments, LLC	People Inc. Housing Group	Abingdon	March 14, 2012	Operational/Compliance
Brunswick Manor	Brunswick Manor Apartments, LLC	Brunswick Management, LLC	Lawrenceville	March 6, 2015	Operational/Compliance
Essex Manor	Essex Manor Apartments, LLC	Essex Management, LLC/People Inc. Housing Group	Tappahannock	March 4, 2016	Operational/Compliance
Pennington Gap	Pennington Gap Apartments, LLC	Pennington Gap Management, LLC/People Inc. Housing Group	Pennington Gap	March 4, 2016	Operational/Compliance
Culpeper Crossing	Culpeper Crossing, LLC	Culpeper Crossing Management, LLC/People Inc. Housing Group	Culpeper	March 3, 2017	Operational/Compliance
Millview Apartments	Millview Apartments, LLC	Millview Management, LLC/People Inc. Housing Group	Remington	March 3, 2017	Operational/Compliance
Luray Meadows	Luray Meadows, LLC	Luray Meadows, L.L.C./People Inc. Housing Group	Luray	March 3, 2017	Operational/Compliance
Sweetbriar II Apartments	Sweetbriar II Apartments, LLC	Sweetbriar II Apartments Management, LLC/People Inc. Housing Group	Abingdon	March 12, 2020	Operational/Compliance
Baileyton Terrace	Baileyton Terrace Owner LLC	TNRD MM LLC/People Inc. Housing Group	Greeneville	May 29, 2019	Operational/Compliance
Greeneville Landing	Greeneville Owner LLC	TNRD MM LLC/People Inc. Housing Group	Greeneville	May 29, 2019	Operational/Compliance
Jamestown Village	Jamestown Village Owner LLC	TNRD MM LLC/People Inc. Housing Group	Jamestown	May 29, 2019	Operational/Compliance
Mountain City Manor	Mountain City Manor Owner LLC	TNRD MM LLC/People Inc. Housing Group	Mountain City	May 29, 2019	Operational/Compliance
Newport Village	Newport Village Owner LLC	TNRD MM LLC/People Inc. Housing Group	Newport	May 29, 2019	Operational/Compliance
Tazewell Village	Tazewell Village Owner LLC	TNRD MM LLC/People Inc. Housing Group	New Tazewell	May 29, 2019	Operational/Compliance
Whites Mill Point II Apartments	WMP II Apartments, LLC	WMP II Apartments Management LLC	Abingdon	March 16, 2023	Construction
Lightfoot Apartments	Lightfoot Apartments, L.L.C.	Lightfoot Apartments Management, L.L.C.	Culpeper	March 16, 2023	Construction
Manassas Veterans Housing & Post Center	MVHPC LP	MVHPC GP, LLC	Manassas	March 16, 2024	PreDevelopment

Abingdon Green II	Abingdon Green II, L.L.C.	Abingdon Green II Management, L.L.C.	Abingdon	March 14, 2024	PreDevelopment
Norton Green II	Norton Green II, L.L.C.	Norton Green II Management, L.L.C.	Norton	March 14, 2024	PreDevelopment
Pulaski Village II	Pulaski Village II, L.L.C.	Pulaski Village II Management, L.L.C.	Pulaski	March 14, 2024	PreDevelopment

Nonprofit Questionnaire Attachment - 4.n. Joint Ventures

Development Name	Location	Date of Application	Non-Profit's role	Ownership Status	Name of JV	Name of GC	MGMT entity	Current Status
Village Estates	Victoria VA	2014	10% Member and ROFR	SAME	HEGM: Gary D. Ellis; Timothy Gunderman; Melvin B. Melton	WB Properties	GEM	PIS
Country Estates	Farmville VA	2014	10% Member and ROFR	SAME	HEGM: Gary D. Ellis; Timothy Gunderman; Melvin B. Melton	WB Properties	GEM	PIS
Plaza Apartments	Dublin VA	2014	10% Member and ROFR	SAME	HEGM: Gary D. Ellis; Timothy Gunderman; Melvin B. Melton	WB Properties	GEM	PIS
Woods Landing	Damascus VA	2014	10% Member and ROFR	SAME	HEGM: Gary D. Ellis; Timothy Gunderman; Melvin B. Melton	WB Properties	GEM	PIS
Washington Court	Abingdon VA	2012	10% Member and ROFR	SAME	HEGM: Gary D. Ellis; Timothy Gunderman; Melvin B. Melton	WB Properties	GEM	PIS
New River Overlook	Radford VA	2013	10% Member and ROFR	SAME	HEGM: Gary D. Ellis; Timothy Gunderman; Melvin B. Melton	WB Properties	GEM	PIS
East Gate Village	Gordonsville VA	2018	10% Member and ROFR	SAME	Surber Development and Consulting LLC: Jennifer E. H. Surber	Peacock Holland	GEM	PIS
Mountain Laurel Manor II	Staunton VA	2018	10% Member and ROFR	SAME	Surber Development and Consulting LLC: Jennifer E. H. Surber	WB Properties	GEM	PIS
Mountain Laurel Manor III	Staunton VA	2020	10% Member and ROFR	SAME	Surber Development and Consulting LLC: Jennifer E. H. Surber	Peacock Holland	GEM	PIS
Brady Square	Richmond VA	2020	10% Member and ROFR	SAME	DPI LLC: Marc R. Dalgic; Roberto Artista	Dakota Partners	Lawson Management	Construction
Saint Elizabeth Apartments	Richmond VA	2022	25% Member	SAME	Commonwealth Catholic Charities Housing Corporation: Jay Brown	Urban Core	TBD	Construction

Tab J:

Relocation Plan and Unit Delivery Schedule
(MANDATORY-Rehab)

Relocation Plan

Manassas Veterans Housing & Post Center

MVHPC LP will adhere to the following relocation plan, Virginia Housing's Relocation Guidelines, as well as to the regulations set forth under the Uniform Relocation Assistance Act (URA) of 1970 should relocation of residents be necessary during the construction period.

The following plan outlines the Owner's and Management Company's contact information and the steps that will be completed to ensure compliance with Virginia Housing requirements and the Uniform Relocation Assistance Act (URA) of 1970.

1. Property Description

Project Name:	Manassas Veterans Housing & Post Center
Project Address:	9511, 9513, 9517 Prince William Street Manassas, VA 20110
Unit Description:	Existing two-bedroom ranch style house that is currently rented to one tenant.
Activity Type:	Demolition & New Construction

2. Property Owner

Name:	MVHPC LP
Contact:	Bryan Phipps
Address:	C/O People Incorporated of Virginia 1173 West Main Street Abingdon, VA 24210
Phone:	(276) 623-9000, EXT. 2286

3. Management Company

Name:	People Incorporated of Virginia
Contact:	Mark Moormans
Address:	1173 West Main Street Abingdon, VA 24210
Phone:	(276) 623-9000, EXT. 2296

4. Scope of the work to be completed, including estimated start and completion dates

The proposed development will consist of new construction of six (6) duplex buildings housing a total of six (6) 1-br units and six (6) 2-br units, and a new American Legion Post building. Prior to construction, demolition of the existing American Legion Post building and a one-story ranch style house on the property will occur.

All new units will be built in compliance with Virginia Housing's Minimum Design and Construction Requirements (MDCR). The units will meet EarthCraft and HIEE – Zero Energy Homes requirements.

Two of the new units will meet Section 504 UFAS accessibility standards. These units will be built to comply with accessibility requirements in the bathrooms, bedrooms, kitchens and entrances. Bathrooms will be equipped with accessible grab bars and new

accessible fixtures. Kitchens will include roll under sinks, lowered cabinets, accessible work counter and front controlled ranges.

The Notice to Proceed is anticipated to go out in February 2027 with construction completion in March 2028.

5. Planned measures to minimize construction impact on occupied units.

There is only one tenant currently on the property, who will move ahead of demolition and construction, so demolition and construction will not impact any occupied units.

6. Projected rents and rental policies after rehab

The rents at the Manassas Veterans Housing and Post Center will adhere to Virginia Housing’s low-income housing tax credit (LIHTC) rent and income guidelines. The Owner anticipates charging the following rents:

Type	AMI Target	Monthly Rent
1 BR	40%	\$1,043
1 BR	50%	\$1,326
1 BR	60%	\$1,500
2 BR	40%	\$1,254
2 BR	50%	\$1,593
2 BR	60%	\$1,775

A copy of the sample lease is available upon request.

7. Advisory services to be offered

MVHPC LP representatives are available to provide advisory services to the current resident. The tenant is aware of the proposed demolition and construction of new units. MVHPC LP and the American Legion Post 14 will provide the current resident with a 120-day Notice regarding Permanent Relocation.

MVHPC LP will work alongside People Incorporated’s Property Management team to provide the following:

- Provide referrals for the tenant to replacement properties, and contact said properties to request priority for a person being displaced;
- Provide the tenant with written information and/or translation services in their native language if necessary;
- Provide appropriate counseling for the tenant if unable to read or understand the notices;

- Provide transportation for the tenant to look at other housing, if necessary, specifically if elderly or disabled;
- Understand and anticipate the needs of the tenant to meet the special advisory services they may need;
- Allow and make the tenant aware that appointments for assistance on any of these matters can be scheduled outside of normal business hours if needed;
- Information on how to access his share of housing relocation assistance financing.

8. Estimated determination as to Moving Cost Reimbursement

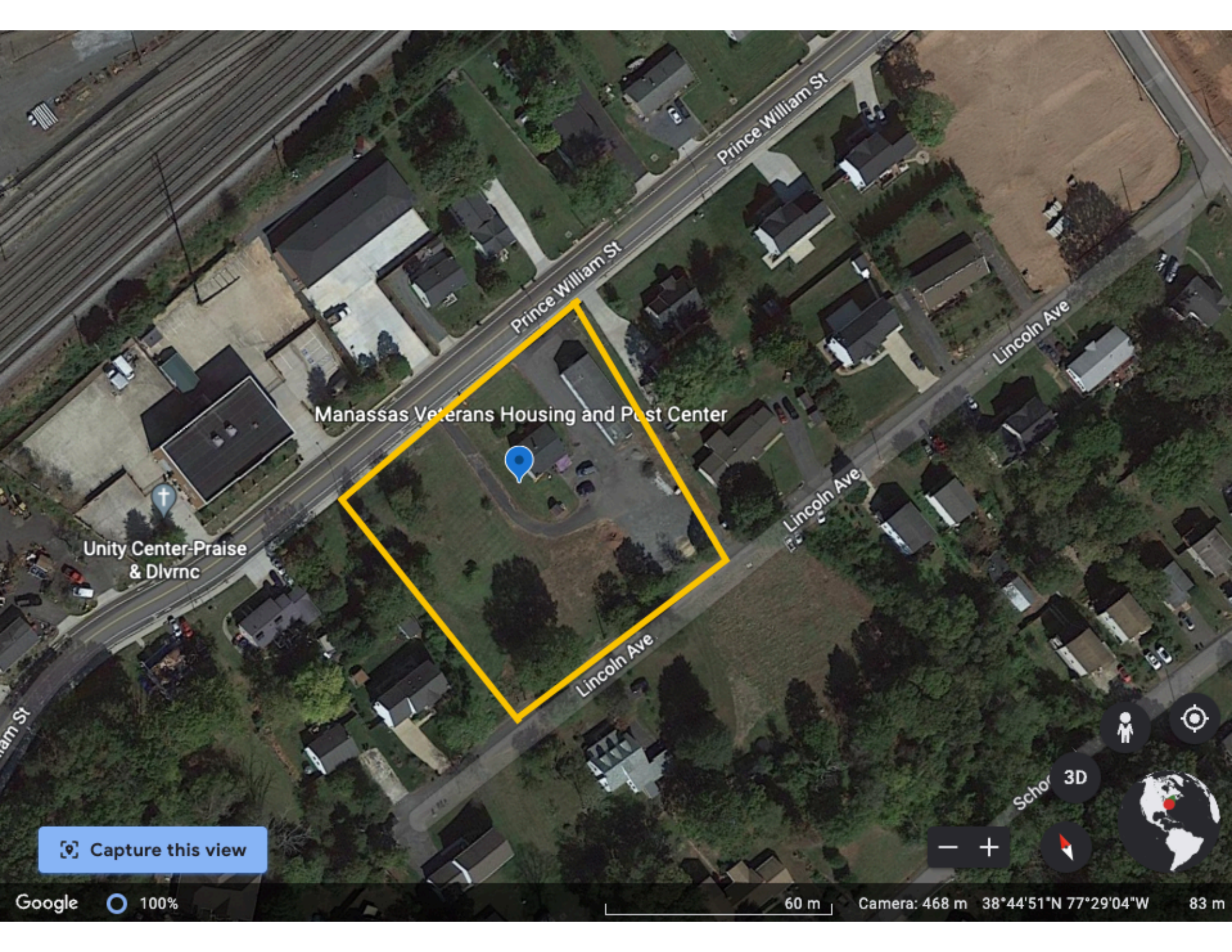
The Owner shall provide moving assistance at no cost to the tenant. Under such circumstances, the Owner's moving cost to the tenant is limited to \$100.00, as stated in the Virginia Housing Relocation Assistance Guidelines. Reimbursement shall include utility transfer/connection fees in relation to relocation.

9. Unit Delivery Schedule

All 12 units are anticipated to receive Certificates of Occupancy in February 2028.

Tab K:

Documentation of Development Location:



Manassas Veterans Housing and Post Center

Unity Center-Praise & Dlvrc

Prince William St

Prince William St

Lincoln Ave

Lincoln Ave

Lincoln Ave

Schor

3D

Capture this view

Google 100%

60 m

Camera: 468 m 38°44'51"N 77°29'04"W

83 m

Tab K.1

Revitalization Area Certification



Community Revitalization Plan Form Letter
13 VAC 180-60(E)(2)(c)(6)

DATE: 03/06/2026

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

RE: Community Revitalization Plan Form

Name of Development: Manassas Veterans Housing and Post Center

Name of Owner/Applicant: MVHPC LP/People Incorporated Housing Group

Name of Seller/Current Owner: American Legion Post NO. 114, Department of Virginia, Incorporated

DEVELOPMENT DESCRIPTION:

Development Address:

9511, 9513, 9517 Prince William Street, Manassas, VA 20110

Proposed Improvements:

New Construction:	# Units	<u>12</u>	# Buildings	<u>6</u>	Total Floor Area	<u>15,692.48</u>
Adaptive Reuse	# Units	<u> </u>	# Buildings	<u> </u>	Total Floor Area	<u> </u>
Rehabilitation:	# Units	<u> </u>	# Buildings	<u> </u>	Total Floor Area	<u> </u>

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.



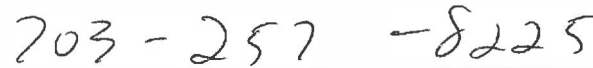
Signature



Printed Name



Title



Phone



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.



Department of Community Development
Planning & Development

March 2, 2023

People, Inc.
Attn: Hunter Snellings
9324 West Street
Manassas, VA 20110

Re: Manassas Veterans Housing and Post Center

Dear Hunter,

This letter is intended to affirm that the Manassas Veterans Housing and Post Center, approved under rezoning application REZ#2022-0002 (Ordinance # O-2023-08) is located within the Downtown Character Area of the City's 2040 Comprehensive Plan. The Comprehensive Plan designates the Downtown Character Area as a revitalization area. Further, Resolution R-2021-41 affirms this Character Area as a revitalization area pursuant to Code of Virginia Section 36-55:30:2.A.

Please let me know if you have any questions.

Sincerely,

Christian Samples, AICP
Senior Planner
City of Manassas, VA

MOTION: FARAJOLLAHI

**March 8, 2021
Regular Meeting
Res. No. R-2021-41**

SECOND: SMITH

RE: REVITALIZATION AREA – DOWNTOWN CHARACTER AREA

WHEREAS, the City of Manassas 2040 Comprehensive Plan, adopted February 24, 2020, designates the Downtown Character Area as a revitalization area; and

WHEREAS, pursuant to Section 36-55.30:2.A of the Code of the Virginia, the City of Manassas desires to designate the Downtown Character Area as a Revitalization Area, consistent with the Comprehensive Plan; and

WHEREAS, the industrial, commercial, or other economic development of the proposed Revitalization Area will benefit the City, but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare, or nonprofit enterprises or undertaking to locate or remain in such area; and


WHEREAS, private enterprise and investment are not reasonably expected, without assistance, to produce decent, safe, and sanitary housing and supporting facilities that will meet the needs of low- and moderate-income persons and families in such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, Wesley Housing, which owns and operates the existing age-restricted affordable housing complex at 8750 Quarry Road known as Quarry Station has applied for Low Income Housing Tax Credits in support of a number of major capital improvements at the property to prolong its life and efficiency; and

WHEREAS, Quarry Station is located in the Downtown Character Area and the proposed reinvestment will support the City's goal of preserving existing high-quality options for affordable housing;

March 8, 2021
Regular Meeting
Res. No. R-2021-41
Page Two

NOW, THEREFORE, BE IT RESOLVED that the City Council of Manassas hereby designates Downtown Character Area, as shown on 2040 Comprehensive Plan adopted land use map, as a Revitalization Area pursuant to Section 36- 55.30:2.A of the Code of Virginia.


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

ATTEST:


Lee Ann Henderson City Clerk

Votes:
Ayes: Ellis, Farajollahi, Osina, Sebesky, Smith, Wolfe
Nays: None
Absent from Vote: None
Absent from Meeting: None

Tab K.2

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

N/A

Tab L:

PHA / Section 8 Notification Letter

PHA or Section 8 Notification Letter

Date: February 6, 2026

To: Manassas Department of Social Services
9324 West Street
Manassas, VA 20110

Re: Proposed Affordable Housing Development

Name of Development: Manassas Veterans Housing and Post Center

Name of Owner: MVHPC LP / People Incorporated Housing Group

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 December 31, 2028 (date).

The following is a brief description of the proposed development:

Development Address: _____
9511, 9513, 9517 Prince William Street
Manassas, VA 20110

Proposed improvements:

New Construction:	# Units	<u>12</u>	# Buildings	<u>6</u>
Adaptive Reuse	# Units	_____	# Buildings	_____
Rehabilitation:	# Units	_____	# Buildings	_____

Proposed Rents:

Efficiencies: \$ _____ / month
1 Bedroom Units: **\$1,043/1,326/1,500**/month
2 Bedroom Units: **\$1,254/1,593/1,775**/ month
3 Bedroom Units: \$ _____ / month
4 Bedroom Units: \$ _____ / month

Other Descriptive Information:

The Manassas Veterans Housing and Post Center will include 12 units that are 1 and 2 bedrooms.
Six duplexes will house the 12 units. Project also includes the redevelopment of the American
Legion Post 114 building.

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 276-623-9000.

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

Sincerely yours.

Name 

Title President

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

Seen and acknowledged by: 

Printed Name: Yilla J. Smith

Title: Director, Housing Opportunity Programs and Initiatives

Phone: (804)343-4599

Date: 2/23/2026

Tab M:

Intentionally Blank

Tab N:

Homeownership Plan

N/A

Tab O:

Plan of Development Certification Letter

N/A

Tab P:

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



ZERH/Passive House Points Certification of Development

Development Name: Lightfoot Apartments

Allocation Year: 2023 9%

By providing this Certificate, Virginia Housing affirms receipt of documentation that the above development has achieved Zero Energy Ready Homes or Passive House building standards and affirms that the development has Placed In Service.

This Certificate may be used to qualify for 10 points (up to 20) per unique certification in a single application, within three years of the issuance date and is nontransferable.

ZERH: (10 pts)

Passive House: (10 pts)

Date: 3/9/26

Signed: *Stephanie Flanders*

Printed Name: Stephanie Flanders

Director of Housing Tax Credits

Tab Q:

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

N/A

Tab R:

Documentation of Utility Allowance calculation

03/02/2026
 People Incorporated Housing Group
 1173 W Main Street
 Abingdon, VA, 24210

Manassas Veterans - Utility Allowance Estimation

Please find below an estimated Utility Allowance (UA) for Manassas Veterans in Manassas, VA.

In order to estimate the electric utility use, we used RESNET standard approved software (ekotrope). Below is the projected electric utility allowance cost that represents the cost per unit type. The inputs used in the energy modeling were from the preliminary plans and specifications from the ENERGY STAR SFNH v3.2 and DoE ENH v1 reference designs. Utility rates were taken from the most current listed schedules.

Unit Type	Electric (ekotrope)	Water + Sewage (HUDUSM)	Total UA (monthly)
1 BR	\$67	\$69	\$136
2 BR	\$80	\$98	\$178
Utility			
Source	City of Manassas	City of Manassas	
Notes	RS eff 07/2025	Eff. 01/2026	

Should you have any questions do not hesitate to contact me.

Sincerely,

Patrick Schulze
 Residential Energy Modeler
 RESNET HERS Rater
pschulze@southern-energy.com
 Southern Energy Management

Fuel Summary

Property

951x Prince William Street
Manassas, VA 20110

Manassas Veterans_1 BR
Progress Set 2026-01-09

Organization

Southern Energy Management
Benoit Rivard
9196228441

Builder**Inspection Status**

Results are projected

Annual Energy Cost

Electric	\$897
----------	-------

Annual End-Use Cost

Heating	\$206
Cooling	\$22
Water Heating	\$188
Lights & Appliances	\$390
Onsite Generation	-\$0
Service Charges	\$91
Total	\$897

Annual End-Use Consumption

Heating [Electric kWh]	1,565.0
Cooling [Electric kWh]	162.0
Hot Water [Electric kWh]	1,420.9
Lights & Appliances [Electric kWh]	2,948.9
Total [Electric kWh]	6,096.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.04
Peak Summer kW	0.85

Utility Rates

Electricity	Dominion VA 1/26 (ALL Riders)
-------------	-------------------------------

Building Specification Summary

Property

951x Prince William Street
Manassas, VA 20110

Manassas Veterans_1 BR
Progress Set 2026-01-09

Organization

Southern Energy Management
Benoit Rivard
9196228441

Builder

Inspection Status

Results are projected

Building Information

Conditioned Area [ft ²]	744.00
Conditioned Volume [ft ³]	6,101.00
Thermal Boundary Area [ft ²]	2,463.80
Number Of Bedrooms	1
Housing Type	Duplex, single unit

Rating

HERS ERI	50
HERS ERI w/o PV	50

Building Shell

Unconditioned Attic Ceiling	R-60 Attic Blown G1; U-0.017
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R15 16"OC + R3Ci G1; U-0.06
Found. Walls	None
Framed Floors	None
Slabs	R15 Perimeter (wood); R-15

Windows (largest)	U-Value: 0.25, SHGC: 0.22
Window / Wall Ratio	0.07
Window / Floor Ratio	0.09
Infiltration	4 ACH50
Duct Lkg to Outside	3 CFM25 / 100 ft ²
Total Duct Leakage	6 CFM25 / 100 ft ² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 17 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%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	400.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	20.0	Range/Oven Fuel	Electric

Fuel Summary

Property

951x Prince William Street
Manassas, VA 20110

Manassas Veterans_2 BR
Progress Set 2026-01-09

Organization

Southern Energy Management
Benoit Rivard
9196228441

Builder**Inspection Status**

Results are projected

Annual Energy Cost

Electric	\$1,114
----------	---------

Annual End-Use Cost

Heating	\$270
Cooling	\$30
Water Heating	\$245
Lights & Appliances	\$478
Onsite Generation	-\$0
Service Charges	\$91
Total	\$1,114

Annual End-Use Consumption

Heating [Electric kWh]	2,058.0
Cooling [Electric kWh]	224.3
Hot Water [Electric kWh]	1,862.2
Lights & Appliances [Electric kWh]	3,624.3
Total [Electric kWh]	7,768.7
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.35
Peak Summer kW	1.03

Utility Rates

Electricity	Dominion VA 1/26 (ALL Riders)
-------------	-------------------------------

Building Specification Summary

Property

951x Prince William Street
Manassas, VA 20110

Manassas Veterans_2 BR
Progress Set 2026-01-09

Organization

Southern Energy Management
Benoit Rivard
9196228441

Builder

Inspection Status

Results are projected

Building Information

Conditioned Area [ft ²]	1,063.00
Conditioned Volume [ft ³]	8,717.00
Thermal Boundary Area [ft ²]	3,274.40
Number Of Bedrooms	2
Housing Type	Duplex, single unit

Rating

HERS ERI	49
HERS ERI w/o PV	49

Building Shell

Unconditioned Attic Ceiling	R-60 Attic Blown G1; U-0.017
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R15 16"OC + R3Ci G1; U-0.06
Found. Walls	None
Framed Floors	None
Slabs	R15 Perimeter (wood); R-15

Windows (largest)	U-Value: 0.25, SHGC: 0.22
Window / Wall Ratio	0.09
Window / Floor Ratio	0.09
Infiltration	4 ACH50
Duct Lkg to Outside	3 CFM25 / 100 ft ²
Total Duct Leakage	6 CFM25 / 100 ft ² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 17 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%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	400.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	20.0	Range/Oven Fuel	Electric



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality ZIP20110 - Manassas, VA		Green Discount Energy Star	Unit Type Single Family Attached				Date 03/02/2026
Utility/Service		Monthly Dollar Allowances					
Utility/Service	Utility/Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	n/a	n/a	n/a	n/a	n/a	n/a
	Bottle Gas	n/a	n/a	n/a	n/a	n/a	n/a
	Electric Resistance	n/a	n/a	n/a	n/a	n/a	n/a
	Electric Heat Pump	n/a	n/a	n/a	n/a	n/a	n/a
	Fuel Oil	n/a	n/a	n/a	n/a	n/a	n/a
Cooking	Natural Gas	n/a	n/a	n/a	n/a	n/a	n/a
	Bottle Gas	n/a	n/a	n/a	n/a	n/a	n/a
	Electric	n/a	n/a	n/a	n/a	n/a	n/a
	Other	n/a	n/a	n/a	n/a	n/a	n/a
Other Electric		n/a	n/a	n/a	n/a	n/a	n/a
Air Conditioning		n/a	n/a	n/a	n/a	n/a	n/a
Water Heating	Natural Gas	n/a	n/a	n/a	n/a	n/a	n/a
	Bottle Gas	n/a	n/a	n/a	n/a	n/a	n/a
	Electric	n/a	n/a	n/a	n/a	n/a	n/a
	Fuel Oil	n/a	n/a	n/a	n/a	n/a	n/a
Water		\$22	\$24	\$34	\$49	\$64	\$79
Sewer		\$42	\$45	\$64	\$93	\$122	\$151
Trash Collection		n/a	n/a	n/a	n/a	n/a	n/a
Range/Microwave		n/a	n/a	n/a	n/a	n/a	n/a
Refrigerator		n/a	n/a	n/a	n/a	n/a	n/a
Other - specify		n/a	n/a	n/a	n/a	n/a	n/a
Projected Family Allowances (To be used to compute specific family allowances)	Utility/Service			Cost/Month			
	Space Heating	Not applicable		\$0			
Family Name	Cooking	Not applicable		\$0			
	Other Electric	Not applicable		\$0			
	Air Conditioning	Not applicable		\$0			
Unit Address	Water Heating	Not applicable		\$0			
	Water	Not applicable		\$0			
	Sewer	Not applicable		\$0			
	Trash Collection	Not applicable		\$0			
Number of Bedrooms	Range/Microwave	Not applicable		\$0			
1	Refrigerator	Not applicable		\$0			
	Other	Not applicable		\$0			
	Total			\$0			

Tab S:

Supportive House Mandatory
Certification and Documentation

N/A

Tab T:

Funding Documentation



March 12th, 2026

Virginia Housing
601 South Belvidere Street
Richmond, Virginia 232220-6500

Re: Manassas Veterans Housing and Post Center Subsidized Funding Commitment Letter

To Whom It May Concern:

On February 3rd, 2026, People Incorporated of Virginia received an award of HUD Economic Development Initiative (EDI) Community Project Funding (CPF) from the State of Virginia Department of Housing and Urban Development totaling \$2,000,000 to commit to the Manassas Veterans Housing and Post Center. See attachment. The HUD EDI CPF award of \$2,000,000 is subject to the terms and conditions described below:

Amount	\$2,000,000
Term	30 years or coterminous with senior debt
Interest Rate	0%

All the best,

PEOPLE INCORPORATED OF VIRGINIA,
a Virginia non-stock corporation

By: 
Name: Bryan Phipps
Title: President & CEO

Congressionally Directed Spending in FY2026 Government Funding Bill

Northern Virginia



U.S. Senators Mark R. Warner and Tim Kaine

The senators successfully secured:

- **\$3,150,000** for the Fairfax County Transportation Safety Initiative to make multimodal safety improvements at six locations with high crash rates in **Springfield**, helping reduce avoidable, serious accidents involving pedestrians and bicyclists.
- **\$2,915,000** for Micah Ecumenical Ministries to support construction of a supportive housing neighborhood in **Fredericksburg** that includes small homes, duplexes, apartments, and comprehensive on-site amenities. The neighborhood is aimed at helping people overcome chronic homelessness.
- **\$2,500,000** for Hopkins House to build a community space in **Alexandria** that will have economic security, early learning, and housing stability programs for Virginia public housing residents seeking to break the cycle of generational poverty.
- **\$2,000,000** for the **Alexandria** Redevelopment Housing Authority to revitalize the existing Ladrey Apartments, a 170-unit public housing community.
- **\$2,000,000** for People Incorporated of Virginia to construct affordable housing in **Manassas** and revitalize an American Legion post to serve veterans and the community.
- **\$1,780,000** for Action in Community through Service (ACTS) to demolish and reopen a multi-function facility in **Prince William County** that supports residents who have experienced or are fleeing domestic violence and sexual assault. The center will provide temporary housing along with critical wraparound services, including counseling, legal assistance, and case management.
- **\$1,613,968** for the **City of Manassas Park** to improve safety for road users within the Park Central downtown area.
- **\$1,521,000** for Neighborhood Health to expand access to health care services for low-income residents at its facility in the **City of Alexandria**.
- **\$1,500,000** for the Virginia Department of Transportation to widen, realign, and improve intersections along Shelton Shop Road between Soaring Eagle Drive and Mountain View Road in **Stafford County**, improving traffic flow and safety.
- **\$1,200,000** for the **Town of Dumfries** to reduce outages, manage storm impacts, improve water quality, and boost economic vitality by restoring Quantico Creek.

- **\$1,175,000** for Affordable Homes & Communities (AHC) to create affordable rental homes in **Arlington** for low-income families. The homes will also include wraparound services, including child care, a community center, a playground, and a trail.
- **\$1,000,000** for the Virginia Department of Transportation to construct a sidewalk on Plaza Street in **Loudoun County**, which will improve safety.
- **\$1,000,000** for the Virginia Department of Transportation to construct a pedestrian bridge across U.S. Route 1 in **Prince William County** to connect the North Woodbridge Town Center to the VRE station.
- **\$925,000** for the **City of Falls Church** to acquire, preserve, and redevelop affordable housing units.
- **\$850,000** for the **Fairfax County** Government to construct a regional crisis facility for youth experiencing behavioral health challenges.
- **\$850,000** for **Manassas** Regional Airport to replace an aging runway bridge.
- **\$550,000** for Bailey's Crossroads Health Access Partnership, Inc. to support the construction of a new medical clinic in **Fairfax County** and increase the clinic's capacity to serve patients.
- **\$405,000** for Survivor Ventures to expand access to its Survivors to Entrepreneurs program, which provides human trafficking survivors **across Northern Virginia** with job training, career mentorship, and paid, supported employment to achieve lasting economic independence.
- **\$250,000** for the Virginia Department of Transportation to improve Leeland Road in **Stafford County** by constructing a two-way left turn lane, a crosswalk, sidewalks, and bike lanes to improve safety.
- **\$245,000** for the Healing Station Counseling Center in **Fredericksburg** to expand access to mental health services.
- **\$57,000** for America's Routes to help the Piedmont Historical Association and America's Routes transcribe historical documents indicating the planning decisions behind the road and bridge infrastructure in **Loudoun County**.

Tuesday, February 17, 2026 at 13:34:18 Eastern Standard Time

Subject: Re: [EXTERNAL] Guidance on your FY2026 HUD Congressionally Directed Spending Request
Date: Tuesday, February 17, 2026 at 1:34:18 PM Eastern Standard Time
From: Erika Dietz
To: Bryan Phipps

From: Approps (Warner) <approps_@warner.senate.gov>
Date: Friday, February 13, 2026 at 10:45 AM
To: Approps (Warner) <approps_@warner.senate.gov>, Approps, Kaine (Kaine) <Kaine_Approps@kaine.senate.gov>
Subject: [EXTERNAL] Guidance on your FY2026 HUD Congressionally Directed Spending Request

Good morning,

Please see below for the latest guidance from the Senate Appropriations Committee regarding implementation of your FY26 Congressionally Directed Spending funding through the Department of Housing and Urban Development's Office of Economic Development.

HUD EDI CPF/CDS will be managed by HUD's Field Offices and supported by HUD's Office of Economic Development, Congressional Grants Division at Headquarters. The field offices will conduct grants management including local customer service and grant agreement execution and headquarters will support national policy, standards, system, and congressional inquiries. In the next 60-90 days, HUD will provide its first communication to grantees that will include early onboarding instructions, such as user access to HUD systems, information about upcoming webinars, and Office of Community Planning and Development (CPD) contacts to work with. HUD will use the point of contact information that you provided to THUD. Grantees should be prepared to submit a project narrative and project budget to HUD that is consistent with the purpose of the project listed in the FY 2026 JES and have a Unique Entity Identifier (UEI) from SAM.gov.

All EDI grants are subject to Federal requirements, including the National Environmental Policy Act (NEPA), HUD's NEPA-implementing regulations at 24 CFR Part 50 or 24 CFR Part 58, all appropriate federal environmental and historic preservation laws, regulations, and Executive Orders, Build America Buy America, Section 3, and the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 CFR Part 200. **The date EDI projects become federalized (AKA federal requirements begin to apply) is the date of enactment of the FY26 appropriations act, which was February 3, 2026.** This means that upon the bill being signed into law, grantees should **not** engage in choice limiting actions such as acquisition, leasing, rehabilitation, demolition, new construction, ground disturbance work such as clearing, grading or grubbing, and entering into contracts for these activities without first completing a federal environmental review process. However, grantees may perform administrative, planning, and other soft costs that are consistent with the project purpose. Any costs incurred by a grantee must comply with all applicable Federal requirements in order to be eligible for reimbursement for costs incurred between enactment and once a grant agreement is signed. No expenses incurred prior to the date of enactment of the FY26 appropriations act can

be reimbursed. HUD's prohibition on choice limiting actions can be found at 24 CFR 58.22. Basic orientation materials to the HUD environmental review process can be found here: <https://www.hudexchange.info/programs/environmental-review/orientation-to-environmental-reviews/#overview>

HUD's EDI landing page for FY22-24 projects can be found here: https://www.hud.gov/program_offices/comm_planning/edi-grants. We anticipate it will be updated for the FY26 cohort. We recommend your office and new grantees review this resource as we anticipate the FY26 information to be similar to FY24.

Sincerely,
Offices of Senator Mark R. Warner & Senator Tim Kaine

COMMUNITY PROJECT FUNDING/CONGRESSIONALLY DIRECTED SPENDING—Continued

Agency	Account	Recipient	Project	State	Amount (\$)	Requesters		Origination
						House	Senate	
Department of Housing and Urban Development	Community Development Fund	Northern Virginia Community College	Northern Virginia Community College HVAC Program	VA	250,000	Wittman		H
Department of Housing and Urban Development	Community Development Fund	County of York	Bethel Manor Elementary School Expansion Project	VA	3,254,000	Wittman		H
Department of Housing and Urban Development	Community Development Fund	Middle Peninsula Chesapeake Bay Public Access Authority	Securing Upland Dredge Material Sites	VA	810,000	Wittman		H
Department of Housing and Urban Development	Community Development Fund	Hampton Roads Ecumenical Lodgings & Provisions, Inc	Affordable Housing	VA	700,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Foodbank of Southeastern Virginia and Eastern Shore	New Facility	VA	1,500,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Affordable Homes & Communities	Affordable Housing and Community Center	VA	1,175,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	City of Danville	Cunningham and Hughes Neighborhood Development Center	VA	1,742,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Economic Development Authority of Floyd County	Utilities to Support Affordable Workforce Housing	VA	1,520,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Feed More	Project Nourish	VA	1,500,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Hopkins House—A Center for Children and their Families	Samuel Madden Homes Success Center	VA	2,500,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Micah Ecumenical Ministries	Jeremiah Community	VA	2,915,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Town of Clifton Forge	Town of Clifton Forge All Abilities Park	VA	2,912,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Young Men's Christian Association of Central Virginia	Transform the Downtown YMCA	VA	1,423,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Action in Community Through Service	Rebuilding Westend Domestic Violence Shelter	VA	1,780,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	James City County	Moses Lane Comprehensive Community Development Project	VA	925,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Habitat for Humanity Powhatan	Ballsville Road Neighborhood	VA	500,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	SupportWorks Housing	Rady Street Apartments	VA	500,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Staunton Redevelopment and Housing Authority	Affordable Housing in Staunton	VA	500,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Alexandria Redevelopment Housing Authority	Ladrey Apartments	VA	2,000,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	Harrisonburg Redevelopment & Housing Authority	Lineweaver Annex Renovation of Permanent Supportive Housing Project	VA	2,000,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	People Incorporated of Virginia	Manassas Veterans Housing and Post Center	VA	2,000,000		Kaine, Warner	S
Department of Housing and Urban Development	Community Development Fund	City of Norfolk	Affordable Housing Development	VA	1,000,000		Kaine, Warner	S

**VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
HOUSING INNOVATIONS IN ENERGY EFFICIENCY PROGRAM AGREEMENT**

THIS PROGRAM AGREEMENT made and entered into this 1st day of October 2024 by and between **PEOPLE INCORPORATED HOUSING GROUP** (hereinafter referred to as "the Developer") and **MVHPC LP** (hereinafter referred to as "the Owner") and the **VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT** (hereinafter referred to as "DHCD").

The **Housing Innovations In Energy Efficiency** (hereinafter referred to as "HIEE") funds provided for and which are the subject of this program agreement (hereinafter referred to as "the Agreement"), have been appropriated by the Virginia General Assembly to support the preservation and production of affordable housing, and are allocated for this project. However, the Department reserves the right to modify, amend or terminate this Agreement due to the reduction or rescission of state funds by the Virginia General Assembly. The funds are subject to, and this Agreement incorporates by reference, the terms, rules, and conditions set forth in the HIEE Application, plan and guidelines and related laws of the Commonwealth of Virginia.

Upon execution of this Agreement, the Department has approved the Developer's request for a loan and the Department authorizes the Developer to initiate activities and incur expenses associated with the **Manassas Veterans Housing and Post Center** project to provide affordable housing. The Developer agrees to comply with all the terms and conditions of this Agreement, and all applicable State laws and requirements in its implementation of activities. The Developer agrees to furnish in such a form as the Department may require, reports concerning the status of project activities and/or disposition of loan funds.

The Developer shall hold the Commonwealth of Virginia, the Department, its agents and employees harmless from any and all claims and demands based upon or arising out of any actions by the Developer, its employees, agents or contractors.

The Department reserves the right to modify, amend, or terminate this Agreement at any time during the term of this Agreement due to failure of the Developer to comply with the terms and conditions of this Agreement and other documents set forth herein, or due to the loss, reduction, or rescission of state funds from the Department.

- I. **Loan Amount** – The Department hereby awards a loan of **\$384,000** of HIEE resources (the "Loan") to be used in a manner consistent with the proposed budget in the Affordable and Special Needs Housing application and the Scope of Eligible Activities, IV. The loan is intended to be for long-term permanent financing.

- II. **Term of Agreement** – This Agreement goes into effect upon execution/signing of this Agreement. The funding reservation will expire on October 7th, 2026 (10/7/2026) after the execution/signing of this Agreement. DHCD reserves the right to de-obligate the fund reservation at any time in the case of the project not making sufficient progress toward completion. This funding reservation may be extended at DHCD's discretion if the Developer

can demonstrate just cause. This HIEE Program Agreement will remain in effect until the expiration of the Affordability Period (as defined in Section V).

- III. **Budget** – The attached budget, including other funding sources and projected expenses to be paid with HIEE loan, are herein incorporated as a part of this Agreement.
- IV. **Scope of Eligible Activities** – Manassas Veterans Housing and Post Center (the “Project”) is the new construction of twelve (12) units of affordable rental housing across six (6) buildings located at 9511, 9513, and 9517 Prince William Street, Manassas, Virginia 20110. All units will be made available to households at or below 80% Area Median Income. The Project will meet or exceed Zero Energy Ready Homes (ZERH) standards including but not limited to improved energy efficiency performance, dehumidification, fresh air ventilation, and green building certification standards to comply with guidelines for receiving Housing Innovations in Energy Efficiency (HIEE) funding.
- V. **Affordability Period** – The Developer must assure that the developed/preserved units will be used for affordable housing in accordance with program requirements and those specified with this Agreement for at least 30 years from the completion of the project. The completion date is the date that DHCD receives a complete and accurate rent lease up report, or a complete and accurate completion report including beneficiary data for the project if HOME funds are included in the project. At the end of the Affordability Period, at DHCD’s sole discretion, the initial principal and any accrued interest may be either repaid or forgiven, provided the Developer has been in compliance for 30 years. This affordability period shall be secured through a Deed of Trust. Deeds of Trust placed on the project under the HIEE Loan may only be subordinated to other project financing with the approval of the Department. Should the Loan be subordinate to financing issued by Virginia Housing Development Authority (“Virginia Housing”), the Affordability Period shall be the greater of 30 years or the remaining term of the mortgage issued by Virginia Housing.
- VI. **Fund Disbursement** – The loan of \$384,000 will be for a term of 30 years at zero percent (0%) interest, structured as an interest-only, must pay loan consisting of equal monthly interest payments. The Loan is not intended to be a grant. Payments shall be made in accordance with Virginia Housing loan servicing guidance. Funds will be disbursed to Virginia Housing for distribution at the project loan closing and must be used in accordance with the approved budget. Funds not disbursed by the expiration of this Agreement will be forfeited. Disbursements will be made by the Department on the basis of notification of the project loan closing date. The closing date must be confirmed by Virginia Housing. The total disbursement of HIEE funds shall not exceed the loan dollar amount awarded in section I. of this Agreement. Should the anticipated closing not take place, funds will be held at Virginia Housing. Funds are intended to be used as long-term permanent financing. Notwithstanding anything to the contrary above, should the Loan be subordinate to financing issued by Virginia Housing Development Authority (“Virginia Housing”), the term of the Loan shall be the greater of 30 years or the remaining term of the mortgage issued by Virginia Housing.

Other terms and conditions of the Loan will be as set forth in the loan commitment issued pursuant to this Agreement.

- VII. **Federal HOME Requirements** – If applicable, use of these funds results in a project that uses federal HOME Investment Partnerships Program funds, this Agreement shall be governed by all federal requirements pertaining to affordable housing projects developed under the HOME program. The Developer's failure to contact the Department in no way releases it from its responsibility to ensure compliance with federal HOME requirements in project construction, maintenance, and management.

This project does OR does not include an allocation of HOME Funds.

- VIII. **Repayment Provision** – The Loan is to be repaid in accordance with the rate and terms outlined in Section VI. Virginia Housing will serve as the loan servicing entity. Failure to make payments in accordance with the prescribed payment schedule may result in foreclosure on the property.
- IX. **Access to Property** – The Developer shall give DHCD unrestricted access to the property for inspections and site review.
- X. **Records and Reports** – The Developer shall maintain records as prescribed by the Department. The Developer shall give DHCD unrestricted access to records, files, books, papers, and documents related to the administration of the HHEE Fund project. Records pertaining to activities funded pursuant to this Agreement shall remain intact and accessible for at least five years beyond the end of the affordability period. In the event a litigation claim or audit is initiated prior to expiration of the record retention period, records shall be retained until such action is resolved to DHCD's satisfaction. DHCD reserves the right to change reporting requirements for the HHEE Fund as needed to ensure compliance.
- XI. **Accounting Records** – The Developer shall record in its accounting system all funds received by it pursuant to this Agreement. All costs to be supported by the Loan shall be documented by properly executed invoices, contracts, or vouchers. All checks, invoices, contracts vouchers, orders, or other accounting documents pertaining in whole or in part to any project activity funded with the Loan shall be clearly identified, readily accessible, and separate and distinct from all other such documents. Such documents shall be retained by the Developer for a period of five years beyond the end of the affordability period and shall be readily accessible to the Department during the course of the project. Should any litigation claim or audit be started before the expiration of the affordability period, the records shall be retained until such action is resolved.
- XII. **Audit** – The Developer must submit an annual audit to DHCD within thirty days after receipt of the auditor's report and nine months after the end of the audited period.

XIII. **Termination, Suspension, Conditions** – If through any cause, the Developer fails to comply with the terms, conditions or requirements of this Agreement, the Department may terminate or suspend this Agreement by giving written notice of the same and specifying the effective date of termination or suspension at least five days prior to such action. In the case of Agreement violations by the Developer and/or termination of the project before completion, the Department may make a written request that all or some of the Loan be returned even if the Developer has expended the Loan. The Developer agrees to return the Loan as requested by the Department within 15 days of receipt of the written request.

XIV. **Subsequent Contracts** – The Developer shall remain fully obligated under the provisions of the Agreement notwithstanding its designation of any subsequent or third parties for the undertaking of all or part of the activities for which the Loan is being provided to the Developer. Any contractor or subcontractor, which is not the Developer, shall comply with all the lawful requirements of the Developer necessary to ensure that the project for which this assistance is being provided under this Agreement is carried out in accordance with the Developer's assurance and certifications.

XV. **Federal Match** –HHEE expenditures associated with this funding commitment will be used to meet the State's federal HOME program match requirement and may not be utilized for any subsequent match requirement without permission from the Department.

XVI. **Miscellaneous** – This Agreement constitutes the entire and final Agreement between the parties with respect to the reserved funds and supersedes all prior negotiations and agreements. This Agreement is contingent upon the availability of HHEE funds. This Agreement may be amended only in writing signed by DHCD and the Developer. This Agreement may be terminated for convenience upon 30 days written notice by any party hereto. This Agreement shall be construed in accordance with the laws of the Commonwealth of Virginia. All provisions contained herein are severable and should any provision be held invalid by a court of competent jurisdiction the remaining provisions shall remain in full force and effect.

XVII. **ADDITIONAL ASSURANCES AND CONDITIONS:**

The Developer hereby assures and certifies that:

It possesses legal authority to execute this Agreement:

It will ensure that resources are available to provide the housing units purchased through this Agreement at affordable rents to the targeted population for at least a period of 30 years.

That any additional funds needed to complete the Scope of Eligible Activities (IV) are committed and available for uses.

XVIII. **DEED OF TRUST**

The owner/developer agrees to place a Deed of Trust on the developed/preserved units to ensure that they are used for affordable housing for the targeted population for a period of 30 years. Should the property use be changed during the Affordability Period, the loan funds must be immediately re-paid in full to the HHEF Fund in accordance with the terms of this Agreement.

The parties named below on the date set forth below their respective signatures as follows hereby execute this Agreement:

**Virginia Department of Housing and
Community Development**
By Its Authorized Officer:


Sandra Powell
Senior Deputy Director
Community Development & Housing

10/10/2024
Date


People Incorporated Housing Group

By: Bryan Phipps


Title: President & CEO

1 October 2024
Date

MVHPC LP
By: Bryan Phipps


Title: President

1 October 2024
Date

**VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
VIRGINIA HOUSING TRUST FUND PROGRAM AGREEMENT**

THIS PROGRAM AGREEMENT made and entered into this 1st day of October 2024 by and between **PEOPLE INCORPORATED HOUSING GROUP** (hereinafter referred to as "the Developer") and **MVHPC LP** (hereinafter referred to as "the Owner") and the **VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT** (hereinafter referred to as "DHCD").

The Virginia Housing Trust Fund (hereinafter referred to as "VHTF") funds provided for and which are the subject of this program agreement (hereinafter referred to as "the Agreement"), have been appropriated by the Virginia General Assembly to support the preservation and production of affordable housing, and are allocated for this project, however, the Department reserves the right to modify, amend or terminate this Agreement due to the reduction or rescission of state funds by the Virginia General Assembly. The funds are subject to, and this Agreement incorporates by reference, the terms, rules, and conditions set forth in the Virginia Housing Trust Fund Application, plan and guidelines and related laws of the Commonwealth of Virginia.

Upon execution of this Agreement, the Department has approved the Developer's request for a loan and the Department authorizes the Developer to initiate activities and incur expenses associated with the **Manassas Veterans Housing and Post Center** project to provide affordable housing. The Developer agrees to comply with all the terms and conditions of this Agreement, and all applicable State laws and requirements in its implementation of activities. The Developer agrees to furnish in such a form as the Department may require, reports concerning the status of project activities and/or disposition of loan funds.

The Developer shall hold the Commonwealth of Virginia, the Department, its agents and employees harmless from any and all claims and demands based upon or arising out of any actions by the Developer, its employees, agents or contractors.

The Department reserves the right to modify, amend, or terminate this Agreement at any time during the term of this Agreement due to failure of the Developer to comply with the terms and conditions of this Agreement and other documents set forth herein, or due to the loss, reduction, or rescission of state funds from the Department.

- I. **Loan Amount** – The Department hereby awards a loan of **\$700,000** of VHTF resources (the "Loan") to be used in a manner consistent with the proposed budget in the Affordable and Special Needs Housing application and the Scope of Eligible Activities, IV. The Loan is intended to be for long-term permanent financing.

- II. **Term of Agreement** – This Agreement goes into effect upon execution/signing of this Agreement. The funding reservation will expire on October 7th, 2026 (10/7/2026) after the execution/signing of this Agreement. DHCD reserves the right to de-obligate the fund reservation at any time in the case of the project not making sufficient progress toward

completion. This funding reservation may be extended at DHCD's discretion if the Developer can demonstrate just cause. This VHTF Program Agreement will remain in effect until the expiration of the Affordability Period (as defined in Section V).

- III. **Budget** – The attached budget, including other funding sources and projected expenses to be paid with the Loan, are herein incorporated as a part of this Agreement.
- IV. **Scope of Eligible Activities** – Manassas Veterans Housing and Post Center (the "Project") is the new construction of twelve (12) units of affordable rental housing across six (6) buildings located at 9511, 9513, and 9517 Prince William Street, Manassas, Virginia 20110, which will be made available to individuals or families with incomes at or below 80% of the Area Median Income.
- V. **Affordability Period** – The Developer must assure that the developed/preserved units will be used for affordable housing in accordance with program requirements and those specified with this Agreement for at least 30 years from the completion of the project. The completion date is the date that DHCD receives a complete and accurate rent lease up report, or a complete and accurate completion report including beneficiary data for the project if HOME funds are included in the project. At the end of the Affordability Period, at DHCD's sole discretion, the initial principal and any accrued interest may be either repaid or forgiven, provided the Developer has been in compliance for 30 years. This affordability period shall be secured through a Deed of Trust, Deeds of Trust placed on the project under the Virginia Housing Trust Fund may only be subordinated to other project financing with the approval of the Department. Should the Loan be subordinate to financing issued by Virginia Housing Development Authority ("Virginia Housing"), the Affordability Period shall be the greater of 30 years or the remaining term of the mortgage issued by Virginia Housing.
- VI. **Fund Disbursement** – The Loan of \$700,000 will be for a term of 30 years at a half percent (0.5%) interest, structured as an interest-only, must pay loan consisting of equal monthly interest payments. The Loan is not intended to be a grant. Payments shall be made in accordance with Virginia Housing loan servicing guidance. Funds will be disbursed to Virginia Housing for distribution at the project loan closing and must be used in accordance with the approved budget. Funds not disbursed by the expiration of this Agreement will be forfeited. Disbursements will be made by the Department on the basis of notification of the project loan closing date. The closing date must be confirmed by Virginia Housing. The total disbursement of VHTF funds shall not exceed the loan dollar amount awarded in section I. of this Agreement. Should the anticipated closing not take place, funds will be held at Virginia Housing. Funds are intended to be used as long-term permanent financing. Notwithstanding anything to the contrary above, should the Loan be subordinate to financing issued by Virginia Housing Development Authority ("Virginia Housing"), the term of the Loan shall be the greater of 30 years or the remaining term of the mortgage issued by Virginia Housing. Other terms and conditions of the Loan will be as set forth in the loan commitment issued pursuant to this Agreement.

VII. **Federal HOME Requirements** – If applicable, use of these funds results in a project that uses federal HOME Investment Partnerships Program funds, this Agreement shall be governed by all federal requirements pertaining to affordable housing projects developed under the HOME program. The Developer's failure to contact the Department in no way releases it from its responsibility to ensure compliance with federal HOME requirements in project construction, maintenance, and management.

This project does OR does not include an allocation of HOME Funds.

VIII. **Repayment Provision** – The Loan is to be repaid in accordance with the rate and terms outlined in Section VI. Virginia Housing will serve as the loan servicing entity. Failure to make payments in accordance with the prescribed payment schedule may result in foreclosure on the property.

IX. **Access to Property** – The Developer shall give DHCD unrestricted access to the property for inspections and site review.

X. **Records and Reports** – The Developer shall maintain records as prescribed by the Department. The Developer shall give DHCD unrestricted access to records, files, books, papers, and documents related to the administration of the Housing Trust Fund project. Records pertaining to activities funded pursuant to this Agreement shall remain intact and accessible for at least five years beyond the end of the affordability period. In the event a litigation claim or audit is initiated prior to expiration of the record retention period, records shall be retained until such action is resolved to DHCD's satisfaction. DHCD reserves the right to change reporting requirements for the Housing Trust Fund as needed to ensure compliance.

XI. **Accounting Records** – The Developer shall record in its accounting system all funds received by it pursuant to this Agreement. All costs to be supported by the Loan shall be documented by properly executed invoices, contracts, or vouchers. All checks, invoices, contracts vouchers, orders, or other accounting documents pertaining in whole or in part to any project activity funded with the Loan shall be clearly identified, readily accessible, and separate and distinct from all other such documents. Such documents shall be retained by the Developer for a period of five years beyond the end of the affordability period and shall be readily accessible to the Department during the course of the project. Should any litigation claim or audit be started before the expiration of the affordability period, the records shall be retained until such action is resolved.

XII. **Audit** – The Developer must submit an annual audit to DHCD within thirty days after receipt of the auditor's report and nine months after the end of the audited period.

XIII. **Termination, Suspension, Conditions** – If through any cause, the Developer fails to comply with the terms, conditions or requirements of this Agreement, the Department may terminate or suspend this Agreement by giving written notice of the same and specifying the effective

date of termination or suspension at least five days prior to such action. In the case of Agreement violations by the Developer and/or termination of the project before completion, the Department may make a written request that all or some of the Loan be returned even if the Developer has expended the Loan. The Developer agrees to return the Loan as requested by the Department within 15 days of receipt of the written request.

- XIV. **Subsequent Contracts** – The Developer shall remain fully obligated under the provisions of the Agreement notwithstanding its designation of any subsequent or third parties for the undertaking of all or part of the activities for which the Loan is being provided to the Developer. Any contractor or subcontractor, which is not the Developer, shall comply with all the lawful requirements of the Developer necessary to ensure that the project for which this assistance is being provided under this Agreement is carried out in accordance with the Developer's assurance and certifications.
- XV. **Federal Match** – Virginia Housing Trust Fund expenditures associated with this funding commitment will be used to meet the State's federal HOME program match requirement and may not be utilized for any subsequent match requirement without permission from the Department.
- XVI. **Miscellaneous** – This Agreement constitutes the entire and final Agreement between the parties with respect to the reserved funds and supersedes all prior negotiations and agreements. This Agreement is contingent upon the availability of Housing Trust Fund funds. This Agreement may be amended only in writing signed by DHCD and the Developer. This Agreement may be terminated for convenience upon 30 days written notice by any party hereto. This Agreement shall be construed in accordance with the laws of the Commonwealth of Virginia. All provisions contained herein are severable and should any provision be held invalid by a court of competent jurisdiction the remaining provisions shall remain in full force and effect.

XVII. **ADDITIONAL ASSURANCES AND CONDITIONS:**

The Developer hereby assures and certifies that:

It possesses legal authority to execute this Agreement;

It will ensure that resources are available to provide the housing units purchased through this Agreement at affordable rents to the targeted population for at least a period of 30 years.

That any additional funds needed to complete the Scope of Eligible Activities (IV) are committed and available for uses.

XVIII. **DEED OF TRUST**

The owner/developer agrees to place a Deed of Trust on the developed/preserved units to ensure that they are used for affordable housing for the targeted population for a period of 30


years. Should the property use be changed during the Affordability Period, the loan funds must be immediately re-paid in full to the Virginia Housing Trust Fund in accordance with the terms of this Agreement.

XIX. SOURCE OF FUNDING

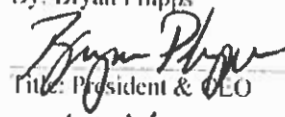
The Loan has not been funded or subsidized in whole or in part, directly or indirectly, with any tax-exempt bond proceeds or tax-exempt obligations.

The parties named below on the date set forth below their respective signatures as follows hereby execute this Agreement:

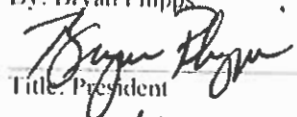
**Virginia Department of Housing and
Community Development**
By Its Authorized Officer:


Sandra Powell
Senior Deputy Director
Community Development & Housing
10/10/2024
Date

People Incorporated Housing Group

By: Bryan Phipps

Title: President & CEO
1 October 2024
Date

MVHPC LP

By: Bryan Phipps

Title: President
1 October 2024
Date



3040 Williams Drive | Suite 200 | Fairfax, VA 22031

p: 703-642-0700 | f: 703-642-5077

www.novaregion.org

Northern Virginia Regional Commission
2nd Round PDC Housing Grant Agreement for the

Manassas Veterans Housing and Post Center (MVHPC)
Located at 9511, 9513, and 9517 Prince William Street
Manassas, VA 20110

A project of
People Incorporated Housing Group

Total Agreement Value: \$100,000.00

Agreement Date: July 1, 2025

THIS AGREEMENT (the "Agreement"), entered into this 1st day of July 2025, (the "Effective Date"), by and between the NORTHERN VIRGINIA REGIONAL COMMISSION (hereinafter referred to as "NVRC"), a political subdivision of the Commonwealth of Virginia, and People Incorporated Housing Group, a Virginia nonstock corporation ("Grantee").

WHEREAS, the NVRC is responsible for the operation and administration of the Virginia Housing-sponsored PDC Housing Development Program (hereinafter referred to as "Grant Program"); and

WHEREAS, NVRC has approved the Grantee's request for funding (the "Grant") for the new construction and development of affordable rental units at the "Manassas Veterans Housing and Post Center" which includes twelve (12) units of affordable rental housing (hereinafter referred to as "Project") in the City of Manassas, Virginia at the address listed above, which Project is being developed by the Grantee; and

WHEREAS, the Grantee expressly stipulates that the Grantee will develop the Project using a Virginia limited partnership and a single-purpose limited liability company managed and controlled by the Grantee specific to the Project. The Virginia limited partnership is: MVHPC LP, a Virginia limited partnership. The single purpose limited liability company is: MVHPC GP LLC, a Virginia limited liability company.

NOW, THEREFORE, in consideration of the foregoing premises and the representations, warranties, mutual covenants and agreements hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NVRC and the Grantee agree that the Agreement shall read in its entirety as follows

1. Grant Purpose and Administration of Funds 18

- a) This Grant will be administered under the terms stated by Virginia Housing in the Virginia Housing PDC Housing Development Program Handbook (included in Exhibit A attached herein), by Virginia Housing's staff and representatives, and according to the discretion of NVRC.
- b) The purpose of this Grant is to reimburse the Grantee, through the Virginia Partnerships and LIHTC LLCs, for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) (the "Grant Award") to cover a portion of the construction and related costs of Project. Attached in Exhibit B is the approved project budget (the "Budget"). Project costs eligible to be covered by the Grant are highlighted therein.
- c) The funds for this Grant will be held by Virginia Housing. Grantee shall be responsible for submitting reimbursement requests (each, a "Reimbursement Application") to NVRC, which must be reviewed and approved by NVRC before any Grant funds may be disbursed to the Grantee.
- d) Grant funds will be available to be disbursed quarterly to Grantee on a reimbursement basis. Prior to the disbursement of any Grant funds, Grantee must submit to NVRC, as part of the Reimbursement Application, source documentation of direct costs, such as invoices, receipts, and canceled checks. Grantee will be reimbursed for the cost of work completed up to the amount of the Grant Award. Grantee's Reimbursement Applications must document the actual cost of work performed. Timing of the reimbursements will be dependent upon the receipt and approval of Reimbursement Applications.
- e) All fund disbursements are contingent and subject to final approval by NVRC and Virginia Housing, in their sole discretion.
- f) Grantee Reimbursement Applications must include reimbursement requests that correspond to amounts by line items detailed in the approved Budget. Reimbursement for any expense shall not exceed the amount budgeted to the corresponding line-item, reduced by any amounts which have previously been reimbursed from that line-item.
- Funding shall be disbursed on a reimbursement basis; and no more than 85% of the Grant Award may be requested prior to completion of predevelopment activities.
 - To be eligible for reimbursement, capitalization fees must be directly related to the Project for which the Grantee are receiving this Grant. A detailed development plan must be submitted with Reimbursement Applications for capitalization fee reimbursement requests to be approved.
- g) Reimbursement Applications, which shall include expense documentation in the form of receipts, budget reports, invoices, and any other documentation reasonably necessary, in Virginia Housing or NVRC's discretion, to support the expense, must be submitted to NVRC with a status report on the dates outlined below.

The following are the end dates for each quarter: **September 30, December 31, March 31, & June 30**. The Grantee shall notify NVRC at least two weeks before the end of the quarter if it does not intend to submit a Reimbursement Application. Status reports should be provided quarterly, regardless of whether Grantee submits a Reimbursement Application. NVRC will provide Grantee with a template for the acceptable form and content of each status report. The final report must include videos and/or photos and three (3) available dates and times for Virginia Housing, NVRC, or their agents to conduct site visits to inspect the Project.

Quarterly Reimbursement Applications with status reports are due to NVRC on the dates detailed:

<i>Claim Number</i>	<i>Due Date</i>	<i>For Reporting Period</i>
1	October 6, 2025	July 1 – September 30, 2025
2	January 5, 2026	October 1 – December 31, 2025
3	April 6, 2026	January 1 – March 31, 2026
4	July 6, 2026	April 1 – June 30, 2026
5	October 5, 2026	July 1 – September 30, 2026
6	January 5, 2027	October 1 – December 31, 2026
7	April 5, 2027	January 1 – March 31, 2027
8	July 5, 2027	April 1 – June 30, 2027

h) Grantee shall maintain clear and accurate records and documentation of expenses related to the Grant. Reimbursement Applications that do not contain adequate documentation will not be accepted by NVRC.

i) *Should a Reimbursement Application be incomplete or received after the applicable quarterly deadline, for any reason, the Grantee will not be eligible for reimbursement until the subsequent quarter. No subsequent Reimbursement Application shall be approved for the Grantee who has a prior overdue or incomplete Reimbursement Application. Grant funds will not be disbursed until a complete Reimbursement Application has been submitted and approved by NVRC. Reimbursement payment will be made 30 days after Virginia Housing’s payment of the claim to NVRC.*

j) Grantees shall retain all records pertinent to expenditures incurred under this Agreement for a period of at least three (3) years after the expiration of the Grant Period (as hereinafter defined) or date of last reimbursement, whichever occurs first. Grantee agrees that NVRC, Virginia Housing, or any authorized representative thereof, has access to and the right to examine all records, books, papers or documents related to the Grant. NVRC and Virginia Housing shall have the right, on demand and without notice, to review all of Grantee’s files associated with this Agreement where reimbursements are based on a record of time, salaries, materials, or actual expenses. The same right to review will be imposed upon any subcontractor of the Grantee.

k) Grantee shall maintain and operate financial management systems that meet or exceed the GAAP requirements for funds control and accountability.

l) NVRC may recapture any unspent funds. Grantee is required to cooperate with recapture requests, including any paperwork requests. NVRC may utilize recaptured funds in any way authorized by NVRC’s

agreement with Virginia Housing.

m) Reimbursement Applications, due to NVRC, must include the approved Request for Reimbursement Form, which shall be provided by NVRC. Proof of payment must be submitted with claims for each expense for which reimbursement is requested.

2. Timeline, Eligibility, and Use of Funds

a) Grantee shall have between the date of this Agreement and until June 30, 2027 (said period referred to as the "Grant Period" herein) to conduct all eligible activities under this Grant. (See also paragraph 2(i) hereinbelow for additional information).

- NVRC will consider reimbursement to Grantee for costs incurred prior to the Effective Date that are 1) in the Approved Project Budget, and 2) consistent with Virginia Housing's rule that reimbursement claims be for costs no older than 6-months.

b) Grantee shall adhere to Virginia Housing guidelines for this Grant Program, as referenced herein and in the Virginia Housing PDC Housing Development Handbook, as it may be amended from time to time.

c) NVRC strongly recommends that Grantee review and utilize the Virginia Housing PDC Housing Development Handbook and all its subsequent versions to assist with identifying eligible and ineligible activities.

d) If the Grantee is unclear about the eligibility of an activity for funding under the Grant it should send its questions to NVRC who will run it by Virginia Housing for final determination.

e) If the Grantee is unable to agree to an activity or activities that are program eligible, then Virginia Housing will be notified by NVRC.

f) NVRC will terminate this Agreement if Grantee pursues ineligible activities. For example, if the Project falls through, there are delays beyond deadline, the Project has proposed changes with inappropriate affordability levels or types of units, etc.

In the event of a termination of this Agreement, then at the option of NVRC, all Grant funds previously disbursed to Grantee, up to \$100,000, shall be repaid by Grantee to NVRC within 90 days.

Failure to exercise this option shall not constitute a waiver by NVRC of its right to exercise the same in the event of any subsequent default. If default of the conditions of this Agreement is made and repayment of the award amount must be collected by suit or attorney, Grantee hereby agrees to pay an additional ten percent of the Grant Award as a collections fee.

g) NVRC may terminate this Agreement if Grantee has not begun the construction phase by June 30, 2026, with few exceptions offered on a case-by-case basis in NVRC's sole discretion.

h) The Project is expected to be complete by *June 30, 2027*. The Project shall be deemed complete when all construction activity is complete, and all applicable certificates of occupancy have been issued by the appropriate governing authority.

i) Grantee shall adhere to the following eligibility requirements, as described by the Virginia Housing PDC Handbook:

- No more than 85% of the Grant Award may be requested prior to construction.
- All program income generated as a result of the Grant must be reinvested into the Project.

- Funds will not be disbursed for activities that occur beyond the approved Grant period.
 - Virginia Housing and NVRC expect the Project to be completed in 24 months. Virginia Housing can approve a one-time 12-month extension however, no additional funds are available to cover costs during the extension period. NVRC may consider an extension if Grantee is in grant compliance and for reasons it finds compelling. If offered, specific terms of the extension will be communicated via a contract amendment. as determined by NVRC.
- Funds may not be used to pay for activities currently funded by another funding source.
- Funds may not be used for, in support of, or to develop owner-occupied rehabilitation, rent assistance, or emergency shelters.
- Grantee agrees to allow Virginia Housing, NVRC or its agents to conduct on-site inspections of the Project upon request and prior to the release of final reimbursement.
- If funds are intended to be used for contractor services, Grantee shall seek out three bids for contractor services to develop the project. Grantee shall keep documentation of the bids for reporting purposes.
- Units receiving PDC funds are recommended to follow Virginia Housing’s Design and Construction requirements.

3. Affordability Requirements

- a) If the Project is a mixed-use development, at least 60% of the improved square footage must be for housing.
- b) Homeownership units generated by this Grant shall have sales prices and income limits consistent with Virginia Housing limits for that area or region unless lower limits are mandated by the use of leveraged financial resources from other funding sources. The most recent limits can be accessed by visiting <https://virginiahousing.com/loanlimits>.
- c) Unless the Project is approved as a mixed income development under this Grant, all rental units in the development shall serve households at 80% of the Area Median Income (“AMI”) or below, adjusted for family size. Mixed income developments must maintain 50% of the units at 80% AMI or less, and the remaining 50% of units may be unrestricted as to household income unless otherwise mandated by the use of leveraged financial resources from other funding sources.
- d) Grantee must submit a Certification of Compliance to NVRC six months after the end of the Grant Period, or Extended Grant Period if applicable, to ensure that proper affordability is maintained for units developed under this Grant Program.
- e) In the absence of funding sources that maintain the affordability of the units developed, such as Low Income Housing Tax Credits, and unless the Project is approved as a mixed income development for the purposes of this Grant, any residential units developed as part of the Project shall remain affordable to individuals or households making 80% AMI or less for a minimum period (the “Affordability Compliance Period”) of 15 years. Grantee agrees to execute, upon request from NVRC, deed restrictions and covenants which may be recorded in the public land records to memorialize such affordability restrictions, which shall remain enforceable by NVRC and/or Virginia Housing during the Affordability Compliance Period.
- f) In the event a rental project or homeownership unit is sold before the end of the Affordability Compliance Period, Grantee shall repay the amount of the Grant Award invested towards the units to NVRC on a prorated basis based on how long the property was in compliance prior to resale.

g) Upon completion of the Project, the Grantee will provide proof of affordability of units to NVRC through confirmation or receipt of LIHTC funds or commitment to align with the 15-year Affordability Compliance Period agreed to in the Grantee's application submission.

4. Grant Administration Point of Contact

NVRC will provide compliance review and oversight for this Grant. The Executive Director, Director of Human Services, and other NVRC staff will be involved in these activities.

5. Pre and Post Award Reporting Requirements

a) Grantee shall comply with the programmatic requirements found in Virginia Housing's PDC Housing Development Handbook, as it may be amended from time to time.

b) Grantee shall cooperate with Virginia Housing staff in research and evaluative studies related to the Grant Program.

c) Grantee must alert NVRC and Virginia Housing of any public event or press distribution related to the Grant. Any use of Virginia Housing or NVRC trademarks, images, or intellectual property must be requested by Grantee in a timely manner prior to use. All marketing materials must be approved by Virginia Housing and NVRC prior to use.

d) NVRC may withhold reimbursement to Grantee if, in the sole opinion of NVRC, any programmatic reporting requirements have not been satisfied or are not being satisfied. NVRC may also withhold reimbursement to Grantee if Grantee is suspended or terminated from any other NVRC, Virginia Housing, local, state or federal government program, voluntarily or involuntarily placed on inactive status by Virginia Housing, or suspended or terminated from the Virginia Housing Grant Program.

6. Oversight

By entering into this Agreement, Grantee, **including any subsidiary or affiliate of Grantee**, agrees to cooperate fully with the monitoring and oversight efforts as conducted by NVRC and/or Virginia Housing, its agents, authorized representatives, and third-party contractors, through site visits, file audits, and other methods. Oversight may include, but is not limited to, remote inspection or on-site performance reviews by NVRC and/or Virginia Housing and/or third parties acting on behalf of NVRC or Virginia Housing. Grantee shall cooperate with all oversight activities conducted by NVRC and/or Virginia Housing or their agents, which may include requests for access to facilities, access to Grantee's records and requests for information. If Grantee has other obligations that require information to be kept confidential, measures must be taken to ensure that NVRC and/or Virginia Housing and/or third parties acting on behalf of NVRC or Virginia Housing have access to information for audit and oversight purposes that demonstrates to the satisfaction of NVRC and Virginia Housing the requirements of this Agreement are being or have been met.

7. Notices, Demands, and Communications between the Grantee and the NVRC.

Notices, demands, and communications between the Grantee and NVRC shall be given either by (a) personal service, (b) delivery by reputable document delivery service such as Federal Express that provides a receipt showing date and time of delivery, (c) mailing utilizing a certified or first class mail postage prepaid service of the United States Postal Service that provides a receipt showing date and time of delivery, or (d) delivery by facsimile or electronic mail (email) with transmittal confirmation and confirmation of delivery, addressed to:

To NVRC:

Northern Virginia Regional Commission

3040 Williams Drive, Suite 200, Fairfax, VA 22031

Attn: Carole Huell, Director, Human Services, or her designee

Phone: (O) 703 642-4643; (C) 843 709-7003

Email: chuell@novaregion.org

To Grantee:

People Incorporated Housing Group

1173 W. Main Street, Abingdon, VA 24210

Attn: Bryan Ailey, VP and Chief Development Officer

Phone: (O) 276 608-1884 (C) 276 608-1884

Email: bailey@PEOPLEINC.NET

8. Successors

This Agreement shall be binding upon each of the parties, their assigns, purchasers, trustees, and successors.

9. Compliance with Laws

The Grantee shall comply with the provisions of all labor laws, procurement laws, the laws of the city/county/town where the project is located, the laws of the Commonwealth of Virginia, and all federal statutes and regulations which may be applicable to the performance of this Grant. In particular, the Grantee shall comply with all applicable building and zoning regulations. In addition, the Grantee shall obtain all necessary permits for intended improvements or building activities.

10. Fair Housing

The Grantee will comply with Title VIII of the Civil Rights Act of 1968 (PL 90-284, 42 U.S.C. 3601-20), as amended and will administer all funded projects related to housing and community development in a manner to affirmatively further fair housing.

11. Entire Agreement.


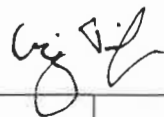
This Agreement, including the exhibits attached hereto and forming a part hereof, sets forth all the covenants, promises, agreements, conditions and understandings between NVRC and the Grantee concerning the Grant Award, and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than as are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be

binding upon NVRC or the Grantee unless reduced to writing and signed by them.

By their respective signatures hereto, the Grantee accepts the terms and conditions of the Grant Program stated herein and commits to carrying out the required and eligible activities for the Project as outlined in this Agreement. The undersigned have full authority to make this commitment on behalf of their respective organizations and are able to enter into this Agreement without restrictions or prohibitions contained in any article of incorporation or bylaw against entering into this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed, this Amended and Restated Agreement in a manner sufficient to bind them as of the day and year above first written.

[SIGNATURES ON FOLLOWING PAGE]

By:		By:	
Printed Name:	Bryan Phipps	Printed Name:	Craig T. Fifer
Its:	President and CEO	Its	Executive Director
Date:	October 23, 2025	Date:	November 5, 2025

Attachments:

EXHIBIT A: Virginia Housing Planning District Commission (PDC) Housing Development Program Handbook, 12/2024. (Please note: The guidance in this handbook is intended for Virginia Housing Grant Recipients (like NVRC) and may not always apply to sub-grantee. Please reach out for more specific information.)
https://www.vhdagrants.com/fileDownloadExternal.do?filename=1734983697875_Regional+Housing+Development+Grant+Handbook.pdf

EXHIBIT B: Approved Project Budget

Tab U:

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

Virginia Housing Renter Education Program

Whether it's a house, apartment, duplex or townhouse, renting can have its advantages over purchasing. Here are some resources to help you understand and explore your options for finding affordable rental housing in Virginia. As a renter, you have certain rights that protect you and your interests, but you also have responsibilities. Become familiar with what you need to know.

Virginia Housing provides Renters the opportunity to complete free courses and access other resources at their website. Renters are encouraged but not required to access this information.

To begin, Renters need to create an account on the VHDA website that is included in the links below. The eBook is a comprehensive resource that covers financial readiness, credit, searching for rentals, the application, the lease agreement, security deposit, tenant rights & responsibilities, housekeeping, and maintenance & repairs.

The online course is available in both English and Spanish. It is comprised of nine (9) standalone modules/chapters and is available 24 hours a day. A Certificate of Completion is made available at the completion of each chapter. Renters can download the certificate, print, save, and share by email if desired.

Links for Assistance to Renters Before Taking the Renter Education Program:

<https://www.virginiahousing.com/renters>

<https://www.virginiahousingsearch.com/Resources.html>

<https://www.virginiahousing.com/renters/education>

Acknowledgment of Renter of Manassas Veterans Housing & Post Center:

Signature: _____ Dated: _____

Printed: _____

Tab V:

Nonprofit or LHA Purchase Option or Right of First
Refusal

RECORDING REQUESTED BY: Peter Lubershane
Klein Hornig LLP
WHEN RECORDED MAIL TO: 1325 G St NW, Suite 770
Washington, DC 20005

RIGHT OF FIRST REFUSAL AGREEMENT

(Manassas Veterans Housing and Post Center Apartments)

RIGHT OF FIRST REFUSAL AGREEMENT (the "Agreement") dated as of [Closing Date] by and among MVHPC LP, a Virginia limited partnership (the "Owner" or the "Company"), PEOPLE INCORPORATED HOUSING GROUP a Virginia nonstock nonprofit corporation (the "Grantee"), and is consented to by MVHPC GP LLC, a Virginia limited liability company (the "General Partner"), PEOPLE INCORPORATED HOUSING GROUP, a Virginia nonstock corporation (the "Investor Partner"), VETERANS HOUSING FOUNDATION OF VIRGINIA LLC, a Virginia limited liability company (the "Special Partner"), and **VIRGINIA HOUSING DEVELOPMENT AUTHORITY**, a political subdivision of the Commonwealth of Virginia ("Virginia Housing"), as third-party beneficiary. The General Partner, the Investor Partner, and the Special Partner are sometimes collectively referred to herein as the "Consenting Partners." The Investor Partner and Special Partner are sometimes collectively referred to herein as the "Non-General Partners." This Agreement shall be fully binding upon and inure to the benefit of the parties and their successors and assigns to the foregoing.

Recitals

A. The Owner, pursuant to its Amended and Restated Partnership Agreement dated on or about the date hereof by and among the Consenting Partners (the "Partnership Agreement"), is engaged in the ownership and operation of an 12-unit apartment project for families located in Manassas, Virginia and commonly known as "Manassas Veterans Housing and Post Center Apartments" (the "Project"). The real property comprising the Project is legally defined in Exhibit A; and

B. The Grantee is a qualified nonprofit organization as defined within Section 42 of the Internal Revenue Code of 1986, as amended, (the "Code") and is both a member of the General Partner of the Owner and instrumental to the development and operation of the Project; and

C. The Owner desires to give, grant, bargain, sell, and convey to the Grantee certain rights of first refusal to purchase the Project on the terms and conditions set forth herein; and

D. Capitalized terms used herein and not otherwise defined shall have the meanings outlined in the Partnership Agreement.

NOW, THEREFORE, in consideration of the foregoing, of the mutual promises of the parties hereto and of other good and valuable consideration, the receipt and sufficiency of which the parties hereto acknowledge, the parties hereby agree as follows:

Section 1. Right of First Refusal

The Owner hereby grants to the Grantee a right of first refusal (the "Refusal Right") to purchase the real or leasehold estate, fixtures, and personal property comprising the Project or associated with the physical operation thereof and owned by the Company at the time (the "Property"), for the price and subject to the other terms and conditions set forth below. The Property will include any reserves of the Partnership that are required by the Virginia Housing Development Authority ("Virginia Housing" or the "Credit Authority"), or any lender of a loan being assumed in connection with the exercise of the Refusal Right to remain with the Project.

Section 2. Exercise of Refusal Right; Purchase Price

A. After the end of the Compliance Period, the Company agrees that it will not sell the Property or any portion thereof without first offering the Property to the Grantee (the "Refusal Right"), for the Purchase Price (as defined in Section 3); provided, however, that such Refusal Right shall be conditioned upon the receipt by the Company of a "bona fide offer" (the acceptance or rejection of which shall not require the Consent of the Partners). The Company shall give the notice of its receipt of such offer (the "Offer Notice") and shall deliver a copy of the Offer Notice to the Grantee and to Virginia Housing. Upon receipt of the Offer Notice by the Grantee and by Virginia Housing, the Grantee shall have ninety (90) days to deliver to the Company a written notice of its intent to exercise the Refusal Right (the "Election Notice"). An offer made with the purchase price and basic terms of the proposed sale from a third party shall constitute a "bona fide offer" for purposes of this Agreement. Such offer:

- (i) may be solicited by the Grantee or the General Partner (with such solicitation permitted to begin at any time following the end of the fourteenth (14th) year of the Compliance Period, provided that the Election Notice may not be sent until the end of the Compliance Period); and
- (ii) may contain customary due diligence, financing, and other contingencies. Notwithstanding anything to the contrary herein, a sale of the Project pursuant to the Refusal Right shall not require the Consent of the Non-General Partners [or of Virginia Housing].

B. If the Grantee fails to deliver the Election Notice within ninety (90) days of receipt of the Offer Notice, then its Refusal Right shall automatically transfer to Virginia Housing, and Virginia Housing shall have sixty (60) days from that date to deliver to the Company the Election Notice or to transfer its Refusal Right to another Qualified Beneficiary (as defined herein) to deliver the Election Notice within the same period.

C. If a Qualified Beneficiary fails to deliver the Election Notice to the Company within 150 days of the date both Grantee and Virginia Housing have received a copy of the Offer Notice or if such Election Notice is delivered but the purchase of the Project is not consummated by the Grantee, Virginia Housing, or any other Qualified Beneficiary within 270 days from the date of delivery of the Election Notice (each, individually, a “Terminating Event”), then its Refusal Right shall terminate, and the Company shall be permitted to sell the Property free of the Refusal Right.

Section 3. Purchase Price; Closing

A. The purchase price for the Property pursuant to the Refusal Right (the “Purchase Price”) shall equal the sum of (i) the principal amount of all outstanding indebtedness secured by the Project, and any accrued interest on any of such debts and (ii) all federal, State, and local taxes attributable to such sale, including those incurred or to be incurred by the partners or members of the Non-General Partners. Notwithstanding the foregoing, however, the Purchase Price shall never be less than the amount of the “minimum purchase price” as defined in Section 42(i)(7)(B) of the Code. The Refusal Right granted hereunder is intended to satisfy the requirements of Section 42(i)(7) of the Code and shall be interpreted consistently therewith. In computing such price, it shall be assumed that each of the Non-General Partners of the Owner (or their constituent partners or members) has an effective combined federal, state and local income tax rate equal to the maximum of such rates in effect on the date of Closing.

B. All costs of the Grantee’s purchase of the Property pursuant to the Refusal Right, including any filing fees, shall be paid by the Grantee.

C. The Purchase Price shall be paid at Closing in either of the following methods:

- (i) the payment of all cash or immediately available funds at Closing; or
- (ii) the assumption of any assumable Loans if Grantee has obtained the consent of the lenders to the assumption of such Loans, which consent shall be secured at the sole cost and expense of Grantee; provided, however, that any Purchase Price balance remaining after the assumption of the Loans shall be paid by Grantee in immediately available funds.

Section 4. Conditions Precedent; Termination

A. Notwithstanding anything in this Agreement to the contrary, the right of the Grantee to exercise the Refusal Right and consummate any purchase pursuant thereto is contingent on each of the following being true and correct at the time of exercise of the Refusal Right and any purchase pursuant thereto:

- (i) the Grantee or its assignee shall be a “qualified nonprofit organization” as defined in Section 42(h)(5)(C) of the Code or another qualified purchaser

described in Section 42(i)(7)(A) of the Code (collectively, each, a Qualified Beneficiary”); and

- (ii) the Project continues to be a “qualified low-income housing project” within the meaning of Section 42 of the Code.

B. This Agreement shall automatically terminate upon the occurrence of any of the following events and, if terminated, shall not be reinstated unless such reinstatement is agreed to in writing and signed by the Grantee and each of the Consenting Partners:

- (i) the transfer of the Property to a lender in total or partial satisfaction of any loan; or
- (ii) any transfer or attempted transfer of all or any part of the Refusal Right by the Grantee, whether by operation of law or otherwise, except as otherwise permitted under Section 7 of this Agreement; or
- (iii) the Project ceases to be a “qualified low-income housing project” within the meaning of Section 42 of the Code; or (iv) the Grantee fails to deliver its Election Notice or consummate the purchase of the Property within the timeframes outlined in Section 2 above.

C. If the Investor Partner removes the General Partner from the Company for failure to cure a default under the Partnership Agreement after all applicable notice and cure periods, the Investor Partner may elect to exercise any rights it has under the Partnership Agreement to terminate this Agreement and to exercise any rights it has under the Partnership Agreement to release this Agreement as a lien against the Project, upon first obtaining the prior written consent of Virginia Housing, which consent may be granted or withheld in Virginia Housing’s sole discretion.

Section 5. Contract and Closing

Upon determination of the purchase price, the Owner and the Grantee shall enter into a written contract for the purchase and sale of the Property in accordance with the terms of this Agreement and containing such other terms and conditions as are standard and customary for similar commercial transactions in the geographic area which the Property is located, providing for a closing (the “Closing”) to occur in Manassas, Virginia not later than the timeframes set forth in Section 2. In the absence of any such contract, this Agreement shall be specifically enforceable upon the exercise of the Refusal Right.

Section 6. Conveyance and Condition of the Property

The Owner's right, title, and interest in the Property shall be conveyed by quitclaim deed or an assignment of lease, subject to such liens, encumbrances, and parties in possession as

shall exist as of the date of Closing. The Grantee shall accept the Property "AS IS, WHERE IS" and "WITH ALL FAULTS AND DEFECTS," latent or otherwise, without any warranty or representation as to the condition thereof whatsoever, including without limitation, without any warranty as to fitness for a particular purpose, habitability, or otherwise and no indemnity for hazardous waste or other conditions with respect to the Property will be provided. It is a condition to Closing that all amounts due to the Owner and the Investor Partner from the Grantee or its Affiliates be paid in full. The Grantee shall pay all closing costs, including, without limitation, the Owner's attorney's fees. Upon closing, the Owner shall deliver to the Grantee, along with the deed or assignment of the lease to the property, an ALTA owner's (leasehold, as applicable) title insurance policy dated as of the close of escrow in the amount of the purchase price, subject to the liens, encumbrances, and other exceptions then affecting the title.

Section 7. Transfer

The Refusal Right shall not be transferred without the Consent of the Investor Partner, except that the Grantee may assign all or any of its rights under this Agreement to Virginia Housing, or to an Affiliate of Grantee (a "Permitted Assignee") at the election and direction of the Grantee, or to any assignee that shall be a "qualified nonprofit organization" as defined in Section 42(h)(5)(C) of the Code or another qualified purchaser described in Section 42 of the Code (collectively, each, a "Qualified Beneficiary").

In the case of any transfer of the Refusal Right, (i) all rights, conditions, and restrictions applicable to the exercise or transfer of the Refusal Right or to the purchase of the Property pursuant thereto shall also apply to such transferee, and (ii) such transferee shall be disqualified from the exercise of any rights hereunder at all times during which the transferor (whether the Grantee or Virginia Housing) would have been ineligible to exercise such rights hereunder had it not effected such transfer.

Section 8. Rights Subordinate; Priority of Requirements of Section 42 of the Code

This Agreement is subordinate in all respects to any regulatory agreements and to the terms and conditions of the Mortgage Loans encumbering the Property. In addition, it is the intention of the parties that nothing in this Agreement be construed to affect the Owner's status as owner of the Property for federal income tax purposes prior to exercise of the Refusal Right granted hereunder. Accordingly, notwithstanding anything to the contrary contained herein, both the grant and the exercise of the Refusal Right shall be subject in all respects to all applicable provisions of Section 42 of the Code, including, in particular, Section 42(i)(7). In the event of a conflict between the provisions contained in this Agreement and Section 42 of the Code, the provisions of Section 42 shall control.

Section 9. Option to Purchase

A. The parties hereto agree that if either the Code is revised or the Service hereafter issues public authority to permit the owner of a low-income housing tax credit project to grant

an “option to purchase” pursuant to Section 42(i)(7) of the Code (or other applicable provision of Section 42) as opposed to a “right of first refusal” without adversely affecting the status of such owner as owner of its project for federal income tax purposes, then the parties shall amend this Agreement and the Owner shall grant the Grantee an option to purchase the Property at the Purchase Price provided in Section 3 hereof and that meets the requirements of Code Section 42.

B. The parties hereto agree that if either the Code is revised or the Service hereafter issues public authority to permit the owner of a low-income housing tax credit project to grant a “right of first refusal to purchase partner interests” and/or “purchase option to purchase partner interests” pursuant to Section 42(i)(7) of the Code (or other applicable provision) as opposed to a “right of first refusal to purchase the Project” without adversely affecting the status of such owner as owner of its project for federal income tax purposes (or the status of the Investor Partner as a partner of the Company for federal income tax purposes) then the parties shall amend this Agreement and the Investor Partner shall provide a right of first refusal and/or purchase option, as the case may be, to acquire their Interests for the Purchase Price provided in Section 3 hereof and that meets the requirements of Code Section 42.

Section 10. Notice

Except as otherwise specifically provided herein, all notices, demands or other communications hereunder shall be in writing by hand delivery (whether personally or by courier or other delivery service) or by certified mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing. Any such notice(s) shall be deemed given when received at such address or place or, in the case of certified mail, three (3) days after date of mailing.

- (A) If to the Owner, at the principal office of the Company set forth in Article II of the Partnership Agreement;
- (B) If to a Consenting Partner, at their respective addresses set forth in Schedule A of the Partnership Agreement;
- (C) If to the Grantee, Bryan Phipps, President and CEO, 1173 West Main Street Abingdon, VA 24210; and
- (E) If to Virginia Housing:

Virginia Housing Development Authority
c/o Director of Tax Credit Programs
601 S Belvidere Street
Richmond, Virginia 23220

Section 11. Severability of Provisions

Each provision of this Agreement shall be considered severable, and if for any reason any provision that is not essential to the effectuation of the basic purposes of the Agreement is determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those provisions of this Agreement that are valid.

Section 12. Binding Provisions

The covenants and agreements contained herein shall be binding upon and inure to the benefit of the heirs, legal representatives, successors, and assignees of the respective parties hereto, except in each case as expressly provided to the contrary in this Agreement.

Section 13. Counterparts

This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties have not signed the original or the same counterpart.

Section 14. Governing Law

This Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Virginia without regard to principles of conflicts of law. Notwithstanding the foregoing, Company, Investor Partner, and Grantee do not intend the Refusal Right in this Agreement to be a common law right of first refusal but rather intend it to be understood and interpreted as a mechanism authorized by Section 42 of the Code to allow nonprofit entities to preserve affordable housing for low-income families in accordance with Grantee's charitable objectives.

Section 15. Headings

All headings in this Agreement are for convenience of reference only. Masculine, feminine, or neuter gender shall include all other genders, the singular shall include the plural, and vice versa as the context may require.

Section 16. Amendments

This Agreement shall not be amended except by written agreement between Grantee and the Owner with the consent of each of the Consenting Partners [and Virginia Housing].

Section 17. Time

Time is of the essence with respect to this Agreement, and all provisions relating thereto shall be so construed.

Section 18. Legal Fees

Except as otherwise provided herein, in the event that legal proceedings are commenced by the Owner against the Grantee or by the Grantee against the Owner in connection with this Agreement or the transactions contemplated hereby, the prevailing party shall be entitled to recover all reasonable attorney's fees and expenses.

Section 19. Subordination

This Agreement is and shall remain automatically subject and subordinate to any bona fide mortgage to (or assigned to) an institutional or governmental lender with respect to the Project. In the event of a foreclosure of any such mortgage or of the giving of a deed in lieu of foreclosure to any such mortgagee, this Agreement shall become void and shall be of no further force or effect.

Section 20. Rule Against Perpetuities Savings Clause

The term of this Agreement will be ninety years commencing on the date first written above unless sooner terminated pursuant to the provisions hereof. If any provision of this Agreement is construed as violating and applicable "Rule Against Perpetuities" by statute or common law, such provision will be deemed to remain in effect only until the death of the last survivor of the now-living descendants of any member of the 116th Congress of the United States, plus twenty-one (21) years thereafter. This Agreement and the Refusal Right herein granted are covenants running with the land, and the terms and provisions hereof will be binding upon, inure to the benefits of, and be enforceable by the parties hereto and their respective successors and assigns.

Section 21. Third-Party Beneficiary; Virginia Housing Rights and Powers

Virginia Housing shall be a third-party beneficiary to this Agreement, and the benefits of all of the covenants and restrictions hereof shall inure to the benefit of Virginia Housing, including the right, in addition to all other remedies provided by law or in equity, to apply to any court of competent jurisdiction within the Commonwealth of Virginia to enforce specific performance by the parties or to obtain an injunction against any violations hereof, or to obtain such other relief as may be appropriate. Virginia Housing and its agents shall have those rights and powers with respect to the Project as set forth in the Act and the Virginia Housing Rules and Regulations promulgated thereunder, including, without limitation, those rights and powers set forth in Chapter 1.2 of Title 365 of the Code of Virginia (1950), as amended, and 13VAC10-180-10 et seq., as amended.

[Signatures appear on following pages]

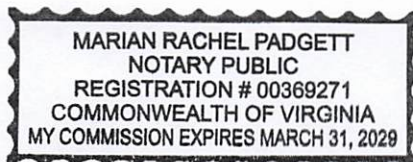
IN WITNESS WHEREOF, the parties hereto have caused this Right of First Refusal Agreement to be executed by their duly authorized representatives as of the date first stated above.

OWNER:

MVHPC LP,
a Virginia limited partnership

By: MVHPC GP LLC,
a Virginia limited liability company
its general partner

By: People Incorporated Housing Group,
a Virginia non-stock corporation
its managing member



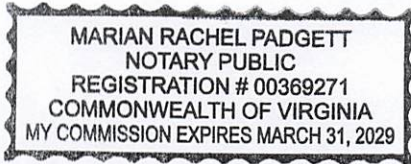
By: *Bryan Phipps*
Name: Bryan Phipps
Title: President and CEO

COMMONWEALTH OF VIRGINIA)
CITY/COUNTY OF WASHINGTON)

On MARCH 12th, 2026, before me, the undersigned, a notary public in and for said state, personally appeared Bryan Phipps, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as the President and CEO of People Incorporated Housing Group, the managing member of the MVHPC GP LLC, which is the general partner of **MVHPC LP** and that by his signature on the instrument, the entity, individual or the person on behalf of which the individual acted, executed the instrument.

Marian Rachel Padgett
Notary Public
Commission expires: MARCH 31, 2029
Registration No.: 00369271

GRANTEE:

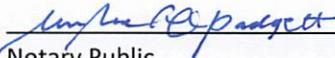


PEOPLE INCORPORATED HOUSING GROUP,
a Virginia non-stock corporation

By: 
Name: Bryan Phipps
Title: President and CEO

COMMONWEALTH OF VIRGINIA)
CITY/COUNTY OF WASHINGTON)

On MARCH 12th, 2026, before me, the undersigned, a notary public in and for said state, personally appeared Bryan Phipps, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as President and CEO of People Incorporated Housing Group, and that by his signature on the instrument, the entity, individual or the person on behalf of which the individual acted, executed the instrument.


Notary Public

Commission expires: MARCH 31, 2029

Registration No.: 00369271

MANAGING MEMBER:

MVHPC GP LLC,
a Virginia limited liability company

By: People Incorporated Housing Group,
a Virginia non-stock corporation,
its managing member

By: 
Name: Bryan Phipps
Title: President and CEO

COMMONWEALTH OF VIRGINIA)
CITY/COUNTY OF WASHINGTON)

On MARCH 12th, 2026, before me, the undersigned, a notary public in and for said state, personally appeared Bryan Phipps, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity as President and CEO of People Incorporated Housing Group, the managing member of MVHPC, and that by their signature on the instrument, the entity, individual or the person on behalf of which the individual acted, executed the instrument.


Notary Public

Commission expires: MARCH 31, 2029

Registration No.: 00369271

INVESTOR PARTNER:

PEOPLE INCORPORATED HOUSING GROUP,
a Virginia non-stock corporation

By: *Bryan Phipps*
Name: Bryan Phipps
Title: President and CEO

STATE/Commonwealth of VIRGINIA
CITY/COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 12th of MARCH, 2026, 2023; by
Bryan Phipps, the President and CEO of People Incorporated Housing Group, a Virginia nonstock
corporation.

(seal)



Marian Rachel Padgett
Signature of person taking acknowledgment
(Title or rank) NOTARY PUBLIC

(Serial number, if any) 00369271

SPECIAL PARTNER:

VETERANS HOUSING FOUNDATION OF VIRGINIA LLC,
a Virginia limited liability company,

By: American Legion Post No. 114, Department of
Virginia, Incorporated,
a Virginia non-stock corporation,
its managing member

By: DE Scoggins
Name: Donald E. Scoggins
Title: Chairman of Building Committee

STATE/Commonwealth of Virginia
CITY/COUNTY OF Fairfax

The foregoing instrument was acknowledged before me this 12 of March, 202~~3~~⁶, by
Donald E. Scoggins, the Chairman of Building Committee of American Legion Post No. 114, Department
of Virginia, Incorporated, a Virginia nonstock corporation, which is the managing member of Veterans
Housing Foundation of Virginia LLC, a Virginia limited liability company.

(seal)



Jenifer M. Morillo Suarez - Notary
Signature of person taking acknowledgment
(Title or rank)

(Serial number, if any) 00292751

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1 (TAX MAP NO. 10I-04-00-23A1A)

That certain lot. located on the south side of Prince William Street in the City of Manassas, Virginia:

Consisting of 13,640 square feet, more or less, and acquired by the terminated corporation by two Deeds, one conveying 12,400 square feet, dated February 17, 1953, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 165, at Page 515, and the other conveying 1,240 square feet, dated July 14, 1956, and recorded in the Clerk's Office of the Circuit Court of Prince William County, Virginia in Deed Book 206, at Page 319.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected as Instrument No. 200202060017177 with plat recorded as Instrument No. 200202060017178, resulting in new Parcel 23-A1 containing 23,765 square feet.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 23-A1A containing 33,433 square feet.

And being the same property conveyed to American Legion Post No. 114, Department of Virginia, Incorporated, a Virginia corporation, by Deed dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137025, among the land records of Prince William County, Virginia.

For Informational Purposes Only, the Property Address is: 9511 Prince William Street, Manassas, Virginia 20110.

PARCEL 2 (TAX MAP NO. 10I-04-00-24B1)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-B, containing 27,280 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment dated December 2, 2001 and recorded December 20, 2001 as Instrument No. 200112200137026 with plat recorded as Instrument No. 200112200137027, and corrected

as Instrument No. 200202060017177 with plat recorded as Instrument No.200202060017178, resulting in new Parcel 24-B1 containing 17,121 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated February 8, 2001 and recorded February 9, 2001 as Instrument No. 200102090013519, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9513 Prince William Street, Manassas, Virginia 20110.

PARCEL 3 (TAX MAP NO. 10I-04-00-24A1A)

All that certain lot or parcel of land lying and being situate in the City of Manassas, Virginia, and more particularly described as follows:

Lot 24-A, containing 27,154 square feet, more or less, as shown on plat by Schools & Townsend, P.C., dated January 8, 2001, as attached to Deed of Boundary Line Adjustment recorded as Instrument No. 200102090013517, among the land records of Prince William County, Virginia.

Deed of Boundary Line Adjustment and Easement dated April 23, 2003 and recorded May 12, 2003 as Instrument No. 200305120084296 with plat recorded as Instrument No. 200305120084297, resulting in new Parcel 24-A1 containing 17,486 square feet.

Deed of Boundary Line Adjustment dated December 4, 2003 and recorded January 12, 2004 as Instrument No. 200401120005209, with plat recorded as Instrument No. 200401120005210, resulting in new Parcel 24A1A containing 16,638 square feet.

And being the same property conveyed to Paul W. Mitchell by Deed dated November 9, 2001 and recorded November 13, 2001 as Instrument No.200111130121035, among the land records of Prince William County, Virginia.

For Information Purposes Only, the Property Address is: 9517 Prince William Street, Manassas, Virginia 20110.

Tab W:

Internet Safety Plan and Resident Information Form

N/A

Tab X:

Marketing Plan for units meeting accessibility
requirements of HUD section 504

MVHPC LP
Manassas Veterans Housing and Post Center

Marketing Plan for Accessible Units

Overview:

Upon completion of the construction of Manassas Veterans Housing and Post Center, two (2) of the units in the complex will meet accessibility requirements of HUD Section 504 for persons with disabilities and will be actively marketed to persons with disabilities as defined in the Fair Housing Act. Units will be held vacant for 60 days during which ongoing marketing will be documented. Qualified veterans with a disability as defined in the Fair Housing Act will have priority preference. Whenever a 504 unit becomes available for occupancy, it shall first be offered to a qualified household with disabilities. If there are no such persons currently residing in the project, MVHPC LP, the owner, shall then offer the unit to the next available qualified household with disabilities on its waiting list.

Individuals seeking housing will need to qualify under the income restrictions and application screening of Manassas Veterans Housing and Post Center, including but not limited to earning at least 60% or less of the Area Median Income.

Resources:

Through the resources available from several organizations, MVHPC LP, the owner, will be able to offer qualified persons in need of accessible, as well as affordable housing, a place to call home. With assistance from the **Virginia Association of Community Rehabilitation Programs (vaACCSES)**, the owner will be able to locate many agencies and organizations capable of matching individual and family housing needs with properties that can meet those in need. In addition, the property will be listed at **virginiahousingsearch.com**.

The **National Accessible Apartment Clearinghouse (NAAC)** connects individuals with disabilities to apartments that are designed and adapted to meet their needs. The NAAC maintains a registry of more than 80,000 units in 50 states. The owner will register Manassas Veterans Housing and Post Center with the NAAC.

The **Manassas Department of Social Services** administrates the Housing Choice Voucher Program for residents of Manassas and Manassas Park. The owner will communicate with this organization to ensure that the residents they support in this program are aware of vacancies at the property.

Prince William County Community Services provides support to individuals who need support with mental health, development disabilities, substance abuse, early intervention and/or emergency services. The owner will communicate with this agency to ensure that the residents they serve are aware of vacancies at the property.

NOVA Veterans Association provides veterans who are elderly, disabled, health-challenged and/or underserved with case management services and support, including connecting them to appropriate services and resources. The owner will communicate with this organization to ensure that the veterans they support are aware of vacancies at the property.

The **Independence Empowerment Center** promotes disability rights, equal access and full community participation for people with disabilities. The owner will communicate with this organization to ensure that the people they support and advocate for are aware of vacancies at the property.

The owner will also utilize the **Virginia Department of Medical Assistance Services (DMAS)** and the **Virginia Department of Behavioral Health and Development Services (DBHDS)** as resources for referrals to the property.

When members of the community with mobility and/or intellectual or developmental disabilities come to one of these organizations, they will be informed of the opportunities to meet their housing needs at the Manassas Veterans Housing and Post Center.

Tab Y:

Inducement Resolution for Tax Exempt Bonds

N/A

Tab Z:

Documentation of team member's Diversity, Equity and Inclusion Designation or Veteran Owned Small Business certification

N/A

Tab AA:

Priority Letter from Rural Development

N/A

TAB AB:

Social Disadvantage Certification or Veteran
Owned Small Business Certification

N/A