
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
Lauren Dillard	lauren.dillard@virginiahousing.com	(804) 584-4729
Hadia Ali	hadia.ali@virginiahousing.com	(804) 343-5873

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2026 Low-Income Housing Tax Credit Application For Reservation

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

- \$1,000 Application Fee **(MANDATORY)** - Invoice information will be provided in your Procorem Workcenter
- Electronic Copy of the Microsoft Excel Based Application **(MANDATORY)**
- PDF Copy of the **Signed** Tax Credit Application with Attachments (Tabs A-AB) **(MANDATORY)**
- Electronic Copy of the Market Study **(MANDATORY - Application will be disqualified if study is not submitted with application)**
- Electronic Copy of the Plans **(MANDATORY)**
- Electronic Copy of the Specifications **(MANDATORY)**
- Electronic Copy of the Existing Condition questionnaire **(MANDATORY if Rehab)**
- Electronic Copy of Unit by Unit Matrix and Scope of Work narrative **(MANDATORY if Rehab)**
- Electronic Copy of the Physical Needs Assessment **(MANDATORY at reservation for a 4% rehab request)**
- Electronic Copy of Appraisal **(MANDATORY if acquisition credits requested)**
- Electronic Copy of Environmental Site Assessment (Phase I) **(MANDATORY if 4% credits requested)**
- Electronic Copy of Signed Previous Participation Agreement

- Tab A: Chart of ownership structure with percentage of interests (see manual for details) **(MANDATORY)**
- Tab B: Virginia State Corporation Commission Certification **(MANDATORY)**
- Tab C: Syndicator's or Investor's Letter of Intent **(MANDATORY)**
- Tab D: *Any supporting documentation related to List of LIHTC Developments or Previous Participation Agreement*
- Tab E: Site Control Documentation & Most Recent Real Estate Tax Assessment **(MANDATORY)**
- Tab F: Third Party RESNET Rater Certification and Sample HERS certificates **(MANDATORY)**
- Tab G: Zoning Certification Letter **(MANDATORY)**
- Tab H: Attorney's Opinion using Virginia Housing template **(MANDATORY)**
- Tab I: Nonprofit Questionnaire **(MANDATORY for points or pool)**

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

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

- Tab J: Relocation Plan and Unit Delivery Schedule **(MANDATORY if Rehab)**
- Tab K: Documentation of Development Location:
 - K.1 Revitalization Area Certification
 - K.2 Surveyor's Certification of Proximity To Public Transportation using Virginia Housing template
- Tab L: PHA / Section 8 Notification Letter
- Tab M: *(left intentionally blank)*
- Tab N: Homeownership Plan
- Tab O: Plan of Development Certification Letter
- Tab P: Zero Energy or Passive House documentation for prior allocation by this developer
- Tab Q: Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property
- Tab R: Documentation of Utility Allowance Calculation
- Tab S: Supportive Housing Certification
- Tab T: Funding Documentation
- Tab U: Acknowledgement by Tenant of the availability of Renter Education provided by Virginia Housing
- Tab V: Nonprofit or LHA Purchase Option or Right of First Refusal
- Tab W: Internet Safety Plan and Resident Information Form
- Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504
- Tab Y: Inducement Resolution for Tax Exempt Bonds
- Tab Z: Documentation of team member's Veteran Owned Small Business certification
- Tab AA: Priority Letter from Rural Development
- Tab AB: Ownership's Veteran Owned Small Business Certification

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: Stuart Turille
 Chief Executive Officer's Title: Town Manager Phone: (540) 967-1400
 Street Address: P.O. Box 531
 City: Louisa State: VA Zip: 23093

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

- 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:

Non Profit Pool

or

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.

TRUE

If true, provide name of companion development: Epworth Manor IV

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

FALSE

If False, this development is not eligible for

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?	27
Total Units within 4% Tax Exempt allocation Request?	27
Total Units:	54

% of units in 4% Tax Exempt Allocation Request: 50.00%

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: Wesley Epworth III LLC

Developer Name: Wesley Housing Development Corporation

Contact: M/M ▶ Ms. First: Kamilah MI: P Last: McAfee

Address: 2311 Huntington Ave

City: Alexandria St. ▶ VA Zip: 22303

Phone: (703) 642-3830 Ext. Fax:

Email address: kmcafee@whdc.org

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

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

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

Grant Koehl, gkoehl@whdc.org, (703) 642-3830 x219

- 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: 6/30/2027

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

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

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

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

2. Timing of Acquisition by Owner:

Only one of the following statement should be True.

- a. FALSE Owner already controls site by either deed or long-term lease.
- b. TRUE Owner is to acquire property by deed (or lease for period no shorter than period property will be subject to occupancy restrictions) no later than 6/30/2027 .
- c. FALSE There is more than one site for development and more than one expected date of acquisition by Owner.

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

D. SITE CONTROL

3. Seller Information:

Name: Virginia United Methodist Housing Development Corporation
 Address: c/o Wesley Housing 2311 Huntington Ave
 City: Alexandria St.: Virginia Zip: 22303
 Contact Person: Kamilah P. McAfee Phone: (703) 642-3830

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

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

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>
Wesley Housing Development Corpora	(703) 642-3830	Sole Shareholder	100.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%

E. DEVELOPMENT TEAM INFORMATION

Complete the following as applicable to your development team.

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

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

1. Tax Attorney:	Jessica Glynn Worthington	This is a Related Entity.	FALSE
Firm Name:	Klein Hornig		
Address:	1325 G Street NW Suite 770	Veteran Owned Small Bus?	FALSE
City, State, Zip	Washington, DC 20005		
Email:	jworthington@kleinhornig.com	Phone:	(202) 926-3400
2. Tax Accountant:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small Bus?	FALSE
City, State, Zip			
Email:		Phone:	
3. Consultant:	Shiree Monterio	This is a Related Entity.	FALSE
Firm Name:	nineteen12 properties LLC		
Address:	80 M St SE, 1st Floor/ WeWork	Veteran Owned Small Bus?	TRUE
City, State, Zip	Washington, DC 20003	Role:	Application Consultant
Email:	shiree@7andM.com	Phone:	(202) 854-0479
4. Management Entity:	Joyce Martin	This is a Related Entity.	FALSE
Firm Name:	Amurcon Realty Company		
Address:	919 E Main St, Suite 1400	Veteran Owned Small Bus?	FALSE
City, State, Zip	Richmond, VA 23219		
Email:	jamartin@amurcon.com	Phone:	(804) 644-1020
5. Contractor:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small Bus?	FALSE
City, State, Zip			
Email:		Phone:	
6. Architect:	Richard J. Funk, Jr.	This is a Related Entity.	FALSE
Firm Name:	dbF Associates, Architects, Inc.		
Address:	311 10th St NE	Veteran Owned Small Bus?	FALSE
City, State, Zip	Charlottesville, VA 22902		
Email:	rick@dbfassociates.com	Phone:	(434) 977-2791

E. DEVELOPMENT TEAM INFORMATION

7.	Real Estate Attorney:	Laura Lee Garrett	This is a Related Entity.	FALSE
	Firm Name:	Hirschler		
	Address:	2100 East Cary Street	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Richmond, VA 23223		
	Email:	lgarrett@hirschlerlaw.com	Phone:	(804) 771-9500
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:	Kristyn Mott	This is a Related Entity.	FALSE
	Firm Name:	Southern Energy Management		
	Address:	5908 Triangle Dr	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Raleigh, NC 27617	Role:	Consultant - Green Energy
	Email:	kristyn@southern-energy.com	Phone:	(919) 626-9275
10.	Other 2:	Mike Kadilak	This is a Related Entity.	FALSE
	Firm Name:	Kadilak Consulting LLC		
	Address:	38211 Audrey Court	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Hamilton VA 20158	Role:	Owner's Rep./Estimator
	Email:	kaddy29@comcast.net	Phone:	(571) 238-0224
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: ▶

Name:

Contact Person:

Street Address:

City: State: ▶ Zip:

Phone: Contact Email:

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

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

G. NONPROFIT INVOLVEMENT

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

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

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

Name of qualified nonprofit:

or indicate true if Local Housing Authority Name of Local Housing Authority

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

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

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

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

H. STRUCTURE AND UNITS INFORMATION

1. General Information

a. Total number of all units in development	<u>27</u>	bedrooms	<u>31</u>
Total number of rental units in development	<u>27</u>	bedrooms	<u>31</u>
Number of low-income rental units	<u>27</u>	bedrooms	<u>31</u>
Percentage of rental units designated low-income	<u>100.00%</u>		
b. Number of new units:	<u>27</u>	bedrooms	<u>31</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>35,871.00</u> (Sq. ft.)		
e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage)	<u>3,282.00</u> (Sq. ft.)		
f. Nonresidential Commercial Floor Area (Not eligible for funding)	<u>0.00</u>		
g. Total Usable Residential Heated Area	<u>32,589.00</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>4.600</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	802.14	SF	23	23
2BR Elderly	1097.54	SF	4	4
Eff - Garden	0.00	SF	0	0
1BR Garden	0.00	SF	0	0
2BR Garden	0.00	SF	0	0
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
			27	27

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)
- b. Age of Structure: years
- c. Maximum Number of stories:

d. The development is a scattered site development.

e. Commercial Area Intended Use:

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

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

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

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

h. Development contains an elevator(s).
 If true, # of Elevators.
 Elevator Type (if known)

H. STRUCTURE AND UNITS INFORMATION

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

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>TRUE</u>	j. Sports Activity Ct.	<u>FALSE</u>
		k. Other:	<u></u>

l. Describe Community Facilities: Community room, outdoor space, shared laundry

m. Number of Proposed Parking Spaces 99
 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. TRUE
 If **True**, Provide required documentation (**TAB K2**).

5. Plans and Specifications

- a. **Minimum submission requirements for all properties (new construction, rehabilitation and adaptive reuse):**
 - i. A location map with development clearly defined.
 - ii. Sketch plan of the site showing overall dimensions of all building(s), major site elements (e.g., parking lots and location of existing utilities, and water, sewer, electric, gas in the streets adjacent to the site). Contour lines and elevations are not required.
 - iii. Sketch plans of all building(s) reflecting overall dimensions of:
 - a. Typical floor plan(s) showing apartment types and placement
 - b. Ground floor plan(s) showing common areas
 - c. Sketch floor plan(s) of typical dwelling unit(s)
 - d. Typical wall section(s) showing footing, foundation, wall and floor structure
 Notes must indicate basic materials in structure, floor and exterior finish.
- b. The following are due at reservation for Tax Exempt 4% Applications and at allocation for 9% Applications.
 - i. Phase I environmental assessment.
 - ii. Physical needs assessment for any rehab only development.
- c. **All Tax Exempt 4% Applications must submit plans and specifications complete at least through Design Development (DD) phase for all design disciplines.** Reference the separate Minimum Design and Construction Requirements document for a full list of submission requirements for New Construction and Rehabilitation projects.

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

J. ENHANCEMENTS

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

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

Certification and HERS Index score must be verified by a third-party, independent, non-affiliated, certified RESNET home energy rater. The HERS 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:

- TRUE** a. A community/meeting room with a minimum of 749 square feet is provided with free WIFI access restricted to residents only.
- 61.90%** b1. Percentage of brick covering the exterior walls.
- 38.10%** b2. Percentage of Fiber Cement Board or other similar low-maintenance material approved by the Authority covering exterior walls. Community buildings are to be included in percentage calculations.
- TRUE** c. All kitchen light fixtures are LED and meet MDCR lighting guidelines.
- TRUE** d. Cooking surfaces are equipped with fire suppression features as defined in the manual
- TRUE** e. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS.
- or
- FALSE** f. Full bath fans are equipped with a humidistat.
- FALSE** g. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products.
- FALSE** h. Rehab Only: Each unit is provided with the necessary infrastructure for high-speed internet/broadband service where it does not already exist.
- TRUE** i. Each unit is provided free individual high-speed internet access.
(Must have a minimum 20Mbps upload/ 100Mbps download speed per manual.)
- TRUE** j. Every kitchen, living room and bedroom contains, at minimum, one USB charging port.
- FALSE** k. Rehab only: Each unit has dedicated space, drain and electrical hook-ups to accept a permanently installed dehumidification system.
- or
- TRUE** l. All Construction types: each unit is equipped with a permanent dehumidification system.
- TRUE** m. All interior doors within units are solid core.
- TRUE** n. Installation of a renewable energy electric system in accordance with manufacturer's specifications and all applicable provisions of the National Electrical Code - Provide documentation at **Tab F**.
- FALSE** o. New construction only: Each unit to have balcony or patio with a minimum depth of 5 feet clear from face of building and a minimum size of 30 square feet.

J. ENHANCEMENTS

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

- TRUE a. All cooking ranges have front controls.
- TRUE b. Bathrooms have an independent or supplemental heat source.
- TRUE c. All entrance doors have two eye viewers, one at 42" inches and the other at standard height.
- TRUE 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:

- | | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> FALSE | Earthcraft Gold or higher certification | <input checked="" type="checkbox"/> TRUE | National Green Building Standard (NGBS) certification of Silver or higher. |
| <input checked="" type="checkbox"/> FALSE | LEED Certification | <input checked="" type="checkbox"/> FALSE | Enterprise Green Communities (EGC) Certification |

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

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

- | | | | |
|---|---|---|-------------------------|
| <input checked="" type="checkbox"/> TRUE | Zero Energy Ready Home Requirements | <input checked="" type="checkbox"/> FALSE | Passive House Standards |
| <input checked="" type="checkbox"/> FALSE | 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.
- 27 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.

If not, please explain:

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

I. UTILITIES

1. Utilities Types:

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

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

- | | | | |
|---------------------|--------------|----------------|--------------|
| Water? | <u>TRUE</u> | Heat? | <u>FALSE</u> |
| Hot Water? | <u>FALSE</u> | AC? | <u>FALSE</u> |
| Lighting/ Electric? | <u>FALSE</u> | Sewer? | <u>TRUE</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	12	18	0	0
Air Conditioning	0	5	6	0	0
Cooking	0	17	21	0	0
Lighting	0	18	22	0	0
Hot Water	0	15	20	0	0
Water	0	0	0	0	0
Sewer	0	0	0	0	0
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	\$0	\$67	\$87	\$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: Sustainability Consultant

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.

R.J.F Jr	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:

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

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

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

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

Contact person: Melissa Hunt

Title: Section 8 HAP Supervisor

Phone Number: (804) 664-2595

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: DeeDee

Last Name: George

Phone Number: (703) 642-3830 Email: dgeorge@whdc.org

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
3	11.11%	30% Area Median
0	0.00%	40% Area Median
11	40.74%	50% Area Median
13	48.15%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
27	100.00%	Total

Rent Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
3	11.11%	30% Area Median
0	0.00%	40% Area Median
11	40.74%	50% Area Median
13	48.15%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
27	100.00%	Total

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

20-30% Levels TRUE 40% Levels FALSE 50% levels TRUE

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

2. Unit Mix Grid

FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN UNIT MIX GRID

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

RJF Jr 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	60% AMI	1	1	669.73	\$1,093.00	\$1,093
Mix 2	1 BR - 1 Bath	60% AMI	7		669.73	\$1,093.00	\$7,651
Mix 3	1 BR - 1 Bath	60% AMI	2		669.73	\$1,093.00	\$2,186
Mix 4	1 BR - 1 Bath	50% AMI	1	1	669.73	\$899.00	\$899
Mix 5	1 BR - 1 Bath	50% AMI	7		669.73	\$899.00	\$6,293
Mix 6	1 BR - 1 Bath	50% AMI	2		669.73	\$899.00	\$1,798
Mix 7	1 BR - 1 Bath	30% AMI	2		669.73	\$513.00	\$1,026
Mix 8	1 BR - 1 Bath	30% AMI	1		650.15	\$513.00	\$513
Mix 9	2 BR - 1.5 Bath	60% AMI	2		964.28	\$1,305.00	\$2,610
Mix 10	2 BR - 1.5 Bath	60% AMI	1		964.28	\$1,305.00	\$1,305

L. UNIT DETAILS

Mix 11	2 BR - 1.5 Bath	50% AMI	1	1	964.28	\$1,073.00	\$1,073
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
Mix 21							\$0
Mix 22							\$0
Mix 23							\$0
Mix 24							\$0
Mix 25							\$0
Mix 26							\$0
Mix 27							\$0
Mix 28							\$0
Mix 29							\$0
Mix 30							\$0
Mix 31							\$0
Mix 32							\$0
Mix 33							\$0
Mix 34							\$0
Mix 35							\$0
Mix 36							\$0
Mix 37							\$0
Mix 38							\$0
Mix 39							\$0
Mix 40							\$0
Mix 41							\$0
Mix 42							\$0
Mix 43							\$0
Mix 44							\$0
Mix 45							\$0
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Mix 55							\$0
Mix 56							\$0
Mix 57							\$0
Mix 58							\$0
Mix 59							\$0
Mix 60							\$0
Mix 61							\$0
Mix 62							\$0
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
Mix 76								\$0
Mix 77								\$0
Mix 78								\$0
Mix 79								\$0
Mix 80								\$0
Mix 81								\$0
Mix 82								\$0
Mix 83								\$0
Mix 84								\$0
Mix 85								\$0
Mix 86								\$0
Mix 87								\$0
Mix 88								\$0
Mix 89								\$0
Mix 90								\$0
Mix 91								\$0
Mix 92								\$0
Mix 93								\$0
Mix 94								\$0
Mix 95								\$0
Mix 96								\$0
Mix 97								\$0
Mix 98								\$0
Mix 99								\$0
Mix 100								\$0
TOTALS			27	3				\$26,447

Total Units	27	Net Rentable SF:	TC Units	19,241.33
			MKT Units	0.00
			Total NR SF:	19,241.33

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

M. OPERATING EXPENSES

Administrative:

Use Whole Numbers Only!

1. Advertising/Marketing			\$324
2. Office Salaries			\$0
3. Office Supplies			\$729
4. Office/Model Apartment	(type		\$0
5. Management Fee			\$26,314
8.83% of EGI		\$974.59	Per Unit
6. Manager Salaries			\$25,070
7. Staff Unit (s)	(type		\$0
8. Legal			\$203
9. Auditing			\$9,180
10. Bookkeeping/Accounting Fees			\$729
11. Telephone & Answering Service			\$14,155
12. Tax Credit Monitoring Fee			\$0
13. Miscellaneous Administrative			\$10,611
Total Administrative			\$87,315

Utilities

14. Fuel Oil			\$0
15. Electricity			\$6,507
16. Water			\$13,811
17. Gas			\$0
18. Sewer			\$15,053
Total Utility			\$35,371

Operating:

19. Janitor/Cleaning Payroll			\$0
20. Janitor/Cleaning Supplies			\$932
21. Janitor/Cleaning Contract			\$1,485
22. Exterminating			\$1,769
23. Trash Removal			\$4,631
24. Security Payroll/Contract			\$0
25. Grounds Payroll			\$0
26. Grounds Supplies			\$945
27. Grounds Contract			\$15,471
28. Maintenance/Repairs Payroll			\$16,500
29. Repairs/Material			\$2,848
30. Repairs Contract			\$3,901
31. Elevator Maintenance/Contract			\$3,000
32. Heating/Cooling Repairs & Maintenance			\$3,229
33. Pool Maintenance/Contract/Staff			\$0
34. Snow Removal			\$3,281
35. Decorating/Payroll/Contract			\$2,052
36. Decorating Supplies			\$1,080
37. Miscellaneous			\$1,517
Totals Operating & Maintenance			\$62,641

M. OPERATING EXPENSES

Taxes & Insurance

38. Real Estate Taxes		\$9,250
39. Payroll Taxes		\$3,092
40. Miscellaneous Taxes/Licenses/Permits		\$0
41. Property & Liability Insurance	\$392 per unit	\$10,584
42. Fidelity Bond		\$0
43. Workman's Compensation		\$675
44. Health Insurance & Employee Benefits		\$8,537
45. Other Insurance		\$0
Total Taxes & Insurance		\$32,138

Total Operating Expense	\$217,465
--------------------------------	------------------

Total Operating Expenses Per Unit	\$8,054	C. Total Operating Expenses as % of EGI	72.97%
--	----------------	--	---------------

Replacement Reserves (Total # Units X \$300 or \$250 New Const./Elderly Minimum)	\$6,750
---	----------------

Total Expenses	\$224,215
-----------------------	------------------

N. PROJECT BUDGET - HARD COSTS

Cost/Basis/Maximum Allowable Credit

Complete cost column and basis column(s) as appropriate

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

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

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
1. Contractor Cost				
a. Unit Structures (New)	5,585,862	0	0	5,585,862
b. Unit Structures (Rehab)	0	0	0	0
c. Non Residential Structures	0	0	0	0
d. Commercial Space Costs	0	0	0	0
<input type="checkbox"/> e. Structured Parking Garage	0	0	0	0
Total Structure	5,585,862	0	0	5,585,862
f. Earthwork	0	0	0	0
g. Site Utilities	0	0	0	0
<input type="checkbox"/> h. Renewable Energy	250,000	0	0	250,000
i. Roads & Walks	0	0	0	0
j. Site Improvements	992,738	0	0	645,280
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	587,170	0	0	587,170
Total Land Improvements	1,829,908	0	0	1,482,450
Total Structure and Land	7,415,770	0	0	7,068,312
r. General Requirements	508,594	0	0	508,594
s. Builder's Overhead (2.5% Contract)	186,074	0	0	186,074
t. Builder's Profit (3.0% Contract)	224,577	0	0	224,577
u. Bonds	81,092	0	0	81,092
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	\$8,416,107	\$0	\$0	\$8,068,649

Construction cost per unit: \$302,448.41

MAXIMUM COMBINED GR, OVERHEAD & PROFIT =

\$1,038,208

ACTUAL COMBINED GR, OVERHEAD & PROFIT =

\$919,245

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	35,750	0	0	35,750
b. Architecture/Engineering Design Fee \$7,534 /Unit)	203,417	0	0	195,280
c. Architecture Supervision Fee \$1,181 /Unit)	31,900	0	0	31,900
d. Tap Fees	11,000	0	0	11,000
e. Environmental	7,150	0	0	7,150
f. Soil Borings	0	0	0	0
g. Green Building (Earthcraft, LEED, etc.)	32,000	0	0	32,000
h. Appraisal	12,000	0	0	12,000
i. Market Study	7,000	0	0	0
j. Site Engineering / Survey	9,000	0	0	6,300
k. Construction/Development Mgt	82,500	0	0	82,500
l. Structural/Mechanical Study	0	0	0	0
m. Construction Loan Origination Fee	119,450	0	0	118,139
n. Construction Interest (7.5% for 20 months)	870,287	0	0	652,715
o. Taxes During Construction	9,000	0	0	9,000
p. Insurance During Construction	22,000	0	0	22,000
q. Permanent Loan Fee (1.0%)	10,800			
r. Other Permanent Loan Fees	0			
s. Letter of Credit	0	0	0	0
t. Cost Certification Fee	35,000	0	0	20,000
u. Accounting	20,000	0	0	0
v. Title and Recording	16,200	0	0	14,580
w. Legal Fees for Closing	220,000	0	0	125,000
x. Mortgage Banker	50,000	0	0	0
y. Tax Credit Fee	59,739			
z. Tenant Relocation	0			
aa. Fixtures, Furnitures and Equipment	70,000	0	0	70,000
ab. Organization Costs	0			
ac. Operating Reserve	138,985			
ad. Soft Costs Contingency	101,092			
ae. Security	0	0	0	0
af. Utilities	63,250	0	0	63,250
<input type="checkbox"/> ag. Supportive Service Reserves	0			

O. PROJECT BUDGET - OWNER COSTS

(1) Other* specify: Replacement Reserve Yr1	6,750	0	0	0
(2) Other* specify: Finance Consultant	12,000	0	0	12,000
(3) Other* specify: Predevelopment Loan Inter	11,000	0	0	0
(4) Other* specify: Marketing	5,000	0	0	0
(5) Other * specify: Dry Utility Consultant	27,500	0	0	27,500
(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))	\$2,299,770	\$0	\$0	\$1,548,064
Subtotal 1 + 2 (Owner + Contractor Costs)	\$10,715,877	\$0	\$0	\$9,616,713
3. Developer's Fees	1,050,000	0	0	1,050,000
4. Owner's Acquisition Costs				
Land	1,085,106			
Existing Improvements	0	0		
Subtotal 4:	\$1,085,106	\$0		
5. Total Development Costs				
Subtotal 1+2+3+4:	\$12,850,983	\$0	\$0	\$10,666,713

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:

\$1,374,079

Proposed Development's Cost per Sq Foot \$328 **Meets Limits**
 Applicable Cost Limit by Square Foot: \$556

Proposed Development's Cost per Unit \$435,773 **Meets Limits**
 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	12,850,983	0	0	10,666,713
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	10,666,713
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	3,200,014
c. For Green Certification (Eligible Basis x 10%)				0
Total Adjusted Eligible basis			0	13,866,727
5. Applicable Fraction		100.00000%	100.00000%	100.00000%
6. Total Qualified Basis (Eligible Basis x Applicable Fraction)		0	0	13,866,727
7. Applicable Percentage		4.00%	4.00%	9.00%
8. Maximum Allowable Credit under IRC §42 (Qualified Basis x Applicable Percentage)		\$0	\$0	\$1,248,005
(Must be same as BIN total and equal to or less than credit amount allowed)		\$1,248,005 Combined 30% & 70% P. V. Credit		

Q. SOURCES OF FUNDS

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

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

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.	Construction Loan - TBD			\$9,575,797	
2.					
3.					
Total Construction Funding:				\$9,575,797	

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

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds <i>(Whole Numbers only)</i>	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
1.	First Mortgage - VHDA			\$1,080,000	\$53,763	3.95%	40	40
2.	DHCD ASNH Funds	10/1/2026		\$2,000,000	\$0	0.50%	0	0
3.	FHL Bank AHP	5/15/2026		\$1,000,000		0.00%		
4.	Capital Magnet Fund (CMF)		10/15/2025	\$75,000		0.00%		
5.	Land Note			\$1,050,103				
6.	HIEE	10/1/2026		\$782,894				
7.								
8.								
9.								
10.								
11.								
12.								
13.								
14.								
15.								
16.								
17.								
18.								
19.								
20.								
Total Permanent Funding:				\$5,987,997	\$53,763			

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.	Capital Magnet Fund (CMF)	10/15/2025	\$75,000
2.			
3.			
4.			
5.			
Total Subsidized Funding			\$75,000

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. **FALSE**

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

Below-Market Loans

a.	Tax Exempt Bonds	\$0
b.	RD 515	\$0
c.	Section 221(d)(3)	\$0
d.	Section 312	\$0
e.	Section 236	\$0
f.	Virginia Housing REACH Funds	\$0
g.	HOME Funds	\$0
h.	Choice Neighborhood	\$0
i.	National Housing Trust Fund	\$0
j.	Virginia Housing Trust Fund	\$2,000,000
k.	Other:	\$782,984
	HIEE	
l.	Other:	\$0

Market-Rate Loans

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

Q. SOURCES OF FUNDS

Grants*

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

Number of New PBV Vouchers	0
----------------------------	---
- 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	\$150,000	(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 \$150,000

2. Equity Gap Calculation

a. Total Development Cost	\$12,850,983
b. Total of Permanent Funding, Grants and Equity	- \$6,137,997
c. Equity Gap	\$6,712,986
d. Developer Equity	- \$674
e. Equity gap to be funded with low-income tax credit proceeds	\$6,712,312

3. Syndication Information (If Applicable)

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

b. Syndication Equity

i. Anticipated Annual Credits	\$839,123.00
ii. Equity Dollars Per Credit (e.g., \$0.85 per dollar of credit)	\$0.800
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	\$839,039
vi. Total to be paid by anticipated users of credit (e.g., limited partners)	\$6,712,312

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 \$6,712,312

5. Net Equity Factor

79.9999916381%

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>\$12,850,983</u>
2. Less Total of Permanent Funding, Grants and Equity	-	<u>\$6,137,997</u>
3. Equals Equity Gap		<u>\$6,712,986</u>
4. Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)		<u>79.9999916381%</u>
5. Equals Ten-Year Credit Amount Needed to Fund Gap		<u>\$8,391,233</u>
Divided by ten years		<u>10</u>
6. Equals Annual Tax Credit Required to Fund the Equity Gap		<u>\$839,123</u>
7. Maximum Allowable Credit Amount (from Eligible Basis Calculation)		<u>\$1,248,005</u>
8. Requested Credit Amount	For 30% PV Credit:	<u>\$0</u>
	For 70% PV Credit:	<u>\$839,123</u>
Credit per LI Units	<u>\$31,078.6296</u>	Combined 30% & 70% PV Credit Requested
Credit per LI Bedroom	<u>\$27,068.4839</u>	
		\$839,123

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		\$26,447
Plus Other Income Source (list):	Laundry and Late Charges	\$257
Equals Total Monthly Income:		\$26,704
Twelve Months		x12
Equals Annual Gross Potential Income		\$320,448
Less Vacancy Allowance	7.0%	\$22,431
Equals Annual Effective Gross Income (EGI) - Low Income Units		\$298,017

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	\$298,017
b.	Annual EGI Market Units	\$0
c.	Total Effective Gross Income	\$298,017
d.	Total Expenses	\$224,215
e.	Net Operating Income	\$73,802
f.	Total Annual Debt Service	\$53,763
g.	Cash Flow Available for Distribution	\$20,039

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	298,017	303,977	310,057	316,258	322,583
Less Oper. Expenses	224,215	230,941	237,870	245,006	252,356
Net Income	73,802	73,036	72,187	71,252	70,227
Less Debt Service	53,763	53,763	53,763	53,763	53,763
Cash Flow	20,039	19,273	18,424	17,489	16,464
Debt Coverage Ratio	1.37	1.36	1.34	1.33	1.31

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	329,034	335,615	342,327	349,174	356,157
Less Oper. Expenses	259,927	267,724	275,756	284,029	292,550
Net Income	69,108	67,891	66,571	65,145	63,608
Less Debt Service	53,763	53,763	53,763	53,763	53,763
Cash Flow	15,345	14,128	12,808	11,382	9,845
Debt Coverage Ratio	1.29	1.26	1.24	1.21	1.18

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	363,281	370,546	377,957	385,516	393,227
Less Oper. Expenses	301,326	310,366	319,677	329,267	339,145
Net Income	61,954	60,180	58,280	56,249	54,081
Less Debt Service	53,763	53,763	53,763	53,763	53,763
Cash Flow	8,191	6,417	4,517	2,486	318
Debt Coverage Ratio	1.15	1.12	1.08	1.05	1.01

Estimated Annual Percentage Increase in Revenue 2.00% (Must be \leq 2%)
 Estimated Annual Percentage Increase in Expenses 3.00% (Must be \geq 3%)

V. STATEMENT OF OWNER

The undersigned hereby acknowledges the following:

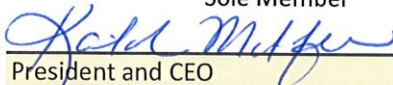
1. that, to the best of its knowledge and belief, all factual information provided herein or in connection herewith is true and correct, and all estimates are reasonable.
2. that it will at all times indemnify and hold harmless Virginia Housing and its assigns against all losses, costs, damages, Virginia 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: Wesley Epworth III LLC
By: Wesley Epworth III MM LLC, its Managing Member
By: Wesley Housing Development Corporation, its
Sole Member

By: 
Its: President and CEO
(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:	Richard J. Funk, Jr.
Virginia License#:	#08214
Architecture Firm or Company:	dBF Associates, Architects, Inc.

By: Richard J. Funk, Jr

Its: Vice-President RJF.JR
(Title)

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

V. Previous Participation Certification

Development Name: Epworth Manor III

Name of Applicant (entity): Wesley Epworth III LLC

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

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

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

1. All the statements made within this Certification are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained within the organizational charts and any statements attached to this Certification, and I will immediately alert Virginia Housing should I become aware of any information prior to the application deadline which may render my statements herein false or misleading.

2. During any time within the past ten (10) years that any of the Participants were Principals in any multifamily rental property, no mortgagee of any such property declared a default under its mortgage loan or assigned it to the mortgage insurer (governmental or private); no such property was foreclosed upon or dispossessed pursuant to a deed-in-lieu of foreclosure; and no such property received mortgage relief from the mortgagee. For purposes of this statement, "declared a default" refers only to final notices of default issued after the exhaustion of all applicable notice and cure rights.

3. During any time within the last ten (10) years that any of the Participants were a Principal in an owner of multifamily rental property, no such owner was determined to have breached any agreement related to the construction or rehabilitation, use, operation, management or disposition of the property, including removal from a partnership or limited liability company. For the purposes of this statement, "determined to have breached" refers only to determinations made by an independent third-party arbiter or court of law following the expiration of all applicable notice and cure periods and excludes default judgments that have been fully satisfied.

4. No Participant listed in this Certification has been required to turn control of a property over to an investor or been otherwise involuntarily removed as a general partner from the ownership of a multifamily rental property within the past ten (10) years.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Signature

Kamilah P. McAfee

Printed Name

03/09/2026

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

W.

LIHTC SELF SCORE SHEET

Self Scoring Process

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

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

MANDATORY ITEMS:

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

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information App)	Y	0 or -50	0.00
b. Local CEO Opposition Letter	N	0 or -25	0.00
c. Plan of development	N	0 to 10	0.00
d. Location in a revitalization area based on Qualified Census Tract	N	0 or 10	0.00
or e. Location in a revitalization area with resolution or by locality	Y	0 or 15	15.00
or f. Location in a Opportunity Zone	N	0 or 15	0.00
g. Location in a Medium to High level Economic Development Jurisdiction	N	0 or 5	0.00
h. Location on land owned by Tribal Nation	N	0 or 15	0.00
Total:			15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	Y	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	N	0 or 20	0.00
c. Subsidized funding commitments	0.58%	Up to 60	1.17
d. Tax abatement on increase of property's value	N	0 or 5	0.00
e. New project based rental subsidy) in Northern Virginia or New Construction pool	N	up to 40	0.00
f. Census tract with <12% poverty rate	12%	0, 20, 25 or 30	20.00
g. Development provided priority letter from Rural Development	N	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Y	Up to 20	20.00
Total:			46.17

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements (See calculations below)			86.24
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	Y10	0, 10 or 20	10.00
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	N	0 or 10	0.00
Total:			161.24

4. TENANT POPULATION CHARACTERISTICS:

Locality AMI	State AMI
\$106,600	\$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)	11.11%	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	11.11%	Up to 10	10.00
e. Units in Higher Income Jurisdictions with rent and income at or below 50% of AMI	51.85%	Up to 50	50.00
f. Units in Higher Income Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	51.85%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	51.85%	Up to 50	0.00
Total:			70.00

5. SPONSOR CHARACTERISTICS:

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

6. EFFICIENT USE OF RESOURCES:

a. Credit per unit		Up to 100	54.60
Total:			54.60

7. BONUS POINTS:

a. Extended Use Restriction beyond 15 year compliance period	35	Years	40 or 70	70.00
or b. Nonprofit or LHA purchase option/ ROFR	N		0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	N		0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	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	Y		up to 10	5.00
g. Commitment to electronic payment of fees	Y		0 or 5	5.00
h. Zero Ready or Passive House certification from prior allocation	N		0, 10 or 20	0.00
Total:				80.00

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

TOTAL SCORE: **427.01**

Enhancements:

All units have:

	Max Pts	Score
a. Community Room	5	5.00
b. Exterior walls constructed with brick and other low maintenance materials	40	35.24
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	15.00
j. USB in kitchen, living room and all bedrooms	1	1.00
k. Rehab only: dedicated space to accept permanent dehumidification system	2	0.00
l. Provides Permanently installed dehumidification system	5	5.00
m. All interior doors within units are solid core	3	3.00
n. Installation of Renewable Energy Electric system	10	10.00
o. New Construction: Balcony or patio	4	0.00

81.24

All elderly units have:

p. Front-control ranges	1	1.00
q. Independent/suppl. heat source	1	1.00
r. Two eye viewers	1	1.00
s. Shelf or Ledge at entrance within interior hallway	2	2.00

5.00

Total amenities: 86.24

X. Development Summary

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

Deal Name: Epworth Manor III

Cycle Type: 9% Tax Credits **Requested Credit Amount:** \$839,123
Allocation Type: New Construction **Jurisdiction:** Louisa County
Total Units: 27 **Population Target:** Elderly
Total LI Units: 27 **Owner Contact:** Kamilah McAfee
Project Gross Sq Ft: 35,871.00
Green Certified? TRUE

Total Score
427.01

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$5,987,997	\$221,778	\$167	\$53,763
Grants	\$0	\$0		
Subsidized Funding	\$75,000	\$2,778		

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$7,415,770	\$274,658	\$207	57.71%
General Req/Overhead/Profit	\$919,245	\$34,046	\$26	7.15%
Other Contract Costs	\$81,092	\$3,003	\$2	0.63%
Owner Costs	\$2,299,770	\$85,177	\$64	17.90%
Acquisition	\$1,085,106	\$40,189	\$30	8.44%
Developer Fee	\$1,050,000	\$38,889	\$29	8.17%
Total Uses	\$12,850,983	\$475,962		

Total Development Costs	
Total Improvements	\$10,715,877
Land Acquisition	\$1,085,106
Developer Fee	\$1,050,000
Total Development Costs	\$12,850,983

Proposed Cost Limit/Sq Ft: \$328
Applicable Cost Limit/Sq Ft: \$556
Proposed Cost Limit/Unit: \$435,773
Applicable Cost Limit/Unit: \$589,015

Income		
Gross Potential Income - LI Units		\$320,448
Gross Potential Income - Mkt Units		\$0
Subtotal		\$320,448
Less Vacancy %	7.00%	\$22,431
Effective Gross Income		\$298,017

Unit Breakdown	
# of Eff	0
# of 1BR	23
# of 2BR	4
# of 3BR	0
# of 4+ BR	0
Total Units	27

Rental Assistance? FALSE

Expenses		
Category	Total	Per Unit
Administrative	\$87,315	\$3,234
Utilities	\$35,371	\$1,310
Operating & Maintenance	\$62,641	\$2,320
Taxes & Insurance	\$32,138	\$1,190
Total Operating Expenses	\$217,465	\$8,054
Replacement Reserves	\$6,750	\$250
Total Expenses	\$224,215	\$8,304

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	3	3
40% AMI	0	0
50% AMI	11	11
60% AMI	13	13
>60% AMI	0	0
Market	0	0

Income Averaging? FALSE

Cash Flow	
EGI	\$298,017
Total Expenses	\$224,215
Net Income	\$73,802
Debt Service	\$53,763
Debt Coverage Ratio (YR1):	1.37

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.

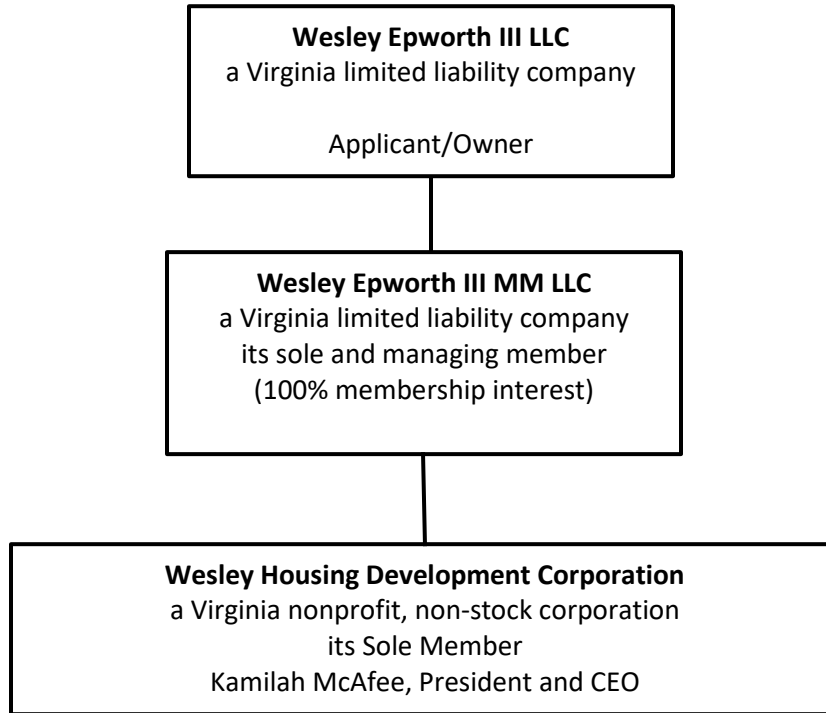
Tax Exempt Deals are granted a starting point value greater than zero to allow for the nature of these deals.

Combined Max	\$1,248,005
Credit Requested	\$839,123
% of Savings	32.76%
Sliding Scale Points	54.6

Tab A:

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

INITIAL ORGANIZATIONAL CHART



**Operating Agreement
of
WESLEY EPWORTH III LLC**

This Operating Agreement (the “*Agreement*”) of Wesley Epworth III LLC (the “*Company*”), a limited liability company organized pursuant to Chapter 12 of Title 13.1 of the Code of Virginia (the “*Act*”), is entered into by Wesley Epworth III MM LLC, a Virginia limited liability company as the sole member of the Company (the “*Member*”).

1. **Purpose and Powers.** The purpose of the Company is to own and develop the property or an interest in the property commonly known as Epworth Manor, located at 206 Cammack Street, Louisa, Virginia 23093 (the “*Project*”), and to undertake any other activity which a limited liability company may lawfully undertake under the Act.
2. **Separateness.** The Company will conduct its business and operations in its own name and will maintain books and records and bank accounts separate from those of any other person or entity.
3. **Management.** The Company will be member-managed. Wesley Epworth III MM LLC will carry the title of “*Managing Member*” and will exercise full and exclusive control over the affairs of the Company. The Managing Member may appoint officers and agents for the Company and give them such titles and powers as the Managing Member may choose. Any action taken by the Managing Member in the name of the Company, and any action taken by an officer or agent of the Company in the name of the Company and with the proper authorization of the Managing Member, will be an action of the Company. The Managing Member hereby grants Kamilah McAfee, President and CEO of Wesley Housing Development Corporation the authority to execute and submit an application for reservation and/or allocation of low-income housing tax credits on behalf of the Managing Member entity.
4. **Allocations of Profit and Loss.** All profits and losses of the Company (and items of income, deduction, gain, or loss) will be allocated 100% to the Managing Member.
5. **Distributions.** All distributions with respect to a membership interest in the Company will be made 100% to the Managing Member.
6. **Capital Contribution.** The capital contribution of the Managing Member to the Company is \$100.
7. **Dissolution.** The Company will dissolve upon the first to occur of (i) the sale or other disposition of all or substantially all of the Company’s property and the Company’s receipt of all or substantially all of the proceeds thereof, or (ii) the determination of the Managing Member to dissolve.
8. **Fiscal Year.** The fiscal year of the Company will be the calendar year.
9. **No Liability of Member and Others.** The Managing Member and its agents and any officers and agents of the Company will not be liable for the Company's liabilities, debts or obligations, all of which will be the sole obligation of the Company. The failure by the Company to observe any

formalities or requirements relating to the exercise of its powers or the management of its business or affairs under this Agreement will not be grounds for imposing personal liability on the Managing Member or any officer.

10. **Indemnification.** The Company will indemnify and defend the Managing Member and its agents and any officers and agents of the Company, from and against all costs, losses, liabilities and damages incurred by or asserted against any such person in connection with the Company's business to the fullest extent provided or allowed by law.
11. **Amendment.** This Agreement may be amended only by written instrument executed by the Managing Member and indicating an express intention to amend this instrument.
12. **Governing Law.** This Agreement will be interpreted, construed and enforced in accordance with the laws of Virginia.

The undersigned has executed this Agreement effective as of March 10, 2026.

[signature page follows]

[Signature Page to Operating Agreement of Wesley Epworth III LLC]

MANAGING MEMBER:

WESLEY EPWORTH III MM LLC
a Virginia limited liability company

By: Wesley Housing Development Corporation
a Virginia nonstock corporation
its sole member

By: 
Kamillah McAfee, President and CEO

Tab B:

Virginia State Corporation Commission Certification
(MANDATORY)

Commonwealth of Virginia



State Corporation Commission

CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

That Wesley Epworth III LLC is duly organized as a Limited Liability Company under the law of the Commonwealth of Virginia;

That the Limited Liability Company was formed on January 23, 2026; and

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

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

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

Ms. Kamilah McAfee
Wesley Epworth III LLC
c/o Wesley Housing
2311 Huntington Avenue
Alexandria, VA 22303

RE: Wesley Epworth Manor
Wesley Epworth III LLC
Investor Letter of Intent

Dear Ms. McAfee,

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 Wesley Epworth Manor. Subject to the usual and customary due diligence and investor committee approval, and fund formation, VCDC is interested to purchase the Investor Member interests in Wesley Epworth III LLC 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 \$6,712,312 to Wesley Epworth III LLC. This investment is based on the Investor Member's 99.99% share of the projected annual Low Income Housing Tax Credit of \$839,123 at \$.80 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,

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)

V. Previous Participation Certification

Development Name: Epworth Manor III

Name of Applicant (entity): Wesley Epworth III LLC

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

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

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

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

5. There are no unresolved material findings of noncompliance resulting from any audits, management reviews, or other governmental investigations performed by (or on behalf of) any state or federal entity, concerning any multifamily rental property in which any of the Participants were Principals at the time of such finding. For the purposes of this statement, a finding is considered resolved if either (a) the state or federal entity issuing the finding has determined that no further action is required to remedy the finding; or (b) the Participant (or entity in which it is a Principal) has entered into a binding agreement with the applicable state or federal entity to address such finding(s) and the Applicant has included with this Certification a copy of such agreement accompanied by a written statement from the state or federal entity verifying that such agreement is not in default and is reasonably expected to be satisfied within (90) days. Any such statement must be addressed to Virginia Housing and dated no more than thirty (30) days prior to submission of the Application.
6. During the past ten (10) years, no Participants were Principals in any multifamily rental property for which payments under any state or federal assistance contract were suspended or terminated. For the purposes of this statement, suspensions and terminations do not include those caused solely by actions or inactions of the state or federal agency, like funding shortages, technical issues, or administrative delays, where the Principals were not at fault.
7. None of the Participants have been convicted of a felony and none are presently the subject of a complaint of indictment charging a felony. A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less.
8. No Participant has been suspended, debarred, or otherwise restricted by any federal or state entity from participating in housing programs administered by such entity due to programmatic noncompliance on the part of either the Participant or an entity in which the Participant was a Principal.
9. During the past ten (10) years, (a) no Participant has been the subject of a claim under an employee fidelity bond; and (b) while any Participant was a Principal in an owner of multifamily rental property, no Participant or such related owner defaulted on any obligation secured by a letter of credit or surety or performance bond. For the purposes of this statement, "defaulted" refers only to events where funds were paid by the issuer of a letter of credit or surety or performance bond.
10. No Participant is a Virginia Housing employee or a member of the immediate household of any Virginia Housing employee.
11. No Participant currently holds an ownership interest in a multifamily rental property where construction has stopped for more than 20 consecutive days, unless the stoppage:
 - (a) resulted from events beyond the reasonable control of the property owner that also caused similar delays in comparable projects in the surrounding area (e.g. natural disasters, labor strikes, pandemics, or government-imposed work stoppages); or
 - (b) solely involves work neither contractually required as a condition of tax credit allocation nor required prior to placing in service all residential buildings within such project.

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

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

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

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

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

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

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

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



Signature

Kamilah P. McAfee

Printed Name

03/09/2026

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

Tab E:

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

OPTION AGREEMENT

THIS OPTION AGREEMENT (the "Agreement") made as of this 11th day of March, 2026 (the "Execution Date") by and between Virginia United Methodist Housing Development Corporation, a Virginia nonstock corporation ("Seller") and Wesley Epworth III LLC, a Virginia limited liability company ("Purchaser").

RECITALS:

A. Whereas Seller owns the certain parcel of unimproved land that contains approximately 6± acres located at 206 Cammack Street in Louisa County, Virginia and having the Louisa County Parcel ID Number 40-28-2 as more particularly described on the attached Exhibit A (the "Land").

B. The Land is anticipated to be subjected to a condominium regime containing Parcel A with 4.6 acres and Parcel B with 1.4 acres, which is anticipated to contain one (1) condominium unit per condominium regime (the "Units"), and it is expected that the Project will be located on the Parcel A portion of the Land as described by the site plan attached as Exhibit B (the "Property").

C. Seller desires to grant to Purchaser and Purchaser desires to obtain from Seller an irrevocable option to purchase the Property in accordance with the terms and provisions set forth in this Agreement.

AGREEMENT:

NOW, THEREFORE, for and in consideration of One Hundred Dollars (\$100.00), the receipt and sufficiency of which is hereby acknowledged, and the mutual promises and covenants herein contained, it is mutually covenanted and agreed by the parties hereto as follows:

1. Option to Purchase Property.

A. Subject to the terms and conditions hereof, Seller hereby grants to Purchaser an irrevocable option to purchase the Property from Seller (the "Option").

B. Purchaser intends to develop the Property with 27 affordable multi-family housing units (the "Project"). Purchaser will finance the acquisition and development of the Property through the use of the Low Income Housing Tax Credit ("LIHTC") program with mortgage financing through the Virginia Housing Development Authority 9% LIHTC program.

C. Purchaser may exercise this Option by giving Seller written notice thereof on or before June 30, 2027, provided that Purchaser, in addition to the LIHTC tax credit reservation, shall have received a satisfactory financing commitment. This Agreement shall expire on June 30, 2027.

D. Purchaser shall have the right to extend the option date of this Agreement to a date no later than June 30, 2028 by giving Seller written notice on or before December 31, 2027.

E. This Option shall not be recorded; however, a further agreement to be entered into between the Optionor and the Optionee, or a memorandum thereof, is expected to be recorded or memorialized in the appropriate office of public records, in accordance with the laws of the Commonwealth of Virginia. All costs of transfer and such recordation will be borne by Optionee. The amount of the Purchase Price for Parcel A (as defined in the further agreement) will be equal to One Million Fifty Thousand One Hundred Three Dollars (\$[1,050,103]) with the Purchase Price to be paid at closing by wire transfer in cash.

2. Adjustments and Credits. The following pro-rations, adjustments and credits to the Purchase Price shall be made at the closing:

A. Real Estate taxes and all other governmental charges assessed against the Property shall be prorated to the date of closing.

B. Seller shall pay all grantor's taxes and the cost of the preparation of the deed and Purchaser shall pay all other recordation taxes to record the deed. Purchaser shall pay all other costs of closing, including the costs of (a) examination of title to the Property, (b) any title insurance premiums as to its purchase of the Property, (c) clerk's fees and other taxes for the recordation of the deed, (d) any appraisal of the Property and (e) having the Property surveyed.

C. Rents and all other charges and fees customarily prorated and adjusted in similar transactions shall be prorated and adjusted to the date of closing. In the event that accurate pro rations and other adjustments cannot be made at closing because current bills are not obtainable (as, for example, in the case of utility bills, if any), the parties shall prorate as of the date of closing on the best available information, subject to adjustment upon receipt of the final bill.

3. Conveyance. At closing, Seller shall convey to Purchaser the Property by general warranty deed with English Covenants of Title, free and clear of all encumbrances and exceptions to title, except as to current taxes and (ii) those recorded easements, restrictions and exceptions which do not adversely affect Purchaser's intended development and use of the Property as a multi-family housing project (the "Permitted Exceptions"). Purchaser shall notify Seller in writing of any matters affecting title to the Property not constituting Permitted Exceptions on or before sixty (60) days prior to the expected date of closing. Seller shall either cure within thirty (30) days after receipt of such title objection notice ("Title Response Deadline") or notify Purchaser that it is unable or unwilling to cure any such objection to title. If Seller is unable or unwilling to cure such exceptions, then Purchaser may, at its option, and as its sole remedy (i) terminate this Agreement by giving the Seller written notice of such termination within five (5) days after Title Response Deadline (with failure of Purchaser to provide such notice of termination within such time frame being deemed a waiver of such defects), (ii) cure such defects or objections at its own expense and proceed to closing with no reduction in the Purchase Price or (iii) waive such defects and proceed to closing with no reduction in the Purchase Price. Further, Seller agrees that from and after the Execution Date, Seller will not execute any instrument encumbering the Property in a manner that would materially and

adversely affect Purchaser's intended continuing use of the Property as a multi-family housing project (the "Project"). In addition, Seller shall deliver such other tax reporting forms, lien waivers, and other documents as customarily delivered in similar transactions in the Commonwealth of Virginia.

4. Possession. Possession of the Property shall be delivered as of date of closing, free and clear of any encumbrances but subject to tenant leases.

5. Seller's and Purchaser's Conditions. Purchaser's obligations hereunder are contingent upon obtaining a reservation of 9% LIHTC tax credits and a financing commitment satisfactory to Purchaser, in its sole discretion.

6. Seller's Conditions, Representations, and Warranties. In order to induce Purchaser to enter into this Agreement and to purchase the Property, Seller hereby makes the following representations, warranties and covenants as to the Property, each of which is relied upon by Purchaser, shall survive closing and shall not merge into the deed. If any of these representations is not true and correct on the date of this Agreement (and as of the closing date as if then made), Purchaser shall have the right, at its option, to elect to terminate this Agreement.

A. Pending Litigation. Seller has no knowledge of any pending or threatened litigation or governmental proceeding or investigation against Seller affecting the Property or any part thereof, which is, or if adversely resolved, would or might become a lien on any portion of the Property or would or might otherwise materially and adversely affect the Property or Purchaser's acquisition, development for the intended use, or occupancy of the Property thereon after closing.

B. No Defaults. Seller has no knowledge that the execution of this Agreement by Seller or the performance by Seller of its obligations hereunder will (i) conflict with, or result in a breach of, the terms, conditions or provisions of, or constitute a default under, any agreement or instrument to which Seller is a party, or by which it may be bound, and which would materially affect Purchaser's rights under this Agreement, including Purchaser's rights, title and interests in and to the Property, or (ii) result in the creation of any material lien, charge, or encumbrance upon the Property, except as permitted hereby.

C. No Special Taxes. Seller has no knowledge of, nor has it received any notice of, any special taxes or assessments relating to the Property.

D. Condemnation Proceedings: Roadways. Seller has no knowledge of, nor has it received notice of, any condemnation or eminent domain proceedings pending or threatened against the Property or any part thereof. Seller has no knowledge of, nor has it received any notice of, any change or proposed change in the route, grade or width of, or otherwise affecting, any street or road abutting the Property, which change would have a material adverse impact upon the Property.

E. No Contracts. Seller is not a party to and is not bound by any sales contract, option agreement, right of first refusal agreement or other contractual agreement providing for the sale or other conveyance of the Property or any portion thereof.

F. No Hazardous Materials. Seller has not caused, has no actual knowledge of and has received no written notice that any other person or entity has caused, any release, manufacture, production, treatment, storage or disposal of any substance or material on the Property, including the ground water or on, under, or about the Property, the generation, production, release, treatment, storage or disposal of which is regulated under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA"), 42 USC Sections 9601 et. seq., or any other substances, materials and waste which are or become regulated under applicable local, state or federal law, or the United States of America government, or which are classified as hazardous or toxic under federal, state, or local laws and regulations ("Hazardous Materials"). Seller covenants during the period of this Agreement not to use, discharge or store any Hazardous Materials on the Property.

G. Zoning. Seller represents that the Land is zoned for 54 multi-family housing units, which can be accomplished through two separate condominium regimes.

H. Authorization. Seller (1) is duly organized and validly existing, and (i) has the authority (a) to execute and deliver this Agreement and all other documents and instruments to be executed and delivered hereunder, and (b) to perform its obligations hereunder and under such other documents and instruments in order to sell the Property in accordance with the terms and conditions hereof. All necessary actions have been taken by Seller to confer upon the persons executing this Agreement, and all documents that are contemplated hereby on Seller's behalf, the power and authority to do so.

8. Risk of Loss. All risk of loss as a result of any exercise of the power of eminent domain, or by reason of fire or other casualty, or for personal liability as to the Property, shall remain on Seller until closing except to the extent liability for personal injury may arise out of Purchaser's entry upon the Property or any part of it.

9. Binding Effect. This Agreement will be binding upon and inure only to the benefit of the parties to it.

10. Closing. Closing shall be by escrow in the offices of the Optionee's title company, Richmond, Virginia, or at such other place as the parties may mutually agree, on or about June 30, 2027, unless the closing date is extended by the parties, in which event the closing date shall be extended to such date as the parties may mutually agree, but in no event shall closing be extended beyond June 30, 2028.

11. Access and Tests. Seller hereby grants to Purchaser and its agents, representatives, employees, contractors and subcontractors, a license to enter upon the Property for the purpose, at Purchaser's sole expense, of making engineering, boundary, topographical and drainage surveys and tests, conducting environmental tests, inspection of the physical condition of the Property, and investigating the Property with appropriate representatives of Louisa County, the Commonwealth of Virginia and public utility companies. Purchaser shall indemnify and hold Sellers harmless against any loss, liability or expense, including attorney's fees, arising out of Purchaser's exercise of its rights under this section.

10. Notices. All notices and demands which, under the terms of this Agreement must or may be given by the parties hereto shall be delivered in person, or by overnight courier service, to the respective parties hereto as follows:

Seller: Virginia United Methodist Housing Development Corporation
c/o Wesley Housing
2311 Huntington Avenue
Alexandria, Virginia 22303-1529

Purchaser: Wesley Epworth III LLC
2311 Huntington Avenue
Alexandria, Virginia 22303-1529

Copy to: Laura Lee Garrett
Hirschler
2100 East Cary Street
Richmond, Virginia 23223

Notices shall be deemed to have been given when (A) delivered in person, upon receipt thereof by the person to whom notice is given, and (B) if by overnight courier within one (1) business day after the date deposited with the overnight courier service.

11. Exclusivity. Neither Seller nor Seller's representatives will market the Property, have any discussions or negotiations regarding the sale of the Property with any other party, and/or sell or agree to sell the Property to any other party, unless and until this Agreement is terminated by Purchaser in accordance with its terms.

12. Miscellaneous. This Agreement shall be governed by, construed and enforced under the laws of the Commonwealth of Virginia. This Agreement sets forth the entire agreement and understanding between the parties with respect to the transaction contemplated hereby and supersedes all prior agreements, arrangements, and understandings which led to the subject matter hereof. No representative, promise, inducement, or statement of intention has been made by Seller or the Purchaser which is not embodied in this Agreement.

13. Successor; Number; Gender. The terms and agreements hereof shall apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties. Wherever used herein, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all other genders.

14. The Captions and Counterparts. The captions and paragraph headings contained herein are for convenience only and shall not be used in construing or enforcing any of the provisions of this Agreement. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original hereof, but all of which, together, shall constitute a single agreement.

15. Contingencies. Optionee's exercise of the Option is contingent upon the following, without limitation: (a) the Optionee determining the feasibility of the Property and the Improvements for development, (b) the Optionee obtaining financing for the development of the

Property and the Improvements, including an allocation of tax credits from the Virginia Housing Development Authority, (c) this Option must go on for at least four (4) months post the submission of Optionee's 9% Virginia Housing Application, and (d) determinations satisfactory to the Optionee that the Property and Optionee's development plan meet all applicable governmental requirements, including without limitation any review and approvals that may be required pursuant to the National Environmental Policy Act ("NEPA") and related requirements under 24 CFR Parts 50 or 58, if applicable.

[remainder of page intentionally left blank, signature page on next page]

IN WITNESS WHEREOF, Purchaser and Seller have executed this Option Agreement as of the day and date first above written.

PURCHASER:

WESLEY EPWORTH III LLC,
a Virginia limited liability company

By: Wesley Epworth III MM LLC,
a Virginia limited liability company,
Its: Managing Member

By: Wesley Development Housing Corporation,
a Virginia nonstock corporation,
Its: Sole Member

By: 
Kamilah McAfee, President and CEO

SELLER:

VIRGINIA UNITED METHODIST HOUSING DEVELOPMENT
CORPORATION, a Virginia nonstock corporation

By: 
Kamilah McAfee, Secretary

Exhibit A

Legal Description

The Property described below will be subjected to a condominium regime and the Project will be located on a portion of the Property in one condominium Unit:

The parcel is a 6.00 acre parcel located south of the Epworth II facility located at 200 Cammack Street. The property was previously recorded at Deed Book 1120, Page 948.

Lousia County parcel ID: 40-28-2

Exhibit B

Site Plan



Louisa County, Virginia

[Property](#) [Building](#) [Calculations](#) [Sketch](#) [Assess/Sales](#) [Print Card](#) [View on GIS](#) [Search](#)

Land and Value Information

Parcel No: 40 28 2 **Magisterial:** TOWN OF LOUISA
Record Number: 30032-1 **Legal Description:** C H & WESTOVER
 PB 8/2525 PARCEL B
 DB 1120/948 6.00AC
Acres: 6.00
Zoning: **Deed Book/Page:** 1120/948
Occupancy: VACANT LAND **Property Type:** COMMERCIAL/INDUSTRIAL

Addresses

Property: 0 CAMMACK ST
 LOUISA , VA
 23093 **Owner(s):** VIRGINIA UNITED METHODIST
 HOUSING DEVELOPMENT CORP C/O WESLEY HOUSING DEV
 CORP
 2311 HUNTINGTON AVE
 ALEXANDRIA , VA 22303

Web Link Information

This Real Estate info found at: <https://louweb.louisa.org/assess/index.asp?action=Get Records&RecFilter=30032>

Building Data

	General	Exterior	Interior
Year Built	0	Roof:	Stories 0
Age	0	Roofing:	Rooms: 0
Condition		Walls:	Bedrooms: 0
Class:		Foundation:	Full Bathrooms: 0
Right of Way	PUBLIC	Water NONE	Half Bathrooms: 0
Easement	PAVED	Sewer NONE	Walls:
Terrain	ON	Electric: N	Floors:
Character	ROLLING/SLOPING	Gas: N	Floors:
Garage:		Heat:	Fireplaces: 0
Carpport:		Fuel:	Flues 0
		A/C:	Basement:

Calculations

Structural Elements	Size	Rate	Condition	Adjust	Value
Building	0.0	0.00			0
Basement	0.0	12.00			0
Fin.Basement	0.0	0.00			0
Plumbing					0
Heat					0
A/C					0
Fireplaces					0
Flues					0

Built-in					0
Additions	Size	Rate	Condition	Adjust	Value
				Dwelling Subtotal =	0
Appreciation/Depreciation Factors			Condition	Adjust	Depreciation
			Class Factor	100 %	0
				Adjusted Dwelling Value =	0
Other Improvements	Size	Rate	Condition	Adjust	Value
				Other Improvements Value =	0
Prior Assessment Improved Value = 0			Total Improved Value (rounded to nearest hundred) =		0
Land Use and Value	Acres	Rate	Condition	Adjust	Value
	6.00	23,575		0%	141,450
Prior Assessment Land Value = 141,500			Land Use and Value (rounded to nearest hundred) =		141,500
Total Property Value					Value
Prior Assessment Property Value = 141,500			Total Property Value (rounded to nearest hundred) =		141,500
Increase = 0.00 %					

Sketch

Assessments/Sales

Assessment Date	Land Value	Structure(s) Value	Property Total	Land Use Total	Taxable Amount	Tax Rate (cents/\$100)	County Taxes*
2025	141,500	0	141,500	0	141,500	72	1,019
2024	141,500	0	141,500	0	141,500	72	1,019
2023	141,500	0	141,500	0	141,500	72	1,019
2022	141,500	0	141,500	0	141,500	72	1,019
2021	141,500	0	141,500	0	141,500	72	1,019
2020	141,500	0	141,500	0	141,500	72	1,019
2019	141,500	0	141,500	0	141,500	72	1,019
2018	141,500	0	141,500	0	141,500	72	1,019
2017	141,500	0	141,500	0	141,500	72	1,019
2016	141,500	0	141,500	0	141,500	72	1,019
2015	141,500	0	141,500	0	141,500	72	1,019
2014	141,500	0	141,500	0	141,500	68	962
2013	141,500	0	141,500	0	141,500	65	920
2012	141,500	0	141,500	0	141,500	65	920
2011	141,500	0	141,500	0	141,500	62	877
2010	141,500	0	141,500	0	141,500	62	877
2009	141,500	0	141,500	0	141,500	62	877
2008	141,500	0	141,500	0	141,500	62	877

* Approximate - these are calculated County taxes for this web page. [Click here for Actual Taxes](#)

Sale Date	Owner 1	Owner 2	Deed Book	Will Book	Grantor	Sale Price
3/2008	VIRGINIA UNITED METHODIST	HOUSING DEVELOPMENT CORP	1120 / 948	/ 0	DUKE OIL CO INC ET ALS	225,000
00/0	DUKE OIL CO INC ET ALS		890 / 788	/ 0		0

<https://www.louisacounty.gov>

Tab F:

RESNET Rater Certification (MANDATORY)



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*****

	Grant Warner	3/9/2026
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

Epworth Manor III
Development Name



Home Innovation
NGBS GREEN VERIFIER™

M A S T E R

THIS CERTIFICATE SIGNIFIES

Grant Warner
Southern Energy Management
Raleigh
NC

IS AN

ACCREDITED MASTER VERIFIER

Michelle Foster, Vice President, Sustainability

03/08/18

Accreditation Date

12/11/26

Expiration Date

This certificate becomes invalid upon suspension, cancellation, revocation, or expiration of certification.

2/16/2026

Energy Model & Green Program Assumptions Disclosure

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

- **Epworth Manor Phase III**

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

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

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

Southern Energy Management does not guarantee nor attest compliance with the applicable QAP requirements based on these preliminary models or plan set(s) as our review is based on ENERGY STAR for Multifamily New Construction V1.1 compliance and green program (NGBS) 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	721	72

2 bedroom	1014	64
-----------	------	----

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: 2026-02-12

Registry ID:

Ekotrope ID: dq3PE7n2

HERS® Index Score:

70

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

Annual Savings

\$579

*Relative to an average U.S. home

Home:

Louisa, VA 23093

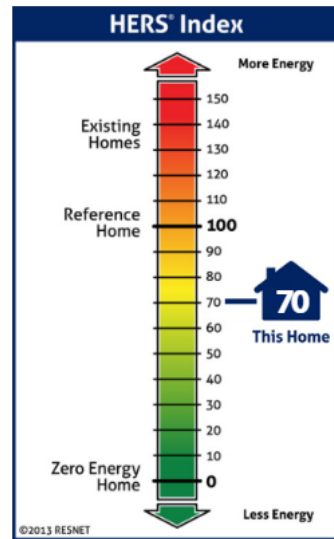
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.4	\$130
Cooling	1.1	\$45
Hot Water	5.4	\$210
Lights/Appliances	13.0	\$504
Service Charges		\$91
Generation (e.g. Solar)	0.0	\$0
Total:	23.0	\$980

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	1 BR ext ground
Community:	Epworth Manor Phase III
Conditioned Floor Area:	721 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 12.6 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 18 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.9 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.10 ACH50)
Ventilation:	57 CFM • 249 Watts • Air Cyclor (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.4
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: 2/16/26 at 1:13 PM



ENERGY STAR MF V1 Home Report

Property

Louisa, VA 23093

Model: 1 BR ext ground

Community: Epworth Manor Phase III

Organization

Southern Energy Management

Benoit Rivard

9196228441

Inspection Status

Results are projected

Epworth Manor Phase III_1 BR ext ground

Builder

VHDA Pre-App

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	72
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	72

As Designed Home ERI (HERS)	70
As Designed Home ERI (HERS) w/o PV	70

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

	ENERGY STAR	As Designed
Heating	6.6	4.4
Cooling	2.3	1.8
Water Heating	3.9	4.6
Lights and Appliances	11.2	13.0
Total	24.0	23.9



This home **MEETS** or **EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	-0.3

Energy Cost Savings

	\$/yr
Heating	-1
Cooling	-2
Water Heating	-33
Lights & Appliances	-35
Generation Savings	0
Total	-71

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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

Ekotrope RATER - Version 4.1.2.3803

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property

Louisa, VA 23093

Model: 1 BR ext ground

Community: Epworth Manor Phase III

Organization

Southern Energy Management

Benoit Rivard

9196228441

Inspection Status

Results are projected

Epworth Manor Phase III_1 BR ext ground

Builder

VHDA Pre-App

Building Information

Conditioned Area [ft ²]	721.00
Conditioned Volume [ft ³]	7,643.00
Thermal Boundary Area [ft ²]	2,659.40
Number Of Bedrooms	1
Housing Type	Apartment, end unit

Rating

HERS ERI	70
HERS ERI w/o PV	70

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.058
Found. Walls	None
Framed Floors	None
Slabs	R10 Perimeter (wood); R-10

Windows (largest)	U-Value: 0.32, SHGC: 0.4
Window / Wall Ratio	0.06
Window / Floor Ratio	0.08
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	60 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 12.6 HSPF
Cooling	Air Source Heat Pump • Electric • 18 SEER
Water Heating	Residential Water Heater • Electric • 0.9 Energy Factor
Programmable Thermostat	Yes
Ventilation System	57 CFM • 249 Watts • Air Cyclor (CFIS)
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)	655.0	Clothes Washer LER (kWh/yr)	284.0
Dishwasher Efficiency	467 kWh	Clothes Washer Capacity	4.2
Ceiling Fan	None	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-02-12

Registry ID:

Ekotrope ID: 23J4NjYv

HERS® Index Score:

73

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

\$558

*Relative to an average U.S. home

Home:

Louisa, VA 23093

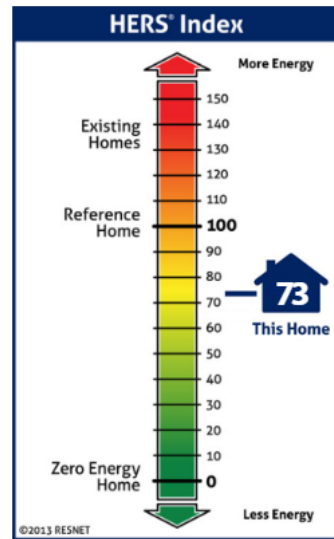
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	\$144
Cooling	1.3	\$52
Hot Water	5.4	\$210
Lights/Appliances	13.1	\$505
Service Charges		\$91
Generation (e.g. Solar)	0.0	\$0
Total:	23.6	\$1,002

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	1 BR ext top
Community:	Epworth Manor Phase III
Conditioned Floor Area:	721 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 12.6 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 18 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.9 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.38 ACH50)
Ventilation:	57 CFM • 249 Watts • Air Cyclor (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Vented Attic, R-38
Window Type:	U-Value: 0.32, SHGC: 0.4
Foundation Walls:	N/A
Framed Floor:	R-11

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: 2/16/26 at 1:13 PM



ENERGY STAR MF V1 Home Report

Property

Louisa, VA 23093
 Model: 1 BR ext top
 Community: Epworth Manor Phase III

Organization

Southern Energy Management
 Benoit Rivard
 9196228441

Inspection Status

Results are projected

Epworth Manor Phase III_1 BR ext top
 VHDA Pre-App

Builder

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	75
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	75

As Designed Home ERI (HERS)	73
As Designed Home ERI (HERS) w/o PV	73

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

	ENERGY STAR	As Designed
Heating	6.9	4.8
Cooling	2.7	2.1
Water Heating	3.9	4.6
Lights and Appliances	11.2	13.1
Total	24.7	24.6



This home **MEETS** or **EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	-0.4

Energy Cost Savings

	\$/yr
Heating	-14
Cooling	-9
Water Heating	-33
Lights & Appliances	-35
Generation Savings	0
Total	-91

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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

Ekotrope RATER - Version 4.1.2.3803

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property

Louisa, VA 23093
Model: 1 BR ext top
Community: Epworth Manor Phase III

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Epworth Manor Phase III_1 BR ext top
VHDA Pre-App

Builder

Building Information

Conditioned Area [ft ²]	721.00
Conditioned Volume [ft ³]	6,561.00
Thermal Boundary Area [ft ²]	2,487.10
Number Of Bedrooms	1
Housing Type	Apartment, end unit

Rating

HERS ERI	73
HERS ERI w/o PV	73

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.027
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.058
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.32, SHGC: 0.4
Window / Wall Ratio	0.06
Window / Floor Ratio	0.08
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	60 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 12.6 HSPF
Cooling	Air Source Heat Pump • Electric • 18 SEER
Water Heating	Residential Water Heater • Electric • 0.9 Energy Factor
Programmable Thermostat	Yes
Ventilation System	57 CFM • 249 Watts • Air Cyclor (CFIS)
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)	655.0	Clothes Washer LER (kWh/yr)	284.0
Dishwasher Efficiency	467 kWh	Clothes Washer Capacity	4.2
Ceiling Fan	None	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-02-12

Registry ID:

Ekotrope ID: da8mEWVL

HERS® Index Score:

59 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

\$943

*Relative to an average U.S. home

Home:

Louisa, VA 23093

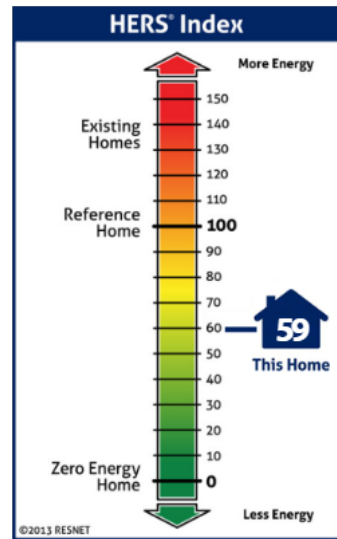
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.5	\$210
Cooling	1.4	\$55
Hot Water	5.7	\$219
Lights/Appliances	12.2	\$471
Service Charges		\$91
Generation (e.g. Solar)	0.0	\$0
Total:	24.7	\$1,046

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2 BR ext ground
Community:	Epworth Manor Phase III
Conditioned Floor Area:	1,014 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.21 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.25
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: 2/16/26 at 1:13 PM



ENERGY STAR MF V1 Home Report

Property

Louisa, VA 23093
 Model: 2 BR ext ground
 Community: Epworth Manor Phase III

Organization

Southern Energy Management
 Benoit Rivard
 9196228441

Inspection Status

Results are projected

Epworth Manor Phase III_2 BR ext ground
 VHDA Pre-App **Builder**

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	69
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	69

As Designed Home ERI (HERS)	59
As Designed Home ERI (HERS) w/o PV	59

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

	ENERGY STAR	As Designed
Heating	8.9	7.3
Cooling	3.2	2.3
Water Heating	5.3	5.0
Lights and Appliances	13.6	12.2
Total	31.0	26.7



This home **MEETS** or **EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	0.5

Energy Cost Savings

	\$/yr
Heating	23
Cooling	25
Water Heating	11
Lights & Appliances	53
Generation Savings	0
Total	111

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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

Building Specification Summary

Property

Louisa, VA 23093

Model: 2 BR ext ground

Community: Epworth Manor Phase III

Organization

Southern Energy Management

Benoit Rivard

9196228441

Inspection Status

Results are projected

Epworth Manor Phase III_2 BR ext ground

Builder

VHDA Pre-App

Building Information

Conditioned Area [ft ²]	1,014.00
Conditioned Volume [ft ³]	10,748.00
Thermal Boundary Area [ft ²]	3,483.40
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	59
HERS ERI w/o PV	59

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	8" CMU w/ 2x4 R15 G1; U-0.071
Found. Walls	None
Framed Floors	None
Slabs	R10 Perimeter (wood); R-10

Windows (largest)	U-Value: 0.3, SHGC: 0.25
Window / Wall Ratio	0.06
Window / Floor Ratio	0.07
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	60 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 14.3 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)	673.0	Clothes Washer LER (kWh/yr)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan	None	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-02-12

Registry ID:

Ekotrope ID: dxmbEOBv

HERS® Index Score:

68

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

\$748

*Relative to an average U.S. home

Home:

Louisa, VA 23093

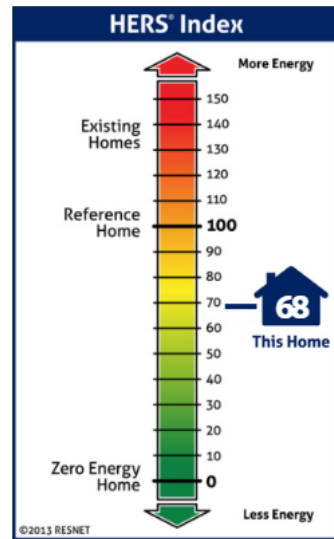
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.9	\$110
Cooling	1.4	\$56
Hot Water	6.9	\$266
Lights/Appliances	17.3	\$669
Service Charges		\$91
Generation (e.g. Solar)	0.0	\$0
Total:	28.5	\$1,193

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2 BR ext middle
Community:	Epworth Manor Phase III
Conditioned Floor Area:	1,014 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 10.4 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 18 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.9 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 1.51 ACH50)
Ventilation:	73 CFM • 373 Watts • Air Cyclor (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.4
Foundation Walls:	N/A
Framed Floor:	R-11

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: 2/16/26 at 1:13 PM



ENERGY STAR MF V1 Home Report

Property

Louisa, VA 23093
 Model: 2 BR ext middle
 Community: Epworth Manor Phase III

Organization

Southern Energy Management
 Benoit Rivard
 9196228441

Inspection Status

Results are projected

Epworth Manor Phase III_2 BR ext middle
 VHDA Pre-App

Builder

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	70
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	70

As Designed Home ERI (HERS)	68
As Designed Home ERI (HERS) w/o PV	68

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

	ENERGY STAR	As Designed
Heating	7.8	3.7
Cooling	3.1	2.2
Water Heating	5.3	6.1
Lights and Appliances	13.6	17.3
Total	29.8	29.3



This home **MEETS** or **EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	-0.4

Energy Cost Savings

	\$/yr
Heating	11
Cooling	-2
Water Heating	-36
Lights & Appliances	-73
Generation Savings	0
Total	-100

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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

Ekotrope RATER - Version 4.1.2.3803

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property

Louisa, VA 23093

Model: 2 BR ext middle

Community: Epworth Manor Phase III

Organization

Southern Energy Management

Benoit Rivard

9196228441

Inspection Status

Results are projected

Epworth Manor Phase III_2 BR ext middle

Builder

VHDA Pre-App

Building Information

Conditioned Area [ft ²]	1,014.00
Conditioned Volume [ft ³]	10,748.00
Thermal Boundary Area [ft ²]	3,480.80
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	68
HERS ERI w/o PV	68

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.058
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.32, SHGC: 0.4
Window / Wall Ratio	0.06
Window / Floor Ratio	0.07
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	60 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 10.4 HSPF
Cooling	Air Source Heat Pump • Electric • 18 SEER
Water Heating	Residential Water Heater • Electric • 0.9 Energy Factor
Programmable Thermostat	Yes
Ventilation System	73 CFM • 373 Watts • Air Cyclor (CFIS)
Whole House Fan	N/A

Lights and Appliances

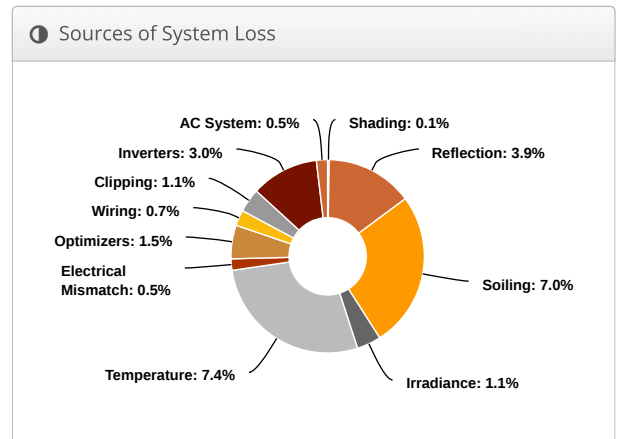
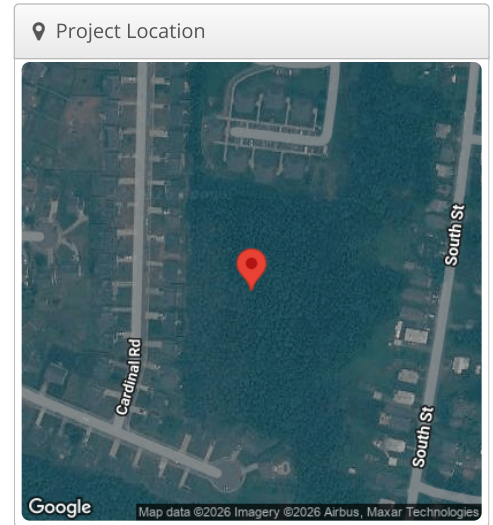
Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	673.0	Clothes Washer LER (kWh/yr)	284.0
Dishwasher Efficiency	467 kWh	Clothes Washer Capacity	4.2
Ceiling Fan	None	Range/Oven Fuel	Electric

Renewable Energy System: Initial Solar Proposal

East Building Rooftop Epworth Manor, Louisa, VA

Report	
Project Name	Epworth Manor
Project Address	Louisa, VA
Prepared By	Zach Campbell davemck71@gmail.com

System Metrics	
Design	East Building Rooftop
Module DC Nameplate	87.45 kW
Inverter AC Nameplate	50.00 kW Load Ratio: 1.75
Annual Production	92.12 MWh
Performance Ratio	76.0%
kWh/kWp	1,053.4
Weather Dataset	TMY, CHARLOTTESVILLE FAA, NSRDB (tmy3, II)
Simulator Version	f65ad8d185-3c0c8b6ac8-7af8c7a02b-9321ff9565




⚡ Annual Production			
	Description	Output	% Delta
Irradiance (kWh/m ²)	Annual Global Horizontal Irradiance	1,418.7	
	POA Irradiance	1,386.0	-2.3%
	Shaded Irradiance	1,385.0	-0.1%
	Irradiance after Reflection	1,330.9	-3.9%
	Irradiance after Soiling	1,237.7	-7.0%
	Total Collector Irradiance	1,238.2	0.0%
Energy (kWh)	Nameplate	108,303.7	
	Output at Irradiance Levels	107,132.5	-1.1%
	Output at Cell Temperature Derate	99,188.2	-7.4%
	Output after Electrical Mismatch	98,681.2	-0.5%
	Optimizer Output	97,194.6	-1.5%
	Optimal DC Output	96,512.5	-0.7%
	Constrained DC Output	95,480.9	-1.1%
	Inverter Output	92,587.0	-3.0%
	Energy to Grid	92,124.1	-0.5%
Temperature Metrics			
	Avg. Operating Ambient Temp	17.5 °C	
	Avg. Operating Cell Temp	32.1 °C	
Simulation Metrics			
	Operating Hours	4419	
	Solved Hours	4419	

☁ Condition Set												
Description	Condition Set 5											
Weather Dataset	TMY, CHARLOTTESVILLE FAA, NSRDB (tmy3, II)											
Solar Angle Location	Meteo Lat/Lng											
Transposition Model	Perez Model											
Temperature Model	Sandia Model											
Temperature Model Parameters	Rack Type	a	b	Temperature Delta								
	Fixed Tilt	-3.56	-0.075	3°C								
	Flush Mount	-2.81	-0.0455	0°C								
	East-West	-3.56	-0.075	3°C								
	Carport	-3.56	-0.075	3°C								
Soiling (%)	J	F	M	A	M	J	J	A	S	O	N	D
	7	7	7	7	7	7	7	7	7	7	7	7
Albedo	J	F	M	A	M	J	J	A	S	O	N	D
	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
Rear Mismatch Loss	10%			Rear Shading Factor				5%				
Module Transparency	0%											
Irradiation Variance	5%											
Cell Temperature Spread	4° C											
Module Binning Range	-2.5% to 2.5%											
AC System Derate	0.50%											
Module & Component Characterizations	Type	Component						Characterization				Bifacial
	Module	TSM-PD14 320 (May16) (Trina Solar)						Spec Sheet Characterization, PAN				False
	Module	AC-550MH/144V (AXITEC)						Spec Sheet Characterization, PAN				False
	Inverter	SE50KUS (SolarEdge)						Spec Sheet				N/A
	Buck Boost Optimizer	S1201 (SolarEdge)						Mfg Spec Sheet				N/A

 Components

Component	Name	Count
Inverters	SE50KUS (SolarEdge)	1 (50.00 kW)
Strings	10 AWG (Copper)	10 (2,302.6 ft)
Optimizers	S1201 (SolarEdge)	80 (96.00 kW)
Module	AXITEC, AC-550MH/144V (550W)	159 (87.45 kW)

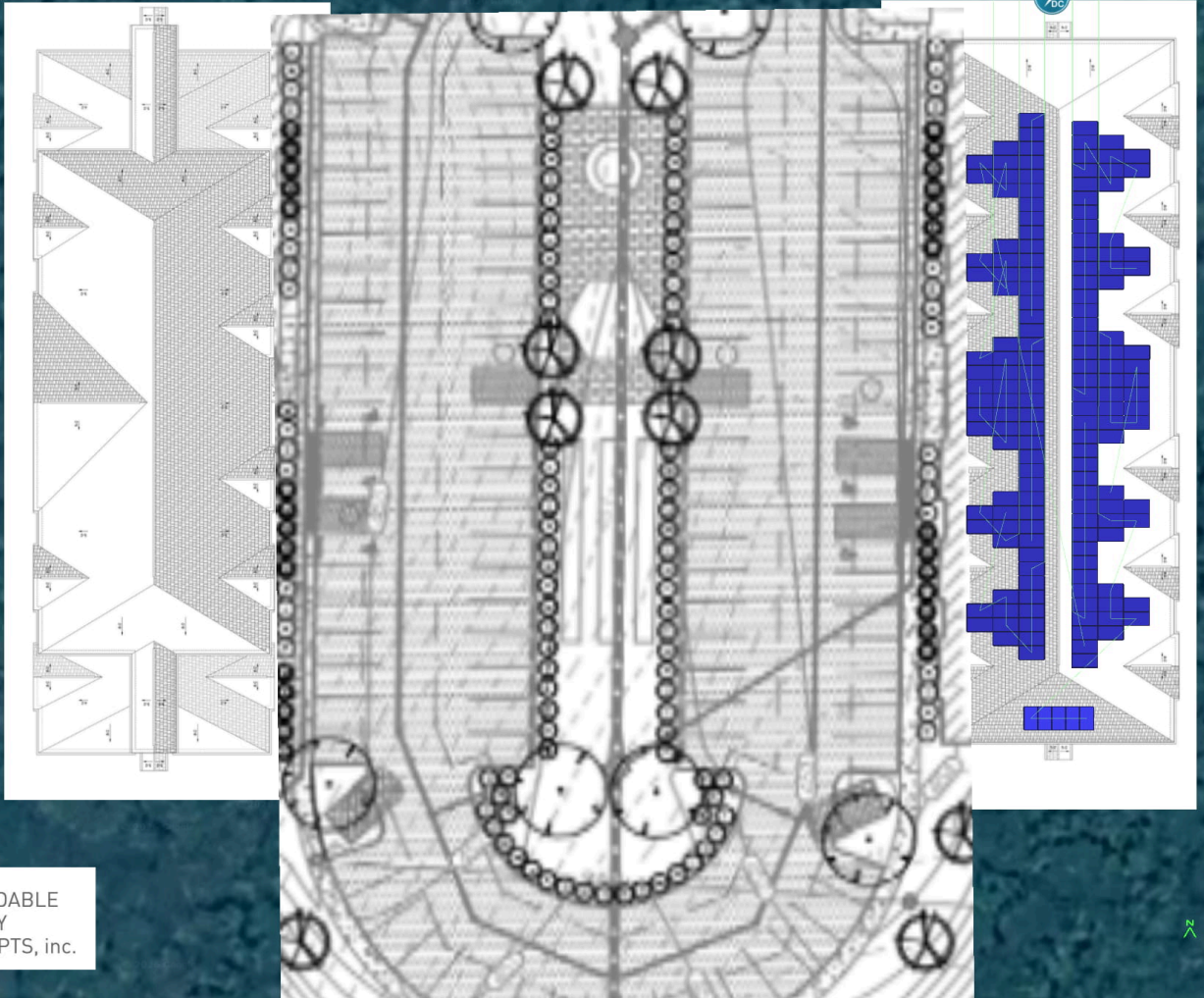
 Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	9-17	Along Racking
Wiring Zone 2	-	9-17	Along Racking

Field Segments									
Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
West Building Roof 1	Flush Mount	Portrait (Vertical)	22°	89.929405°	0.1 ft	1x1			0
Field Segment 2	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 1)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 2)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 3)	Flush Mount	Portrait (Vertical)	33°	0.07383059°	1.0 ft	2x1			0
Field Segment 2 (copy 4)	Flush Mount	Portrait (Vertical)	33°	0.07383059°	1.0 ft	2x1			0
Field Segment 2 (copy 5)	Flush Mount	Portrait (Vertical)	33°	0.07383059°	1.0 ft	2x1			0
Field Segment 2 (copy 6)	Flush Mount	Portrait (Vertical)	33°	0.07383059°	1.0 ft	2x1			0
West Building Roof 2	Flush Mount	Portrait (Vertical)	22°	270.10965°	0.1 ft	1x1			0
West Building Roof 4	Flush Mount	Portrait (Vertical)	22°	180°	0.1 ft	1x1			0
West Building Roof 3	Flush Mount	Portrait (Vertical)	33°	180.10913°	0.1 ft	1x1			0
Field Segment 11 (copy)	Flush Mount	Portrait (Vertical)	22°	1.1807734°	0.1 ft	1x1			0
Field Segment 2 (copy 7)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 8)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 9)	Flush Mount	Portrait (Vertical)	33°	1.2138019°	1.0 ft	2x1			0
Field Segment 2 (copy 10)	Flush Mount	Portrait (Vertical)	33°	1.2138019°	1.0 ft	2x1			0
Field Segment 2 (copy 11)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 12)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 13)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 14)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 15)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 16)	Flush Mount	Portrait (Vertical)	33°	180°	1.0 ft	2x1			0
Field Segment 2 (copy 17)	Flush Mount	Portrait (Vertical)	33°	0.593881°	1.0 ft	2x1			0
Field Segment 2 (copy 18)	Flush Mount	Portrait (Vertical)	33°	0.593881°	1.0 ft	2x1			0
Field Segment 2 (copy 19)	Flush Mount	Portrait (Vertical)	33°	0.593881°	1.0 ft	2x1			0
Field Segment 2 (copy 20)	Flush Mount	Portrait (Vertical)	33°	0.593881°	1.0 ft	2x1			0
Field Segment 2	Flush	Portrait	33°	0.593881°	1.0 ft	2x1			0

(copy 21)	Mount	(Vertical)	33°	0.021326134°	1.0 ft	2x1				
Field Segment 2 (copy 22)	Flush Mount	Portrait (Vertical)	33°	0.593881°	1.0 ft	2x1				0
East Building Roof 3	Flush Mount	Portrait (Vertical)	33°	180.10913°	0.1 ft	1x1	5	5		2.75 kW
East Building Roof 2	Flush Mount	Portrait (Vertical)	22°	90.03064°	0.1 ft	1x1	77	77		42.35 kW
East Building Roof 1	Flush Mount	Portrait (Vertical)	22°	269.99496°	0.1 ft	1x1	77	77		42.35 kW
Field Segment 2 (copy 23)	Flush Mount	Portrait (Vertical)	33°	0.021326134°	1.0 ft	2x1				0
Field Segment 2 (copy 24)	Flush Mount	Portrait (Vertical)	33°	180.59389°	1.0 ft	2x1				0
Field Segment 2 (copy 25)	Flush Mount	Portrait (Vertical)	33°	180.59389°	1.0 ft	2x1				0
Field Segment 2 (copy 26)	Flush Mount	Portrait (Vertical)	33°	180.59389°	1.0 ft	2x1				0
Field Segment 2 (copy 27)	Flush Mount	Portrait (Vertical)	33°	180.59389°	1.0 ft	2x1				0
Field Segment 2 (copy 28)	Flush Mount	Portrait (Vertical)	33°	180.59389°	1.0 ft	2x1				0
Field Segment 2 (copy 29)	Flush Mount	Portrait (Vertical)	33°	180.59389°	1.0 ft	2x1				0
Field Segment 2 (copy 30)	Flush Mount	Portrait (Vertical)	33°	0.021326134°	1.0 ft	2x1				0
Field Segment 2 (copy 31)	Flush Mount	Portrait (Vertical)	33°	0.021326134°	1.0 ft	2x1				0
Field Segment 2 (copy 32)	Flush Mount	Portrait (Vertical)	33°	0.021326134°	1.0 ft	2x1				0
Field Segment 2 (copy 33)	Flush Mount	Portrait (Vertical)	33°	0.021326134°	1.0 ft	2x1				0
Field Segment 2 (copy 34)	Flush Mount	Portrait (Vertical)	33°	0.021326134°	1.0 ft	2x1				0

Detailed Layout2



Tab G:

Zoning Certification Letter (MANDATORY)



Zoning Certification

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

General Instructions:

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

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

taxcreditapps@virginiahousing.com

Zoning Certification

DATE: February 23, 2026

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

RE: ZONING CERTIFICATION

Name of Development: Epworth Manor III
Name of Owner/Applicant: Wesley Epworth III LLC
Name of Seller/Current Owner: Virginia United Methodist Housing Development Corporation

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:

206 Cammack St. Louisa, VA 23093

Leal Description:

Louisa County parcel ID: 40-28-2
The parcel is a 6.00 acre parcel, located south of the Epworth II facility located at 200
Cammack Street. The property was previously recorded at Deed Book 1120, Page 948.

Proposed Improvements:

Construction

New Construction:	# Units	<u>27</u>	# Buildings	<u>1</u>	Total Floor Area	<u>35,871 sqft</u>
Adaptive Reuse	# Units	_____	# Buildings	_____	Total Floor Area	_____
Rehabilitation:	# Units	_____	# Buildings	_____	Total Floor Area	_____

Zoning Certification, cont'd

Current Zoning: R-G (Residential General) allowing a density of 9 units per acre, and the following other applicable conditions: connection to public water and sewer, 50% Open Space, 200 sq ft of recreational area per unit, approval of a Special Use Permit.

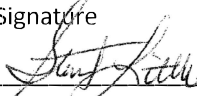
Other Descriptive Information:
max of 60' in height, and no more than three stories
Special Use permit approval granted in May of 2024

LOCAL CERTIFICATION:

Check one of the following a appropriate:

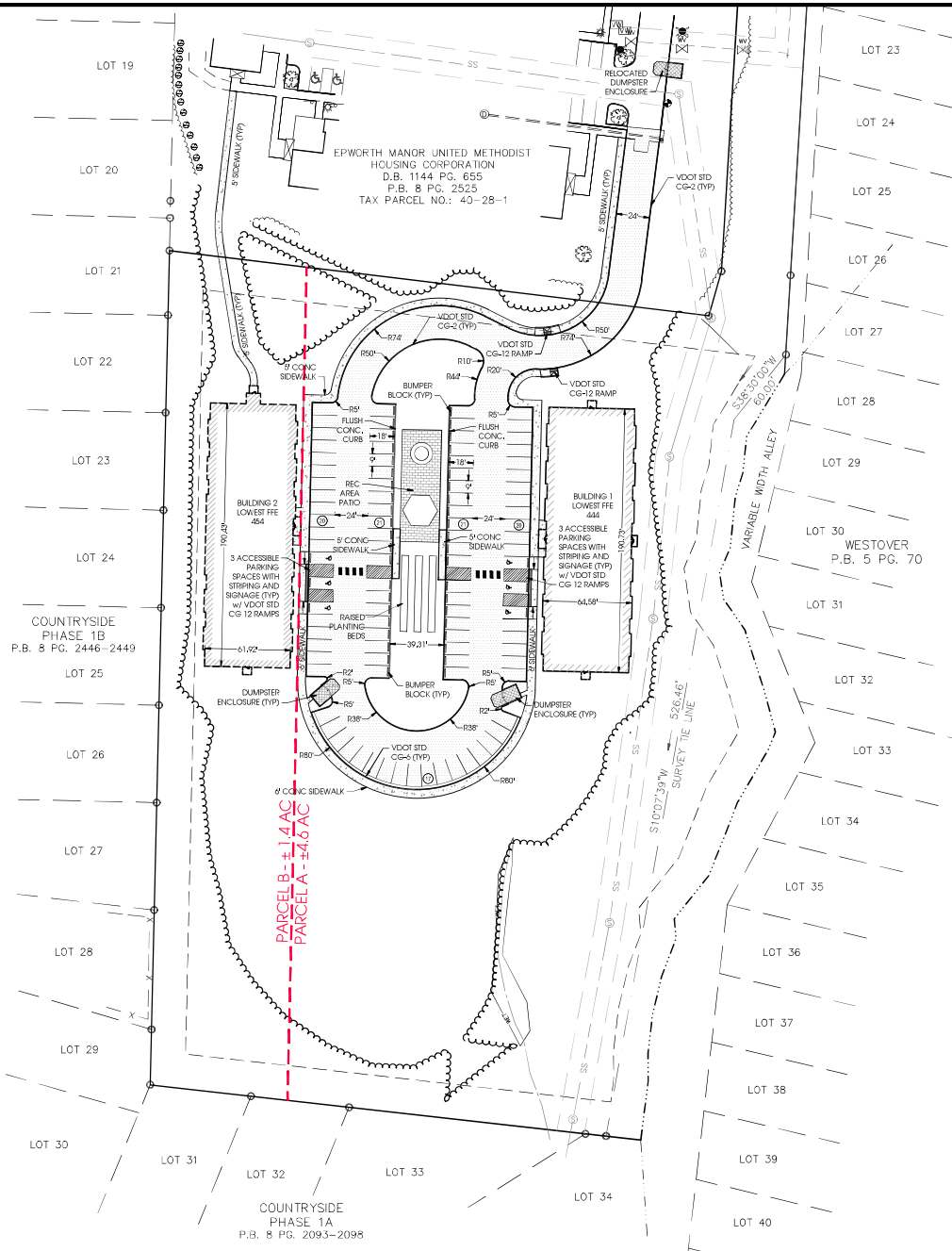
- The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.

- 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.

Stuart Little
Signature

Printed Name
Managing Member
Title of Local Official or Civil Engineer
(804) 955-5572
Phone
February 23, 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.



PROJECT PARCELS:
 PARCEL A IS PLANNED AS A 9% TAX CREDIT APPLICATION AND WILL INCLUDE ALL GRADING, PAVING, STORMWATER MANAGEMENT, AND UTILITY CONSTRUCTION ALONG WITH BUILDING 1.
 PARCEL B IS PLANNED AS A 4% TAX CREDIT APPLICATION AND WILL INCLUDE MINOR GRADING AND UTILITY SERVICE EXTENSION RELATED TO THE CONSTRUCTION OF BUILDING 2.

sekiv solutions
 OPTIMIZING YOUR DEVELOPMENT WORLD
 14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
 TELEPHONE NO. 804.938.8854 | www.sekivsolutions.com



DATE : MARCH 6, 2026

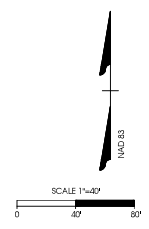
REVISION BLOCK	
DATE	DESCRIPTION

WESLEY EPWORTH III, LLC
 2311 HUNNINGTON AVENUE
 ALEXANDRIA, VA 22305
 ATTN: GRANT KOEHL
 EMAIL: GKOEHL@WHDC.CORP

**EPWORTH MANOR III
 TOWN OF LOUISA
 LOUISA, VA**

**DIMENSIONAL
 LAYOUT PLAN**

SHEET NO.
C-104



SCALE: AS SHOWN PROJECT NO.: 10569 PROJECT MANAGER: STUART LITTLE QUALITY ASSURANCE: STIG OWENS



November 19, 2025

Mr. Michael Kadilak
Wesley Housing Development Corporation
Project Manager
38211 Audrey Court
Hamilton, VA 20158
RE: Town of Louisa, VA SUP 2023-03

Hello Mr. Kadilak:

Per Your request for confirmation of SUP 2023-03, "Epworth 3," the SUP was approved on February 20, 2024, by vote of Town Council, with the following condition (see meeting minutes):

"provide information regarding traffic flow from VDOT on Cammack street or in the event that information is not obtained from VDOT, a traffic study be performed."

Thank you,

A handwritten signature in blue ink that reads "Stuart Turille".

Stuart Turille
Town Manager/Zoning Administrator
Town of Louisa, VA

Attachment: Meeting minutes, 2.20.2024

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**Town of Louisa
Monthly Meeting
February 20, 2024**

14
15

Present: R. Garland Nuckols, Mayor; Jessi Lassiter, Vice-Mayor; Danny Carter, John J. Purcell IV, Sylvia Rigsby, Vicky Harte, Council members; Jeff Gore, Legal Counsel; Elizabeth T. Nelson, Town Manager; Jessica M. Ellis, Clerk/Treasurer; Craig Buckley, Chief of Police; Kellye Throckmorton, Administrative Assistant

16
17
18
19
20
21

Absent:

22
23
24

Also in Attendance: Breese Glennon, town resident and property owner; Mike Kadilak, Developer/Project Manager in association with the Virginia United Methodist Housing Development Corporation

25
26
27

All copies, including: reports, handouts, and documents can be found following the minutes.

28
29
30

Mayor Nuckols called the Louisa Town Council meeting to order at 6:00 p.m.

31
32
33

BUSINESS FROM THE FLOOR

34
35
36

None.

37
38
39
40

CONSENT AGENDA

Mayor Nuckols questioned if there were any changes or additions to the agenda. Mrs. Nelson reported that she did not have anything additional.

Council member Harte then stated that at the previous meeting she requested a change to the minutes and stated that the change did not entirely reflect what she requested. After a brief conversation

1 between Council and staff, Council member Harte stated that she
2 wanted to listen to the recording before voting.

3
4 Mayor Nuckols then called for a motion. Council member Carter
5 made the motion to approve the agenda. Council member Lassiter
6 seconded the motion. Council member Purcell requested a
7 discussion and questioned what options Council has when in a
8 situation where a Council member disagrees with the minutes and
9 wants to listen to the recording. Mr. Gore informed him that they
10 could defer the minutes to the next meeting, they could vote on them
11 as usual tonight and Mrs. Harte can note her objection, or they could
12 vote on them, and Mrs. Harte can listen to the recording and bring
13 back a request for changes. Mayor Nuckols then called for the vote:
14 Rigsby, for; Purcell, against; Lassiter, for; Carter, for; Harte, against
15 (3-2 in favor).

16
17 **PUBLIC HEARINGS**

18
19 **1) SUP-2023-03: A Special Use Permit application submitted by**
20 **the Virginia United Methodist Housing Development**
21 **Corporation (Tax Map 40-28-2, Plat Book 8/2525: Parcel B,**
22 **Described as C H & Westover, adjacent to Epworth Manor**
23 **Phase I & II, 6.00 acres) located on Cammack Street, Louisa,**
24 **Virginia, in the Residential General zoning district which**
25 **allows various uses by special use permit. The application is**
26 **to facilitate the use of the parcel to construct two multifamily**
27 **buildings for Senior Living as outlined in Town Code 165-29;**
28 **B(2).**

29
30 Mrs. Nelson reported that the Virginia United Methodist Housing
31 Development Corporation submitted an application for a Special Use
32 Permit to facilitate the use of the parcel to construct two multifamily
33 buildings for Senior Living. Mrs. Nelson stated that the construction
34 plans and the Planning Commission's meeting minutes were included
35 in the packet for Council's review. Mrs. Nelson reported that the
36 Planning Commission voted on the request at their meeting
37 recommending approval by Council. Mrs. Nelson stated that there
38 was no one signed up to speak from the public.
39

1 Mayor Nuckols then opened the public hearing at 6:08 pm asking if
2 there was anyone present that would like to speak for or against the
3 the SUP. Hearing no response, he closed the public hearing at 6:08
4 pm.

5
6 **2) SUP-2024-01: A Special Use Permit application submitted by**
7 **FLORIDA 7200, LLC (Tax Map 40A1-1-53, Plat Book 1899/177,**
8 **Described as Main Street Duncan & Duggins, .984 acres)**
9 **located at 300-304 West Main Street, Louisa, Virginia in the**
10 **General Commercial zoning district, which allows various**
11 **uses by special use permit. The application is to renovate the**
12 **existing space to host four new apartments; phase one will**
13 **consist of three apartments on the second level and phase**
14 **two will consist of one on the entry level as outlined in Town**
15 **Code 165-44; B(15).**

16
17 Mayor Nuckols introduced the Special Use Permit, and Mrs. Nelson
18 stated that there was no one signed up from the public to speak.

19
20 Mayor Nuckols then opened the public hearing at 6:09 pm asking if
21 there was anyone present that would like to speak for or against the
22 the SUP. Hearing no response, he closed the public hearing at 6:09
23 pm.

24
25 **NEW BUSINESS**

26
27 **1) Action/Discussion: Consideration of SUP-2023-03 submitted by**
28 **the Virginia United Methodist Housing**

29
30 Mike Kadilak stood and gave a brief presentation as outlined in the
31 packet. Mr. Kadilak noted the following: there will be two buildings
32 constructed; each will consist of three levels; the total proposed number
33 of units is 54; the property will feature gardens, a gazebo, and firepit.

34
35 Council member Harte questioned the FEMA flood map zoning status
36 referenced in the drawings, noted that FEMA does not map Louisa as
37 we are a nonparticipating community, and asked what additional
38 evaluation was conducted on the property. Mr. Kadilak responded that
39 they have not conducted a geotechnical evaluation of the property yet.

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Council member Harte then posed a question to Council asking if a permit can be approved without an evaluation being conducted. Mrs. Harte stated that she thought it was a code requirement. Council member Purcell responded that what they are considering this evening is supplemental use, not site plans, and stated that technically these plans are theoretical. Council member Harte responded stating that her question is whether the property owner needs to know what the status of the land is before an SUP is submitted. Council member Purcell then stated that because we are just considering a zoning change, and the plans are theoretical at this point, it should be fine. Mr. Gore also responded stating the property owner would bear the risk, and the site plan process would be where that would be addressed.

Council member Rigsby then questioned if any sort of traffic study had been conducted in regard to the additional traffic flow that will occur on Cammack St. Mr. Kadilak responded that they have not done any studies on Cammack, however they have researched the traffic in and out of the community. Mr. Kadilak stated that the elderly community has far less trips per day than a normal development, and noted that the development has more than adequate parking and there are many people living there that do not own vehicles. Council member Rigsby stated that she understood that the residents may not make many trips, but their visitors do, and noted that Cammack is residential, and several people park along the street. Ms. Rigsby stated that she was just concerned if there was any consideration for the additional traffic given number of proposed units. Mr. Kadilak responded that they have not done an official traffic study.

Mayor Nuckols then called for a motion on SUP 2023-03. Council member Rigsby requested further discussion to question whether a study could be included in the motion as a condition, to which Mr. Gore replied that it could. Council member Harte also posed a question asking if it would be possible to connect to Countryside as they have two entrances and exits. Mr. Kadilak stated that currently there is no ROW or access to Countryside. Council member Rigsby asked if there were any comments from the Planning Commission in regard to traffic, and Council member Purcell replied that they do not. Council member Rigsby then made the motion to approve SUP 2023-03 with the

1 condition of seeking information from VDOT in regard to traffic flow on
2 Cammack St. and in the event that information is not obtained from
3 VDOT that a traffic study be performed. Council member Purcell
4 seconded the motion. The vote went as follows: 5-0 in favor.

5
6 **2) Action/Discussion: Consideration of SUP-2024-01 submitted by**
7 **FLORIDA 7200, LLC**

8
9 Breese Glennon, town resident and property owner, stood and
10 introduced herself as the Manager of FLORIDA 7200, LLC and briefly
11 explained her project while providing some history of the building. Ms.
12 Glennon stated that she would like to provide quality units at affordable
13 prices.

14
15 Council member Harte stated that she loved the idea, and asked if an
16 elevator would be installed to allow handicap accessibility to the second
17 floor. Ms. Glennon replied that the upstairs apartments
18 would not have handicap accessibility, however the downstairs unit
19 would be handicap accessible. Mrs. Harte also asked if the property,
20 which abuts the park, would feature a park access. Ms. Glennon
21 responded that she hopes to have walking access to the park from the
22 project at some point, but for now, residents will need to walk around to
23 the sidewalk to get there.

24
25 Mayor Nuckols then called for a motion. Council member Carter made
26 the motion to approve SUP2024-01. Council member Rigsby seconded
27 the motion. The vote went as follows: 5-0 in favor.

28
29 **3) Action/Discussion: Deed of Dedication – Henson Avenue**

30
31 Mrs. Nelson reported that a recent inquiry to build on Lot D led to the
32 Deed of Dedication for Henson Avenue as it created an issue in
33 obtaining easements for water and sewer connections from the town.
34 Mrs. Nelson stated that it is assumed that Henson Avenue has been
35 maintained by the town since the completion of the Loving Subdivision
36 and only a portion of Loving Street, as proposed by the plat, was
37 adopted into the State highway system as route 1006. Mrs. Nelson also
38 stated that it is assumed the town took ownership of the remaining
39 portion of Loving Street, renaming it Henson Avenue, which includes

1 parcel J, but was never accurately conveyed or recorded. Mrs. Nelson
2 reported that no construction has taken place on Henson since the
3 1970s, therefore, there have been no requests to connect to the town's
4 water/sewer system. Mrs. Nelson noted that during this time frame a
5 boundary line adjustment was made. Mrs. Nelson also reported that the
6 buyer of Lot D retained Torrey Williams to complete title and record
7 searches to assist in resolving the issue. Mrs. Nelson stated that no
8 recorded dedication, road maintenance agreements, or ingress/egress
9 easements found so Mr. Williams contacted the heirs of the property,
10 Henry G. Hart and Emma K. Hart Talley, who are willing to execute the
11 Deed of Dedication to the town. Mrs. Nelson stated that the dedication to
12 the town will clean up the situation and make it easier for those who
13 want to build on the undeveloped parcels. Mrs. Nelson noted that Mr.
14 Gore has reviewed the document.

15
16 Council member Harte questioned if the town would then be responsible
17 for the road if we accept the deed of dedication. Mr. Gore responded
18 that a deed of dedication, by state law, does not create a legal obligation
19 for the locality to construct any improvements. Mrs. Nelson also
20 responded to Mrs. Harte stating that the town has been minimally
21 maintaining the existing road, as we have for a few other streets in town,
22 for many years.

23
24 Council member Harte made the motion to approve the Deed of
25 Dedication. Council member Carter seconded the motion. The vote
26 went as follows: 5-0 in favor.

27
28 **4) Action/Discussion: Appointment of Zoning Administrator**

29
30 Mrs. Nelson reported that Paul Synder came on with the town as the
31 part-time Project Manager on January 29th and has been doing a
32 wonderful job and is very helpful in the office. Mrs. Nelson stated that
33 Paul, in the scope of his employment, will enforce zoning regulations,
34 and per town code needs to be appointed as the Town's Zoning
35 Administrator by vote of Council.

36
37 Council member Harte asked if Mrs. Nelson could provide some
38 information on Paul for those who do not know him. Mrs. Nelson took a
39 moment to inform them that Paul used to work for the County of Louisa

1 as the Building Official for many years (approximately 22-25) and retired
2 to go into private construction for a period of time before contacting her
3 about looking for part-time work in a relative field.
4

5 Council member Purcell made the motion to approve the appointment of
6 Paul Snyder as the Zoning Administrator for the town. Council member
7 Lassiter seconded the motion. The vote went as follows: 5-0 in favor.
8

9 **STANDING COMMITTEE REPORTS**

10 11 **Streets and Sidewalks Committee & Water and Sewer** 12 **Committee:**

13
14 Council member Rigsby reported that the Streets & Sidewalks and
15 Water & Sewer committees have both met and had one joint meeting
16 wherein the following was discussed:
17

- 18 • Eric Sherrard, with Thrasher, was here and gave an update on the
19 sidewalk project.
- 20 • Reviewed a VDOT project from 2019 – will need an additional
21 meeting soon to review further – waiting to hear from VDOT.
- 22 • One streetlight, located in the Courthouse Square area next to the
23 Methodist Church, has been replaced with a led bulb and is on the
24 middle setting. Council directed Mrs. Nelson to move forward with
25 replacement project.
- 26 • Water & Sewer billing options are being discussed with BMS.
- 27 • We're working on the Water and Sewer Utility Standards Proposal
28 in cooperation with the Water Authority – roughly a \$16,000
29 project – will have to do a budget amendment for this.
- 30 • ARPA Funding – drafting RFP for engineering services to improve
31 the W/S infrastructure.
- 32 • Potholes in the area behind Blue Ridge Bank in the shopping
33 center are located on private property and not a town matter. Stop
34 sign was installed by property owners.
35

36 **Cemetery Committee:**

- 37
38 • A meeting is scheduled for February 15th.

- 1 • Abbi Powell gave her presentation for her Eagle Scout project in
2 Hillcrest Cemetery.
- 3 • The committee is in discussion on quotes to do repair work on the
4 fence surrounding Oakland Cemetery as well as repairs to stones
5 that have been vandalized. Additional options are being sought out
6 for comparison as the quotes we received are quite a bit higher
7 than expected, and the committee is looking into cameras to
8 hopefully help deter vandals.

9 10 **STAFF REPORTS**

11 **Police:**

12 Chief Buckley reported:

- 13
- 14
- 15
- 16 • The three days of training held in the theater of the Arts Center
17 was very well attended and he received a lot of pf positive
18 feedback. Another 2-day training in the theater is planned for May.
- 19 • He's working through two full-time police department applicants.
- 20 • The department's new Administrative Assistant starts on Monday
21 the 26th.
- 22 • He's working on three grant applications. The smaller grant - just
23 under \$1200 will be used to fund National Night Out program. The
24 other two combined, if approved, will total \$275,000 which will fund
25 additional equipment, etc. All three grants are non-matching funds.

26
27 Council member Harte asked a question about the police report. She
28 questioned if "destruction/damage/vandalism of property" on the
29 police report included attempted break ins. Chief Buckley responded
30 that because it was an attempted break in, and not an actual break in,
31 it would be classified in the same category.

32 33 **Project Manager:**

34
35 Mrs. Nelson reported on the following for Mr. Synder:

- 36
- 37 • Mr. Snyder provided a brief report in the packet.

- 1 • Paul has been working closely with Region Ten, and they had their
- 2 groundbreaking ceremony this week.
- 3 • There is a meeting scheduled for Wednesday the 21st with Eric
- 4 Sherrard of Thrasher to bring Paul up to speed on the projects.
- 5 • Paul has been performing code enforcement and gave his first
- 6 notice of violation to 114 Jefferson Hwy.

7

8 **Legal Counsel:**

9

10 No report.

11

12 **Clerk/Treasurer:**

13

14 No report.

15

16 **Manager:**

17

18 Mrs. Nelson reported:

- 19
- 20 • The Louisa Forward Foundation nominated the town for a grant
 - 21 through Lowe's for improvements to our playground in regard to
 - 22 playground equipment.
 - 23 • There is a grant opportunity for the way finding signs in
 - 24 cooperation with the Downtown Main Street Project and the Louisa
 - 25 Forward Foundation. The grant writer cost will be split 50/50 with
 - 26 the Louisa Forward Foundation which we already have in the
 - 27 budget under Economic Development. The grant would be
 - 28 \$50,000.
 - 29 • REC replied to our inquest about the EV charging stations during
 - 30 cold weather situations stating that they will have no backup
 - 31 source for vehicles that are not equipped/supported.

32

33 **COMMUNICATIONS**

34

35 Mayor Nuckols reported that Bud Dulaney called him about

36 recognizing the oldest businesses in town. Mrs. Nelson stated that

37 Kellye had started working on gathering information. She stated that

1 the EDA had previously wanted to recognize businesses at the town's
2 150th celebration, but there was not enough time.

3
4 Council member Harte questioned if there were any changes made to
5 the town's web page as she could not find the Council member listing
6 on the website. She also noted that Chris Watkins, County Registrar,
7 had informed her that there are three open positions on Council this
8 election year, but could not find any information about Council and
9 their terms.

10
11 **ADJOURNMENT**

12
13 Council member Lassiter made the motion to adjourn the meeting at
14 7:23 p.m. Council member Purcell seconded the motion.

15
16
17 _____
18 Mayor Clerk
19

Tab H:

Attorney's Opinion (MANDATORY)

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 Epworth Manor III
Name of Owner Wesley Epworth III LLC

Dear Virginia Housing:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated 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

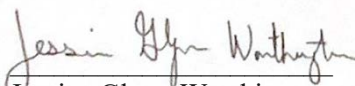
By: 
Jessica Glynn Worthington
Its: Partner

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	Kamilah McAfee	President and CEO of Wesley Housing Development Corporation, the sole member of Wesley Epworth III MM LLC, the managing member of Wesley Epworth III LLC
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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.~~

Attorney's Opinion

Letter

(Add)



101 Arch Street
Suite 1101
Boston, MA 02110
T 617.224.0600
F 617.224.0601

1325 G Street, NW
Suite 770
Washington, DC 20005
T 202.842.9006
F 202.842.3936

Date March 12, 2026

(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 Epworth Manor III
Name of Owner Wesley Epworth III LLC

Dear Virginia Housing:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated 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:

4.1) 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

Attorney's Opinion Letter

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.~~ 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.~~ 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.

~~6.6~~ 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 (in 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.

Attorney's Opinion Letter

~~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

By: Jessica Glynn Worthington

~~Firm Name~~ _____ ~~By~~

Its: Partner

~~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
1	Kamilah McAfee	President and CEO of Wesley Housing Development Corporation, the sole member of Wesley Epworth III MM LLC, the managing member of Wesley
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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 _____ -Name

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 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.~~
- ~~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 _____~~

~~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.~~

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Summary report:	
Litera Compare for Word 11.9.1.1 Document comparison done on 3/12/2026 10:20:31 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Tab H Attorneys Opinion 4pct 9pct (4).docx	
Modified DMS: iw://kleinhornig.cloudimanager.com/KHDOCS/1298772/5	
Changes:	
<u>Add</u>	29
Delete	103
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:	154

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 Epworth Manor III
- b. Name of owner/applicant Wesley Epworth III LLC
- c. Name of nonprofit entity Wesley Housing Development Corporation
- d. Address of principal place of business of nonprofit entity
2311 Huntington Avenue
Alexandria, VA 22303

Indicate funding sources and amount used to pay for office space
Fees from development activities and portfolio cash flow, contracts with local government,
and donations from organizations and individuals. Rent is \$7,453 monthly.

- 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) 12/10/1974
Evidenced by the following documentation IRS 501c3 Affirmation Letter
- _____
- _____
- g. Date of IRS 501(c)(3) or 501(c)(4) determination letter (must be prior to application deadline and copy must be attached) September 12, 1975
- h. Describe exempt purposes (must include the fostering of low-income housing in its articles of incorporation) To provide, on a nonprofit basis, housing for low- and moderate-income individuals and families (i) pursuant to applicable laws, including without limitation relevant sections of the National Housing Act, or any successor statute or other applicable financing program or (ii) in such a manner as the Board may direct.
- i. Expected life (in years) of nonprofit 99
- _____

- j. Explain the anticipated future activities of the nonprofit over the next five years:
 Wesley will continue to develop and operate affordable housing for low- and moderate-income residents of Virginia and the District of Columbia as well as provide educational and social services to residents.
- 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.)? 68
 How many part time, paid staff members? 1
 Describe the duties of all staff members:
 Staff members are responsible for the acquisition and development of housing as well as associated functions of financial management, fundraising administration, asset management, volunteer recruitment and coordination, and resident services management for the organization.
- 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?
 In 2025, 54 individuals gave more than 3,200 hours of their time to Wesley Housing.
- 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.
 The organization receives fees for real estate development and portfolio cash flow activities. The organization receives support from local governments in form of contracts for services and donations from corporations, banks, foundations, religious organizations, and individuals. In addition, there are special events that raise money.
- o. List all directors of the nonprofit, their occupations, their length of service on the board, and their residential addresses See attached Board roster.

2. Nonprofit Formation

a. Explain in detail the genesis of the formation of the nonprofit: Wesley was formed in response to an appeal from the Alexandria and Arlington Districts of the United Methodist Church to address the growing need for affordable housing in Northern Virginia. United Methodist congregations continue to provide significant support (financial and otherwise) for the organization.

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.) Since 1974, Wesley has developed, co-developed and/or financed more than 3,000 units of affordable housing in Virginia and the District of Columbia. It currently owns 40+ communities. Further, Wesley operates 9 community centers and 5 supportive services centers serving over 5,000 residents.

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.

N/A

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?

(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?

At a date following tax credit award and prior to closing, Wesley will execute a Right of First Refusal (ROFR) with Wesley Epworth III LLC to purchase the proposed development at the end of the compliance period. The terms of this ROFR are yet to be determined and will be finalized in coordination with counsel and lenders.

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:

Wesley will oversee the acquisition, entitlement, financing, design, and construction process of the project.

(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):

Wesley intends to maintain a controlling interest and role in the property throughout the Extended Use Period.

(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 :

In the development period, staff will invest approximately 1,350 hours per year in the development. 750 by the project manager, 200 by the Vice President for Real Estate, 100 by the President, and 300 by the Finance department. During the compliance period, staff will spend approximately 1,000 hours per year.

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 December 2025, Wesley Housing merged with Virginia United Methodist Housing Development Corporation, who, as the owner/operator of Epworth Manor I and II, located adjacent to the site of Epworth Manor III, had previously identified the need for additional affordable housing for older adults in Louisa, going through the special use permit process with the Town of Louisa to approve the construction of additional units on the Epworth Manor III site.

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:

See attached organizational chart.

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.

nineteen12 properties LLC - LIHTC app review/ prep

Amurcon Realty Company - management entity

Southern Energy Management - sustainability consulting

Kadilak Consulting LLC - Owner's rep/ estimating/ construction management

(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?

nineteen12 - Wesley has experience working with this consultant on multiple projects

Amurcon/ Southern Energy/ Kadilak Consulting - All of these consultants were historically working on this and other projects in the region for Virginia United Methodist before they merged with Wesley in December 2025

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:

Wesley concentrates its efforts across the state of Virginia and the District of Columbia.

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:

Wesley Housing has over 50 years of experience serving residents throughout the state of Virginia, including years of serving residents at Epworth Manor I and II in Louisa, VA through Virginia United Methodist Housing Development Corporation, which merged with Wesley Housing in December 2025.

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

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:

Wesley Housing receives support from numerous individuals, organizations and faith communities in Virginia.

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:

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:

WHDC board meetings are held every other month and are closed to the public.

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:

Fairfax County has provided funds for organizational administration.

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).

Fields of Falls Church, Falls Church, VA, Application - 1995, WHDC Role - 51% of GP- ACT, INC, Management Entity - Kettler Management, Inc, Result - Approved, Status - Operating

Union on Queen (aka Pierce Queen), Arlington, VA, Application - 2013, WHDC Role - 50% of GP- BA Pierce Queen LLC, GC - Bozzuto, Management Entity - Bozzuto Management, Result - Approved, Status - Operating

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).

Please see attached LIHTC 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:

VHPF - Agape House (\$20,000 predevelopment loan); VHF - Wexford Manor (\$750,000 loan);

VHF - Quarry Station Senior Apartments (\$750,000); VHF - Coppermine (\$750,000);

VHF - Kindred Crossing (\$750,000 predevelopment loan); VHF - Beacon Landing (\$3.8M)

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:

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 3/10/2026

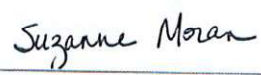
Owner/Applicant Wesley Epworth III LLC

By Kamilah P. McAfee 

Its President and CEO
Title

Date 3/10/2026

Wesley Housing Development Corporation
Nonprofit

By Suzanne Moran 
Board Chairman

By Kamilah P. McAfee 
Executive Director



2026 Wesley Housing Board of Directors

NAME	EMPLOYMENT	COHORT	TERM	OFFICER ROLE
Marcia Bradford Marcia Anita Bradford MBradford1671@gmail.com (C) 703.402.1671	ChainBridge Bank, NA (retired)	3	1/25 - 1/28 (third term)	
Rev. Jay Carey Reverend James H. Carey (C) 804.502.3975	District Superintendent Living Waters District of the United Methodist Church in Virginia 11605 South Crater Road Petersburg, VA 23805 livingwatersds@vaumc.org (O) 804.502.3975	3	1/25 - 1/28 (first term)	
Brooke Cooper Brooke Rosenbaum Cooper techanalyst65@gmail.com (C) 310.210.3011	Sr. Analyst 11th Hour Service LLC 3110 Fairview Park Drive Suite 1200 Falls Church, VA 22042 brooke.r.cooper.ctr@mail.mil	3	1/25 - 1/28 (second term)	
Michael T. Cranna Michael Thomas Cranna michael.cranna@gmail.com (C) 703.210.3011	Development Advisor Point Reyes Energy Partners, LLC 6326 Lakeview Drive Falls Church, VA 22041	3	1/25 - 1/28 (second term)	Treasurer
Larry B. Dickenson Lawrence B. Dickenson lbdickenson@gmail.com (C) 540.354.8022	District Lay Leader Valley Ridge District (of the Virginia Annual Conference of the United Methodist Church) Chairman, District Leadership Board	3	1/25 - 1/28 (first term)	Secretary
Marlo A. Goldstein marlo.a.goldstein@gmail.com (C) 310.770.6115	First Vice President and Assistant General Counsel Host Hotels & Resorts, Inc. 4747 Bethesda Avenue, Suite1300 Bethesda, MD 20814 marlo.goldstein@hosthotel.com	2	3/24 - 1/27 (first term)	
Kathy Lutman kathy.lutman@gmail.com (C) 540.454.2236	Better Homes Realty, Inc. (retired)	3	1/25 - 1/28 (first term)	
Kamilah McAfee	President/CEO Wesley Housing 2311 Huntington Avenue Alexandria, VA 22303 kmcafee@whdc.org (O) 703.642.3830 x220	0		
Nancy Minter Nancy Lee Minter nancy.minter@ymail.com (H) 703.280.4996	Urban Institute (Retired)	1	1/23 - 1/26 (first term)	
Suzanne Moran Suzanne McKenna Moran suzanne.moran0709@gmail.com (C) 202.768.5560	Vice President/ Institutional Nonprofit Account Manager TD Private Client Group, LLC 607 14th Street, NW Washington, DC 20005 Suzanne.Moran@td.com (O) 202.971.3019	3	1/25 - 1/28 (third term)	Chair
Arianna K. Royster, CPM, ARM Arianna Karine Royster ariannarovsky0@gmail.com	Executive Vice President. Borger Management, Inc. 1111 14th Street NW- Suite 200 Washington, DC 20005 ariannar@donohoe.com	1	1/23 - 1/26 (first term)	
Andrew M. Vincent Andrew Michael Vincent (C) 410.206.7963	Chief Investment Officer Horning 3333 14th Street NW- Suite 300	1	1/23 - 1/26 (first term)	



2026 Wesley Housing Board of Directors

NAME	EMPLOYMENT	COHORT	TERM	OFFICER ROLE
	Washington, DC 20020 avincent@homingdc.com			
Rev. Harold E. White, Sr (C) 757.894.2408	Lead Pastor New Beginnings United Methodist Church Coastal District 32347 Chincoteague Rd Hortown, VA 23395 haroldwhite@vaumc.org	3	1/25 - 1/28 (first term)	
Malanda Worrell Malanda Krystal Daniel-Worrell (C) 202.590.7642	Senior Vice President, Market Strategy & Operations Jones Lang LaSalle Securities, LLC 2020 K Street, NW Suite 1100 Washington, DC 20006 malanda.worrell@jll.com (O) 202.719.5984	2	1/24 - 1/27 (second term)	
Kenneth C. Wu, Esq kenwuesq@yahoo.com	Partner Lopez & Wu, PLLC 1818 Library St. Suite 500 Reston, VA 20190 (O) 571.521.9134 nc	2	1/25 - 1/28 (first term)	Vice Chair
Cohort 1:		3		

LIHTC Development List

#	Development Name	Location	Date of Application	Result of Application	Current Status of Development
1.	Colonial Village Apartments	Arlington, VA	3/12/2010	Awarded	Placed in Service 11/30/2012
2.	Lynhaven and William Waters Apartments	Arlington, VA and Alexandria, VA (respectively)	12/30/2014	Awarded	Placed in Service 5/15/2015
3.	Wexford Manor A	Falls Church, VA	3/4/2015	Awarded	Placed in Service 3/30/2017
4.	Wexford Manor B	Falls Church, VA	1/4/2016	Awarded	Placed in Service 10/18/2017
5.	The Fallstead	Mclean, VA	3/5/2015	Awarded	Placed in Service 10/31/2018
6.	Brookland Place Apartments	Washington, DC	6/6/2016	Awarded	Placed in Service 4/30/2019
8.	Knightsbridge Apartments	Arlington, VA	3/13/2019	Awarded	Placed in Service 5/8/2021
9.	Senseny Place Apartments	Winchester, VA	3/14/2019	Awarded	Placed in Service 12/28/2022
10.	The Waypoint	Alexandria, VA	3/13/2019	Awarded	Placed in Service 11/1/2022
11.	The Cadence	Arlington, VA	12/13/2019	Awarded	Placed in Service 11/30/2022
12.	Quarry Station Apartments	Manassas, VA	3/18/2021	Awarded	Placed in Service 4/12/2023
13.	The Arden A	Alexandria, VA	3/14/2018	Awarded	Placed in Service 12/30/2022
14.	The Arden B	Alexandria, VA	7/23/2019	Awarded	Placed in Service 12/30/2022
15.	Whitefield Commons	Arlington, VA	3/12/2020	Awarded	Placed in Service 12/30/2022
16.	The Hampshire Apartments	Washington, DC	9/30/2019	Awarded	Placed in Service 4/28/2023
17.	One Hawaii	Washington, DC	9/30/2019	Awarded	TBD

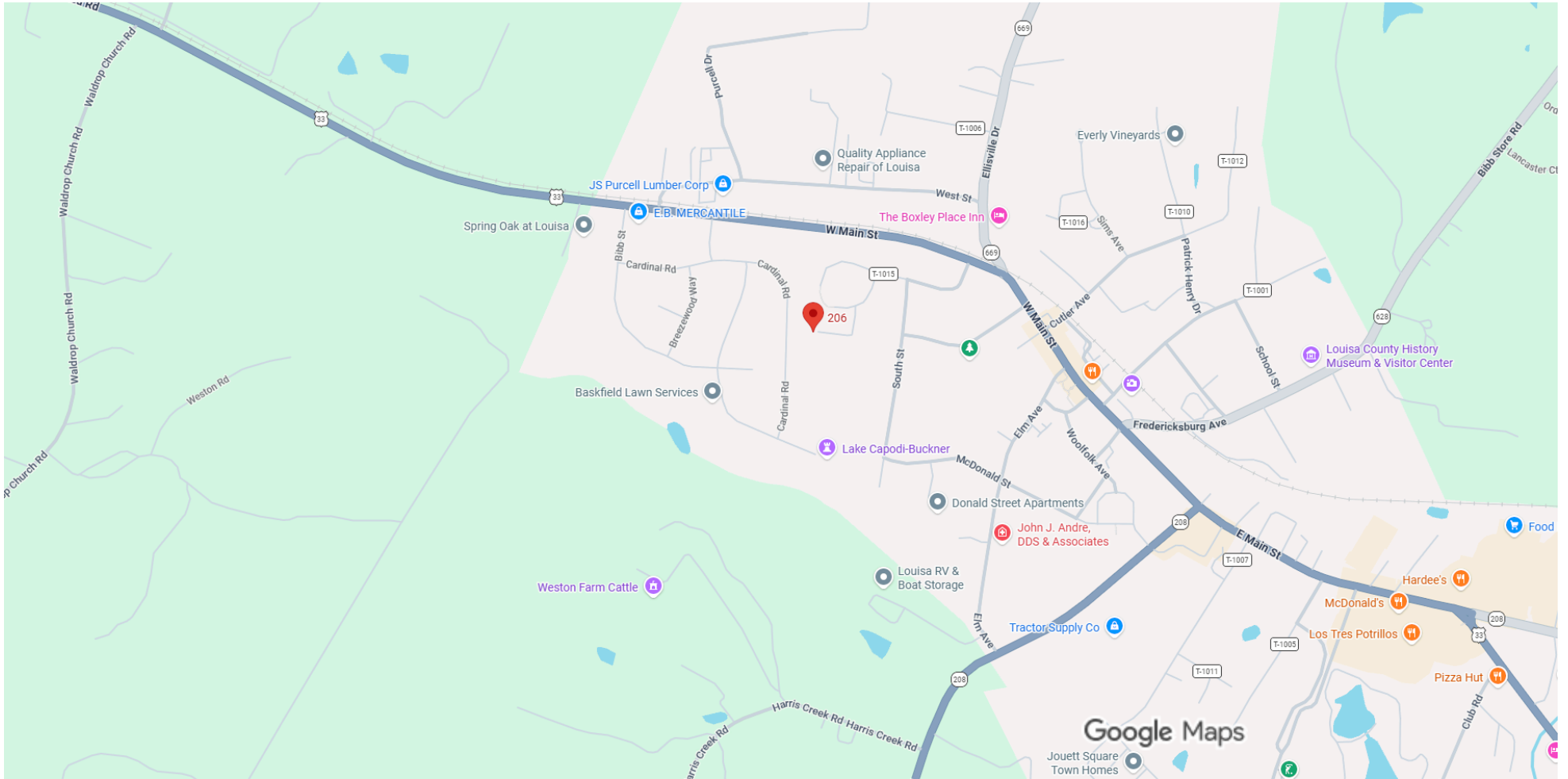
Tab J:

Relocation Plan and Unit Delivery Schedule
(MANDATORY-Rehab)

N/A

Tab K:

Documentation of Development Location:



Tab K.1

Revitalization Area Certification



Revitalization Area

General Instructions

To qualify for revitalization area points available under the QAP (13 VAC 180-60(E)(2)(c)), select one of the following and provide sufficient supporting documentation:

1. The development is located in either of the following, as defined by HUD: a Qualified Census Tract; or a Targeted Area, wherein 70% or more of the families have incomes which are \leq 80% statewide median income [NOTE: these census tracts are included in the definition of Targeted Area for single-family lending purposes but do not include ACEDS].
2. The development is located in a redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to VA Code §36-1 et seq. Documentation must (a) demonstrate that area exists at the time of application; (b) accurately depict area boundaries; and (c) clearly show that the proposed development lies or will lie within those boundaries.
3. The development is located in a revitalization area designated by resolution adopted pursuant to the terms of VA Code § 36-55.30:2 for the purpose of enabling Virginia Housing to provide financing to either a mixed-income or mixed-income/mixed-use development. Documentation must include a resolution from the locality supporting the development's location within the revitalization area. Please contact Rental Housing development to obtain the appropriate form resolution.
4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to VA Code §36-55.64. Documentation must include a copy of the ordinance with support that the development lies within the Rehabilitation Zone.
5. The development is located in an opportunity zone designated by the Commonwealth pursuant to the Federal Tax Cuts and Jobs Act of 2017 (PL 115-97) and has a binding commitment of funding acceptable to Virginia Housing.
6. The development is located in a jurisdiction that confirms that the development, as proposed to be constructed or rehabilitated, will utilize new or existing housing as part of a community revitalization plan. Must use Virginia Housing's Community Revitalization Plan Form Letter.
7. The development is located on land owned by federally recognized or Virginia-recognized Tribal Nations located within the present-day external boundaries of the Commonwealth.



Community Revitalization Plan Form Letter

13 VAC 180-60(E)(2)(c)(6)

General Instructions:

1. The Community Revitalization Plan Form should be signed by any of the following individuals or authorized officers of any of the following offices within the jurisdiction where the Development will be located:
 - City Manager/County Executive
 - Office of Housing
 - Office of Planning
 - Office of Zoning
 - Economic Development Authority
 - Local Housing Authority
 - Other official or office deemed acceptable by Virginia Housing
2. Owner/Applicant should fill in all requested information on the form letter, except for the signature page:
 - 'Development Address' should correspond to I.A.2 on page 1 of the application and Zoning Certification.
 - 'Proposed Improvements' should correspond with I.B & D and III.A of the application and Zoning Certification.
3. Authorized signer should complete and execute the signature page.

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

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

DATE: 3/5/26

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

RE: Community Revitalization Plan Form

Name of Development: Epworth Manor III

Name of Owner/Applicant: Wesley Epworth III LLC

Name of Seller/Current Owner: Virginia United Methodist Housing Development Corporation

DEVELOPMENT DESCRIPTION:

Development Address:

206 Cammack Street

Louisa, VA 23093

Proposed Improvements:

New Construction:	# Units	<u>27</u>	# Buildings	<u>1</u>	Total Floor Area	<u>35,871 sqft</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.

Stuart Turille

Signature

Stuart Turille

Printed Name

Town Manager

Title

540-807-0256

Phone

March 6, 2026

Date

NOTES TO LOCALITY:

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

taxcreditapps@virginiahousing.com.

Tab K.2

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



Surveyor's Certification of Proximity to Transportation

General Instructions

1. This form must be included with the Application.
2. Any change in this form may result in a reduction of points under the scoring system.
3. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

Date: March 2, 2026

TO: Virginia Housing
 601 South Belvidere Street
 Richmond, Virginia 23220 2025 Tax Credit Reservation Request
 Name of Development Epworth Manor III
 Name of Owner Wesley Epworth III LLC

RE: **2026 Tax Credit Reservation Request**

Ladies and Gentlemen:

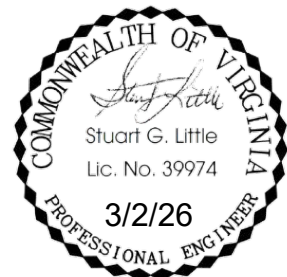
This letter is submitted to you in support of the Owner's Application for Reservation of Low Income Housing Tax Credits under Section 42 of the Internal Revenue Code of 1986, as amended.

Based upon due investigation of the site and any other matters as it deemed necessary this firm certifies that: the main street boundary entrance to the property is within:

- 2,640 feet or 1/2 mile of the nearest access point to an existing commuter rail, light rail or subway station; OR
- 1,320 feet or 1/4 mile of the nearest access point to an existing public bus stop or a public bus stop to be built in accordance with existing proffers. If the public bus stop is proffered, include copy of executed proffers with this form.

Firm Name Sekiv Solutions, LLC
 By Stuart Little
 Its Managing Member

Title





CONNECT POWERED BY JAUNT

Search [arrow]



New Trip Search

Origin

Louisa

Destination

Louisa



Louisa Circulator

This demand-response service transports passengers curb-to-curb within Louisa County.

6:00 am – 5:00 pm
last pickup is 4:30 pm
Same-Day Return: Yes



General Public
\$0.00 each way

Make a Reservation:
[\(434\) 296-3184](tel:4342963184) or
trips@ridejaunt.org

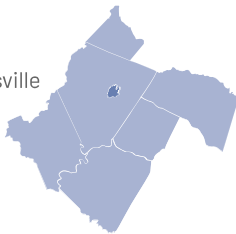
New to Riding? [How to Ride](#)



Highlight Route

Proudly Serving

- Albemarle
- Buckingham
- City of Charlottesville
- Fluvanna
- Greene
- Louisa
- Nelson



Regional Connections – Powered by Jaunt



Provides curb-to-curb demand-response service in the counties of Buckingham, Fluvanna, Louisa, Greene, Nelson, and rural Albemarle. Also provides ADA paratransit service in the City of Charlottesville and urban Albemarle.



Provides fixed-route commuter service to UVA and downtown Charlottesville from Crozet, 29 North, Buckingham, and Lovingston. Reservations are not required to ride, just show up at the advertised stop and time.

Learn About CONNECT

Tab L:

PHA / Section 8 Notification Letter



PHA or Section 8 Notification Letter

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

General Instructions

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

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

PHA or Section 8 Notification Letter

Date: 3/5/2026

To: Melissa Hunt
4009 Fitzhugh Ave, Suite 100
Richmond, VA 23230

Re: Proposed Affordable Housing Development
Name of Development: Epworth Manor III
Name of Owner: Wesley Epworth III LLC

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

The following is a brief description of the proposed development:

Development Address: 206 Cammack St
Louisa, VA 23093

Proposed improvements:

New Construction:	# Units	<u>27</u>	# Buildings	<u>1</u>
Adaptive Reuse	# Units	_____	# Buildings	_____
Rehabilitation:	# Units	_____	# Buildings	_____

Proposed Rents:

Efficiencies:	\$ <u>N/A</u> / month
1 Bedroom Units:	\$ <u>513-\$1,093</u> / month
2 Bedroom Units:	\$ <u>1,073-\$1,305</u> / month
3 Bedroom Units:	\$ <u>N/A</u> / month
4 Bedroom Units:	\$ <u>N/A</u> / month

Other Descriptive Information:

Epworth Manor III will be 27 units in one building, serving older adults. Located in the heart of the town of Louisa, the community will offer a peaceful setting and ease of access to local conveniences.


PHA or Section 8 Notification Letter

We appreciate your assistance with identifying qualified tenants.

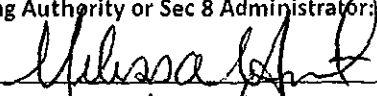
If you have any questions about the proposed development, please call me at 703-642-3830.

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

Sincerely yours.

Name Kamilah P. McAfee 
Title President & CEO

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

Seen and acknowledged by: 
Printed Name: Melissa Hunt
Title: HCVI Supervisor
Phone: (804) 664-2595
Date: 3/5/26

Tab M:

Intentionally Blank

N/A

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

N/A

Tab Q:

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

N/A

Tab R:

Documentation of Utility Allowance calculation



02/04/26
Wesley Epworth III LLC
2311 Huntington Ave
Alexandria, VA 22303

Epworth Manor III - Utility Allowance Estimation

Please find below an estimated Utility Allowance (UA) for Epworth Manor III in Louisa, 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 worst case (highest) cost between unit types. The inputs used in the energy modeling were from the preliminary plans and specifications from the ENERGY STAR MFNC v1.1 reference design. Utility rates were taken from the most current listed schedules.

Unit Type	Electric
1 BR	\$67
2 BR	\$87
Tool	ekotrope
Source	Dominion Energy
Notes	Dominion VA 1/26 (ALL Riders)

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

Sincerely,

Benoit Rivard
Operations Manager - Multifamily
RESNET HERS Rater
benoit@southern-energy.com
Southern Energy Management



Fuel Summary

Property

Louisa, VA 23093
Model: 1 BR center top
Community: Epworth Manor Phase III

Organization

Southern Energy Management
Owen Burwell

Inspection Status

Results are projected

Builder

Epworth Manor Phase III_1 BR center top
Construction Set 06.30.2023 - UA

Annual Energy Cost

Electric	\$804
----------	-------

Annual End-Use Cost

Heating	\$115
Cooling	\$47
Water Heating	\$168
Lights & Appliances	\$383
Onsite Generation	-\$0
Service Charges	\$91
Total	\$804

Annual End-Use Consumption

Heating [Electric kWh]	870.6
Cooling [Electric kWh]	351.6
Hot Water [Electric kWh]	1,271.6
Lights & Appliances [Electric kWh]	2,896.2
Total [Electric kWh]	5,389.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.38
Peak Summer kW	0.88

Utility Rates

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

Fuel Summary

Property

Louisa, VA 23093
Model: 2 BR ext ground
Community: Epworth Manor Phase III

Organization

Southern Energy Management
Owen Burwell

Inspection Status

Results are projected

Builder

Epworth Manor Phase III_2 BR ext ground
Construction Set 06.30.2023 - UA

Annual Energy Cost

Electric	\$1,039
----------	---------

Annual End-Use Cost

Heating	\$209
Cooling	\$56
Water Heating	\$219
Lights & Appliances	\$464
Onsite Generation	-\$0
Service Charges	\$91
Total	\$1,039

Annual End-Use Consumption

Heating [Electric kWh]	1,602.8
Cooling [Electric kWh]	423.5
Hot Water [Electric kWh]	1,661.2
Lights & Appliances [Electric kWh]	3,511.4
Total [Electric kWh]	7,199.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	2.45
Peak Summer kW	1.06

Utility Rates

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

M. OPERATING EXPENSES

Administrative:

Use Whole Numbers Only!

1. Advertising/Marketing			\$324
2. Office Salaries			\$0
3. Office Supplies			\$729
4. Office/Model Apartment	(type		\$0
5. Management Fee			\$26,314
<u>8.83%</u> of EGI	<u>\$974.59</u>	Per Unit	
6. Manager Salaries			\$25,070
7. Staff Unit (s)	(type		\$0
8. Legal			\$203
9. Auditing			\$9,180
10. Bookkeeping/Accounting Fees			\$729
11. Telephone & Answering Service			\$14,155
12. Tax Credit Monitoring Fee			\$0
13. Miscellaneous Administrative			\$10,611
Total Administrative			\$87,315

Utilities

14. Fuel Oil			\$0
15. Electricity			\$6,507
16. Water			\$13,811
17. Gas			\$0
18. Sewer			\$15,053
Total Utility			\$35,371

Operating:

19. Janitor/Cleaning Payroll			\$0
20. Janitor/Cleaning Supplies			\$932
21. Janitor/Cleaning Contract			\$1,485
22. Exterminating			\$1,769
23. Trash Removal			\$4,631
24. Security Payroll/Contract			\$0
25. Grounds Payroll			\$0
26. Grounds Supplies			\$945
27. Grounds Contract			\$15,471
28. Maintenance/Repairs Payroll			\$16,500
29. Repairs/Material			\$2,848
30. Repairs Contract			\$3,901
31. Elevator Maintenance/Contract			\$3,000
32. Heating/Cooling Repairs & Maintenance			\$3,229
33. Pool Maintenance/Contract/Staff			\$0
34. Snow Removal			\$3,281
35. Decorating/Payroll/Contract			\$2,052
36. Decorating Supplies			\$1,080
37. Miscellaneous			\$1,517
Totals Operating & Maintenance			\$62,641

M. OPERATING EXPENSES

Taxes & Insurance

38. Real Estate Taxes		\$9,250
39. Payroll Taxes		\$3,092
40. Miscellaneous Taxes/Licenses/Permits		\$0
41. Property & Liability Insurance	\$392 per unit	\$10,584
42. Fidelity Bond		\$0
43. Workman's Compensation		\$675
44. Health Insurance & Employee Benefits		\$8,537
45. Other Insurance		\$0
Total Taxes & Insurance		\$32,138

Total Operating Expense

\$217,465

Total Operating Expenses Per Unit

\$8,054

C. Total Operating

72.97%

Expenses as % of EGI

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

\$6,750

Total Expenses

\$224,215

Tab S:

Supportive House Mandatory
Certification and Documentation

N/A

Tab T:

Funding Documentation

Capital Magnet Fund

March 9, 2026

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

Re: Epworth Manor III Subsidized Funding Commitment Letter

To Whom it May Concern:

On December 20, 2024, Wesley Housing Development Corporation (Wesley) received an award of Capital Magnet Funds (CMF) from the Community Development Financial Institutions Fund totaling \$3,750,000. See attachment. Wesley has committed up to \$75,000 of the CMF award to the Epworth Manor III project as a subject-to-cash flow subsidy loan under the terms and conditions described below:

Amount	\$75,000
Term	40 years or coterminous with senior debt
Interest Rate	1%
Payment	Cash Flow Contingent

All the best,

WESLEY HOUSING DEVELOPMENT CORPORATION
a Virginia nonprofit, non-stock corporation

By: 
Name: Kamilah P. McAfee
Title: President and CEO



THE CAPITAL MAGNET FUND AWARD BOOK

FY 2024



CONTENTS

- 01 THE CAPITAL MAGNET FUND
- 02 CMF PROGRAM IMPACT TO DATE
- 04 GEOGRAPHIC AREAS SERVED BY CMF AWARD RECIPIENTS
- 05 LEVERAGE
- 05 GEOGRAPHIC IMPACT AREAS
- 05 PROJECTED HOUSING IMPACTS
- 06 FY 2024 CMF AWARD RECIPIENTS
- 07 LIST OF FY 2024 CMF AWARD RECIPIENTS
- 10 ADDITIONAL RESOURCES
- 10 PHOTO CREDITS



THE CAPITAL MAGNET FUND

The Capital Magnet Fund (CMF) helps create and preserve affordable housing for low-income families and economically distressed communities by attracting private capital.

CMF awards competitive grants to Community Development Financial Institutions (CDFIs) and qualified nonprofit housing organizations. These organizations use the grants to develop, rehabilitate, preserve, and purchase affordable housing, particularly housing targeted to low-, very low-, and extremely low-income families.¹ CMF Awards may also be used to finance economic development and community service facilities such as day care centers, workforce development centers, and health care clinics. These facilities will work in concert with affordable housing to revitalize distressed communities.

Award Recipients utilize the following financing tools to produce eligible projects within five years, with aggregate costs that are at least 10 times the size of the Award amount:

- loan loss reserves;
- loan funds;
- risk-sharing loans; and
- loan guarantees.

Most Award Recipients will use all their Award funds to finance affordable housing, although some Award Recipients, if approved, will expend up to 30% of the grant funds to finance economic development activities related to affordable housing.

Through CMF, the CDFI Fund seeks to promote activities in geographically diverse areas of economic distress, including metropolitan and rural areas across the United States. Award Recipients may finance activities in a single state or across several states (multistate).

CMF HISTORY:

The Capital Magnet Fund was established by the Housing and Economic Recovery Act of 2008. Funding for the program comes from the

¹ Low-Income is defined as 80% of the Area Median Income (AMI) or below, Very Low-Income is 60% of AMI or below, and Extremely Low-Income is 30% of AMI or below.

Government-Sponsored Enterprises Fannie Mae and Freddie Mac and varies from year to year. Recipients have five years to complete projects after receiving the Award.

Through the eight previous rounds, the CDFI Fund has awarded grants totaling nearly \$1.4 billion to CDFIs and qualified nonprofit organizations, requiring a minimum of \$13.9 billion in public and private investment. Of reported projects, Award Recipients have attracted nearly \$18.7 billion in total leverage.



CMF PROGRAM IMPACT TO DATE

COMPLETED CMF PROJECTS

\$428.7 million of CMF funding has been fully disbursed to projects that have been completed, generating \$12.7 billion in eligible project costs (leverage plus the CMF Award).

As of September 30, 2023, projects completed by fiscal years (FY) 2016-2021 Award Recipients include:



Rental Housing

\$372.9 million to finance or support 55,665 eligible units.



Economic Development

\$3.5 million for 11 facilities that are community-serving.

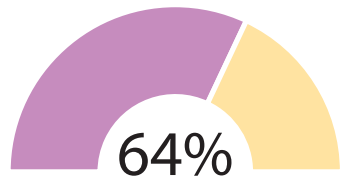


Homeownership

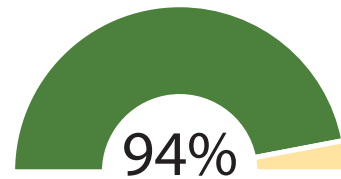
\$52.3 million to finance or support 7,431 eligible units.

These projects have leveraged **\$12.3 BILLION** including \$10.2 billion in private capital.

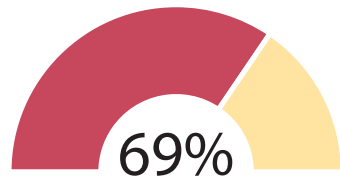
Award Recipients from FY 2016 to FY 2021 reported that:



64% of the rental units developed have been affordable for Very Low-Income and Extremely Low-Income Families.

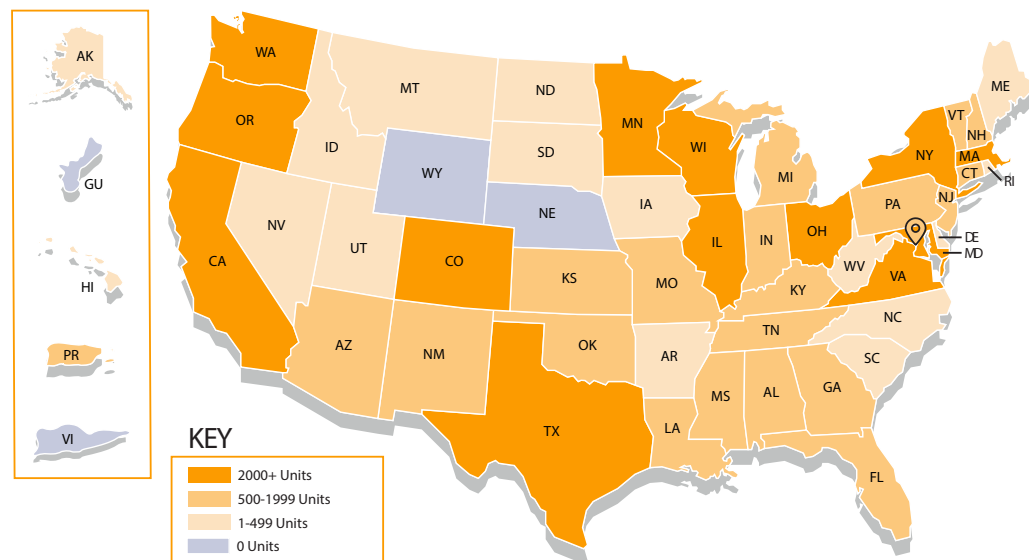


94% of the homeownership units have been affordable for Low-Income Families.

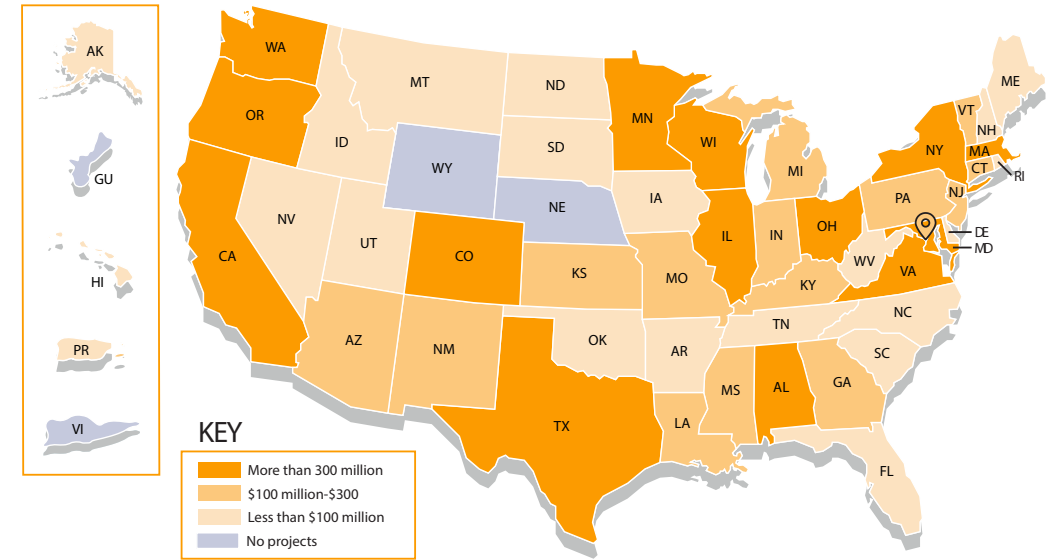


69% of all units are located in High Housing Need Areas or Areas of Economic Distress.

CMF SUPPORTED UNITS



CMF FUNDS LEVERAGED



CMF PROJECTS UNDER DEVELOPMENT

CMF Recipients have five years to complete the affordable housing and economic development projects to which they have committed CMF Award funds. Based on reporting received by the end of FY 2023, to date:

Approximately \$507.9 million of CMF funding has been committed to projects currently under development or under construction that are estimated to generate \$23.8 billion in eligible project costs (leverage plus the CMF Award).

Projects committed and under development or under construction by FY 2016 - FY 2021 Award Recipients include:



Rental Housing

\$488 million to finance or support 52,000 eligible units.



Economic Development

\$7.4 million for 12 facilities that are community-serving.

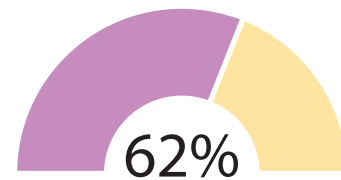


Homeownership

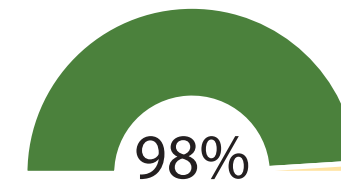
\$12.4 million to finance or support 517 eligible units.

These projects are expected to leverage **\$23.3 BILLION** including \$17.0 billion in private capital.

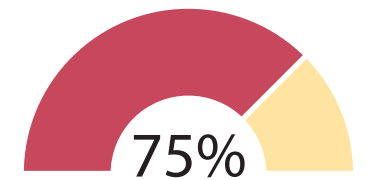
FY 2016 - FY 2021 Award Recipients have projected that:



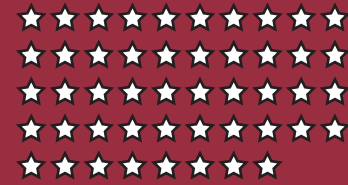
62% of the rental units will be affordable for Very Low-Income and Extremely Low-Income Families.



98% of the homeownership units will be affordable for Low-Income Families.



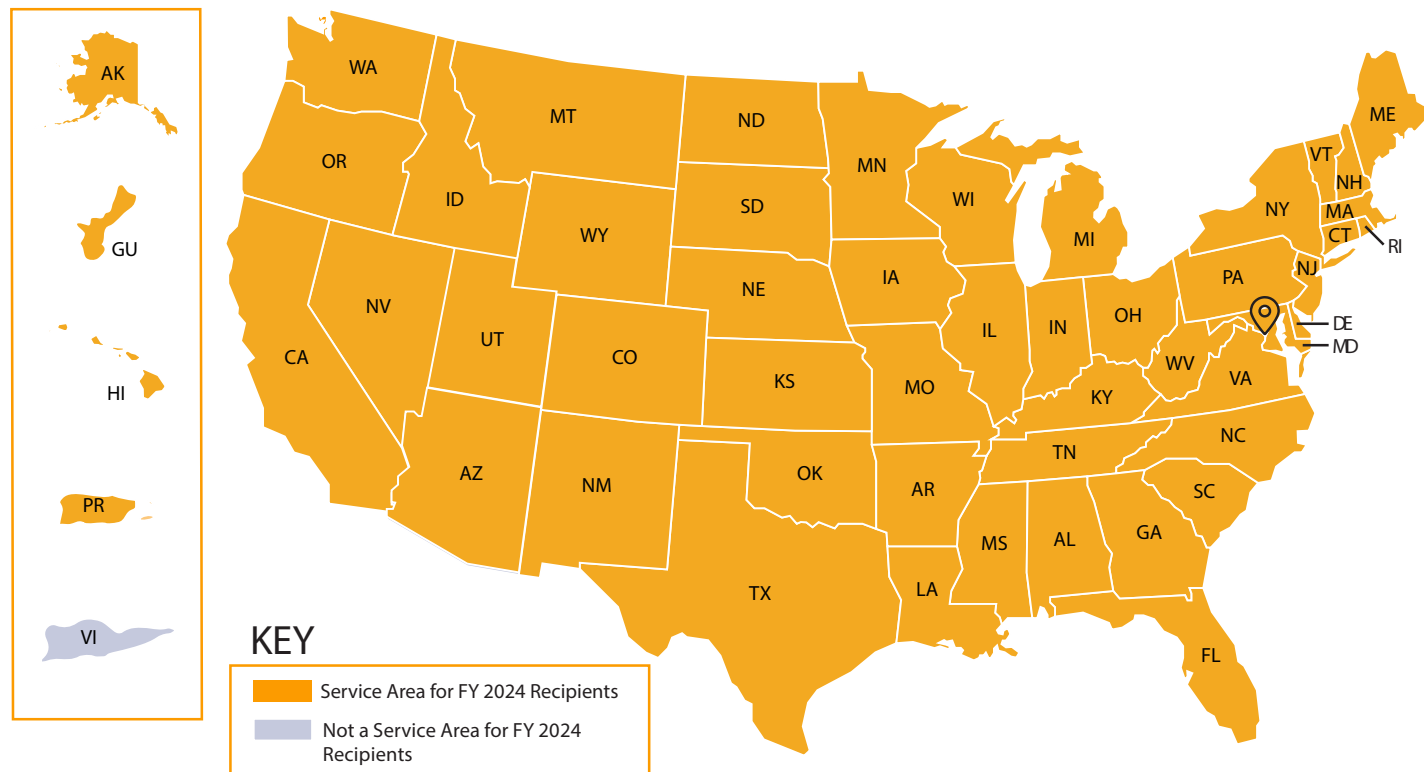
75% of all units will be located in High Housing Need Areas or Areas of Economic Distress.



48 organizations
RECEIVED \$246.4
million in CMF
AWARDS.

GEOGRAPHIC AREAS SERVED BY CMF AWARD RECIPIENTS

The 48 FY 2024 Award Recipients will collectively serve 50 states, the District of Columbia, Guam, and Puerto Rico. The Award Recipients are headquartered in 22 states, the District of Columbia, and Guam.



LEVERAGE¹

Awards are projected to leverage nearly
\$8.9 BILLION
in public and private investment.



77% (approx.)
of the leverage is projected to
come from private investment.

GEOGRAPHIC IMPACT AREAS

Award Recipients will serve diverse communities throughout the nation including areas of economic distress, high opportunity areas, and rural areas.



95%

of homeownership units are
projected to be located in
areas of economic distress or
serving low-income families.



82%

of rental units are projected
to be located in areas of
economic distress and/or
high opportunity areas.

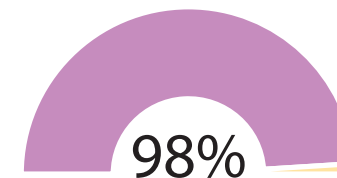


52%

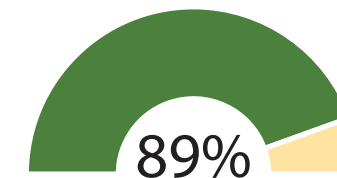
of Award Recipients plan
to invest a portion of their
Award in rural areas.

PROJECTED HOUSING IMPACTS

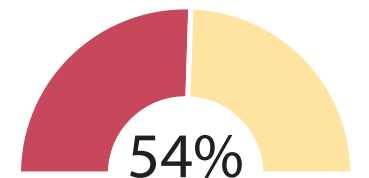
Award Recipients plan to develop more than **26,400 affordable housing units**, including more than 25,600 rental units and more than 750 homeownership units.



of all housing units
will be developed for
Low-Income Families.



of the homeownership
units will be developed
for Low-Income Families.



of the rental units will
be developed for very
Low-Income Families.

¹ Award Recipients are required to leverage their Awards by a minimum of 10:1 but frequently exceed that requirement.

FY 2024 CMF AWARD RECIPIENTS

CMF AWARD DEMAND

AWARD RECIPIENTS VS. APPLICANTS

48 organizations out of 136 applicants were awarded CMF funds.



TOTAL AWARDED VS. TOTAL REQUESTED

A total of \$246.4 million was awarded out of \$1.1 billion requested.



AWARD RECIPIENT ORGANIZATION TYPES

Applicants and Award Recipients include both CDFIs and Nonprofit Housing Organizations.



CDFI AWARD RECIPIENTS INCLUDE:



84%

21 Loan Funds



12%

3 Banks or Thrifts



4%

1 Depository Institution
Holding Company

LIST OF FY 2024 CMF AWARD RECIPIENTS

Award Recipient	City	State	Service Area	Organization Type	Amount Awarded
Artspace Projects, Inc.	Minneapolis	MN	Multi-State	Nonprofit Housing Organization	\$3,375,000
Atlanta Neighborhood Development Partnership, Inc.	Atlanta	GA	Statewide	Nonprofit Housing Organization	\$1,500,000
BlueHub Loan Fund Inc	Boston	MA	Multi-State	CDFI	\$4,500,000
Central Bank of Kansas City	Kansas City	MO	Multi-State	CDFI	\$9,000,000
CHN Housing Partners	Cleveland	OH	Multi-State	Nonprofit Housing Organization	\$3,375,000
Cinnaire Lending Corporation	Chicago	IL	Multi-State	CDFI	\$7,500,000
Colorado Housing and Finance Authority	Denver	CO	Statewide	Nonprofit Housing Organization	\$4,500,000
Community Builders, Inc., The	Boston	MA	Multi-State	Nonprofit Housing Organization	\$4,500,000
Community Development Trust, LP, The	New York	NY	Multi-State	CDFI	\$6,750,000
Community Housing Partners	Christiansburg	VA	Multi-State	Nonprofit Housing Organization	\$9,000,000
Connecticut Housing Finance Authority	Rocky Hill	CT	Statewide	Nonprofit Housing Organization	\$2,000,000
Core Tech Capital, Inc.	Tamuning	GU	Multi-State	CDFI	\$3,375,000
Corporation for Supportive Housing	New York	NY	Multi-State	CDFI	\$5,250,000
Culleywood Capital	Jackson	MS	Multi-State	CDFI	\$9,000,000
Eden Housing, Inc.	Hayward	CA	Statewide	Nonprofit Housing Organization	\$9,000,000
Enterprise Community Loan Fund, Inc.	Columbia	MD	Multi-State	CDFI	\$6,000,000
Florida Community Loan Fund	Orlando	FL	Statewide	CDFI	\$4,500,000
Foundation Communities, Inc.	Austin	TX	Statewide	Nonprofit Housing Organization	\$5,000,000
Foundation for Affordable Rental Housing Holdings Inc.	Atlanta	GA	Multi-State	Nonprofit Housing Organization	\$6,750,000
Greater Minnesota Housing Fund	St. Paul	MN	Statewide	CDFI	\$9,000,000



Award Recipient	City	State	Service Area	Organization Type	Amount Awarded
Home Headquarters, Inc.	Syracuse	NY	Statewide	CDFI	\$1,000,000
Homewise, Inc.	Santa Fe	NM	Statewide	CDFI	\$3,360,000
Housing Partnership Fund, Inc., The	Boston	MA	Multi-State	CDFI	\$1,500,000
IFF	Chicago	IL	Statewide	CDFI	\$2,000,000
Impact Development Fund	Loveland	CO	Statewide	CDFI	\$4,500,000
Legacy Bank & Trust Company	Mountain Grove	MO	Multi-State	CDFI	\$9,000,000
Low Income Investment Fund	San Francisco	CA	Multi-State	CDFI	\$4,500,000
Massachusetts Housing Finance Agency	Boston	MA	Statewide	Nonprofit Housing Organization	\$9,000,000
Mercy Community Capital	Denver	CO	Multi-State	CDFI	\$7,500,000
Midpen Housing Corporation	Foster City	CA	Statewide	Nonprofit Housing Organization	\$6,600,000
Midwest Housing Development Fund, Inc.	Omaha	NE	Multi-State	CDFI	\$4,500,000
Mission First Housing Development Corporation	Washington	DC	Multi-State	Nonprofit Housing Organization	\$4,500,000
National Church Residences	Columbus	OH	Multi-State	Nonprofit Housing Organization	\$4,500,000
National Community Renaissance of California	Rancho Cucamonga	CA	Statewide	Nonprofit Housing Organization	\$2,000,000
New York Institute for Human Development, Inc.	New York	NY	Statewide	Nonprofit Housing Organization	\$3,375,000
Ohio Capital Finance Corporation	Columbus	OH	Multi-State	CDFI	\$8,000,000
Preservation of Affordable Housing, Inc.	Boston	MA	Multi-State	Nonprofit Housing Organization	\$4,500,000
Resource Housing Group, Inc.	Atlanta	GA	Multi-State	Nonprofit Housing Organization	\$2,250,000
Rural Community Assistance Corporation	West Sacramento	CA	Multi-State	CDFI	\$6,750,000
San Francisco Housing Accelerator Fund, The	San Francisco	CA	Statewide	CDFI	\$5,062,500

Award Recipient	City	State	Service Area	Organization Type	Amount Awarded
San Luis Obispo County Housing Trust Fund	San Luis Obispo	CA	Statewide	CDFI	\$4,500,000
Security Bancshares, Inc.	Paris	TN	Multi-State	CDFI	\$6,500,000
Tohono Oodham KiKi Association	Sells	AZ	Statewide	Nonprofit Housing Organization	\$1,987,500
United Bank	Atmore	AL	Multi-State	CDFI	\$9,000,000
Vermont Housing Finance Agency	Burlington	VT	Statewide	Nonprofit Housing Organization	\$4,500,000
Wakeland Housing and Development Corporation	San Diego	CA	Statewide	Nonprofit Housing Organization	\$3,375,000
Wesley Housing Development Corporation	Alexandria	VA	Multi-State	Nonprofit Housing Organization	\$3,750,000
Wisconsin Housing Preservation Corp.	Madison	WI	Statewide	Nonprofit Housing Organization	\$4,500,000



ADDITIONAL RESOURCES

[Click here to learn more about CMF on our website.](#)

[Click here to explore where in the country CMF award recipients are serving.](#)

[Click here to learn more about the Application Demand for FY 2024.](#)

[Click here for information on the CMF Interim Rule \(effective June 25, 2024\).](#)

Visit www.cdfifund.gov to learn about other CDFI Fund programs and how to apply.

PHOTO CREDITS

Front cover: Framing carpenters at work.

Contents page: Multifamily townhouse.

Page 1: Home construction workers in Denver, Colorado.

Page 10: Multifamily housing in downtown Los Angeles, California.

Back cover: Homes in Northwestern Kansas.



VISION

The vision of the Community Development Financial Institutions Fund (the CDFI Fund) is an America in which all people and communities have access to the investment capital and financial services they need to prosper.

MISSION

The CDFI Fund's mission is to expand economic opportunity for underserved people and communities by supporting the growth and capacity of a national network of community development lenders, investors, and financial service providers.



Tab U:

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



EPWORTH MANOR

206 Cammack St.

Louisa, VA 23093

Office (540) 967-1696 Fax (540) 967-9582

Email: epworthmanager@amurcon.com

Virginia Housing Free Renter Education Acknowledgement

By signing below, I acknowledge that I can access free renter education from Virginia Housing's website, Renter Educational Tools and Resources, at: virginiahousing.com/renters/education. If I need assistance in retrieving the information I can ask the Resident Manager at the leasing office for help, or I can review the one at the Leasing Office. I understand it is my responsibility to review the materials listed above at the link provided:

Educational materials provided in the link above:

- Rental Search
- Renter Education Guide eBook
- Renter Education Online Course
- Fair Housing Resources
- Renter Rights and Responsibilities

By signing below, I acknowledge I have read this form and understand how to access the Virginia Housing Free Renter Education materials.

Resident Name: _____

Resident Signature: _____

Address: _____

Date: _____

Resident Name: _____

Resident Signature: _____

Address: _____

Date: _____



Tab V:

Nonprofit or LHA Purchase Option or Right of First
Refusal

N/A

Tab W:

Internet Safety Plan and Resident Information Form



EPWORTH MANOR

206 Cammack St.

Louisa, VA 23093

Office (540) 967-1696 Fax (540) 967-9582

Email: epworthmanager@amurcon.com

Wesley Epworth III Resident Internet Safety Plan and Resident Information Form

The following is a draft of the documents that will be included in the property's Resident Internet Rules, Regulations and Education Information Packet; Acknowledgement Form and the Internet Security Plan for the community. This is a draft and is intended to be representative of the type of information that would be provided to the residents, signed and copies maintained in resident files. Once the specific internet provider is selected, this will be finalized utilizing the most current information and best practices related to internet safety.

DRAFT





EPWORTH MANOR

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Louisa, VA 23093

Office (540) 967-1696 Fax (540) 967-9582

Email: epworthmanager@amurcon.com

Internet Safety Plan: Resident Internet Rules, Regulations and Education Information

Rent includes free individual wireless or wi-fi internet access provided at a minimum of 100 Mbps download and 20 Mbps upload speed accessible in each apartment at no additional cost to the residents. Free community room wi-fi is provided and restricted to residents in the property. Access to the community room wi-fi is password protected. This Internet Usage Policy includes the rules and guidelines regarding the appropriate use of property- owned equipment, network and Internet access. The intention of this Policy is to protect both the property and all residents and their guests as a guide to the acceptable use of the property provided free Wireless network facilities and services in individual apartments as well as in the community room through a rotating wi-fi password.

Any individual connected to the Wesley Epworth III Wireless Network, in order to use it directly or to connect to any other network(s), must comply with this Policy, the stated purposes and acceptable use policies of any other network(s) or host(s) used, and all applicable laws, rules, and regulations.

Use of the Wesley Epworth III Internet is permitted and encouraged where such use supports the productive and safe use of internet for all property residents and their guests. However, access to the Internet through Wesley Epworth III is a privilege and all residents must adhere to the policies concerning resident community room computer use and Internet usage. Violation of these policies could result in disciplinary and/or legal action leading up to and including termination of residency. Residents may also be held personally liable for damages caused by any violations of this policy. All residents are required to acknowledge receipt and confirm that they have understood and agree to abide by the rules hereunder.

Wesley Epworth III makes no representations or warranties concerning the availability or security of the Wesley Epworth III provided wireless internet or internet in the community room. By using the Wesley Epworth III wireless network you agree to defend, indemnify and hold harmless Wesley Epworth III for any losses or damages that may result from your use of the Wesley Epworth III wireless network.

Wesley Epworth III takes no responsibility and assumes no liability for any content uploaded, shared, transmitted, or downloaded by you or any guests, or for anything you may encounter or any data that may be lost or compromised while connected to the Wesley Epworth III Wireless Network.

Wesley Epworth III reserves the right to disconnect any user at any time and for any reason. The Wesley Epworth III Wireless Network is provided as a courtesy to allow our residents access to the internet. Users will not be given access to the Wesley Epworth III intranet or permission to install any software on any computers or equipment owned by the property and offered to residents for access as appropriate.

Wesley Epworth III will provide access to a working wireless internet network. If the network malfunctions or does not work as a result of the service provider, it will be incumbent on the service provider to remedy the situation as quickly as possible to continue to provide internet access to all residents.

Residents have the right to choose not to use Wesley Epworth III provided wireless internet network.

All terms and conditions as stated in this document are applicable to all users including residents and their guests of the Wesley Epworth III network and Internet connection. All terms and conditions as stated in this document reflect an agreement of all parties and should be governed and interpreted in accordance with the policies and procedures mentioned above. Any user violating these policies is subject to disciplinary actions deemed appropriate by Wesley Epworth III.





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Louisa, VA 23093

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Email: epworthmanager@amurcon.com

Internet Security Plan

Wesley Epworth III will provide access to a working wireless internet. It is the responsibility of the resident to use personal networking devices (i.e. computer, laptop, iPad etc.) to set up the connection and directly utilize the network in individual apartments. It is recommended that residents keep up-to-date virus and malware software on their own technological devices as this is an open community network.

Community Center Internet Security

- The wireless network password in the community room will be available during posted hours as is provided in an attempt to maintain a high level of safety;
- Residents and their guests are expected to use the Internet responsibly and productively;
- The equipment, services and technology used to access the Internet in the resident community room are the property of Wesley Epworth III and Wesley Epworth III reserves the right to monitor Internet traffic and monitor and access data that is composed, sent or received through its online connections.
- All sites and downloads may be monitored and/or blocked by Wesley Epworth III if they are deemed to be harmful and/or not productive to the community; and
- If Wesley Epworth III provides any computers for resident use, the installation of software such as instant messaging technology is strictly prohibited on community room computers.

Property Wireless Network Security

Inappropriate use of Wesley Epworth III Wireless Network is not permitted. Unacceptable use of the internet by residents and their guests includes, but is not limited the guidelines listed below that Wesley Epworth III may at any time use to make a determination that a particular use is inappropriate:

- Users must respect the privacy and intellectual property rights of others;
- Users must respect the integrity of Wesley Epworth III network and any other public or private computing and network systems;
- Use of the Wesley Epworth III Wireless Network for malicious, fraudulent, or misrepresentative purposes is prohibited;
- The Wesley Epworth III Wireless Network may not be used in a manner that precludes or hampers other users access to Wesley Epworth III Wireless Network or other any other networks;
- Sending or posting discriminatory, harassing, or threatening messages or images on the Internet;
- Perpetrating any form of fraud, and/or software, film or music piracy;
- Stealing, using, or disclosing someone else's password without authorization;
- Downloading, copying or pirating software and electronic files that are copyrighted or without authorization;





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- Hacking into unauthorized websites is prohibited; or
- Introducing malicious software onto the community network and/or jeopardizing the security of the community's network.

If a resident is unsure about what constitutes acceptable Internet usage, then he/she should ask the Property Manager for further guidance and clarification.

DRAFT





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Louisa, VA 23093

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**Resident Internet Rules, Regulations and Education Information Acknowledgement
Form: Certification of Receipt**

Resident: I (We) have received a copy of the Wesley Epworth III Resident Internet Information Packet which includes a copy of the Resident Internet Rules, Regulations and Education Information and the Internet Security plan for Wesley Epworth III. I (We) further agree to abide by same during our tenancy. All members of the household will be instructed to abide by these Rules and Regulations. I (We) understand that violation of these rules is a violation of my/our Lease Agreement and can lead to legal action and possibly termination of tenancy. If legal action should become necessary, the Resident has the right to obtain legal counsel to present a defense in court.

Resident: _____

Resident: _____

Address: _____

Date: _____

Witnessed by: _____





Mark R. Herring
 Attorney General
 Commonwealth of Virginia
 Office of the Attorney General
 202 North Ninth Street
 Richmond, Virginia 23219
 (804) 786-2071 (Telephone)
 (804) 786-1991 (Facsimile)

Introduction to Cyber Security

Cyber Security Issues for Non-Technical Computer Users



Overview

- About the OAG's Computer Crime Section
- What is Cyber Security?
- Virus Basics & Protecting Yourself
- Wireless Network Security
- Cloud Computing Security
- Mobile Device Security
- Geotagging
- Practicing Good Security Habits
- Additional Resources
- Contact Information



About the OAG's Computer Crime Section

- Formed in July 1999
- Investigates and Prosecutes under Virginia Computer Crimes Act 18.2-(152.1-152.16)
- Prosecuted Illegal Spamming (first law of its kind in U.S.)
- Prosecutes Child Pornography/Exploitation Cases
- Investigates and Prosecutes Identity Theft
- Assists Local, State, and Federal Law Enforcement as well as Prosecutors
- Coordinates VA's Internet Crime Fighting.



What is Cyber Security?



What is Cyber Security?

- Almost Everything Relies on Computers and the Internet Now:
 - Communication (e-mail, cell phones)
 - Entertainment (digital cable, mp3's)
 - Transportation (car engines, airplane navigation)
 - Shopping (online stores, credit cards)
 - Medicine (equipment, medical records)
- Cyber security involves protecting that information by Preventing, Detecting, and Responding to attacks on electronic data.



What Can You Do?

- Protect Yourself by Recognizing the Following:
 - Identifying the Risks
 - Understanding the Terminology





What Are the Risks?

- Among These Dangers Are:
 - Viruses erasing your entire system
 - Someone breaking into your system and altering files
 - Someone using your computer to attack others
 - Someone stealing your credit card information and making unauthorized purchases.
- There's not a 100% guarantee you'll be protected, but there are steps you can take to minimize the chances.



Terminology

- Hacker, Attacker, or Intruder
 - Applied to the people who seek to exploit weaknesses in software and computer systems for their own gain.
 - Attacks can be harmless, but usually are in violation of the intended use of the systems they are exploiting.
 - The results can range from mere mischief to malicious activity (i.e. stealing or altering information).



Terminology

- Malicious Code
 - Sometimes called malware, is a broad category that includes any code that could be used to attack your computer.
- Malicious code can have the following characteristics:
 - It might require you to actually do something before it infects your computer.
 - This action could be opening an email attachment or going to a particular web page.
 - Some malicious code claims to be one thing while in fact doing something different behind the scenes.
 - Once a machine is infected, the code can be passed on



Terminology

- Vulnerabilities
 - Often caused by programming errors in software.
 - Attackers might be able to take advantage of these errors to infect your computer/cell phone/smart phone.
 - It is important to apply updates or patches that address known vulnerabilities.
- Patches
 - Are updates that fix a particular problem or vulnerability within a program.
 - A version upgrade to a program may also be called a patch.



Patches

- When patches are available, vendors usually put them on their websites for users to download.
- It is important to install a patch as soon as possible.
- Some software will automatically check for updates, while others may offer automatic notifications.
 - If these automatic options are available, we recommend that you take advantage of them.
 - If they are not available, check your vendors' websites periodically for updates.



Patches

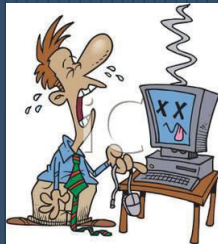
- Make sure that you only download software or patches from websites that you trust.
- Do not trust a link in an email message
 - Attackers have used email messages to direct users to malicious websites where users install viruses disguised as patches.
- Beware of email messages that claim that they have attached the patch to the message
 - Again, these attachments are often viruses.





Viruses

Virus Basics & Protecting Yourself



Virus Basics

What is a Virus?

- Small software program that is designed to spread from one computer to another and to interfere with computer operation.
- Some viruses are harmless, while others may damage or even destroy files.

Viruses used to be spread when people shared floppy disks and other portable media, now viruses are primarily spread through email messages.

Unlike worms, viruses often require some sort of user action (e.g., opening an email attachment or visiting a malicious web page) to spread.



Virus Basics

What is a Worm?

- A type of virus that can spread without human interaction.
- Worms often spread from computer to computer and take up valuable memory and network bandwidth, which can cause a computer to stop responding.
- Worms can also allow attackers to gain access to your computer remotely.



Virus Basics

What is a Trojan Horse?

- A computer program that is hiding a virus or other potentially damaging program.
- It can be a program that purports to do one action when, in fact, it is performing a malicious action on your computer.
- They can be included in software that you download for free or as attachments in email messages.



Virus Facts

Can I get a virus by reading my email messages?

- Yes & NO
- Most viruses, Trojan horses, and worms are activated when you open an attachment or click a link contained in an email message.
- If your email client allows scripting, then it is possible to get a virus by simply opening a message.
- It is best to limit what HTML is available in your email messages. The safest way to view email messages is in plain text.



Virus Facts

How Can I Avoid a Virus Infection From Email?

- Never open anything that is attached to an email message unless you know the contents of the file.
- If you receive an attachment from a familiar email address, but were not expecting anything, you should contact the sender before opening the attachment.
- If you receive a message with an attachment and you do not recognize the sender, you should delete the message.





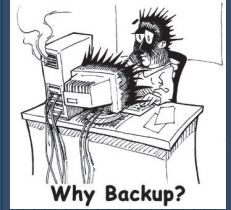
Avoiding Viruses

- Install Anti-Virus Software From a Reputable Vendor. Update It and Use It Regularly.
 - AVG, Microsoft Security Essentials, McAfee, Bitdefender, Avast!
- Scan for Viruses on a Regular Interval.
 - Most programs are set to run at least once a week.
- Install an "On Access" Scanner.
 - Included with most anti-virus programs.
 - Allows the user to scan files at any given time.



Avoiding Viruses

- Be careful about accepting files or clicking links you receive from chat rooms/online communities.
- Back up your data on a regular interval onto a disc or external hard drive.
 - In the event of a virus, this allows the user to utilize non-infected files.



Recognizing Fake Anti-Viruses

- What is a Fake Anti-Virus?
 - Malicious software (malware) designed to steal information from unsuspecting users by mimicking legitimate security software.
 - Makes numerous system modifications making it extremely difficult to terminate unauthorized activities and remove the program.
 - It also causes realistic, interactive security warnings to be displayed to the computer user.



Security Tip (ST10-001)
Recognizing Fake Antiviruses



Recognizing Fake Anti-Viruses

- How will I know if I am infected?
 - Extreme Presence of Pop-ups.
 - Most of these will display unusual security warnings and ask for credit card or personal information.



Security Tip (ST10-001)
Recognizing Fake Antiviruses



Wireless Network Security

Threats Have Gone Airborne



Wireless Network Security

- How do wireless Networks work?
 - Rely on radio waves rather than wires to connect computers to the internet.
 - A transmitter, AKA a wireless router, is wired into an internet connection. This provides a "hotspot" that transmits the connectivity over radio waves.
 - Computers that have a wireless capability and have permission to access the network can take advantage of the network connection.



Security Tip (ST05-003)
Securing Wireless Networks



Wireless Network Security

- What Security Threats are Associated with Wireless Networks?
 - Because wireless networks do not require a wired connection, it is possible for attackers who are within range to hijack or intercept an unprotected connection.
- Wardriving
 - Practice involving a person and a wireless device.
 - Drive around searching for unsecured wireless networks.
 - Often used with malicious intent.
 - Downloading Child Pornography, Stealing Personal Info.



Security Tip (ST05-003)
Securing Wireless Networks



Wireless Network Security

- What Can You do to Minimize the Risks?
 - Change Default Passwords
 - Most network devices, including wireless access points, are pre-configured with default administrator passwords to simplify setup.
 - Encrypt the Data on Your Network
 - WEP (Wired Equivalent Privacy) and WPA (Wi-Fi Protected Access) both encrypt information on wireless devices.
 - Encrypting the data would prevent anyone who might be able to access your network from viewing your data.



Security Tip (ST05-003)
Securing Wireless Networks



Wireless Network Security

- Install a Firewall
 - On both your computer and wireless network.
- Maintain Anti-Virus Software
 - Install on all devices and make sure your virus definitions are up to date.
 - Many of these programs also have additional features that may protect against or detect spyware and Trojan horses.



Security Tip (ST05-003)
Securing Wireless Networks



Cloud Computing

New Technology = New Risks



Cloud Computing

- What is the Cloud?
 - A subscription-based service where you can obtain networked storage space.
 - Examples: Google Docs, Skydrive, Dropbox
 - Just Think E-mail.
 - Not housed on your physical computer.
 - It can be accessed from anywhere.



Cloud Computing

- How Can You Use the Cloud?
 - Allows You to be Mobile.
 - Your computer does not have to be used for data storage.
 - Rather, it is just a means of accessing the Cloud.
 - A cloud provider may just own/house the hardware/software necessary to run your home or business applications.





Cloud Computing Types

Types of Clouds

- Public Cloud - Can be accessed by any subscriber with an internet connection and access to the cloud space.
- Private Cloud - Is established for a specific group or organization and limits access to just that group.
- Community Cloud - Is shared among two or more organizations that have similar cloud requirements.
- Hybrid Cloud - Is essentially a combination of at least two of the cloud types.



Cloud Computing Threats

- The information housed on the cloud is often seen as valuable to individuals with malicious intent. Why?
- More and More People are Transferring Data to the Cloud.
 - This leads to an increase in personal information and potentially secure data being put on the internet.



Cloud Computing Threats

- Look into the security measures that your cloud provider already has in place.
 - What encryption methods do the providers have in place?
 - What methods of protection do they have in place for the actual hardware that your data will be stored on?
 - Will they have backups of my data?
 - Do they have firewalls set up?
 - If you have a community cloud, what barriers are in place to keep your information separate from other companies?



Cloud Computing Security

- If You are Considering Using the Cloud:
 - Identify what information you will be putting out in the cloud.
 - Know who will have access to that information.
 - Know which cloud will best fit your needs.
 - Review the reputation and responsibilities of the providers you are considering before you sign up.



Cyber Threats and Mobile Devices

Not Just for Computers Anymore



Cyber Threats to Mobile Devices

- As mobile device technology evolves, consumers are using it at unprecedented levels.
- There are an estimated 4.6 billion mobile cellular subscriptions globally at the end of 2009.
- Mobile devices have become equally susceptible to malicious cyber activity as computers.





Cyber Threats to Mobile Devices

- The following Threats are Known to Target Mobile Devices:
 - Social Engineering
 - Exploitation of Social Networking
 - Exploitation of Mobile Applications
 - Exploitation of M-Commerce



US-CERT Technical Information Paper – TIP-10-105-01 April 15, 2010



Social Engineering

- Very common method for spreading malware on the Internet.
- Most malicious activity is often successful because users are deceived into believing it is legitimate.
- Extremely lucrative and will likely significantly increase in the mobile market.



US-CERT Technical Information Paper – TIP-10-105-01 April 15, 2010



Social Engineering

- Social Engineering Schemes:
 - Phishing – Attempting to manipulate a victim into providing sensitive information by appearing as a valid entity.
 - Vishing – Entice a victim to call a certain number and divulge sensitive information.
 - Smishing – Involves text messages that contain links to such things as webpages, email addresses or phone numbers that when clicked may automatically open a browser window or email message or dial a number.



US-CERT Technical Information Paper – TIP-10-105-01 April 15, 2010



Exploitation of Social Networking

- Involves social networking sites such as Facebook & Twitter.
- Information sharing often occurs with an unwarranted, inherent trust among users.
- Often share and accept data from unauthenticated parties.



US-CERT Technical Information Paper – TIP-10-105-01 April 15, 2010



Exploitation of Mobile Applications

- Commonly called “Apps”.
- Provide enhanced convenience and functionality.
- Developers have created mobile applications for various uses and activities.
- Anyone can potentially develop and distribute mobile applications with little oversight.
 - Makes apps a potential attack vector for cyber criminals.



US-CERT Technical Information Paper – TIP-10-105-01 April 15, 2010



Exploitation of M-Commerce

- Consumers Can Use Mobile Devices From Any Location to:
 - Research Product Information
 - Compare Prices
 - Make Purchases
 - Communicate with Customer Support
- Using mobile devices for purchases, offers a potential for credit card/bank account information to be leaked or stolen.



US-CERT Technical Information Paper – TIP-10-105-01 April 15, 2010



Protecting Mobile Devices

- Best Practices to Help Protect Mobile Devices:
 - Maintain up-to-date software, including operating systems and applications.
 - Install anti-virus software as it becomes available and maintain up-to-date signatures.
 - Enable the personal identification number (PIN) or password to access the mobile device.
 - Encrypt personal and sensitive data.
 - Disable features not actively in use such as Bluetooth or Wi-Fi.



Protecting Mobile Devices

- Best Practices to Help Protect Mobile Devices:
 - Set Bluetooth-enabled devices to non-discoverable to render them invisible to unauthenticated devices.
 - Use caution when opening email and text message attachments and clicking links.
 - Avoid opening files, clicking links, or calling numbers contained in unsolicited email or text messages.
 - Avoid joining unknown Wi-Fi networks.
 - Delete all information stored in a device prior to discarding it.



Geotagging and Social Networks

Geotagging: What Is It and How Can You Protect Yourself?

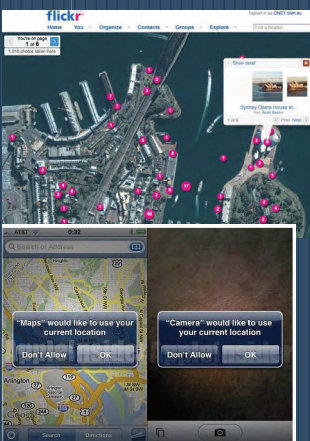


The Dangers of Geotagging

- It Starts With Taking a Photo Electronically...
 - What Personal Information Could Possibly be Exposed?
 - What is the Threat?
- Your photos can tell everyone:
 - Where You Live
 - Where You Spend Your Time
 - Where You Park Your Car
 - And Other Information You Would Not Want to Tell



What is Geotagging?



- Definition:
 - The process of adding your location to a file.
 - It is the equivalent of adding a grid coordinate to everything you post on the internet.



The Dangers of Geotagging



- In August of 2010, Adam Savage, of "MythBusters," took a photo of his vehicle using his smartphone.
- He then posted the photo to his Twitter account including the phrase "off to work."
- His phone attached metadata revealing his exact location.



Location-based Social Networking



- Location-based social networking allows a user to broadcast their geographic location.
- Commonly used to “check in” at various locations to earn points, badges, discounts and other geo-related awards.
- Adversely affects security and privacy of an individual.



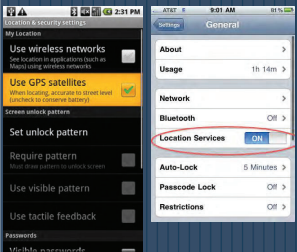
Why are These Applications Potentially Dangerous?



- Establishes Patterns
- Exposes Places of work, School and Home
- Identifies Location of Potential Victims



Turning Off the GPS Function on Phones



- Avoid displaying location information by disabling the geotagging function on your Smartphone.
- Most Smartphones automatically display geographical location.
 - It takes a little more effort on the user's part to protect their privacy.



Geotagging Tips

- Be aware of the ability for your images to be geo-tagged.
- Understand the risks involved.
- Know when to use the geotagging feature and when not to use it.
- Know how to disable you cell phone's or camera's geotagging feature.
- If using geotagging websites, control with great care the people who are able to see where you are located.
- Be aware when you post your pictures and what geotagged information you leave.



Practicing Good Security Habits

General Practices for Computers and Mobile Devices



Good Security Habits

- How Can You Minimize the Access Other People Have to Your Information?
 - Its easier to identify people who may have *physical* access to your computer/mobile device.
 - However, Identifying the people who could gain *remote* access to your computer becomes much more difficult.
 - As long as you have a computer and connect it to a network, you are vulnerable to someone or something else accessing your information.



Good Security Habits

- Lock Your Computer When You are Away From It.
- Disconnect Your Computer From the Internet When You Aren't Using It.
- Evaluate Your Security Settings.
 - Including web browsers, e-mail clients, & social networking sites.
- Protect Your Computer Against Power Surges and Brief Outages.
- Backup All of Your Data on a Regular Interval.



Security Tip (ST04-003)
Good Security Habits



Protecting Portable Devices

- Password-Protect Your Device
- Keep Your Valuables with You at All Times
- Downplay the Possession of a Laptop or Mobile Device
- Be Vigilant of Your Surroundings
- Consider an Alarm or Lock



Security Tip (ST04-017)
Protecting Portable Devices: Physical Security



Protecting Portable Devices

- What Can You Do if Your Laptop or Mobile Device is Lost or Stolen?
 - Report the loss or theft to the appropriate authorities.
 - If your device contained sensitive information, immediately report the theft to your organization.
 - If possible, remote data wipe the device.
 - Devices with this ability include: Android's, iPhone's, & Mac's.

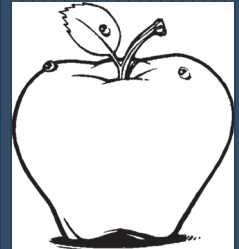


Security Tip (ST04-017)
Protecting Portable Devices: Physical Security



Practicing Good Security Habits

Apple-Based Products



8 Simple Tips for Mac Security

- Back Up Your Data with Time Machine
- Install New Software Updates ASAP
- Enable Keychain: Built-In Password Manager
- Know Your Download Source(s)
- Disable Java and Flash Plug-ins
- Install an Anti-virus
 - Intego, Sophos, and Avira
- Use a Stronger Firewall
 - OS X has a built-in firewall (disabled by default)
- Encrypt with FileVault 2
 - Encrypts your entire hard drive with AES 128 encryption

Article Date: August 21, 2012
pcmag.com
<http://www.pcmag.com/article2/0,2817,2408621,00.asp>



Cyber Security Tips for a Business Environment





Cyber Security Guidance

For Employees:

- Make your passwords complex. Use a combination of numbers, symbols and letters (upper and lowercase).
- Change your passwords regularly (every 45 to 90 days).
- Do not give any of your user names, passwords, or other computer/website access codes to anyone.
- Do not open e-mails or attachments from strangers.



Cyber Security Guidance

For Employees:

- Do not install or connect any personal software or hardware to your organization's network or hardware without permission from your IT department.
- Make electronic and physical back-ups or copies of all your most important work.
- Report all suspicious or unusual problems with your computer or assigned cell phone to your IT department.



Cyber Security Guidance

For Management & IT Department:

- Establish clear policies and procedures for employees.
- Implement Technical Defenses: firewalls, intrusion detection systems, and Internet content filtering.
- Update your anti-virus software daily.
- Regularly download vendor security "patches" for all of your software.
- Change the manufacturer's default passwords on all of your software.
- Monitor, log, and analyze successful and attempted intrusions to your systems and networks.



Additional Resources

- www.us-cert.gov
- www.dhs.gov
- www.cert.org
- www.onguardonline.gov
- www.stopthinkconnect.org
- www.ic3.gov
- www.ftc.gov
- www.ag.virginia.gov



Visit the CCS on Facebook



Contact Information

- Address: Computer Crime Section
Office of the Attorney General
202 North Ninth Street,
Richmond, VA 23219
- Web: www.ag.virginia.gov
- Email: CyberCrimeUnit@oag.state.va.us
- Phone: 804.786.2071

Tab X:

Marketing Plan for units meeting accessibility
requirements of HUD section 504



EPWORTH MANOR

206 Cammack St.
Louisa, VA 23093
Office (540) 967-1696 Fax (540) 967-9582
Email: epworthmanager@amurcon.com

Amurcon Realty Company Marketing Plan Wesley Epworth III

This marketing plan is intended to address the guidelines set forth in Section III(C)(4)(a-i and a-ii) of the Virginia Housing Development Authority's LIHTC Application for Reservation and is designed to ensure that certain units at Wesley Epworth III are actively marketed to people with disabilities.

Amurcon Realty Company (Amurcon) will manage Wesley Epworth III and will be responsible for all traditional property management functions, including leasing, rent collection, maintenance, record keeping, reporting, development of budgets, monitoring resident income qualifications, and implementing the Marketing Plan.

I. AFFIRMATIVE MARKETING

Amurcon is pledged to the letter and the spirit of the U.S. policy of the achievement of equal housing opportunity throughout the Nation and will actively promote fair housing in the development and marketing of this community. Amurcon will not discriminate on the basis of race, creed, color, sex, religion, familial status, age, disability or sexual orientation in its programs or housing and will also comply with all provisions of the Fair Housing Act (42 U.S.C. 3600, et. Seq.).

Any employee who has been accused of a discriminatory act will be subject to investigation that could end in disciplinary action and/or immediate dismissal. All persons who contact the office will be treated impartially and equally with the only qualification necessary for application acceptance being income and credit, criminal background, rental and conformity with the requirements of the Tax Credit program. All interested parties will be provided a copy of the apartment brochure or alternate marketing materials. Any resident who has questions not answered by the leasing staff will be referred to the Property Manager assigned by Amurcon.

1. Section 504 Accessible Units

There will be a minimum of ten percent (10%), or three units that are designated as "Section 504 Accessible Units" which will conform to HUD regulations interpreting the accessibility requirements of Section 504 of the Rehabilitation Act. These Accessible Units will actively be marketed to persons with disabilities as defined in the Fair Housing Act and will be held vacant for at least sixty (60) days. During this period, all ongoing marketing efforts will be





EPWORTH MANOR

206 Cammack St.
Louisa, VA 23093
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documented by Amurcon. If a qualified household including a person with a disability is not located within this sixty (60) day timeframe, Amurcon will submit evidence of the marketing to VHDA's Program Compliance Officer and request approval to rent the unit to any income qualified household. Should this request be approved, any lease governing the rental of the Accessible Unit will contain a provision that in the event that a qualified household including a person with a disability applies for the unit, the household occupying the Accessible Unit must move to a vacant unit. Such move will be paid for by the owner.

2. Preference Units (if applicable)

In addition, unless prohibited by an applicable federal subsidy program, Wesley Epworth III will provide first leasing preferences for members of targeted populations or persons with a developmental disability (if applicable). The targeted populations will be identified in an executed MOU and referred by the Virginia Housing Targeted Population Program. The leasing preference shall be applied to not more than ten percent (10%) of the units at any given time. Wesley Epworth III will not establish tenant selection criteria or leasing provision for these individuals that are more restrictive than its standard criteria and provision, the eligibility criteria for the state rental assistance or that are set forth in the MOU.

II. MARKETING AND OUTREACH

Locating people with disabilities to occupy the aforementioned units will be accomplished as follows:

1. Networking

Amurcon will contact additional local centers for independent living and disability services boards and other service organizations via phone and printed communication. The contacts may include, but not be limited to, the following organizations:

- Arc of Piedmont
1149 Rose Hill Dr.
Charlottesville, VA 22903
www.arcpva.org
(434) 977-4002
(434) 977-7864 (fax)
- Louisa County Resource Council
147 Resource Ln.
Louisa, VA 23093
www.louisaresource.org
(540) 967-1510
- Louisa Region Ten Community Services





EPWORTH MANOR

206 Cammack St.

Louisa, VA 23093

Office (540) 967-1696 Fax (540) 967-9582

Email: epworthmanager@amurcon.com

206 Elm Ave.

Louisa, VA 23093

www.regionten.org

(540) 967-2880 (local)

- Louisa County Department of Human Services

114 Industrial Dr.

Louisa, VA 23093

www.louisacounty.gov/238/Human-Services

(540) 967-1320

(540) 967-0593 (fax)

2. Internet Advertising

Amurcon utilizes many online internet sources such as virginiahousingsearch.com, paid search, ApartmentGuide.com, Seniors Guide, Apartments.com, Rent.com, Facebook, Instagram, Google business, and many others. Using lead management software, which helps track apartment leads as they move through the leasing process, Amurcon has found these sources to be very effective in driving directing qualified traffic.

3. Print Media

Print media sources will also be identified in Louisa County and surrounding counties that cater to people with disabilities as well as the public at large. These sources may include, but are not limited to, rental magazines such as the Apartment Shoppers Guide, Apartments For Rent, local newspapers, etc. All advertising materials related to the project will contain the Equal Housing Opportunity logotype, slogan or statement, in compliance with the Fair Housing Act, as well as the fact that units for people with disabilities are available.

4. Social Media and Online Leasing Strategy

In addition to internet listing services, Amurcon has recognized the importance of managing and monitoring social media channels. These platforms often serve as decision-making tools when searching for an apartment as prospects are relocating or newly arriving to the greater Louisa area. Amurcon empowers every employee to act as a brand ambassador taking ownership of building awareness and fostering loyalty and integrity across all platforms.

Amurcon values the opinions of those who interact with its brand online and has implemented a comprehensive strategy to ensure that employees respond to reviews and provide the same excellent customer service online as they do directly at the properties. Since prospects often look to peer reviews when researching a property, it is essential to solicit positive reviews from satisfied residents and also address the concerns of those that post negative reviews. Our goal is to always have a positive impression of the quality of the





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services realized by our current clients and then conveyed to our future clients. We want to continually and consistently foster positive online recommendations for the property.

5. Resident Referrals

An effective Resident Referral program will be set up, in which current residents are rewarded for referring friends, coworkers, and others who may have disabilities to the property. In accordance with Fair Housing and ADA guidelines. These referrals are generally the best form of advertising as it attracts friends who will want to reside together, thus binding the community. Amurcon offers a referral program which pays the resident a bonus as they refer renters.

Complete resident satisfaction is a priority to the Amurcon team. The Amurcon Realty Company name, as well as the Wesley Housing Development Corporation name are synonymous with warm hospitality and caring, empathetic staff with a desire to assist our residents with their needs. Resident referrals and word of mouth are always a valuable source of leases; therefore, from day one we will promote services to benefit all our residents.

6. Marketing Materials

Additional marketing materials are needed in order to further support the specific marketing effort to people with disabilities. All printed marketing materials will include the EHO logo. The marketing will also emphasize the physical and administrative compliance with the Americans with Disabilities Act.

These marketing materials include:

- **Brochures** –A simple, two-color brochure may be produced at low cost which will effectively sell the apartments and community. This brochure will include the floor plans, a listing of features and amenities. The floor plans should be printed in as large a format as possible.
- **Flyers** - As mentioned earlier, a flyer campaign may be used effectively to market the community. Each flyer should incorporate graphics as well as a small amount of copy and should be designed to generate traffic. As such, each flyer may include a special offer with a deadline (e.g. "Bring this flyer with you when you visit this weekend and pay no application fee!")
- **Follow-Up Marketing**- All visitors to the Management office should receive a thank you note from the Property Manager. This can be written on a plain thank you card, or for greater impact, on a post card with a photo of the community or a thank you note with the community's logo.





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III. PUBLIC AND COMMUNITY RELATIONS

Equal Housing Opportunity promotions - all Site Signage containing the EHO logo and Fair Housing posters are displayed in the Rental Office. Also posted in the Rental Office are instructions to anyone who feels they have been discriminated against to contact Amurcon directly. Amurcon encourages and supports an affirmative marketing program in which there are no barriers to obtaining housing because of race, color, religion, national origin, sex, age, elderliness, Military status, marital status, personal appearance, sexual orientation, family responsibilities, physical or mental handicap, political affiliation, source of funds, or place of residence or business.

Additionally, a public relations program will be instituted to create a strong relationship between management and local disability organizations, neighborhood civic organizations, churches and synagogues, city officials, and other sources of potential qualified residents still to be identified.

IV. TENANT SELECTION AND ORIENTATION

The first contact with the management operations is an important one in attracting qualified residents; therefore, the management/leasing offices should convey a sense of professionalism, efficiency, and cleanliness. The management/leasing office will be designed to provide a professional leasing atmosphere, with space set aside specifically for resident interviews and application assistance. The leasing interviews will be used to emphasize the respect afforded to the resident and the responsibilities which the resident will be expected to assume.

Times of Operation - the Rental Office will be open Monday through Friday from 9:00 A.M. to 4:00 P.M. Applicants will be processed on site in accordance with approved criteria. After hours inquiries will be received by the answering services which will take messages and forward them to the Management Office to handle on the next business day. Move-in process and orientation to property - applicants meet with the Community Manager or designated staff to discuss programs available on the property and will be supplied relevant information to assist them in their move.

See the Wesley Epworth III Management Plan, for more details regarding the Application Processing and Tenant Selection Criteria.





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V. MARKET ANALYSIS

This shall be basis for a continuously updated Marketing Plan for the Property. As the rental market and the needs of the Property change, the market analysis will enable the Agent to identify needed changes and implement them as necessary.

1. Neighborhood Survey

- a) Amurcon will periodically survey comparison properties in terms of rental rates, concessions, location, size, design, amenities, and lease term conditions to keep abreast of the market forces that would affect the community.
- b) Amurcon will conduct periodic shopping visits to competitors to evaluate demeanor and leasing techniques used by others. Notations regarding such visits will be included in the Market Survey Sheet for the record.

2. Community Survey

- a) Communication with and knowledge of the existing residents will be emphasized to the on-site staff to obtain important feedback on the quality of services and living conditions offered within the community.
- b) Periodic confidential Resident Satisfaction Surveys will be sent out to the residents and the completed forms will be reviewed and evaluated by the Regional Property Manager to determine the level of resident satisfaction and to plan for changes that will help improve services if needed.

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

VSOB/SWAM CONTRACT CERTIFICATION
(TO BE PROVIDED AT TIME OF APPLICATION)

LIHTC Applicant Name Wesley Epworth III LLC

Name of VSOB or SWaM Service Provider nineteen12 Properties LLC

Part II, 13VAC10-180-60(E)(5)(e) of the Qualified Allocation Plan (the "QAP") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended, provides that an applicant may receive points toward its application for Credits for entering into at least one contract for services provided by a (i) a veteran-owned small business (VOSB) as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration, or (ii) a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Certification Program. Any applicant seeking points from Part II, 13VAC10-180-60(E)(5)(e) of the QAP must provide in its application this certification together with a copy of the service provider's VOSB certification or Commonwealth of Virginia's SWaM Program certification. The certification and information requested below will be used by the Authority in its evaluation of whether an applicant meets such requirements.

Complete a separate form for each VOSB or SWaM Service Provider. Note: Contracts used to claim points in Part II, 13VAC10-180-60(E)(5)(a) of the QAP may **not** also be used to claim points under 13VAC10-180-60(E)(5)(e).

INSTRUCTIONS:

Please complete all parts below. Omission of any information or failure to certify any of the information provided below may result in failure to receive points under Part II, 13VAC10-180-60(E)(5)(e) of the QAP.

1. The VOSB or SWaM Service Provider will provide the following services and roles eligible for points under the QAP:
 - consulting services to complete the LIHTC application;
 - ongoing development services through the placed in service date;
 - general contractor;
 - architect;
 - property manager;
 - accounting services; or
 - legal services.

2. Please describe in the space below the nature of the services contracted for with the VOSB or SWaM certified service provider listed above. Include in your answer the scope of services to be provided, when said services are anticipated to be rendered, and the length of the contract term.

nineteen12 Properties LLC will provide development consulting services including providing consulting services to complete the 2026 9% Low-Income Housing Tax Credit financing application. nineteen12 Properties LLC will provide advisory services related to the checklist, weekly check-in meetings, and review documentation pre-submission of the project. Services to be provided through application submission and contract term of March 2026.

3. Attach to this certification a copy of the service provider's current VOSB certification from the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or attach to this certification a copy of the service provider's current service-disabled veteran-owned certification from the Commonwealth of Virginia's SWAM Program.
4. The undersigned acknowledge by their signatures below that prior to the Authority's issuance of an 8609 to the applicant, the undersigned will be required to certify that the VOSB or SWaM service provider successfully rendered the services described above, that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP, and that the undersigned service provider is still a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is still a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM) Program.
5. The undersigned further acknowledge that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider.

[Contract Certification and signatures appear on following page]

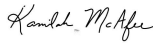
CONTRACT CERTIFICATION

The undersigned do hereby certify and acknowledge that they have entered into with each another at least one contract for services as described herein; that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP; that the undersigned service provider is a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Program; that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider; and that it is the current intention of the undersigned that the services be performed (i.e., the contract is *bona fide* and not entered into solely for the purpose of obtaining points under the QAP). The undersigned do hereby further certify that all information in this certification is true and complete to the best of their knowledge, that the Authority is relying upon this information for the purpose of allocating Credits, and that any false statements made herein may subject both the undersigned applicant and the undersigned service provider to disqualification from current and future awards of Credits in Virginia.

APPLICANT:

Wesley Epworth III LLC

Name of Applicant



Signature of Applicant

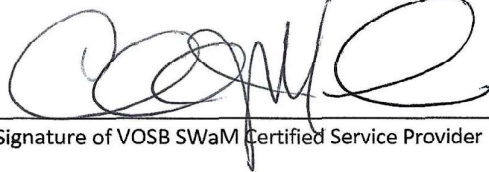
Kamilah McAfee, President & CEO

Printed Name and Title of Authorized Signer

VOSB OR SWAM CERTIFIED SERVICE PROVIDER:

nineteen12 Properties LLC

Name of VOSB or SWaM Certified Service Provider



Signature of VOSB SWaM Certified Service Provider

Charles Monterio Sr, Managing Member

Printed Name and Title of Authorized Signer

NINETEEN12 PROPERTIES LLC (E15SGFWJMLB3)

Invitation Code

Applications

Submitted - February 19, 2026

Veteran-Owned

Initial Application: Primary Qualifying Owner
Application ID 72431

[View](#)



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Processing is complete 03/04/2026, 07:45 am
SBA has completed an initial assessment of eligibility and forwarded your application 72431 f...

NINETEEN12 PROPERTI... 03/04/2026, 07:30 ...
The Request for Information has been closed and no further action is required from you at this time...

URGENT: SBA Request ... 03/03/2026, 11:16 ...
Thank you Kelsey for your email. Please see attached Amended and Restated Operating...

Screening is complete; r... 03/03/2026, 09:59 am
SBA has completed an initial processing of your...



Processing is complete

SBA User

03/04/2026

SBA has completed an initial assessment of eligibility and forwarded your application 72431 for final review. Please continue to monitor email notifications from SBA and be responsive to requests for information to ensure timely processing of your application. If you have questions, please contact our please contact our help desk at 866-SBA-HELP or certifications@sba.gov.

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Tab AA:

Priority Letter from Rural Development

N/A

TAB AB:

Social Disadvantage Certification or Veteran
Owned Small Business Certification

N/A