
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

TABLE OF CONTENTS

Click on any tab label to be directed to location within the application.

TAB	DESCRIPTION
1. Submission Checklist	Mandatory Items, Tabs and Descriptions
2. Development Information	Development Name and Locality Information
3. Request Info	Credit Request Type
4. Owner Information	Owner Information and Developer Experience
5. Site and Seller Information	Site Control, Identity of Interest and Seller info
6. Team Information	Development Team Contact information
7. Rehabilitation Information	Acquisition Credits and 10-Year Look Back Info
8. Non Profit	Non Profit Involvement, Right of First Refusal
9. Structure	Building Structure and Units Description
10. Utilities	Utility Allowance
	Building Amenities above Minimum Design Requirements
11. Enhancements	
12. Special Housing Needs	504 Units, Sect. 8 Waiting List, Rental Subsidy
13. Unit Details	Set Aside Selection and Breakdown
14. Budget	Operating Expenses
15. Hard Costs	Development Budget: Contractor Costs
	Development Budget: Owner's Costs, Developer Fee, Cost Limits
16. Owner's Costs	
17. Eligible Basis	Eligible Basis Calculation
	Construction, Permanent, Grants and Subsidized Funding Sources
18. Sources of Funds	
19. Equity	Equity and Syndication Information
20. Gap Calculation	Credit Reservation Amount Needed
21. Cash Flow	Cash Flow Calculation
22. BINs	BIN by BIN Eligible Basis
23. Owner Statement	Owner Certifications
24. Architect's Statement	Architect's agreement with proposed deal
25. Previous Participation Certification	Mandatory form related to principals
26. Scoresheet	Self Scoresheet Calculation
27. Development Summary	Summary of Key Application Points
28. Efficient Use of Resources (EUR)	Calculates Points for Efficient Use of Resources
	For Mixed Construction type Applications only - indicates how costs are distributed across the different construction activities
29. Mixed Construction - Cost Distribution	

2026 Low-Income Housing Tax Credit Application For Reservation

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

☐	\$1,000 Application Fee (MANDATORY) - Invoice information will be provided in your Procorem Workcenter
☒	Electronic Copy of the Microsoft Excel Based Application (MANDATORY)
☐	PDF Copy of the <u>Signed</u> Tax Credit Application with Attachments (Tabs A-AB) (MANDATORY)
☐	Electronic Copy of the Market Study (MANDATORY - Application will be disqualified if study is not submitted with application)
☐	Electronic Copy of the Plans (MANDATORY)
☐	Electronic Copy of the Specifications (MANDATORY)
☐	Electronic Copy of the Existing Condition questionnaire (MANDATORY if Rehab)
☐	Electronic Copy of Unit by Unit Matrix and Scope of Work narrative (MANDATORY if Rehab)
☐	Electronic Copy of the Physical Needs Assessment (MANDATORY at reservation for a 4% rehab request)
☐	Electronic Copy of Appraisal (MANDATORY if acquisition credits requested)
☐	Electronic Copy of Environmental Site Assessment (Phase I) (MANDATORY if 4% credits requested)
☐	Electronic Copy of Signed Previous Participation Agreement
☐	Tab A: Chart of ownership structure with percentage of interests (see manual for details) (MANDATORY)
☐	Tab B: Virginia State Corporation Commission Certification (MANDATORY)
☐	Tab C: Syndicator's or Investor's Letter of Intent (MANDATORY)
☐	Tab D: <i>Any supporting documentation related to List of LIHTC Developments or Previous Participation Agreement</i>
☐	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: <i>(left intentionally blank)</i>
☐	Tab N: Homeownership Plan
☐	Tab O: Plan of Development Certification Letter
☐	Tab P: Zero Energy or Passive House documentation for prior allocation by this developer
☐	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

VHDA TRACKING NUMBER

2026-TEB-141

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 5.15.2026

1. Development Name: Roanoke Gateway II
 2. Address (line 1): 704 Bullitt Ave SE
Address (line 2):
City: Roanoke State: VA Zip: 24013
 3. If complete address is not available, provide longitude and latitude coordinates (x,y) from a location on site that your surveyor deems appropriate. Longitude: N/A Latitude: N/A
(Only necessary if street address or street intersections are not available.)
 4. The Circuit Court Clerk's office in which the deed to the development is or will be recorded:
City/County of Roanoke City
 5. The site overlaps one or more jurisdictional boundaries. FALSE
If true, what other City/County is the site located in besides response to #4?
 6. Development is located in the census tract of: 27.00
 7. Development is located in a **Qualified Census Tract**. FALSE *Note regarding DDA and QCT*
 8. Development is located in a **Difficult Development Area**. FALSE
 9. Development is located in a **Revitalization Area based on QCT**. FALSE
 10. Development is located in a **Revitalization Area designated by resolution or by the locality**. TRUE
 11. Development is located in an **Opportunity Zone** (with a binding commitment for funding). FALSE
(If 9, 10 or 11 are True, **Action**: Provide required form in **TAB K1**)
 12. Development is located in a census tract with a household poverty rate of:

3%	10%	12%
<u>FALSE</u>	<u>FALSE</u>	<u>FALSE</u>
 13. Development is located in a medium or high-level economic development jurisdiction based on table. FALSE
 14. Development is located on land owned by federally or Virginia recognized Tribal Nations. FALSE
- Enter only Numeric Values below:**
15. Congressional District: 6
Planning District: 5
State Senate District: 4
State House District: 38
16. Development Description: In the space provided below, give a brief description of the proposed development

Roanoke Gateway II consists of a proposed 84-unit affordable housing community in the City of Roanoke. The general occupancy project building will be comprised of two three and four-story buildings, including a leasing office and laundry rooms. Amernities will be shared with the adjacent Roanoke Gateway project, which is the 9% portion of this planned 9%/4% combination. The community will be 100% affordable.

VHDA TRACKING NUMBER		2026-TEB-141
A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT		Application Date: 5.15.2026

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:	Valmarie H. Turner		
Chief Executive Officer's Title:	City Manager	Phone:	(540) 853-2333
Street Address:	215 Church Avenue		
City:	Roanoke	State:	VA
		Zip:	24011

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

Desi Wynter, Housing Programs and Policy Officer

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

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

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

B. RESERVATION REQUEST INFORMATION

1. Requesting Credits From:

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

or

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

ROUND 2

For Tax Exempt Bonds, where are bonds being issued?

Local Issuer

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

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

Definitions of types:

a.

Regular Allocation means all of the buildings in the development are expected to be placed in service this calendar year, 2026.

b.

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

3. Select Building Allocation type:

New Construction

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

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

FALSE

5. Planned Combined 9% and 4% Developments

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

FALSE

If true, provide name of companion development:

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

TRUE

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

Total Units within 9% allocation request?

0

Total Units within 4% Tax Exempt allocation Request?

Total Units:

0

% of units in 4% Tax Exempt Allocation Request:

0.00%

6. Extended Use Restriction

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

Must Select One:

50

Definition of selection:

Development will be subject to an extended use agreement of 35 additional years after the 15-year compliance period for a total of 50 years.

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

TRUE

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

C. OWNERSHIP INFORMATION

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

1. Owner Information: Must be an individual or legally formed entity.

a. Owner Name: Roanoke Gateway II LP

Developer Name: Homes for America, Inc.

Contact: M/M ▶ Ms. First: Denise MI: F Last: Fazio

Address: 175 Admiral Cochran Drive, Suite 402

City: Annapolis St. ▶ MD Zip: 21401

Phone: (804) 370-9402 Ext. N/A Fax: (410) 269-1479

Email address: denise@homesforamerica.org

Federal I.D. No. 333907889 (If not available, obtain prior to Carryover Allocation.)

Select type of entity: ▶ limited partnership Formation State: ▶ Maryland

Additional Contact: Please Provide Name, Email and Phone number.
Andrew Hanson; andrew@homesforamerica.org; 410-251-2918

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, received an IRS Form 8609 for placing a separate development in service without returning credits to or requesting additional credits from the issuing housing finance agency, will be permitted to increase the amount of developer's fee included in the development's eligible basis by 10%.

If True above, what property placed in service?

D. SITE CONTROL

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

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

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

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

1. Type of Site Control by Owner:

Applicant controls site by (select one):

Select Type: ☒ Purchase Contract

Expiration Date: 3/31/2027

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

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

☒ FALSE

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

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

2. Timing of Acquisition by Owner:

Only one of the following statement should be True.

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

b. ☒ TRUE Owner is to acquire property by deed (or lease for period no shorter than period property will be subject to occupancy restrictions) no later than 3/31/2027.

c. ☒ FALSE There is more than one site for development and more than one expected date of acquisition by Owner.

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

D. SITE CONTROL

3. Seller Information:

Name: Gateway Project LLC

Address: 402 4th Street, SE

City: RoanokeSt.: VirginiaZip: 24013

Contact Person: Lee ClarkPhone: (540) 777-7655

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.)

Names	Phone	Type Ownership	% Ownership
Gateway Project LLC	(540) 777-7655	Part Owner of GP	20.00%
			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:	Kevin J. Davidson	This is a Related Entity.	FALSE
Firm Name:	Gallagher Evelius & Jones		
Address:	218 N Charles Street, Suite 400	Veteran Owned Small Bus?	FALSE
City, State, Zip	Baltimore, MD 21201		
Email:	kdavidson@gejlaw.com	Phone:	(410) 347-1349
2. Tax Accountant:	Ryan Ebner	This is a Related Entity.	FALSE
Firm Name:	CohnReznick		
Address:	500 East Pratt Street, 4th Floor	Veteran Owned Small Bus?	FALSE
City, State, Zip	Baltimore, MD 21202		
Email:	Ryan.Ebner@CohnReznick.com	Phone:	(410) 895-7326
3. Consultant:	Paul Browne	This is a Related Entity.	FALSE
Firm Name:	Joseph Browne Development Associates		
Address:	1410 Ingraham Street NW	Veteran Owned Small Bus?	FALSE
City, State, Zip	Washington, DC 20011	Role:	Application Consultant
Email:	paul@joseph-browne.com	Phone:	(703) 835-4964
4. Management Entity:	Frank Fudala	This is a Related Entity.	FALSE
Firm Name:	Habitat America		
Address:	180 Admiral Cochrane Drive, Suite 200	Veteran Owned Small Bus?	FALSE
City, State, Zip	Annapolis, MD 21401		
Email:	ffudala@habitatamerica.com	Phone:	(443) 716-2580
5. Contractor:	Peter Schaaf	This is a Related Entity.	FALSE
Firm Name:	Harkins Builders Inc		
Address:	1601 Summit Avenue, Suite 100	Veteran Owned Small Bus?	FALSE
City, State, Zip	Richmond, VA 23230		
Email:	pschaaf@harkinsbuilders.com	Phone:	(410) 347-1349
6. Architect:	Steven Mundt	This is a Related Entity.	FALSE
Firm Name:	Grimm + Parker		
Address:	123 East Main St	Veteran Owned Small Bus?	FALSE
City, State, Zip	Charlottesville, VA 22902		
Email:	smundt@gparch.com	Phone:	(434) 270-0145

E. DEVELOPMENT TEAM INFORMATION

7. Real Estate Attorney:	Kevin J. Davidson	This is a Related Entity.	FALSE
Firm Name:	Gallagher Evelius & Jones		
Address:	218 N Charles Street, Suite 400	Veteran Owned Small Bus?	FALSE
City, State, Zip	Baltimore, MD 21201		
Email:	kdavidson@gejlaw.com	Phone:	(410) 347-1349
8. Mortgage Banker:	Paul Browne	This is a Related Entity.	FALSE
Firm Name:	Joseph Browne Development Associates		
Address:	1410 Ingraham Street NW	Veteran Owned Small Bus?	FALSE
City, State, Zip	Washington, DC 20011		
Email:	paul@joseph-browne.com	Phone:	(703) 835-4964
9. Other 1:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small Bus?	FALSE
City, State, Zip		Role:	
Email:		Phone:	
10. Other 2:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small Bus?	FALSE
City, State, Zip		Role:	
Email:		Phone:	
11. Other 3:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small Bus?	FALSE
City, State, Zip		Role:	
Email:		Phone:	
12. Other 4:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small Bus?	FALSE
City, State, Zip		Role:	
Email:		Phone:	
13. Other 5:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small Bus?	FALSE
City, State, Zip		Role:	
Email:		Phone:	

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

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

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

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

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

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

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

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

2. Ten-Year Rule For Acquisition Credits

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

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

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

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

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

F. REHAB INFORMATION

3. Rehabilitation Credit Information

- a. Credits are being requested for rehabilitation expenditures. FALSE
- b. **Minimum Expenditure Requirements**
- i. All buildings in the development satisfy the rehab costs per unit requirement of IRS Section 42(e)(3)(A)(ii). FALSE
 - ii. All buildings in the development qualify for the IRC Section 42(e)(3)(B) exception to the 10% basis requirement (4% credit only) FALSE
 - iii. All buildings in the development qualify for the IRC Section 42(f)(5)(B)(ii)(II) exception. FALSE
 - iv. There are different circumstances for different buildings. FALSE
Action: (If True, provide an explanation for each building in Tab K)

G. NONPROFIT INVOLVEMENT

Applications for 9% Credits - Section 1 must be completed in order to compete in the Non Profit tax credit pool.

All Applicants - Section 2 must be completed to obtain points for nonprofit involvement.

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

FALSE

a. Be authorized to do business in Virginia.

FALSE

b. Be substantially based or active in the community of the development.

FALSE

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.

FALSE

d. Own, either directly or through a partnership or limited liability company, 100% of the general partnership or managing member interest.

FALSE

e. Not be affiliated with or controlled by a for-profit organization.

FALSE

f. Not have been formed for the principal purpose of competition in the Non Profit Pool.

FALSE

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)

FALSE

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

FALSE

Nonprofit meets eligibility requirements for nonprofit pool and points.

C. Identity of Nonprofit (All nonprofit applicants):

The nonprofit organization involved in this development is:



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:

0.0%

G. NONPROFIT INVOLVEMENT

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

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

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

Name of qualified nonprofit:

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

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

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

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

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 | 84 | bedrooms | 170 |
| Total number of rental units in development | 84 | bedrooms | 170 |
| Number of low-income rental units | 84 | bedrooms | 170 |
| Percentage of rental units designated low-income | 100.00% | | |
-
- | | | | |
|---------------------------------|----|----------|-----|
| b. Number of new units: | 84 | bedrooms | 170 |
| Number of adaptive reuse units: | 0 | bedrooms | 0 |
| Number of rehab units: | 0 | bedrooms | 0 |
-
- | | |
|--|---|
| c. If any, indicate number of planned exempt units (included in total of all units in development) | 0 |
|--|---|
-
- | | |
|--|----------------------|
| d. Total Floor Area For The Entire Development | 109,404.00 (Sq. ft.) |
| e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage) | 11,707.00 (Sq. ft.) |
| f. Nonresidential Commercial Floor Area (Not eligible for funding) | 0.00 |
| g. Total Usable Residential Heated Area | 97,697.00 (Sq. ft.) |
| h. Percentage of Net Rentable Square Feet Deemed To Be New Rental Space | 100.00% |
-
- | | |
|--------------------------------|-------|
| i. Exact area of site in acres | 2.000 |
|--------------------------------|-------|
-
- | | |
|---|-------|
| j. Locality has approved a final site plan or plan of development.
If True , Provide required documentation (TAB O). | FALSE |
|---|-------|
-
- | | |
|---|--|
| k. Requirement as of 2016: Site must be properly zoned for proposed development.
ACTION: Provide required zoning documentation (MANDATORY TAB G) | |
|---|--|
-
- | | |
|---|-------|
| l. Development is eligible for Historic Rehab credits | FALSE |
|---|-------|

Definition:

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

H. STRUCTURE AND UNITS INFORMATION**2. UNIT MIX**a. Specify the **average size and number per unit type**:*LIHTC Units can not be greater than Total Rental Units*

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

Unit Type	Average Sq Foot		# of LIHTC Units	Total Rental Units
1 Story Eff - Elderly	0.00	SF	0	0
1 Story 1BR - Elderly	0.00	SF	0	0
1 Story 2BR - Elderly	0.00	SF	0	0
Eff - Elderly	0.00	SF	0	0
1BR Elderly	0.00	SF	0	0
2BR Elderly	0.00	SF	0	0
Eff - Garden	0.00	SF	0	0
1BR Garden	838.00	SF	16	16
2BR Garden	1160.00	SF	50	50
3BR Garden	1461.00	SF	18	18
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
			84	84

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) 2
- b. Age of Structure: 0 years
- c. Maximum Number of stories: 4

d. The development is a scattered site development. FALSE

e. Commercial Area Intended Use: N/A

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

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

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

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

h. Development contains an elevator(s).

If true, # of Elevators.

Elevator Type (if known)

<u>FALSE</u>
<u>0</u>

H. STRUCTURE AND UNITS INFORMATION

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

4. Site Amenities (indicate all proposed)

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

- | | |
|-----------------------------------|--|
| l. Describe Community Facilities: | The project will have access to the amenities of Roanoke Gateway I |
|-----------------------------------|--|

- | | |
|---------------------------------------|-------|
| m. Number of Proposed Parking Spaces | 68 |
| Parking is shared with another entity | FALSE |

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

If **True**, Provide required documentation (TAB K2).

5. Plans and Specifications

- a. **Minimum submission requirements for all properties (new construction, rehabilitation and adaptive reuse):**
- A location map with development clearly defined.
 - 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.
 - Sketch plans of all building(s) reflecting overall dimensions of:
 - Typical floor plan(s) showing apartment types and placement
 - Ground floor plan(s) showing common areas
 - Sketch floor plan(s) of typical dwelling unit(s)
 - 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.
- Phase I environmental assessment.
 - 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:**

- | | |
|--------|--|
| FALSE | a. A community/meeting room with a minimum of 749 square feet is provided with free WIFI access restricted to residents only. |
| 5.00% | b1. Percentage of brick covering the exterior walls. |
| 25.00% | b2. Percentage of Fiber Cement Board or other similar low-maintenance material approved by the Authority covering exterior walls. Community buildings are to be included in percentage calculations. |
| TRUE | c. All kitchen light fixtures are LED and meet MDCR lighting guidelines. |
| TRUE | d. Cooking surfaces are equipped with fire suppression features as defined in the manual |
| FALSE | e. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS. |
| or | |
| FALSE | f. Full bath fans are equipped with a humidistat. |
| TRUE | g. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products. |
| FALSE | h. Rehab Only: Each unit is provided with the necessary infrastructure for high-speed internet/broadband service where it does not already exist. |
| FALSE | i. Each unit is provided free individual high-speed internet access.
(Must have a minimum 20Mbps upload/ 100Mbps download speed per manual.) |
| FALSE | 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 | |
| FALSE | l. All Construction types: each unit is equipped with a permanent dehumidification system. |
| FALSE | m. All interior doors within units are solid core. |
| FALSE | n. Installation of a renewable energy electric system in accordance with manufacturer's specifications and all applicable provisions of the National Electrical Code - Provide documentation at Tab F . |

J. ENHANCEMENTS

- 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.

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

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

2. Green Certification

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

The applicant will also obtain one of the following:

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

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

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

- | | | | |
|--------------|---|--------------|-------------------------|
| FALSE | Zero Energy Ready Home Requirements | FALSE | Passive House Standards |
| FALSE | Applicant wishes to claim points from a prior allocation that has received certification for Zero Energy 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.
- 9** b. Number of Rental Units constructed to meet Virginia Housing's Universal Design standards:

11% 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	Electric Forced Air
b. Cooking Type	Electric
c. AC Type	Central Air
d. Hot Water Type	Electric

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

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

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	0	12	19	30	0
Air Conditioning	0	3	4	4	0
Cooking	0	8	8	8	0
Lighting	0	36	44	52	0
Hot Water	0	4	6	7	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	\$63	\$81	\$102	\$0

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

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

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

K. SPECIAL HOUSING NEEDS

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

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

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

TRUE

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

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



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

2. **Special Housing Needs/Leasing Preference:**

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

FALSE

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

FALSE

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

FALSE

Supportive Housing (as described in the Tax Credit Manual)

FALSE

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

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

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

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: No

Organization which holds waiting list: Roanoke Redevelopment and Housing Authority

Contact person: David Bustamante

Title: Executive Director

Phone Number: (540) 983-9241

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

- b. Leasing preference will be given to individuals and families with children. TRUE
(Less than or equal to 20% of the units must have of 1 or less bedrooms).
- c. Specify the number of low-income units that will serve individuals and families with children by providing three or more bedrooms: 18
% of total Low Income Units 21%

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

[Download Current CMA List from VirginiaHousing.com](#)

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

4. Target Population Leasing Preference

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

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

First Name: Julie

Last Name: McCabe

Phone Number: (443) 221-2723

Email: julie@homesforamerica.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
0	0.00%	30% Area Median
6	7.14%	40% Area Median
16	19.05%	50% Area Median
53	63.10%	60% Area Median
0	0.00%	70% Area Median
9	10.71%	80% Area Median
0	0.00%	Market Units
84	100.00%	Total

Rent Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
0	0.00%	30% Area Median
6	7.14%	40% Area Median
16	19.05%	50% Area Median
53	63.10%	60% Area Median
0	0.00%	70% Area Median
9	10.71%	80% Area Median
0	0.00%	Market Units
84	100.00%	Total

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

20-30% Levels

FALSE

40% Levels

FALSE

50% levels

FALSE

- c. The development plans to utilize average income testing..... TRUE

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

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



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

	Unit Type (Select One)	Rent Target (Select One)	Number of Units	# of Units 504 compliant	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1	1 BR - 1 Bath	40% AMI	2		656.00	\$615.00	\$1,230
Mix 2	1 BR - 1 Bath	50% AMI	2	1	656.00	\$785.00	\$1,570
Mix 3	1 BR - 1 Bath	60% AMI	1	1	656.00	\$955.00	\$955
Mix 4	1 BR - 1 Bath	80% AMI	3		656.00	\$1,295.00	\$3,885
Mix 5	1 BR - 1 Bath	60% AMI	8		656.00	\$954.00	\$7,632
Mix 6	2 BR - 1.5 Bath	60% AMI	2		963.00	\$1,090.00	\$2,180
Mix 7	2 BR - 1.5 Bath	40% AMI	2	1	963.00	\$735.00	\$1,470
Mix 8	2 BR - 1.5 Bath	50% AMI	3	1	963.00	\$938.00	\$2,814

L. UNIT DETAILS

Mix 9	2 BR - 2 Bath	50% AMI	8	3	963.00	\$938.00	\$7,504
Mix 10	2 BR - 2 Bath	60% AMI	31		963.00	\$1,140.00	\$35,340
Mix 11	2 BR - 2 Bath	80% AMI	4		963.00	\$1,495.00	\$5,980
Mix 12	3 BR - 2 Bath	40% AMI	2	1	1252.00	\$840.00	\$1,680
Mix 13	3 BR - 2 Bath	50% AMI	3	1	1252.00	\$1,075.00	\$3,225
Mix 14	3 BR - 2 Bath	60% AMI	11		1252.00	\$1,310.00	\$14,410
Mix 15	3 BR - 2 Bath	80% AMI	2		1252.00	\$1,675.00	\$3,350
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
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Mix 54							\$0
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

L. UNIT DETAILS

Mix 64							\$0
Mix 65							\$0
Mix 66							\$0
Mix 67							\$0
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
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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			84	9			\$93,225

Total Units	84	Net Rentable SF:	TC Units	81,182.00
			MKT Units	0.00
			Total NR SF:	81,182.00

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

M. OPERATING EXPENSES**Administrative:****Use Whole Numbers Only!**

1. Advertising/Marketing			\$5,000
2. Office Salaries			\$0
3. Office Supplies			\$6,000
4. Office/Model Apartment	(type)		\$0
5. Management Fee			\$53,000
5.02% of EGI	\$630.95	Per Unit	
6. Manager Salaries			\$60,000
7. Staff Unit (s)	(type)		\$0
8. Legal			\$2,000
9. Auditing			\$5,000
10. Bookkeeping/Accounting Fees			\$3,000
11. Telephone & Answering Service			\$4,000
12. Tax Credit Monitoring Fee			\$3,000
13. Miscellaneous Administrative			\$15,000
Total Administrative			\$156,000

Utilities

14. Fuel Oil		\$0
15. Electricity		\$12,000
16. Water		\$20,000
17. Gas		\$0
18. Sewer		\$17,000
Total Utility		\$49,000

Operating:

19. Janitor/Cleaning Payroll		\$0
20. Janitor/Cleaning Supplies		\$1,200
21. Janitor/Cleaning Contract		\$3,500
22. Exterminating		\$6,000
23. Trash Removal		\$12,000
24. Security Payroll/Contract		\$0
25. Grounds Payroll		\$0
26. Grounds Supplies		\$0
27. Grounds Contract		\$13,000
28. Maintenance/Repairs Payroll		\$52,000
29. Repairs/Material		\$15,000
30. Repairs Contract		\$0
31. Elevator Maintenance/Contract		\$0
32. Heating/Cooling Repairs & Maintenance		\$10,000
33. Pool Maintenance/Contract/Staff		\$0
34. Snow Removal		\$3,500
35. Decorating/Payroll/Contract		\$0
36. Decorating Supplies		\$3,000
37. Miscellaneous		\$18,000
Totals Operating & Maintenance		\$137,200

M. OPERATING EXPENSES**Taxes & Insurance**

38. Real Estate Taxes		\$85,000
39. Payroll Taxes		\$13,000
40. Miscellaneous Taxes/Licenses/Permits		\$1,000
41. Property & Liability Insurance	\$655 per unit	\$55,000
42. Fidelity Bond		\$0
43. Workman's Compensation		\$4,000
44. Health Insurance & Employee Benefits		\$4,000
45. Other Insurance		\$0
Total Taxes & Insurance		\$162,000

Total Operating Expense**\$504,200**

**Total Operating
Expenses Per Unit**

\$6,002

**C. Total Operating
Expenses as % of EGI**

47.80%

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

\$21,000**Total Expenses****\$525,200**

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.

Must Use Whole Numbers Only!		Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
Item	(A) Cost	"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
1. Contractor Cost				
a. Unit Structures (New)	14,900,000	0	14,900,000	
b. Unit Structures (Rehab)	0	0	0	0
c. Non Residential Structures	0	0	0	0
d. Commercial Space Costs	0	0	0	0
☐ e. Structured Parking Garage	0	0	0	0
Total Structure	14,900,000	0	14,900,000	0
f. Earthwork	0	0	0	0
g. Site Utilities	0	0	0	0
☐ h. Renewable Energy		0	0	0
i. Roads & Walks	0	0	0	0
j. Site Improvements	0	0	0	0
k. Lawns & Planting	0	0	0	0
l. Engineering	0	0	0	0
m. Off-Site Improvements	0	0	0	0
n. Site Environmental Mitigation	0	0	0	0
o. Demolition	0	0	0	0
p. Site Work	2,000,000	0	2,000,000	
q. Hard Cost Contingency	0	0	0	0
Total Land Improvements	2,000,000	0	2,000,000	0
Total Structure and Land	16,900,000	0	16,900,000	0
r. General Requirements	1,098,500	0	1,098,500	
s. Builder's Overhead (0.0% Contract)		0	0	
t. Builder's Profit (6.5% Contract)	1,098,500	0	1,098,500	
u. Bonds	135,200	0	135,200	
v. Building Permits	0	0	0	0
w. Special Construction	0	0	0	0
x. Special Equipment	0	0	0	0
y. Other 1: <u>BR Insurance</u>	304,200	0	304,200	
z. Other 2: <u>GL Insurance</u>	169,000	0	169,000	
aa. Other 3: <u></u>	0	0	0	0
Contractor Costs	\$19,705,400	\$0	\$19,705,400	\$0

Construction cost per unit:**\$234,588.10****MAXIMUM COMBINED GR, OVERHEAD & PROFIT =****\$2,366,000****ACTUAL COMBINED GR, OVERHEAD & PROFIT =****\$2,197,000**

O. PROJECT BUDGET - OWNER COSTS

		To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to the left.		
MUST USE WHOLE NUMBERS ONLY! Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
2. Owner Costs				
a. Building Permit	50,000	0	50,000	
b. Architecture/Engineering Design Fee \$5,867 /Unit)	492,840	0	492,840	
c. Architecture Supervision Fee \$2,202 /Unit)	185,000	0	185,000	
d. Tap Fees	75,000	0	75,000	
e. Environmental	8,500	0	8,500	
f. Soil Borings	20,000	0	20,000	
g. Green Building (Earthcraft, LEED, etc.)	67,590	0	67,590	
h. Appraisal	7,500	0	7,500	
i. Market Study	7,500	0	7,500	
j. Site Engineering / Survey	150,000	0	150,000	
k. Construction/Development Mgt	30,000	0	30,000	
l. Structural/Mechanical Study	0	0	0	
m. Construction Loan Origination Fee	200,000	0	200,000	
n. Construction Interest (0.0% for 0 months)	1,100,000	0	1,100,000	
o. Taxes During Construction	20,000	0	20,000	
p. Insurance During Construction	55,000	0	55,000	
q. Permanent Loan Fee (0.0%)	60,000			
r. Other Permanent Loan Fees	0			
s. Letter of Credit	0	0	0	
t. Cost Certification Fee	10,000	0	10,000	
u. Accounting	10,000	0	10,000	
v. Title and Recording	75,000	0	75,000	
w. Legal Fees for Closing	135,000	0	135,000	
x. Mortgage Banker	72,346	0	75,000	
y. Tax Credit Fee	70,741			
z. Tenant Relocation	0			
aa. Fixtures, Furnitures and Equipment	35,000	0	35,000	
ab. Organization Costs	0			
ac. Operating Reserve	493,006			
ad. Soft Costs Contingency	50,000			
ae. Security	0	0	0	0
af. Utilities	30,000	0	30,000	
ag. Supportive Service Reserves	0			

O. PROJECT BUDGET - OWNER COSTS

(1) Other* specify:	Consultant	35,000	0	35,000	
(2) Other* specify:		0	0	0	0
(3) Other* specify:		0	0	0	0
(4) Other* specify:		0	0	0	0
(5) Other* specify:		0	0	0	0
(6) Other* specify:		0	0	0	0
(7) Other* specify:		0	0	0	0
(8) Other* specify:		0	0	0	0
(9) Other* specify:		0	0	0	0
Owner Costs Subtotal (Sum 2A..2(10))		\$3,545,023	\$0	\$2,873,930	\$0
Subtotal 1 + 2 (Owner + Contractor Costs)		\$23,250,423	\$0	\$22,579,330	\$0
3. Developer's Fees		2,328,034	0	2,328,034	
4. Owner's Acquisition Costs					
Land		475,000			
Existing Improvements		0	0		
Subtotal 4:		\$475,000	\$0		
5. Total Development Costs					
Subtotal 1+2+3+4:		\$26,053,457	\$0	\$24,907,364	\$0

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

(Provide documentation at **Tab E**)

\$0	Land
\$0	Building

Maximum Developer Fee:

\$2,328,034

Proposed Development's Cost per Sq Foot	\$234	Meets Limits
Applicable Cost Limit by Square Foot:	\$556	
Proposed Development's Cost per Unit	\$304,505	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	26,053,457	0	24,907,364	0
2. Reductions in Eligible Basis				
a. Amount of federal grant(s) used to finance qualifying development costs		0	0	0
b. Amount of nonqualified, nonrecourse financing		0	0	0
c. Costs of nonqualifying units of higher quality (or excess portion thereof)		0	0	0
d. Historic Tax Credit (residential portion)		0	0	0
3. Total Eligible Basis (1 - 2 above)		0	24,907,364	0
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	0
c. For Green Certification (Eligible Basis x 10%)				0
Total Adjusted Eligible basis			24,907,364	0
5. Applicable Fraction		100.00000%	100.00000%	100.00000%
6. Total Qualified Basis (Eligible Basis x Applicable Fraction)		0	24,907,364	0
7. Applicable Percentage		4.00%	4.00%	9.00%
8. Maximum Allowable Credit under IRC §42 (Qualified Basis x Applicable Percentage) (Must be same as BIN total and equal to or less than credit amount allowed)		\$0	\$996,295	\$0
			\$996,295 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.				
2.				
3.				
Total Construction Funding:			\$0	

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

Source of Funds		Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
				(Whole Numbers only)				
1.	Tax Exempt Bonds			\$6,250,000	\$386,828	5.50%	40	40
2.	Roanoke TAAP			\$1,500,000	\$73,483	2.75%	30	30
3.	Seller Note			\$475,000				
4.	DHCD			\$2,500,000				
5.	HIEE			\$2,000,000				
6.	Roanoke City CDBG			\$1,350,000				
7.	Roanoke City HOME			\$400,000				
8.	HOTC Proceeds			\$2,020,284				
9.								
10.								
11.								
12.								
13.								
14.								
15.								
16.								
17.								
18.								
19.								
20.								
Total Permanent Funding:				\$16,495,284	\$460,311			

Q. SOURCES OF FUNDS**3. Grants:** List all grants provided for the development:

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

4. Subsidized Funding

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

5. Recap of Federal, State, and Local Funds

Portions of the sources of funds described above for the development are financed directly or indirectly with Federal, State, or Local Government Funds. **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	\$0
k.	Other:	\$0
l.	Other:	\$0

Market-Rate Loans

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

Q. SOURCES OF FUNDSGrants*

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:

0.00%**7. Some of the development's financing has credit enhancements.****FALSE**

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

8. Other Subsidies**Action:** Provide documentation (**Tab Q**)

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

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

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

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

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

i. Requested Annual HOTC Credits	\$388,555
ii. 10 Year HOTC Credit Amount	\$0
iii. Equity Dollars Per Credit	\$0.520
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	\$591,519 (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 \$591,519

2. Equity Gap Calculation

a. Total Development Cost		\$26,053,457
b. Total of Permanent Funding, Grants and Equity	-	\$17,086,803
c. Equity Gap		\$8,966,654
d. Developer Equity	-	\$899
e. Equity gap to be funded with low-income tax credit proceeds		\$8,965,755

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator:	▶ Truist Community Capital, LLC		
Contact Person:	Steve Smith	Phone:	410-986-1656
Street Address:	120 East Baltimore Street		
City:	Baltimore	State:	Maryland
		Zip:	21202

b. Syndication Equity

i. Anticipated Annual Credits	\$996,295.00
ii. Equity Dollars Per Credit (e.g., \$0.85 per dollar of credit)	\$0.900
iii. Percent of ownership entity (e.g., 99% or 99.9%)	99.99000%
iv. Syndication costs not included in Total Development Costs (e.g., advisory fees)	\$0
v. Net credit amount anticipated by user of credits	\$996,195
vi. Total to be paid by anticipated users of credit (e.g., limited partners)	\$8,965,755

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

\$8,965,755

5. Net Equity Factor

89.9999665277%

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			\$26,053,457
2. Less Total of Permanent Funding, Grants and Equity	-		\$17,086,803
3. Equals Equity Gap			\$8,966,654
4. Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)			89.9999665277%
5. Equals Ten-Year Credit Amount Needed to Fund Gap			\$9,962,953
Divided by ten years			10
6. Equals Annual Tax Credit Required to Fund the Equity Gap			\$996,295
7. Maximum Allowable Credit Amount (from Eligible Basis Calculation)			\$996,295
8. Requested Credit Amount		For 30% PV Credit:	\$996,295
		For 70% PV Credit:	\$0
Credit per LI Units	\$11,860.6548	Combined 30% & 70% PV Credit Requested	
Credit per LI Bedroom	\$5,860.5588		
			\$996,295

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	\$93,225
Plus Other Income Source (list): <u>Laundry income, fees</u>	<u>\$1,290</u>
Equals Total Monthly Income:	<u>\$94,515</u>
Twelve Months	x12
Equals Annual Gross Potential Income	\$1,134,180
Less Vacancy Allowance <u>7.0%</u>	<u>\$79,393</u>
Equals Annual Effective Gross Income (EGI) - Low Income Units	<u>\$1,054,787</u>

2. Indicate the estimated monthly income for the Market Rate Units (based on Unit Details tab):

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

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

a. Annual EGI Low-Income Units	\$1,054,787
b. Annual EGI Market Units	\$0
c. Total Effective Gross Income	\$1,054,787
d. Total Expenses	\$525,200
e. Net Operating Income	\$529,587
f. Total Annual Debt Service	\$460,311
g. Cash Flow Available for Distribution	\$69,276

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	1,054,787	1,075,883	1,097,401	1,119,349	1,141,736
Less Oper. Expenses	525,200	540,956	557,185	573,900	591,117
Net Income	529,587	534,927	540,216	545,449	550,619
Less Debt Service	460,311	460,311	460,311	460,311	460,311
Cash Flow	69,276	74,616	79,905	85,138	90,308
Debt Coverage Ratio	1.15	1.16	1.17	1.18	1.20

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	1,164,571	1,187,862	1,211,619	1,235,852	1,260,569
Less Oper. Expenses	608,851	627,116	645,930	665,308	685,267
Net Income	555,720	560,746	565,689	570,544	575,302
Less Debt Service	460,311	460,311	460,311	460,311	460,311
Cash Flow	95,409	100,435	105,378	110,233	114,991
Debt Coverage Ratio	1.21	1.22	1.23	1.24	1.25

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	1,285,780	1,311,496	1,337,725	1,364,480	1,391,770
Less Oper. Expenses	705,825	727,000	748,810	771,274	794,412
Net Income	579,955	584,496	588,916	593,206	597,357
Less Debt Service	460,311	460,311	460,311	460,311	460,311
Cash Flow	119,644	124,185	128,605	132,895	137,046
Debt Coverage Ratio	1.26	1.27	1.28	1.29	1.30

Estimated Annual Percentage Increase in Revenue	2.00% (Must be <u><</u> 2%)
Estimated Annual Percentage Increase in Expenses	3.00% (Must be <u>></u> 3%)

U. Building-by-Building Information

Must Complete

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

Number of BINS:

2

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

Bldg #	BIN if known	NUMBER OF		Street Address 1	Street Address 2	City	State	Zip	30% Present Value Credit for Acquisition				30% Present Value Credit for Rehab / New Construction				70% Present Value Credit			
		TAX CREDIT UNITS	MARKET RATE UNITS						Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount
1.		50	0	704 Bullitt Avenue		Roanoke	VA	24013	\$0			\$0	\$14,944,418	01/01/28	4.00%	\$597,777				\$0
2.		34	0	716 Bullitt Avenue		Roanoke	VA	24013	\$0			\$0	\$9,962,946	01/01/28	4.00%	\$398,518				\$0
3.									\$0			\$0				\$0				\$0
4.									\$0			\$0				\$0				\$0
5.									\$0			\$0				\$0				\$0
6.									\$0			\$0				\$0				\$0
7.									\$0			\$0				\$0				\$0
8.									\$0			\$0				\$0				\$0
9.									\$0			\$0				\$0				\$0
10.									\$0			\$0				\$0				\$0
11.									\$0			\$0				\$0				\$0
12.									\$0			\$0				\$0				\$0
13.									\$0			\$0				\$0				\$0
14.									\$0			\$0				\$0				\$0
15.									\$0			\$0				\$0				\$0
16.									\$0			\$0				\$0				\$0
17.									\$0			\$0				\$0				\$0
18.									\$0			\$0				\$0				\$0
19.									\$0			\$0				\$0				\$0
20.									\$0			\$0				\$0				\$0
21.									\$0			\$0				\$0				\$0
22.									\$0			\$0				\$0				\$0
23.									\$0			\$0				\$0				\$0
24.									\$0			\$0				\$0				\$0
25.									\$0			\$0				\$0				\$0
26.									\$0			\$0				\$0				\$0
27.									\$0			\$0				\$0				\$0
28.									\$0			\$0				\$0				\$0
29.									\$0			\$0				\$0				\$0
30.									\$0			\$0				\$0				\$0
31.									\$0			\$0				\$0				\$0
32.									\$0			\$0				\$0				\$0
33.									\$0			\$0				\$0				\$0
34.									\$0			\$0				\$0				\$0
35.									\$0			\$0				\$0				\$0
84		0 If development has more than 35 buildings, contact Virginia Housing.																		
Totals from all buildings									\$0			\$0	\$24,907,364			\$0				\$0
												\$0				\$996,295				\$0

Number of BINS:

2

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 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: Roanoke Gateway II LP
175 Admiral Cochrane Drive, Suite 402
Annapolis, MD 21401

By:



Its:

Sole Member

(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:	Stephen R. Mundt, AIA
Virginia License#:	0401009145
Architecture Firm or Company:	Grimm and Parker Architecture, Inc.

By:	
Its:	Partner
	(Title)

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

V. Previous Participation Certification

Development Name: Roanoke Gateway II**Name of Applicant (entity):** Roanoke Gateway II LP

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 arising out of their ownership or other participation in a multi-family housing development where the amount of damages sought by plaintiffs (i.e., the ad damnum clause) exceeds 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

W. Andrew Hanson

Printed Name

5/14/2026

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. Universal Design Plans	Y	Y or N	0
m. List of LIHTC Developments (Schedule A)	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	N	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	N	0 or 20	0.00
c. Subsidized funding commitments	0.00%	Up to 60	0.00
d. Tax abatement on increase of property's value	N	0 or 5	0.00
e. New project based rental subsidy) in Northern Virginia or New Construction pool	N	up to 40	0.00
f. Census tract with <12% poverty rate	0%	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	N	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	N	Up to 20	0.00
Total:			0.00

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements (See calculations below)			19.00
b. <removed for 2026>			0.00
c. HUD 504 accessibility for 10% of units	Y	0 or 20	20.00
d. Proximity to public transportation	Y10	0, 10 or 20	10.00
e. Development will be Green Certified	N	0 or 10	0.00
f. Units constructed to meet Virginia Housing's Universal Design standards	11%	Up to 15	1.61
g. Developments with less than 100 low income units	Y	up to 20	6.40
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:			57.01

4. TENANT POPULATION CHARACTERISTICS:

Locality AMI	State AMI
\$90,600	\$78,100

a. Less than or equal to 20% of units having 1 or less bedrooms	Y	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	21.43%	Up to 15	15.00
c. Units with rent and income at or below 30% of AMI and are not subsidized (up to 10% of LI units)	0.00%	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	0.00%	Up to 10	0.00
e. Units in Higher Income Jurisdictions with rent and income at or below 50% of AMI	0.00%	Up to 50	0.00
f. Units in Higher Income Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	0.00%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	0.00%	Up to 50	0.00
Total:			30.00

5. SPONSOR CHARACTERISTICS:

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

6. EFFICIENT USE OF RESOURCES:

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

7. BONUS POINTS:

a. Extended Use Restriction beyond 15 year compliance period	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	N	up to 10	0.00
g. Commitment to electronic payment of fees	Y	0 or 5	5.00
h. Zero Ready or Passive House certification from prior allocation	N	0 or 20	0.00
Total:			75.00

300 Point Threshold - all 9% Tax Credits

200 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: 221.51

Enhancements:

All units have:

	Max Pts	Score
a. Community Room	5	0.00
b. Exterior walls constructed with brick and other low maintenance materials	40	12.00
c. LED Kitchen Light Fixtures	2	2.00
d. Cooking surfaces equipped with fire suppression features	2	2.00
e. Bath Fan - Delayed timer or continuous exhaust	3	0.00
f. Baths equipped with humidistat	3	0.00
g. Watersense labeled faucets, toilets and showerheads (without Green Certification)	3	3.00
h. Rehab only: new infrastructure for high speed internet/broadband	5	0.00
i. Each unit provided free individual high speed internet access	15	0.00
j. USB in kitchen, living room and all bedrooms	1	0.00
k. Rehab only: dedicated space to accept permanent dehumidification system	2	0.00
l. Provides Permanently installed dehumidification system	5	0.00
m. All interior doors within units are solid core	3	0.00
n. Installation of Renewable Energy Electric system	10	0.00
o. New Construction: Balcony or patio	4	0.00

 19.00

All elderly units have:

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

 0.00

Total amenities: 19.00

X. Development Summary

Summary Information

2026 Low-Income Housing Tax Credit Application For Reservation

Deal Name:	Roanoke Gateway II
-------------------	---------------------------

Cycle Type:	4% Tax Exempt Bonds Credits	Requested Credit Amount:	\$996,295
Allocation Type:	New Construction	Jurisdiction:	Roanoke City
Total Units	84	Population Target:	General
Total LI Units	84		
Project Gross Sq Ft:	109,404.00	Owner Contact:	Denise Fazio
Green Certified?	FALSE		

Total Score
221.51

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$16,495,284	\$196,372	\$151	\$460,311
Grants	\$0	\$0		
Subsidized Funding	\$0	\$0		

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$16,900,000	\$201,190	\$154	64.87%
General Req/Overhead/Profit	\$2,197,000	\$26,155	\$20	8.43%
Other Contract Costs	\$608,400	\$7,243	\$6	2.34%
Owner Costs	\$3,545,023	\$42,203	\$32	13.61%
Acquisition	\$475,000	\$5,655	\$4	1.82%
Developer Fee	\$2,328,034	\$27,715	\$21	8.94%
Total Uses	\$26,053,457	\$310,160		

Income		
Gross Potential Income - LI Units	\$1,134,180	
Gross Potential Income - Mkt Units	\$0	
Subtotal	\$1,134,180	
Less Vacancy %	7.00%	\$79,393
Effective Gross Income		\$1,054,787

Rental Assistance? FALSE

Expenses		
Category	Total	Per Unit
Administrative	\$156,000	\$1,857
Utilities	\$49,000	\$583
Operating & Maintenance	\$137,200	\$1,633
Taxes & Insurance	\$162,000	\$1,929
Total Operating Expenses	\$504,200	\$6,002
Replacement Reserves	\$21,000	\$250
Total Expenses	\$525,200	\$6,252

Cash Flow	
EGI	\$1,054,787
Total Expenses	\$525,200
Net Income	\$529,587
Debt Service	\$460,311
Debt Coverage Ratio (YR1):	1.15

Total Development Costs	
Total Improvements	\$23,250,423
Land Acquisition	\$475,000
Developer Fee	\$2,328,034
Total Development Costs	\$26,053,457

Proposed Cost Limit/Sq Ft:	\$234
Applicable Cost Limit/Sq Ft:	\$556
Proposed Cost Limit/Unit:	\$304,505
Applicable Cost Limit/Unit:	\$589,015

Unit Breakdown	
# of Eff	0
# of 1BR	16
# of 2BR	50
# of 3BR	18
# of 4+ BR	0
Total Units	84

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	0	0
40% AMI	6	6
50% AMI	16	16
60% AMI	53	53
>60% AMI	9	9
Market	0	0

Income Averaging? TRUE

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.

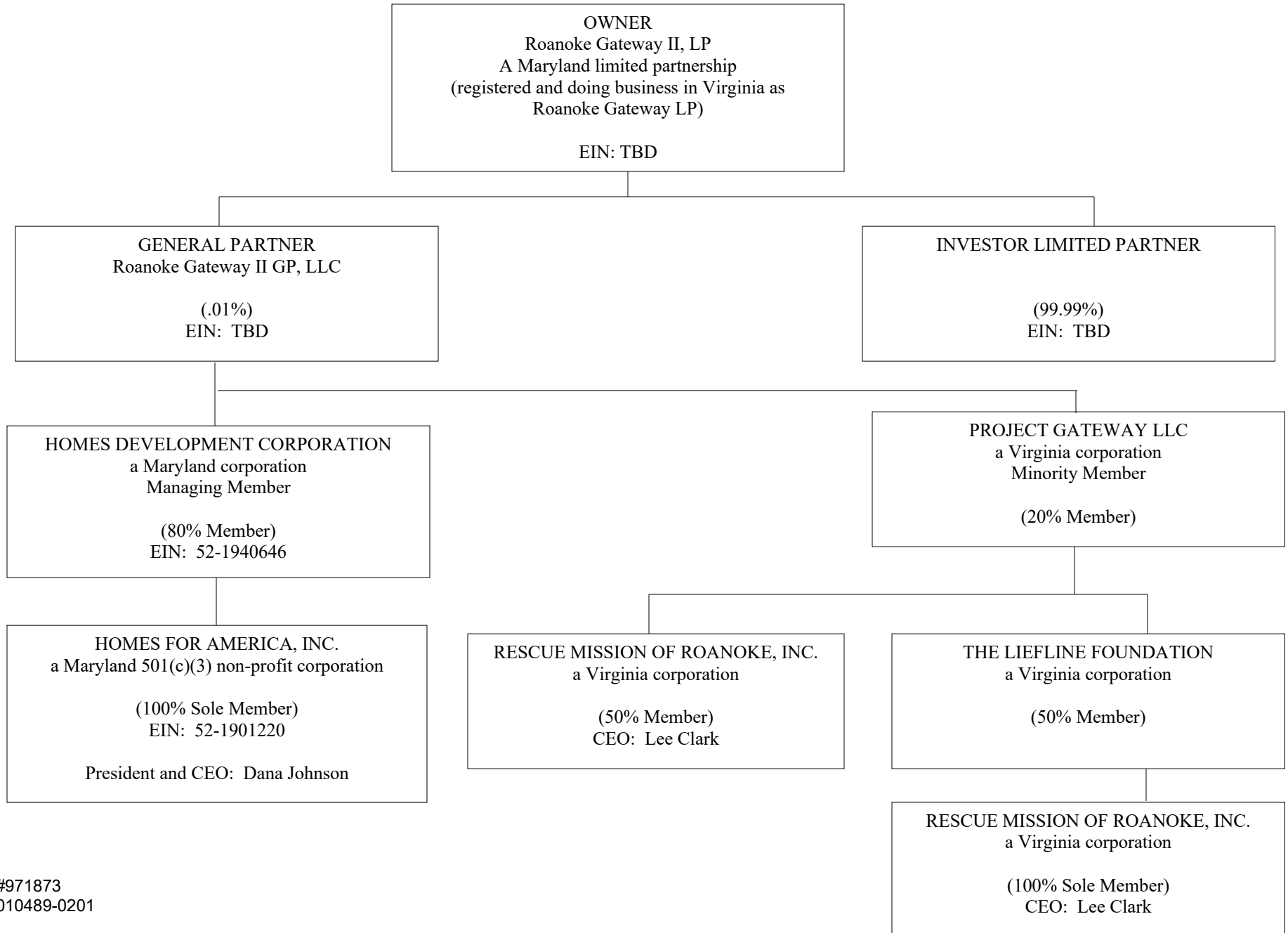
Tax Exempt Deals are granted a starting point value greater than zero to allow for the nature of these deals.

Combined Max	\$996,295
Credit Requested	\$996,295
% of Savings	0.00%
Sliding Scale Points	44.5

Tab A:

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

ROANOKE GATEWAY II
Proposed Organizational Chart
(at Financial Closing)



Tab B:

Virginia State Corporation Commission Certification
(MANDATORY)

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, January 15, 2026

This certificate of registration to transact business in Virginia is this day issued for

Roanoke Gateway II, LP

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



STATE CORPORATION COMMISSION

Attest:

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

Clerk of the Commission



State Corporation Commission

Form
LPA-73.54
(Rev. 07/21)

Application for a Certificate of Registration to Transact Business in Virginia as a Foreign Limited Partnership

The undersigned, on behalf of the foreign limited partnership set forth below, pursuant to Title 50, Chapter 2.1 of § 50-73.54 of the Code of Virginia, states as follows:

1. The name of the foreign limited partnership is (include, **if required**, a designated "for use in Virginia" name in **parentheses**):
Roanoke Gateway II, LP
2. The jurisdiction of formation: MD Original date of formation: 1/13/2026
3. **(Mark if applicable:)** ☐ The limited partnership was previously authorized or registered with the Commission to transact business in Virginia as a foreign business entity. **(See instructions.) Set forth the additional required information on an attachment.**
4. A. The name of the limited partnership's VIRGINIA registered agent is C T Corporation System.
B. The registered agent is **(mark appropriate box)**:
(1) **an INDIVIDUAL** who is a resident of Virginia **and**
☐ a general partner of the limited partnership.
☐ an officer or director of a corporation that is a general partner of the limited partnership.
☐ a general partner of a general or limited partnership that is a general partner of the limited partnership.
☐ a member or manager of a limited liability company that is a general partner of the limited partnership.
☐ a trustee of a trust that is a general partner of the limited partnership.
☐ a member of the Virginia State Bar.
OR
 (2) ☒ a domestic or foreign stock or nonstock corporation, limited liability company or registered limited liability partnership authorized to transact business in Virginia.
5. A. The limited partnership's VIRGINIA registered office address, including the street and number, if any, which is identical to the business office of the registered agent, is
4701 Cox Road, Suite 285 Glen Allen, VA 23060
 (number/street) (city or town) (zip)
 B. The registered office is physically located in the ☒ county or ☐ city of Henrico.
6. The name and post office address, including the street and number, if any, of each general partner and, if it is a business entity, the jurisdiction under whose laws it is incorporated, organized or formed, and its SCC ID number, if assigned, are:

(name of general partner)	(SCC ID #, if assigned)	(jurisdiction of organization)
Roanoke Gateway II GP, LLC		MD
175 Admiral Cochrane Dr Ste 402	Annapolis	MD 21401-7419
(number/street)	(city or town)	(state) (zip)

(name of general partner)	(SCC ID #, if assigned)	(jurisdiction of organization)
(number/street)	(city or town)	(state) (zip)

Check and complete if applicable:

- X Each of the following general partners that is a business entity is serving, without more, as a general partner of the limited partnership and does not otherwise transact business in Virginia. See §§ 13.1-757, 13.1-1059 and/or 50-73.61 of the Code of Virginia.

Roanoke Gateway II GP, LLC

7. The Clerk of the Commission is irrevocably appointed the agent of the foreign limited partnership for service of process if the limited partnership fails to maintain a registered agent in Virginia as required by § 50-73.4 of the Code of Virginia, the registered agent's authority has been revoked, the registered agent has resigned, or the registered agent cannot be found or served with the exercise of reasonable diligence.

[OVER]

8. The post office address, including the street and number, if any, of the principal office of the foreign limited partnership, at which is kept a list of the names, addresses and capital contributions of the limited partners, together with an undertaking by the limited partnership to maintain those records until the cancellation or withdrawal of the foreign limited partnership's registration in Virginia, is

175 Admiral Cochrane Dr Ste 402  Annapolis MD 21401-7419
(number/street) (city or town) (state) (zip)

Signature of general partner: Roanoke Gateway II GP, LLC by:

/S/ Dana Johnson, President 1/14/2025
(signature) (date)

Dana Johnson, President, Homes Development Corporation,
(printed name and title) Managing Member of Roanoke Gateway II GP, (telephone number (optional))
LLC, General Partner

Required Fee: \$100.00

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
ROANOKE GATEWAY II, LP**

ROANOKE GATEWAY II, LP, a Maryland limited partnership, having its principal office in Anne Arundel County, Maryland (the "Partnership") certifies:

1. Name. The name of the Partnership is "Roanoke Gateway II, LP."

2. Principal Office and Resident Agent.

The address of the principal office of the Partnership is:

175 Admiral Cochrane Drive, Suite 402
Annapolis, Maryland 21401

The name and address of the resident agent of the Partnership are:

Kevin Davidson
c/o Gallagher LLP
218 N. Charles Street, Suite 400
Baltimore, Maryland 21201.

3. General Partner. The name and the business address of the General Partner of the Partnership are as follows:

Roanoke Gateway II GP, LLC
175 Admiral Cochrane Drive, Suite 402
Annapolis, Maryland 21401

4. Partnership Affairs. The affairs of the Partnership shall be governed by the Limited Partnership Agreement which may be amended from time to time as provided therein.

5. Dissolution. The Partnership will continue in perpetuity.

[Signatures Begin on Next Page]

CUST ID:0004044093
WORK ORDER:0005260667
DATE:01-13-2026 02:22 PM
AMT. PAID:\$570.00

#971896
010489-0201

<u>STATE OF MARYLAND</u>	
I hereby certify that this is a true and complete copy of the _____ page document on file in this office. DATED: <u>1/13/26</u>	
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION	
BY: _____	_____, Custodian
This stamp replaces our previous certification system. Effective: 6/95	

IN WITNESS WHEREOF, the General Partner of the Partnership has executed this Certificate of Limited Partnership on this 12th day of January, 2026.

WITNESS:

GENERAL PARTNER:

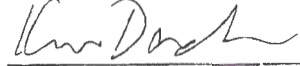
Roanoke Gateway II GP, LLC

By: Homes Development Corporation,
its managing member

Vicky Grim
Vicky Grim

By: W. Andrew Hanson (SEAL)
Name: W. Andrew Hanson
Title: Vice President

I hereby consent to act as resident agent in Maryland for Roanoke Gateway II, L.P.

A handwritten signature in black ink, appearing to read "Kevin Davidson", written over a horizontal line.

Kevin Davidson

CORPORATE CHARTER APPROVAL SHEET

**** EXPEDITED SERVICE ****

**** KEEP WITH DOCUMENT ****

DOCUMENT CODE 20 BUSINESS CODE 20

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging /Converting _____

Surviving/Resulting _____

Affix Barcode Label Here

Affix Text Label Here

New Name _____

FEES REMITTED

Base Fee 100

Org. & Cap. Fee 945

Expedite Fee: _____

Penalty _____

State Recordation Tax: _____

State Transfer Fee: _____

Certified Copies _____

Copy Fee: 24

Certificates _____

Certificate of Status Fee: _____

Personal Property Filings _____

NP Fund _____

Other _____

TOTAL FEES: 569

Change of Name _____

Change of Principal Office _____

Change of Resident Agent _____

Change of Resident Agent Address _____

Resignation of Resident Agent _____

Designation of Resident Agent _____

and Resident Agent's Address _____

Change of Business Code _____

Adoption of Assumed Name _____

Other Change(s) _____

Credit Card _____ Check _____ Cash _____

_____ Documents on _____ Checks

Approved By: 27

Keyed By: _____

COMMENT(S): _____

Code _____

Attention: _____

Mail: Names and Address _____

CUST ID: 0004044093
WORK ORDER: 0005260667
DATE: 01-13-2026 02:22 PM
AMT. PAID: \$570.00

Tab C:

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



Steve Smith
Senior Vice President

Truist Community Capital, LLC
120 East Baltimore St.
Baltimore, MD 21202
Tel: 443-878-4774
steve.d.smith@truist.com

May 14, 2026

Dana Johnson
President & CEO
Homes for America, Inc.
318 Sixth St.
Annapolis, MD 21403

Re: Rosedale Senior

Dear Dana:

This letter expresses the interest and summarizes the terms and conditions upon which an affiliate of Truist Community Capital, LLC (the “Investor” or “TCC”) would make an equity investment in the above referenced Project. The undersigned acknowledges and agrees that all information provided herein shall be true, correct, and complete in all material respects.

This letter of interest is for discussion purposes only and sets forth general terms and conditions of a proposed equity investment in a Limited Liability Company that will construct, develop, own, and operate the above referenced Project. This letter of intent does not represent or imply an offer to invest, nor does it limit the terms and provisions that would be set forth in an amended and restated Company Operating Agreement (the “Company Operating Agreement”) and related documents prepared by TCC counsel (together with the Company Operating Agreement, the “Equity Documents”). No commitment exists until TCC completes all due diligence, underwriting, credit, management and regulatory approvals, and final Equity Documents are signed by all respective parties.

<u>Company Name:</u>	Roanoke Gateway II LP (The “Company”)
<u>Project Description:</u>	Roanoke Gateway – 4%. The new construction of an 84-unit family apartment complex with related site amenities, located in Roanoke, VA (the “Project”). No portion of the Project contains commercial space.
<u>Project Type:</u>	New Construction.
<u>Managing Member:</u>	TBD, is anticipated to be the Managing Member, which is owned by Homes for America. The Managing Member will have a 0.01% interest in profits, losses, and tax credits.
<u>Investor Member:</u>	The Investor will be the Investor Member of the Company. The Investor will have a 99.99% interest in profits, losses, and tax credits.
<u>Special Investor Member:</u>	CDC Special Investor Member, L.L.C. (the “ <u>Special Investor Member</u> ”), an affiliate of TCC, will be a special Investor Member of the Company. The Special Investor Member will have certain rights and remedies, including the right to remove the Managing Member for uncured defaults.

Developers:

Homes for America, the “Developer”), will be engaged by the Company to develop the property pursuant to the terms of a development agreement acceptable to TCC. The Developer will be paid a fee (to be fixed prior to closing but in no event in excess of the amount permitted by the state housing credit agency) as compensation for its services in developing the Project (the “Developer Fee”). The Developer Fee must be paid in all events within 15 years from substantial completion of the Project.

4% LIHTC:

The Partnership will receive an allocation of state volume cap for tax-exempt bonds. Prior to closing, the Managing Member will provide the Investor with an accountant’s report indicating that more than 25% of the Partnership’s aggregate basis in the land and buildings will be financed with Bonds in accordance with Section 42(h)(4) of the Code.

Projected LIHTC and

State LIHC:

The Company expects to be eligible for LIHTC in the estimated amount of \$996,295 per annum, of which 99.99% will be allocated to the Investor. TCC’s investment is predicated on Virginia Housing’s award and allocation of LIHTC of substantially this amount. We have assumed an applicable tax credit rate of 4% and an acquisition rate of 4%.

In addition, the Company expects to be eligible for approximately \$388,555 in Virginia Housing Opportunity Tax Credits, which is included in TCC’s investment.

Price Per Credit:

The Investor will make an equity investment in the Company equal to \$0.90 for each \$1.00 of LIHTC properly allocable to the Investor, and \$0.52 for each \$1.00 of Virginia Housing Opportunity Tax Credits allocable to the Investor.

Estimated Total Capital:

Estimated to be approximately \$10,986,039, which is \$8,965,755 in LIHTC and \$2,020,284 in Virginia Housing Opportunity Tax Credits, and is based on information provided by you or your agents. The Investor’s capital contribution will be reduced by, among other things, any reduction in the Company’s qualified basis.

Capital Contributions:

Capital Contribution #1: (25%) Estimated to be \$2,746,510 will be paid at closing which shall be predicated upon admission of the Investor and Special Investor Member to the Company, the closing and initial funding of the loans, and receipt and approval of all due diligence requested by STCC including, without limitation, evidence of the Project’s eligibility for LIHTC.

Capital Contribution #2: (55%) Estimated to be \$6,042,321 will be paid upon the latest to occur of: 1) 100% completion (as certified by the architect and confirmed by STCC’s construction inspector), 2) receipt of all requisite certificates of occupancy, 3) receipt of a satisfactory ALTA as-built survey, and 4) satisfactory radon testing.

Capital Contribution #3: (15%) Estimated to be \$1,647,906 will be paid upon the latest to occur of: 1) evidence that the Company has submitted a complete application for IRS Forms 8609, 2) receipt of a copy of the final cost certification prepared by the accountants and determination of the amount of LIHTC, 3) physical occupancy of 90% of the units by qualified tenants for a period of three

(3) consecutive calendar months at pro forma rents, 4) achievement of debt service coverage ratio of 115% for each of three (3) consecutive calendar months immediately preceding permanent loan closing/conversion, and 5) Final Closing (e.g., completion, permanent loan closing/conversion, permanent COs, final lien waivers, cost certification, payment of all development costs, and funding of all required reserves).

Capital Contribution #4: (5%) Estimated to be \$549,302, upon the receipt of properly completed and signed IRS Forms 8609 for all buildings in the Project

Reserve Requirements:

Operating Deficit Reserve: The Managing Member will cause the Company to establish and maintain a reserve for operating deficits in an amount equal to equal to six (6) months of operating expenses, reserve deposits, and required debt service at the time of Capital Contribution #3. If there is insufficient cash available from the proceeds of Capital Contribution #4, then the funding of the Operating Deficit Reserve will be the obligation of the Managing Member. Any draws from this reserve shall require Investor consent and shall be replenished from cash flow as outlined below.

Capital Replacement Reserve: The Managing Member will cause the Company to establish and maintain a reserve for capital replacements to be funded by monthly deposits in the amount equivalent to \$250 per unit per year (increased annually by 3.00%) or such greater amount as may be required by the lenders.

This letter of interest is for your confidential use only and is sent to you on the condition that neither the existence of this letter of interest nor its contents will be disclosed publicly or privately to any person or entity, except to those of the Company's officers, employees, agents, counsel or accountants directly involved with this proposed financing and then only on the basis that it not be further disclosed. Notwithstanding the foregoing, Truist consents to the use and disclosure of this Term Sheet in connection with your application for tax credits with any housing finance or similar agency. Without limiting the generality of the foregoing, none of such persons shall use or refer to the Bank or any of its affiliates in any disclosure made in connection with the proposed transaction without the Bank's prior written consent.

This entire proposal is made based on representations by the Managing Member, the Developer, and/ or their agents, as to all facts regarding the Project, including but not limited to, the credit worthiness and financial viability of the Managing Member, project Company, and the Guarantors. TCC's investment is subject to receipt, review and approval of all environmental and geological reports, site inspections, appraisal, market study, personal and / or corporate financial statements of the Guarantors and Managing Members, revised construction budgets, revised development budget and total project costs, plans and specifications, financing sources, cash flow projections, the construction contract and other items deemed necessary by TCC to make an informed investment decision. Terms are subject to change upon the completion of TCC's due diligence, and changes to the financial projections and other pertinent information provided by you or your agents. TCC's investment is contingent upon final TCC approval, regulatory approval, and mutually acceptable terms and conditions contained in the Equity Documents. The Equity Documents will supersede this letter.

We are pleased to have this opportunity to partner with you on this property. Should you have any questions or comments please give me a call.

Sincerely,

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

Stephen Smith
Senior Vice President

Tab D:

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

Tab E:

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



The City of Roanoke, VA

Parcel Id: 4013101

No Photo Available

Property Address:

0 JAMISON AV SE

ROANOKE, VA



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.1179

Property Sq. Footage: 5135

Neighborhood: 110 - Southeast

Property Frontage: 40

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: LOT 1 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1985-08-14	\$10,000.00	TRUSTEES EVANGEL FOURSQUARE CHURCH	SOTOS JOHN F (Inactive)	
1967-10-24	\$2,000.00	SOTOS JOHN F (Inactive)	CARPER FLORRIE JORDAN (Inactive)	
1940-03-18	\$0.00	CARPER FLORRIE JORDAN (Inactive)	CRIPPLED CHILDRENS HOSPITAL (Inactive)	

1939-03-30	\$0.00	CRIPPLED CHILDRENS HOSPITAL (Inactive)	MILLER IONA P (Inactive)	
1925-09-08	\$0.00	MILLER IONA P (Inactive)	KEFAUVER C F ETUX (Inactive)	
N/A	\$0.00	KEFAUVER C F ETUX (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$10,200.00	\$0.00	\$10,200.00
2025-01-01	\$10,200.00	\$0.00	\$10,200.00
2024-01-01	\$9,100.00	\$0.00	\$9,100.00
2023-01-01	\$8,500.00	\$0.00	\$8,500.00
2022-01-01	\$6,700.00	\$0.00	\$6,700.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:





The City of Roanoke, VA

Parcel Id: 4013102

No Photo Available

Property Address:

703 JAMISON AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.1194

Property Sq. Footage: 5203

Neighborhood: 110 - Southeast

Property Frontage: 40

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: LOT 2 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1996-10-21	\$0.00	TRUSTEES OF EVANGEL FOURSQUARE CHURCH	VINE AND BRANCH INC (Inactive)	
1989-09-12	\$0.00	VINE AND BRANCH INC (Inactive)	MCPHERSON MARY M (Inactive)	
1983-05-05	\$9,000.00	MCPHERSON MARY M (Inactive)	MCPHERSON ETHEL MAY (Inactive)	
1982-09-24	\$0.00	MCPHERSON ETHEL MAY (Inactive)	MCPHERSON ETHEL MAY ETAL (Inactive)	

1969-09-11	\$0.00	MCPHERSON ETHEL MAY ETAL (Inactive)	MCPHERSON WILSON B & MAGGIE T (Inactive)	
1954-12-01	\$0.00	MCPHERSON WILSON B & MAGGIE T (Inactive)	MCPHERSON W B (Inactive)	
1917-12-01	\$0.00	MCPHERSON W B (Inactive)	UPSON E G ETUX (Inactive)	
N/A	\$0.00	UPSON E G ETUX (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$10,200.00	\$0.00	\$10,200.00
2025-01-01	\$10,200.00	\$0.00	\$10,200.00
2024-01-01	\$9,100.00	\$0.00	\$9,100.00
2023-01-01	\$8,500.00	\$0.00	\$8,500.00
2022-01-01	\$6,700.00	\$0.00	\$6,700.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013103

No Photo Available

Property Address:

705 JAMISON AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0900

Property Sq. Footage: 3921

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: PT LOT 3 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1996-10-21	\$0.00	TRUSTEES OF EVANGEL FOURSQUARE CHURCH	VINE AND BRANCH INC (Inactive)	
1989-09-12	\$0.00	VINE AND BRANCH INC (Inactive)	MCPHERSON MARY M (Inactive)	
1982-09-24	\$0.00	MCPHERSON MARY M (Inactive)	MCPHERSON WILSON O & MARY M (Inactive)	
1949-09-21	\$3,500.00	MCPHERSON WILSON O & MARY M (Inactive)	FRINGER RODNEY & GORDON (Inactive)	

1948-06-05	\$0.00	FRINGER RODNEY & GORDON (Inactive)	FRINGER ANNIE E (Inactive)	
1918-08-16	\$13.00	FRINGER ANNIE E (Inactive)	MATERA AMY W (Inactive)	
1914-04-15	\$13.00	MATERA AMY W (Inactive)	RENNER E S (Inactive)	
1910-03-25	\$3.00	RENNER E S (Inactive)	MOLLEN C R ETUX (Inactive)	
N/A	\$0.00	MOLLEN C R ETUX (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013104

No Photo Available

Property Address:

0 JAMISON AV SE

ROANOKE, VA



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0900

Property Sq. Footage: 3922

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: PT LOTS 3-4 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1987-12-14	\$0.00	TRUSTEES OF EVANGEL FOURSQUARE CHURCH (THE)	HEDGE ROY W & MAMIE G (Inactive)	
1953-09-24	\$6,200.00	HEDGE ROY W & MAMIE G (Inactive)	WINDEL JOHN H & EDITH B (Inactive)	
1952-10-01	\$3,000.00	WINDEL JOHN H & EDITH B (Inactive)	KINDRED M C (Inactive)	
1943-12-28	\$0.00	KINDRED M C (Inactive)	HATCHER J R (Inactive)	

1921-09-13	\$0.00	HATCHER J R (Inactive)	THOMAS C C TR (Inactive)	
1919-04-01	\$0.00	THOMAS C C TR (Inactive)	ROBERTSON J A (Inactive)	
N/A	\$0.00	ROBERTSON J A (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013105

No Photo Available

Property Address:

709 JAMISON AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0885

Property Sq. Footage: 3855

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: PT LOTS 4 & 5 BLK 19 BEL

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1996-10-21	\$0.00	TRUSTEES OF EVANGEL FOURSQUARE CHURCH	VINE AND BRANCH INC (Inactive)	
1989-06-02	\$21,000.00	VINE AND BRANCH INC (Inactive)	DOUFFAS HOMER M & HELEN POWERS (Inactive)	
1974-08-21	\$8,000.00	DOUFFAS HOMER M & HELEN POWERS (Inactive)	KING ELMER S & HELEN M (Inactive)	

1944-12-19	\$3,500.00	KING ELMER S & HELEN M (Inactive)	BOLLING WILLIAM R ETUX (Inactive)	
1942-10-08	\$0.00	BOLLING WILLIAM R ETUX (Inactive)	WOOD W W ETUX (Inactive)	
1942-08-15	\$0.00	WOOD W W ETUX (Inactive)	BROWN B B ETUX (Inactive)	
1941-02-25	\$0.00	BROWN B B ETUX (Inactive)	WHITTINGTON G M (Inactive)	
N/A	\$0.00	WHITTINGTON G M (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013106

No Photo Available

Property Address:

711 JAMISON AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0898

Property Sq. Footage: 3913

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: E 30 FT L 5 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1996-10-21	\$0.00	TRUSTEES OF EVANGEL FOURSQUARE CHURCH	VINE AND BRANCH INC (Inactive)	
1991-04-17	\$10,000.00	VINE AND BRANCH INC (Inactive)	CRESTAR BANK EXEC (Inactive)	
1989-05-01	\$0.00	CRESTAR BANK EXEC (Inactive)	COLONIAL AMERICAN NATL BANK - ADM (Inactive)	0000000000

1988-09-02	\$0.00	COLONIAL AMERICAN NATL BANK - ADM (Inactive)	DOOLEY HERBERT C & FLORENCE R (Inactive)	
1979-03-29	\$10.00	DOOLEY HERBERT C & FLORENCE R (Inactive)	RAKES LILLIE F ETALS (Inactive)	
1977-11-09	\$0.00	RAKES LILLIE F ETALS (Inactive)	RAKES P E (Inactive)	0000000000
1947-04-07	\$5,925.00	RAKES P E (Inactive)	LAWHORN ERNEST R & DORA A (Inactive)	
1944-10-04	\$3,200.00	LAWHORN ERNEST R & DORA A (Inactive)	SPRAKER EUGENE B & ROSA E (Inactive)	
1943-05-17	\$0.00	SPRAKER EUGENE B & ROSA E (Inactive)	SUTTLES L R ETAL (Inactive)	
1940-10-18	\$0.00	SUTTLES L R ETAL (Inactive)	DIXIE FINANCE & LOAN CORPN (Inactive)	
1935-04-01	\$0.00	DIXIE FINANCE & LOAN CORPN (Inactive)	BROWN A S TRUSTEE (Inactive)	
1931-12-22	\$0.00	BROWN A S TRUSTEE (Inactive)	BROWN M MAE (Inactive)	
1930-08-02	\$0.00	BROWN M MAE (Inactive)	FUGUA J M (Inactive)	
1919-11-03	\$0.00	FUGUA J M (Inactive)	PAYNE FANNIE F (Inactive)	
N/A	\$0.00	PAYNE FANNIE F (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013107

No Photo Available

Property Address:

715 JAMISON AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.1194

Property Sq. Footage: 5203

Neighborhood: 110 - Southeast

Property Frontage: 40

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: LOT 6 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1979-10-12	\$7,500.00	TRS OF EVANGEL FOURSQUARE CHURCH OF ROANOKE VA	SHACKLEFORD S DOUGLAS ETUX (Inactive)	
1962-06-30	\$3,500.00	SHACKLEFORD S DOUGLAS ETUX (Inactive)	PENN CALLIE L (SHACKLEFORD) (Inactive)	
1907-10-16	\$0.00	PENN CALLIE L (SHACKLEFORD) (Inactive)	PENN ALICE H (Inactive)	

N/A	\$0.00	PENN ALICE H (Inactive)		
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ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$10,200.00	\$0.00	\$10,200.00
2025-01-01	\$10,200.00	\$0.00	\$10,200.00
2024-01-01	\$9,100.00	\$0.00	\$9,100.00
2023-01-01	\$8,500.00	\$0.00	\$8,500.00
2022-01-01	\$6,700.00	\$0.00	\$6,700.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013108

No Photo Available

Property Address:

0 JAMISON AV SE

ROANOKE, VA



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.1194

Property Sq. Footage: 5203

Neighborhood: 110 - Southeast

Property Frontage: 40

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: LOT 7 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1996-09-03	\$0.00	TRUSTEES OF EVANGEL FOURSQUARE CHURCH	WRIGHT C KENNETH (Inactive)	
1996-05-08	\$42,500.00	WRIGHT C KENNETH (Inactive)	MEADOWS PATSY R (Inactive)	
1990-12-18	\$0.00	MEADOWS PATSY R (Inactive)	LYLE VIRGINIA (Inactive)	
1971-06-10	\$8,000.00	LYLE VIRGINIA (Inactive)	EATON PAULINE MUSSELWHITE ETAL (Inactive)	

1970-01-06	\$0.00	EATON PAULINE MUSSELWHITE ETAL (Inactive)	MUSSELWHITE SARAH P (Inactive)	
1959-12-03	\$6,500.00	MUSSELWHITE SARAH P (Inactive)	PRITCHETT EMMETT C & CORDIE H (Inactive)	
1955-04-09	\$0.00	PRITCHETT EMMETT C & CORDIE H (Inactive)	WEYHMAN HANS V (Inactive)	
1954-09-07	\$0.00	WEYHMAN HANS V (Inactive)	WEYHMAN ROSA (Inactive)	
1923-12-01	\$0.00	WEYHMAN ROSA (Inactive)	HICKOK CORDELIA (Inactive)	
1921-06-17	\$0.00	HICKOK CORDELIA (Inactive)	SHACKLEFORD COLLIE L & S D (Inactive)	
N/A	\$0.00	SHACKLEFORD COLLIE L & S D (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$10,200.00	\$0.00	\$10,200.00
2025-01-01	\$10,200.00	\$0.00	\$10,200.00
2024-01-01	\$9,100.00	\$0.00	\$9,100.00
2023-01-01	\$8,500.00	\$0.00	\$8,500.00
2022-01-01	\$6,700.00	\$0.00	\$6,700.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013109

No Photo Available

Property Address:

727 JAMISON AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.1194

Property Sq. Footage: 5203

Neighborhood: 110 - Southeast

Property Frontage: 40

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: LOT 8 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1978-08-10	\$20,000.00	TRS EVANGEL FOURSQUARE CHURCH	TRS FIRST UNITED PENTECOSTAL (Inactive)	
1971-05-03	\$1,000.00	TRS FIRST UNITED PENTECOSTAL (Inactive)	LUCAS RICHARD P (Inactive)	
1968-08-30	\$5,000.00	LUCAS RICHARD P (Inactive)	TRS LIFE TABERNACLE (Inactive)	
1959-12-31	\$5,000.00	TRS LIFE TABERNACLE (Inactive)	TRS BRENTWOOD BAPTIST CHURCH (Inactive)	

1959-10-13	\$5.00	TRS BRENTWOOD BAPTIST CHURCH (Inactive)	GRACE BAPTIST TEMPLE OF ROKE (Inactive)	
1952-08-18	\$0.00	GRACE BAPTIST TEMPLE OF ROKE (Inactive)	GRACE BAPTIST CHURCH (Inactive)	
1947-03-31	\$10.00	GRACE BAPTIST CHURCH (Inactive)	HOLST A E ETAL MINISTER (Inactive)	
1920-10-20	\$0.00	HOLST A E ETAL MINISTER (Inactive)	HOLST A E ETUX (Inactive)	
N/A	\$0.00	HOLST A E ETUX (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$10,200.00	\$0.00	\$10,200.00
2025-01-01	\$10,200.00	\$0.00	\$10,200.00
2024-01-01	\$9,100.00	\$0.00	\$9,100.00
2023-01-01	\$8,500.00	\$0.00	\$8,500.00
2022-01-01	\$6,700.00	\$0.00	\$6,700.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013110

No Photo Available

Property Address:

729 JAMISON AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.1192

Property Sq. Footage: 5194

Neighborhood: 110 - Southeast

Property Frontage: 40

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: LOT 9 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1979-09-06	\$0.00	TRS OF EVANGEL FOURSQUARE CHURCH OF ROANOKE VA	GRAY ALFRED D & ELSIE S (Inactive)	
1968-08-20	\$8,500.00	GRAY ALFRED D & ELSIE S (Inactive)	WILKERSON RAYMOND T & RUBY C (Inactive)	
1954-01-02	\$5,000.00	WILKERSON RAYMOND T & RUBY C (Inactive)	HARRIS K S ETUX (Inactive)	

1937-07-01	\$0.00	HARRIS K S ETUX (Inactive)	PEOPLE'S BANK OF VINTON (Inactive)	
1929-12-19	\$0.00	PEOPLE'S BANK OF VINTON (Inactive)	COMPTON C M (Inactive)	
1922-11-03	\$0.00	COMPTON C M (Inactive)	WALDRON E H ETUX (Inactive)	
N/A	\$0.00	WALDRON E H ETUX (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$10,200.00	\$0.00	\$10,200.00
2025-01-01	\$10,200.00	\$0.00	\$10,200.00
2024-01-01	\$9,100.00	\$0.00	\$9,100.00
2023-01-01	\$8,500.00	\$0.00	\$8,500.00
2022-01-01	\$6,700.00	\$0.00	\$6,700.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:



The City of Roanoke, VA

Parcel Id: 4013111

No Photo Available

Property Address:

0 JAMISON AV SE

ROANOKE, VA



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.1194

Property Sq. Footage: 5203

Neighborhood: 110 - Southeast

Property Frontage: 40

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: LOT 10 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1994-01-01	\$0.00	TRS EVANGEL FOURSQUARE CHURCH	TRS EVANGEL FOURSQUARE CHURCH (Inactive)	
1978-10-20	\$10.00	TRS EVANGEL FOURSQUARE CHURCH (Inactive)	J & G INVESTMENTS (Inactive)	
1971-01-15	\$5,400.00	J & G INVESTMENTS (Inactive)	VIRGINIA VENTURES INC (Inactive)	
1970-04-17	\$2,300.00	VIRGINIA VENTURES INC (Inactive)	PARKER HOWARD D JR & JANEVA R (Inactive)	

1965-08-17	\$3,500.00	PARKER HOWARD D JR & JANEVA R (Inactive)	SHIPPLETT GLADYS WERTZ (Inactive)	
1964-06-01	\$0.00	SHIPPLETT GLADYS WERTZ (Inactive)	WERTZ MARY MUSSER (Inactive)	
1941-08-11	\$0.00	WERTZ MARY MUSSER (Inactive)	MUSSER EMMA W (WILL) (Inactive)	
N/A	\$0.00	MUSSER EMMA W (WILL) (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$10,200.00	\$0.00	\$10,200.00
2025-01-01	\$10,200.00	\$0.00	\$10,200.00
2024-01-01	\$9,100.00	\$0.00	\$9,100.00
2023-01-01	\$8,500.00	\$0.00	\$8,500.00
2022-01-01	\$6,700.00	\$0.00	\$6,700.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013112

No Photo Available

Property Address:

0 BULLITT AV SE

ROANOKE, VA



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0898

Property Sq. Footage: 3913

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: PT LOT 11 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1986-06-04	\$0.00	EVANGEL FOURSQUARE CHURCH	REYNOLDS FRED B & LEMORA M (Inactive)	
1955-11-22	\$6,150.00	REYNOLDS FRED B & LEMORA M (Inactive)	FOLEY K F (Inactive)	
1955-05-16	\$5,750.00	FOLEY K F (Inactive)	BLANKENSHIP BENJAMIN M & NINA E (Inactive)	

1952-03-05	\$0.00	BLANKENSHIP BENJAMIN M & NINA E (Inactive)	MAYS BOYD R & MYRLE M (Inactive)	
1950-09-21	\$3,700.00	MAYS BOYD R & MYRLE M (Inactive)	KENNETT MINNIE M (Inactive)	
1944-08-02	\$0.00	KENNETT MINNIE M (Inactive)	LESLIE MADIE B (Inactive)	0070000090
1943-09-30	\$0.00	LESLIE MADIE B (Inactive)	LESLIE MADIE BISHOP ETAL (Inactive)	
1939-01-07	\$0.00	LESLIE MADIE BISHOP ETAL (Inactive)	BISHOP JOHN F (Inactive)	
1909-05-05	\$0.00	BISHOP JOHN F (Inactive)	TROUT P T (Inactive)	
N/A	\$0.00	TROUT P T (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013113

No Photo Available

Property Address:

704 BULLITT AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0885

Property Sq. Footage: 3854

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: E PT LOT 11 & W PT LOT12
BELMONT BLK 19

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-05-31	\$62,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160005178
1992-03-09	\$0.00	ROUPAS FRANK G	ROUPAS FRANK G (Inactive)	
1967-06-06	\$1,000.00	ROUPAS FRANK G (Inactive)	CARPER WILMER H (Inactive)	
1935-04-23	\$0.00	CARPER WILMER H (Inactive)	HAHN J G ETAL (Inactive)	
N/A	\$0.00	HAHN J G ETAL (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013114

No Photo Available

Property Address:

0 BULLITT AV SE

ROANOKE, VA



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0900

Property Sq. Footage: 3922

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: E PT LOT 12 & W PT LOT 13
BELMONT BLK 19

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1996-10-21	\$0.00	TRUSTEES OF EVANGEL FOURSQUARE CHURCH	VINE AND BRANCH INC (Inactive)	
1988-06-17	\$26,900.00	VINE AND BRANCH INC (Inactive)	DUNCAN CECIL D & DOROTHY C (Inactive)	
1966-06-21	\$2,700.00	DUNCAN CECIL D & DOROTHY C (Inactive)	CARPER WILMER H & LEONE (ALL) (Inactive)	

1958-08-01	\$10.00	CARPER WILMER H & LEONE (ALL) (Inactive)	CARPER SARAH D (Inactive)	
1949-07-02	\$0.00	CARPER SARAH D (Inactive)	CARPER HARRY F ETAL (Inactive)	
1937-02-06	\$0.00	CARPER HARRY F ETAL (Inactive)	SIGMON H E (Inactive)	
1927-09-01	\$0.00	SIGMON H E (Inactive)	ADKINS S G (Inactive)	
N/A	\$0.00	ADKINS S G (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013115

No Photo Available

Property Address:

708 BULLITT AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0900

Property Sq. Footage: 3922

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: E PT LOT 13 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-05-31	\$62,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160005178
1967-12-12	\$1,000.00	ROUPAS FRANK G	CARPER SARAH D (ALL) (Inactive)	
1958-08-01	\$10.00	CARPER SARAH D (ALL) (Inactive)	CARPER SARAH D (Inactive)	
1949-07-02	\$0.00	CARPER SARAH D (Inactive)	CARPER HARRY F ETAL (Inactive)	
1935-11-26	\$0.00	CARPER HARRY F ETAL (Inactive)	CLARK H O (Inactive)	
1931-07-01	\$0.00	CLARK H O (Inactive)	PRICHARD I S (Inactive)	

1928-07-01	\$0.00	PRICHARD I S (Inactive)	HARTMAN G C ETUX (Inactive)	
N/A	\$0.00	HARTMAN G C ETUX (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-04-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$13,000.00	\$21,200.00
2024-01-01	\$7,300.00	\$13,000.00	\$20,300.00
2023-01-01	\$6,800.00	\$13,000.00	\$19,800.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013116

No Photo Available

Property Address:

710 BULLITT AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0900

Property Sq. Footage: 3921

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: PT LOT 14 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-04-06	\$31,000.00	THE LIFELINE FOUNDATION	BTF HOLDINGS LLC	160003250
2015-09-09	\$323,280.00	BTF HOLDINGS LLC	Multiple Owners	150008777
2013-02-20	\$0.00	PATRIARCH INVESTMENT LLC	MONARCH PROPERTY DEVELOPMENT LLC	130002015
2012-04-26	\$11,000.00	MONARCH PROPERTY DEVELOPMENT LLC	VINE & BRANCH	120004113
1989-11-01	\$0.00	VINE & BRANCH	ROSE & ASSOCIATES (Inactive)	

1984-04-18	\$7,000.00	ROSE & ASSOCIATES (Inactive)	SMITH PENDLETON W (Inactive)	
1982-12-29	\$7,000.00	SMITH PENDLETON W (Inactive)	ELLIS GILES LANE II ETAL (Inactive)	
1982-11-19	\$0.00	ELLIS GILES LANE II ETAL (Inactive)	ELLIS GILES LANE JR (Inactive)	
1950-03-03	\$2,150.00	ELLIS GILES LANE JR (Inactive)	ELLIS GILES L & MAYME E (Inactive)	
1927-01-11	\$0.00	ELLIS GILES L & MAYME E (Inactive)	ELLIS GILES L & HARRY H (Inactive)	
1926-03-15	\$0.00	ELLIS GILES L & HARRY H (Inactive)	ELLIS ROBERT W ETUX (Inactive)	
N/A	\$0.00	ELLIS ROBERT W ETUX (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013117

No Photo Available

Property Address:

712 BULLITT AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0887

Property Sq. Footage: 3862

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: E PT L 14 & W PT 15 BELMONT
BLK 19

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1979-08-24	\$7,800.00	TRS OF EVANGEL FOURSQUARE CHURCH	MYERS L L (Inactive)	
1921-05-10	\$0.00	MYERS L L (Inactive)	BISHOP JOHN F ETUX (Inactive)	
N/A	\$0.00	BISHOP JOHN F ETUX (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013118

No Photo Available

Property Address:

716 BULLITT AVE SE

ROANOKE, VA 24013



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0898

Property Sq. Footage: 3913

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: E PT L 15 W PT L 16 BELMONT
BLK 19

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-04-15	\$49,100.00	THE LIFELINE FOUNDATION	GRAYBILL R KEITH	160003482
2007-07-31	\$0.00	GRAYBILL R KEITH	GRAYBILL R KEITH & JEANNIE J (Inactive)	070012375
1986-05-30	\$25,900.00	GRAYBILL R KEITH & JEANNIE J (Inactive)	DISHMAN WILLIAM A & ETHA V (Inactive)	
1964-04-21	\$3,853.00	DISHMAN WILLIAM A & ETHA V (Inactive)	MOSES MARY B (Inactive)	
1959-05-19	\$10.00	MOSES MARY B (Inactive)	HARTMAN GORDON G & MATTIE B (Inactive)	

1951-06-08	\$4,500.00	HARTMAN GORDON G & MATTIE B (Inactive)	BRUGH HENRY & WIFE (Inactive)	
1923-03-05	\$0.00	BRUGH HENRY & WIFE (Inactive)	TILLET T R ETALS (Inactive)	
N/A	\$0.00	TILLET T R ETALS (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013119

No Photo Available

Property Address:

0 BULLITT AV SE

ROANOKE, VA



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0898

Property Sq. Footage: 3914

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: LOT PT 16-17 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1996-10-21	\$0.00	TRUSTEES OF EVANGEL FOURSQUARE CHURCH	VINE AND BRANCH INC (Inactive)	
1990-03-08	\$22,000.00	VINE AND BRANCH INC (Inactive)	ELLETT J ALBERT EXEC (Inactive)	
1989-02-14	\$0.00	ELLETT J ALBERT EXEC (Inactive)	KENNETT VERONA STANLEY (Inactive)	
1985-12-27	\$0.00	KENNETT VERONA STANLEY (Inactive)	STANLEY MARY LOUISE ETAL (Inactive)	

1982-06-05	\$0.00	STANLEY MARY LOUISE ETAL (Inactive)	STANLEY OLA G (Inactive)	
1949-09-13	\$3,750.00	STANLEY OLA G (Inactive)	BONDURANT C R (Inactive)	
1919-05-01	\$0.00	BONDURANT C R (Inactive)	TILLETT T R ETUX (Inactive)	
N/A	\$0.00	TILLETT T R ETUX (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 4013120

No Photo Available

Property Address:

0 BULLITT AV SE

ROANOKE, VA



SUMMARY:

Mailing Address:

PO BOX 11525

ROANOKE, VA 24022

Zoning: RM-2

Property Acreage: 0.0898

Property Sq. Footage: 3914

Neighborhood: 110 - Southeast

Property Frontage: 30

Property Class: 100-Vacant Land

Property Depth: 130.00

Legal Description: PT LOT 17 BLK 19 BELMONT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0168G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2022-06-01	\$0.00	GATEWAY PROJECT LLC	Multiple Owners	220007025
2016-08-04	\$750,000.00	THE LIFELINE FOUNDATION	Multiple Owners	160007532
1978-10-04	\$4,100.00	TRS EVANGEL FOURSQUARE CHURCH	C & B OF VIRGINIA INC (Inactive)	
1978-07-13	\$1,100.00	C & B OF VIRGINIA INC (Inactive)	BROWN WILLIAM H ETAL (Inactive)	
1978-04-17	\$1,100.00	BROWN WILLIAM H ETAL (Inactive)	CARPER HARRY F JR (ALL) (Inactive)	
1975-08-11	\$10.00	CARPER HARRY F JR (ALL) (Inactive)	CARPER SARAH D (Inactive)	
1949-07-02	\$0.00	CARPER SARAH D (Inactive)	CARPER H F (Inactive)	

1925-02-26	\$0.00	CARPER H F (Inactive)	YOUNG B E (Inactive)	
N/A	\$0.00	YOUNG B E (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2026-01-01	\$8,200.00	\$0.00	\$8,200.00
2025-01-01	\$8,200.00	\$0.00	\$8,200.00
2024-01-01	\$7,300.00	\$0.00	\$7,300.00
2023-01-01	\$6,800.00	\$0.00	\$6,800.00
2022-01-01	\$5,100.00	\$0.00	\$5,100.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:



PURCHASE AND SALE AGREEMENT

(Roanoke Gateway II)

THIS PURCHASE AND SALE AGREEMENT (this “**Agreement**”) is made as of this 15th day of January, 2026 (the “**Effective Date**”) by and between GATEWAY PROJECT, LLC, a Virginia limited liability company (“**Seller**”), and ROANOKE GATEWAY II, LP, a Maryland limited partnership (“**Purchaser**”).

RECITALS

A. Seller is the owner of thirty (30) parcels of vacant land located between Bullitt Avenue SE and Jamison Avenue SE in Roanoke, VA (the “**Development Property**”), and the Seller desires to sell a portion of such property consisting of twenty (20) parcels, as further identified on Exhibit A attached hereto (the “**Property**”) and consisting of approximately 1.9996 acres, more or less, or approximately 87,103 square feet, to the Purchaser to enable the Purchaser to acquire, develop and operate Phase II of an affordable housing community on the Property consisting of 86 units of multifamily rental apartments (the “**Project**”), such land, together with any improvements situated thereon, are collectively, the “**Premises**”).

B. Seller desires to sell and Purchaser desires to purchase the Premises, on the terms and conditions hereinafter stated.

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

1. Description of the Property. The property which is the subject of this Agreement is:
 - (a) All of the Seller’s right, title and interest in and to the Premises.

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

(c) All improvements located on the Land. All of the property described in (a), (b) and (c) above is hereinafter collectively referred to as the “**Property.**”

(d) All contracts, permits, licenses, agreements, surveys, plats, engineering studies, architectural drawings, zoning materials, environmental studies, title reports, financing documents, books and records, and all similar data with respect to the Property in Seller’s possession and obtained by Seller in the course of Seller’s development of the Premises.

2. Agreement to Sell and Purchase. Seller agrees to sell and convey and Purchaser agrees to purchase the Property on the terms and conditions herein provided. Seller agrees to assign and transfer to Purchaser at Closing (defined below) all of Seller’s right, title and interest in and to all of the Property as of the date of Closing, together with all other assets (if any) used in connection with the operation of the Premises. Seller further agrees to assign and transfer to Purchaser all contracts, permits, licenses, agreements, surveys, plats, engineering studies, architectural drawings, zoning materials, environmental studies, title reports, financing documents, books and records, and all similar data with respect to the Premises in Seller’s possession and obtained by Seller in the course of Seller’s ownership and development of the Premises, to the extent assignable by Seller.

3. Purchase Price and Terms. Purchaser shall pay to Seller as the purchase price for the Property an amount equal to the greater of (i) Seller’s Investment or (ii) the fair market value of the Property as shown on an appraisal to be obtained by Purchaser no earlier than three (3) months prior to Closing. For this Phase II sale, this amount is estimated to be \$475,000. For purposes hereof,

Seller's Investment shall mean the pro-rata portion of \$1,931,418 based on the ratio of the tax assessed value of the Property to the aggregate tax assessed value of the Development Property. Within five (5) days following the effective date of this Agreement, Purchaser shall deposit with Seller a deposit of One Hundred Dollars (\$100), which deposit shall be applied to the Purchase Price or shall be retained by the Seller in the event that Purchaser does not complete the purchase of the Property. The balance of the Purchase Price payable by Purchaser to the Seller shall be evidenced by an unsecured Purchase Money Promissory Note dated as of the Closing Date (the "**Take Back Note**"). The Take Back Note shall bear interest at a mutually agreed interest rate and shall be due and payable in full at the time the Project receives permanent financing. Seller may elect to defer the payment of the Take Back Note and in such event the Take Back Note shall be secured by the Project and subordinated to the permanent financing for the Project. In the event Seller elects to defer payment of the Take Back Note, the payment terms shall be agreeable to the Seller based on cash flow of the Project (based on the following waterfall: ordinary and customary operating expenses for the Project, then debt service on the permanent financing then debt service on the Take Back Note).

4. Condition. Purchaser hereby accepts the Premises in "AS-IS, WHERE-IS" condition, without representation or warranty, except that Seller represents and warrants to Purchaser the following (which representations and warranties are intended to survive Closing):

(i) To the Seller's actual knowledge, there are no claims, pending or threatened, against Seller or the Premises, or in connection with the operation of the Premises, except as Seller has specifically disclosed in writing to Purchaser;

(ii) To the Seller's actual knowledge, there are no violations of any environmental, zoning, building code, use and occupancy or other governmental laws or ordinances affecting the Premises;

(iii) Seller has obtained or will obtain by Closing all necessary authorizations and approvals to sell the Premises to Purchaser, and such actions will not violate any of Seller's organizational documents or any other document to which Seller is a party or is bound; and

(iv) Seller has not executed any other encumbrance, lien or conveyance affecting the Premises except as has been previously disclosed in writing to Purchaser.

5. Title to the Property. At Closing, Seller shall convey all of Seller's interest in the Property (free and clear of encumbrances except liens for taxes not yet due, standard easements and rights-of-way that will not adversely impact the development of the Project or the operation thereof and those disclosed in writing to Purchaser), marketable and insurable as such in an amount equal to the Purchase Price by such nationally recognized title insurance company as Purchaser may choose, at regular rates, on a form of owner's policy consistent with policies typically issued in Virginia in commercial transactions.

6. Closing. Closing of the transaction described herein ("**Closing**") shall occur on or before March 31, 2027. Closing shall occur either at the offices of Gallagher Evelius & Jones LLP, 218 N. Charles Street, Suite 400, Baltimore, Maryland 21201 or at such other place as the parties shall mutually agree upon in writing (including via escrow).

7. Contingency. Purchaser shall have the right to terminate this Agreement at any time prior to Closing if Purchaser is unable to obtain by the date of Closing (as the same may be extended), in its sole discretion, any of the following: (a) any governmental permits or approvals required for the development and construction of the Project, or (b) an award for Low Income

Housing Tax Credits together with commitments for any first mortgage and soft secondary debt financing any financing necessary to finance the acquisition and construction of the Project, and to operate the residential rental facility on the Premises. If Purchaser terminates this Agreement pursuant to this Section 7, the parties shall be relieved of all further liability and obligations hereunder.

8. Conveyance; Adjustments.

(a) The following documents shall be executed by Seller and/or delivered to Purchaser (and/or the settlement agent, if applicable) at Closing:

(i) A deed in recordable form conveying all of the Seller's interest in the title to the Property, free and clear of all liens, encumbrances or defects except as permitted by Purchaser in writing (the "**Deed**");

(ii) A settlement statement reflecting adjustments pursuant to Sections 8(b) and (c) below;

(iii) An assignment and physical delivery of all contracts, permits, licenses, agreements, surveys, plats, engineering studies, architectural drawings, zoning materials, environmental studies, title reports, financing documents, books and records and other information within Seller's possession or control concerning the Property, to the extent assignable by Seller;

(iv) An affidavit prepared by Seller stating under the penalties of perjury that Seller is not a "foreign person" as that term is defined under Section 1445 of the Internal Revenue Code of 1986, as amended;

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

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

(b) Purchaser shall bear the cost of all title insurance premiums, all other costs of title examination and other title company charges. Purchaser shall pay the cost of preparation of the Deed. Seller shall pay the cost of releasing any existing monetary encumbrances. Purchaser and Seller shall each pay fifty percent (50%) of the cost of all transfer and recordation taxes. Purchaser and Seller shall each bear the fees of their respective counsel and advisors.

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

- (i) Utility charges;
- (ii) Charges for water, sewer, gas, electric, trash removal and all other utilities, which adjustments shall be based on meter readings or invoices, as appropriate;
- (iii) All other income, expenses and charges of any kind with respect to the Premises; and
- (iv) Taxes (including real estate taxes) and insurance costs.

9. Default. If Purchaser or Seller shall breach this Agreement, then the non-breaching party shall be entitled to seek any remedy available at law or equity in a court of competent jurisdiction.

10. Brokerage. Purchaser and Seller each represent and warrant to the other that no agent, broker or finder has acted for it in connection with this Agreement and the sale of the

Property. Each party (an “**Indemnitor**”) agrees to indemnify the other party (an “**Indemnitee**”) from and against any and all claims, liabilities, suits, damages, causes of action, judgments, verdicts, exposures (including reasonable attorneys’ fees) or costs arising from any claim against an Indemnitee by any broker, agent, salesperson or other representative for any fees or commissions arising by reason of any action on the part of an Indemnitor.

11. Further Assistance. Seller and Purchaser agree to execute such additional documents as may be reasonably necessary to consummate the transaction provided for in this Agreement at the requesting party’s expense.

12. Construction of the Provisions of this Agreement. The provisions of this Agreement are to be construed as a whole according to their common meaning to achieve the objectives and purposes of this Agreement. Each of the parties represent that they, and their respective counsel, have carefully reviewed all of the terms and conditions of this Agreement. The rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement as both Seller and Purchaser are considered to have equal bargaining power.

13. Miscellaneous Provisions. This Agreement contains the entire agreement between the parties hereto and is intended to be an integration of all prior or contemporaneous agreements, conditions or undertakings between the parties hereto; there are no promises, agreements, conditions, undertakings, warranties or representations, oral or written, express or implied, between the parties hereto, relating to the subject matter of this Agreement, other than as herein set forth. No change or modification of this Agreement shall be valid unless the same is in writing and signed by Seller and Purchaser. No purported or alleged waiver of any of the provisions of this Agreement shall be valid or effective unless in writing signed by the party against whom it is sought to be

enforced. This Agreement and all of the provisions hereof shall be binding upon and shall inure to the benefit of the parties hereto and their respective estates, legal representatives, successors and assigns. This Agreement shall not be recorded, in any manner or form, by Seller or Purchaser. If any provision of this Agreement or the application thereof to any person or circumstance shall be held violative of any applicable laws or unenforceable, for any reason, the invalidity or unenforceability of this or any such provision shall not invalidate or render unenforceable any other provision hereof, which shall remain in full force and effect. This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland. This Agreement may be executed in counterparts. Counterparts delivered electronically shall have the same legal force and effect as delivery of an original. Time is of the essence.

[Signature Page Follows]

IN WITNESS WHEREOF, and intending to be legally bound, the undersigned parties have duly executed this Purchase and Sale Agreement under seal on the Effective Date.

WITNESS OR ATTEST:

PURCHASER:

ROANOKE GATEWAY II, LP, a Maryland limited partnership (Trading in Virginia as Roanoke Gateway II Owner LP)

By: Roanoke Gateway II GP, LLC,
a Maryland limited liability company,
its General Partner

By: Homes Development Corporation,
a Maryland corporation,
its Managing Member

Vicky Grim
Vicky Grim

By: W. Andrew Hanson (SEAL)
Name: W. Andrew Hanson
Title: Vice President

WITNESS OR ATTEST:

SELLER:

GATEWAY PROJECT, LLC,
a Virginia limited liability company

Darla Boone

By: C. Lee Clark (SEAL)
Name: C. Lee Clark
Title: CEO

[Signature Page to Purchase and Sale Agreement (Roanoke Gateway-Phase II)]

EXHIBIT A

All the lands known Block 19 of the Map of Belmont, City of Roanoke Plan # 1471, also known as Tax Numbers 4013101 through 4013120, presently in the name of Gateway Project, LLC, formerly in the name of the Rescue Mission of Roanoke, Inc, situated between Jamison Avenue SE, Bullitt Avenue SE, and between 7TH Steet SE and 8TH Street SE, in the City of Roanoke, VA collective containing 87,103 square feet or 1.9996 acres, more or less.

Individually:

Tax # 4013101	0.12 AC.
Tax # 4013102	0.12 AC.
Tax # 4013103	0.09 AC.
Tax # 4013104	0.09 AC.
Tax # 4013105	0.09 AC.
Tax # 4013106	0.09 AC.
Tax # 4013107	0.12 AC.
Tax # 4013108	0.12 AC.
Tax # 4013109	0.12 AC.
Tax # 4013110	0.12 AC.
Tax # 4013111	0.12 AC.
Tax # 4013112	0.09 AC.
Tax # 4013113	0.09 AC.
Tax # 4013114	0.09 AC.
Tax # 4013115	0.09 AC.
Tax # 4013116	0.09 AC.
Tax # 4013117	0.09 AC.
Tax # 4013118	0.09 AC.
Tax # 4013119	0.09 AC.
Tax # 4013120	0.09 AC.

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*****

RESNET Rater Signature

Printed Name

Date

RESNET Provider Agency

Provider Contact Name

Contact Signature

Email

Phone

HERS Modeling Scenario Analysis



Analysis Date	1/8/2026
Project	Roanoke Gateway 4%
Certifications:	ENERGY STAR MFNC v1.2, DOE Efficient New Homes MF v2
Location	Roanoke, VA
Energy Modeler	Mike Newman

Modeling Component	Baseline Specifications	
Slab Insulation Specifications	R-10, 0.5' horizontal and 2' vertical	
Exterior Wood Stud Walls	2x6 16" o.c. R-21 + 1/2" XPS	
Ceiling/Roof	R-30 XPS, TPO roof	
Windows/Glass	U: 0.25, SHGC: 0.40	
Heating HSPF	7.8 HSPF2	
Cooling SEER	15.2 SEER2	
Mech. Ventilation Type	G2 Air Cyclor with bathroom exhaust fan	
Mech. Ventilation Specs	80-110 CFM OA, 11.1 watt fan	
HVAC Grading	RESNET Default	
Water Heater Specifications	40-50 gallon, 3.60 UEF HPWH	
Duct Leakage	4% total, 4% LTO	
Lighting	100% LED	
Refrigerator Specs	≤ 395 kWh	
Dishwasher Specs	≤ 270 kWh	
Infiltration	≤ 0.30 CFM50/enclosure area	
Required for all scenarios	Grade I exterior batt insulation, ECM HVAC fan, ASHRAE 62.2 2013 compliant, ENERGY STAR exhaust fans, low-flow fixtures, R-3 DHW pipe insulation	

Modeled Unit Type		Baseline HERS Scores				
Some model types represent others		Actual	Target	Diff.	UA Pass	
HERS modeling completed in Ekotrope v5.2.1	1A	43	49	-6	Yes	Target HERS Score is DOE Efficient New Homes MF v2
	2A	44	49	-5	Yes	
	2D	46	47	-1	Yes	
	3B	46	49	-3	Yes	
	3F	41	45	-4	Yes	



Mike Newman
Project Manager
Lorax Partnerships, LLC
808 St. Paul Street
Baltimore, MD 21202

Denise Fazio
Development Director
Homes for America
175 Admiral Cochrane Drive, Suite 402
Annapolis, MD 21401

January 8, 2026

Re: Roanoke Gateway 4% HUD Utility Allowances

Denise,

The following are estimated utility costs for the future Roanoke Gateway 4% property. These estimates were calculated using the weighted utility cost average of each unit type elevation using Ekotrope v5.2.1, and the utility rates are based on current Appalachian Power energy rates from January 2026.

Supporting documentation for each unit type is attached to this letter below.

Unit Type	Electric Cost Annually	Electric Cost Monthly
1-bedroom	\$ 760	\$ 63
2-bedroom	\$ 972	\$ 81
3-bedroom	\$ 1,220	\$ 102

Thank you,

Mike Newman
RESNET RTIN 9430917

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: LV6EGwPL

HERS® Index Score:

44

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

Annual Savings

\$1,110

*Relative to an average U.S. home

Home:
624 Bullitt Ave SE
Roanoke, VA 24022

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.0	\$98
Cooling	1.0	\$47
Hot Water	1.0	\$50
Lights/Appliances	9.1	\$436
Service Charges		\$96
Generation (e.g. Solar)	0.0	\$0
Total:	13.1	\$726

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.2
ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

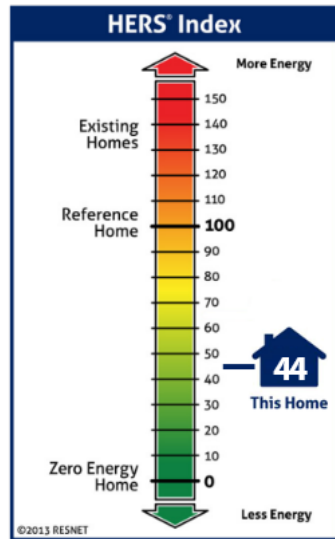
Rating Completed by:

Energy Rater: Michael Newman
RESNET ID: 9430917

Rating Company: Lorax LLC
808 St Paul Street Baltimore MD 21202
443 449 6319

Rating Provider: Energy Efficient Homes Midwest

Michael Newman, Certified Energy Rater
Digitally signed: 1/8/26 at 1:32 PM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1A
Community:	Roanoke Gateway
Conditioned Floor Area:	720 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 3.6 UEF
House Tightness:	0.27 CFM50 / s.f. Shell Area (Adjusted Infiltration: 2.22 ACH50)
Ventilation:	80 CFM • 11.1 Watts • Air Cycler w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-23
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.25, SHGC: 0.4
Foundation Walls:	N/A
Framed Floor:	N/A



Ekotrope RATER - Version:5.2.1.3778

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Fuel Summary

Property 624 Bullitt Ave SE Roanoke, VA 24022 Model: 1A Community: Roanoke Gateway	Organization Lorax LLC Michael Newman Builder	Inspection Status Results are projected
---	--	---

Roanoke Gateway - Scenario 1 - Type 1A - Slab
1A

Annual Energy Cost

Electric	\$760
----------	-------

Annual End-Use Cost

Heating	\$138
Cooling	\$40
Water Heating	\$50
Lights & Appliances	\$436
Onsite Generation	-\$0
Service Charges	\$96
Total	\$760

Annual End-Use Consumption

Heating [Electric kWh]	842.5
Cooling [Electric kWh]	246.2
Hot Water [Electric kWh]	307.5
Lights & Appliances [Electric kWh]	2,658.7
Total [Electric kWh]	4,054.8
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.84
Peak Summer kW	0.94

Utility Rates

Electricity	Appalachian Power Jan 2026
-------------	----------------------------

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: LXgXB5e2

HERS® Index Score:

44

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

Annual Savings

\$1,450

*Relative to an average U.S. home

Home:
624 Bullitt Ave SE
Roanoke, VA 24022

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.3	\$160
Cooling	1.2	\$58
Hot Water	1.4	\$67
Lights/Appliances	11.1	\$534
Service Charges		\$96
Generation (e.g. Solar)	0.0	\$0
Total:	17.1	\$915

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.2
ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

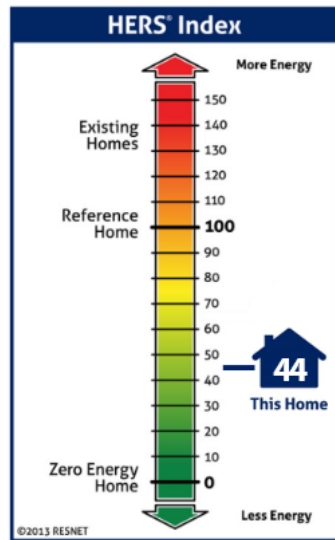
Rating Completed by:

Energy Rater: Michael Newman
RESNET ID: 9430917

Rating Company: Lorax LLC
808 St Paul Street Baltimore MD 21202
443 449 6319

Rating Provider: Energy Efficient Homes Midwest

Michael Newman, Certified Energy Rater
Digitally signed: 1/8/26 at 1:33 PM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	2A
Community:	Roanoke Gateway
Conditioned Floor Area:	1,042 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 3.6 UEF
House Tightness:	0.27 CFM50 / s.f. Shell Area (Adjusted Infiltration: 2.25 ACH50)
Ventilation:	80 CFM • 11.1 Watts • Air Cycler w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-23
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.25, SHGC: 0.4
Foundation Walls:	N/A
Framed Floor:	N/A



Ekotrope RATER - Version:5.2.1.3778

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Fuel Summary

Property 624 Bullitt Ave SE Roanoke, VA 24022 Model: 2A Community: Roanoke Gateway	Organization Lorax LLC Michael Newman Builder	Inspection Status Results are projected
---	--	---

Roanoke Gateway - Scenario 1 - Type 2A - Slab
2A

Annual Energy Cost

Electric	\$957
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Annual End-Use Cost

Heating	\$211
Cooling	\$49
Water Heating	\$68
Lights & Appliances	\$534
Onsite Generation	-\$0
Service Charges	\$96
Total	\$957

Annual End-Use Consumption

Heating [Electric kWh]	1,284.6
Cooling [Electric kWh]	298.3
Hot Water [Electric kWh]	414.4
Lights & Appliances [Electric kWh]	3,259.2
Total [Electric kWh]	5,256.4
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.13
Peak Summer kW	1.17

Utility Rates

Electricity	Appalachian Power Jan 2026
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Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dxVozWZ2

HERS® Index Score:

46

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

Annual Savings

\$1,528

*Relative to an average U.S. home

Home:
624 Bullitt Ave SE
Roanoke, VA 24022

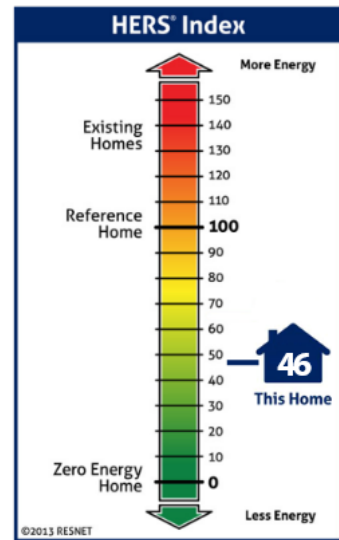
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.5	\$264
Cooling	1.0	\$47
Hot Water	1.4	\$67
Lights/Appliances	11.2	\$537
Service Charges		\$96
Generation (e.g. Solar)	0.0	\$0
Total:	19.1	\$1,011

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.2
ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2D
Community:	Roanoke Gateway
Conditioned Floor Area:	1,060 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 3.6 UEF
House Tightness:	0.27 CFM50 / s.f. Shell Area (Adjusted Infiltration: 2.85 ACH50)
Ventilation:	80 CFM • 11.1 Watts • Air Cycler w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-23
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.25, SHGC: 0.4
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Michael Newman
RESNET ID: 9430917

Rating Company: Lorax LLC
808 St Paul Street Baltimore MD 21202
443 449 6319

Rating Provider: Energy Efficient Homes Midwest

Michael Newman, Certified Energy Rater
Digitally signed: 1/8/26 at 1:33 PM



Fuel Summary

Property 624 Bullitt Ave SE Roanoke, VA 24022 Model: 2D Community: Roanoke Gateway	Organization Lorax LLC Michael Newman Builder	Inspection Status Results are projected
---	--	---

Roanoke Gateway - Scenario 1 - Type 2D - Slab
2D

Annual Energy Cost

Electric	\$1,046
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Annual End-Use Cost

Heating	\$309
Cooling	\$37
Water Heating	\$67
Lights & Appliances	\$537
Onsite Generation	-\$0
Service Charges	\$96
Total	\$1,046

Annual End-Use Consumption

Heating [Electric kWh]	1,887.2
Cooling [Electric kWh]	227.0
Hot Water [Electric kWh]	410.2
Lights & Appliances [Electric kWh]	3,277.6
Total [Electric kWh]	5,802.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.42
Peak Summer kW	1.00

Utility Rates

Electricity	Appalachian Power Jan 2026
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Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: LOOZGJGL

HERS® Index Score:

46

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

Annual Savings

\$1,840

*Relative to an average U.S. home

Home:
624 Bullitt Ave SE
Roanoke, VA 24022

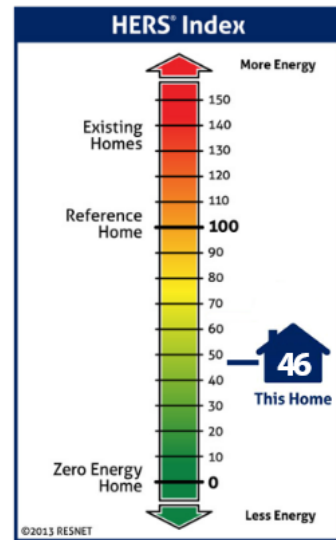
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.7	\$320
Cooling	1.3	\$64
Hot Water	1.8	\$86
Lights/Appliances	13.2	\$631
Service Charges		\$96
Generation (e.g. Solar)	0.0	\$0
Total:	22.9	\$1,196

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.2
ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3B
Community:	Roanoke Gateway
Conditioned Floor Area:	1,375 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 3.6 UEF
House Tightness:	0.27 CFM50 / s.f. Shell Area (Adjusted Infiltration: 2.70 ACH50)
Ventilation:	110 CFM • 11.1 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-23
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.25, SHGC: 0.4
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Michael Newman
RESNET ID: 9430917

Rating Company: Lorax LLC
808 St Paul Street Baltimore MD 21202
443 449 6319

Rating Provider: Energy Efficient Homes Midwest

Michael Newman, Certified Energy Rater
Digitally signed: 1/8/26 at 1:34 PM



Fuel Summary

Property 624 Bullitt Ave SE Roanoke, VA 24022 Model: 3B Community: Roanoke Gateway	Organization Lorax LLC Michael Newman Builder	Inspection Status Results are projected
Roanoke Gateway - Scenario 1 - Type 3B - Slab 3B		

Annual Energy Cost

Electric	\$1,236
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Annual End-Use Cost

Heating	\$373
Cooling	\$50
Water Heating	\$86
Lights & Appliances	\$631
Onsite Generation	-\$0
Service Charges	\$96
Total	\$1,236

Annual End-Use Consumption

Heating [Electric kWh]	2,275.3
Cooling [Electric kWh]	307.7
Hot Water [Electric kWh]	526.2
Lights & Appliances [Electric kWh]	3,852.2
Total [Electric kWh]	6,961.4
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.71
Peak Summer kW	1.27

Utility Rates

Electricity	Appalachian Power Jan 2026
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Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: LeawY9ML

HERS® Index Score:

41

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

Annual Savings

\$1,859

*Relative to an average U.S. home

Home:
624 Bullitt Ave SE
Roanoke, VA 24022

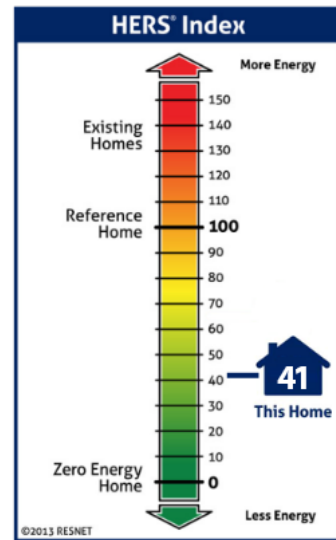
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.0	\$192
Cooling	1.8	\$87
Hot Water	1.7	\$80
Lights/Appliances	12.6	\$607
Service Charges		\$96
Generation (e.g. Solar)	0.0	\$0
Total:	20.1	\$1,062

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.2
ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3F
Community:	Roanoke Gateway
Conditioned Floor Area:	1,246 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 3.6 UEF
House Tightness:	0.27 CFM50 / s.f. Shell Area (Adjusted Infiltration: 2.95 ACH50)
Ventilation:	110 CFM • 11.1 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-23
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.25, SHGC: 0.4
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Michael Newman
RESNET ID: 9430917

Rating Company: Lorax LLC
808 St Paul Street Baltimore MD 21202
443 449 6319

Rating Provider: Energy Efficient Homes Midwest

Michael Newman, Certified Energy Rater
Digitally signed: 1/8/26 at 1:34 PM



Fuel Summary

Property 624 Bullitt Ave SE Roanoke, VA 24022 Model: 3F Community: Roanoke Gateway	Organization Lorax LLC Michael Newman Builder	Inspection Status Results are projected
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Roanoke Gateway - Scenario 1 - Type 3F - Slab
3F

Annual Energy Cost

Electric	\$1,095
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Annual End-Use Cost

Heating	\$241
Cooling	\$70
Water Heating	\$81
Lights & Appliances	\$607
Onsite Generation	-\$0
Service Charges	\$96
Total	\$1,095

Annual End-Use Consumption

Heating [Electric kWh]	1,470.7
Cooling [Electric kWh]	427.4
Hot Water [Electric kWh]	493.5
Lights & Appliances [Electric kWh]	3,704.4
Total [Electric kWh]	6,096.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.55
Peak Summer kW	1.28

Utility Rates

Electricity	Appalachian Power Jan 2026
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Tab G:

Zoning Certification Letter (MANDATORY)

January 14, 2026

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

RE: ZONING CERTIFICATION
File 04220022.01

Name of Development: Roanoke Gateway II
Name of Owner/Applicant: Roanoke Gateway II, LP
Name of Seller/Current Owner: Project Gateway LLC

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:

704 Bullitt Ave SE
Roanoke, VA 24013

Legal Description:

Proposed Improvements:

86 Units in two buildings with parking lots and associated site work.

Construction

New Construction:	# Units	<u>86</u>	# Buildings	<u>2</u>	Total Floor Area	<u>111,324</u>
Adaptive Reuse	# Units		# Buildings		Total Floor Area	
Rehabilitation:	# Units		# Buildings		Total Floor Area	

Zoning Certification, cont'd

Current Zoning: RMF with conditions allowing a density of 43 units per acre, and the following other applicable conditions: as approved by Ordinance number 43151-021825 by the Council of the City of Roanoke approved rezoning February 18, 2025 with proffered site plan.

Other Descriptive Information: The Council of the City of Roanoke approved Ordinance number 43151-021825 rezoning to RMF with conditions on February 18, 2025 with proffered site plan.

LOCAL CERTIFICATION:

Check one of the following as appropriate:

X

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.

NA

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

Chris Burns

Signature

Christopher Burns, P.E.

Printed Name

Manager – Westwood Professional Services

Title of Civil Engineer

540.772.9580

Phone

1.14.2025

Date



CECELIA F. MCCOY, CMC
City Clerk

CITY OF ROANOKE
OFFICE OF THE CITY CLERK

215 Church Avenue, S. W., Suite 456
Roanoke, Virginia 24011-1536
Telephone: (540) 853-2541
Fax: (540) 853-1145
E-mail: clerk@roanokeva.gov

CECELIA T. WEBB, CMC
Deputy City Clerk

RUTH VISUETE PEREZ
Assistant Deputy City Clerk

February 21, 2025

Ben Crew
Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, Virginia 24018

Dear Mr. Crew:

I am enclosing copy of Ordinance No. 43151-021825 to (i) repeal Ordinance No. 37876-082007, adopted August 20, 2007, to the extent that it placed certain conditions on property located on 632 Bullitt Avenue, S.E., bearing Official Tax Map No. 4013018; (ii) repeal Ordinance No. 38461-051809, adopted May 18, 2009, to the extent that it placed certain conditions on property located on 624 Bullitt Avenue, S.E., bearing Official Tax Map No. 4013015; and (iii) rezone property located at 612, 624, 632, 704, 708, 710, 712, 716, and six parcels addressed as 0 Bullitt Avenue S.E.; 703, 705, 709, 711, 715, 727, 729, and eight parcels addressed as 0 Jamison Avenue SE; and 0 6th Street S.E.; bearing Official Tax Map Nos. 4013014, 4013015, 4013018, 4013113, 4013115, 4013116, 4013117, 4013118, 4013011, 4013012, 4013112, 4013114, 4013119, 4013120, 4013102, 4013103, 4013105, 4013106, 4013107, 4013109, 4013110, 4013002, 4013003, 4013004, 4013009, 4013101, 4013104, 4013108, 4013111, and 4013010, respectively, (the "Property") from IN, Institutional District; MX(c), Mixed Use District with conditions; and RM-2, Residential District to RMF, Residential District with conditions, as set forth in the Zoning Amendment Amended Application No. 2 dated January 24, 2025.

The abovereferenced measure was adopted by the Council of the City of Roanoke at a regular meeting held on Tuesday, February 18, 2025, and is in full force and effect upon its passage.

Sincerely,

Cecelia F. McCoy, CMC
City Clerk

Enclosure

pc: MKJJ Realty, LLC, 9117 Avocet Court, Chesterfield, Virginia 23838
Gateway Project, LLC, PO Box 11525, Roanoke, Virginia 24022
Greenfield Real Estate, Inc., PO Box 445, Cloverdale, Virginia 24077

Pc: Cathy Carr, 523 6th Street, SE, Roanoke, Virginia 24013
James Dalton and Mark Martin, 527 6th Street, SE, Roanoke Virginia 24013
Elizabeth Dudley, 533 6th Street, SE, Roanoke, Virginia 24013
Tahiti Island, LLC, PO Box 8792, Roanoke, Virginia 24014
City of Roanoke Redevelopment and Housing Authority, 2624 Salem
Turnpike, NW, Roanoke Virginia 24017
Joseph Casseus, 613 6th Street, SE, Roanoke, Virginia 24013
IDB Group, LLC, 4248 Old Cave Spring Road, Roanoke Virginia 24018
Cami Dee Miller, 520 6th Street, SE, Roanoke, Virginia 24013
McLeod Family Foundation, Inc., 410 First Street, SW, Roanoke, Virginia 24011
Current resident, 3002 Rosalind Avenue, SW, Roanoke, Virginia 24014
Mountain and Valley Properties, LLC, PO Box 587, Vinton, Virginia 24179
Virginia Koch, 620 Jamison Avenue, SE, Roanoke, Virginia 24013
Nickolas Apostolou, 2694 Willowlawn Street, Roanoke, Virginia 24018
Curtis Sloane, 702 Jamison Avenue, SE, Roanoke, Virginia 24013
Devin Brown, 607 Bullitt Avenue, SE, Roanoke, Virginia 24013
Lorraine Ray, Southern Property Real Estate - Attn: Stephanie Brown
222 South Pollard Street, Vinton, Virginia 24179
Garcia Herson and David Rivera, 3521 Oliver Road, NE, Roanoke, Virginia
24012
Macher Properties, LLC, 1925 Salem Avenue, SW, Roanoke, Virginia 24016
Current Resident, 1321 3rd Street, SW, Roanoke, Virginia 24016
Habitat for Humanity in the Roanoke Valley, Inc., PO Box 6627, Roanoke, Virginia
24017
Alicia and Dennis Stahl, 717 Bullitt Avenue, SE, Roanoke, Virginia 24013
Gwendolyn and Dixon Rhoads, 727 Bullitt Avenue, SE, Roanoke, Virginia 24013
Current resident, PO Box 4506, Roanoke, Virginia 24015
Gregory Sarver and Christine, 5741 Sugar Loaf Mountain Road, Roanoke,
Virginia 24018
Nytasia Dockery, 728 Jamison Avenue, SE, Roanoke, Virginia 24013
Todd Goodrich, PO Box 4111, Roanoke, Virginia 24015
Gary Lee Sapp, Sr., 806 Bullitt Avenue, SE, Roanoke, Virginia 24013
Southern Estates, LLC, 410 First Street, SW, Roanoke, Virginia 24011
Kristy Taylor, 704 Jamison Avenue, SE, Roanoke, Virginia 24013
Yousef Alamouri, 1928 Warrington Road, SW, Roanoke, Virginia 24015
Thomas Hartberger, 708 Jamison Avenue, SE, Roanoke, Virginia 24013
Jeri Aileen Starkey - Life Estate, 710 Jamison Avenue, SE, Roanoke, Virginia
24013
The Lifeline Foundation, 402 4th Street, SE, Roanoke, Virginia 24013

Ben Crew, Agent
Balzer and Associates, Inc.
Page 3

Pc: The Honorable Brenda Hamilton, Circuit Court Clerk
Valmarie H. Turner, City Manager
Angie O'Brien, Deputy City Manager
Jillian Papa, Deputy Director, Planning Building and Development
Timothy Spencer, City Attorney
Laura Carini, Deputy City Attorney
Kelvin Bratton, Director of Real Estate Valuation
Luke Pugh, City Engineer
Emily Clark, Secretary, City Planning Commission

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

The 18th day of February 2025.

No. 43151-021825.

AN ORDINANCE to (i) repeal Ordinance No. 37876-082007, adopted August 20, 2007, to the extent that it placed certain conditions on property located on 632 Bullitt Avenue, S.E., bearing Official Tax Map No. 4013018; (ii) repeal Ordinance No. 38461-051809, adopted May 18, 2009, to the extent that it placed certain conditions on property located on 624 Bullitt Avenue, S.E., bearing Official Tax Map No. 4013015; and (iii) rezone property located at 612, 624, 632, 704, 708, 710, 712, 716, and six parcels addressed as 0 Bullitt Avenue SE; 703, 705, 709, 711, 715, 727, 729, and eight parcels addressed as 0 Jamison Avenue SE; and 0 6th Street SE; bearing Official Tax Map Nos. 4013014, 4013015, 4013018, 4013113, 4013115, 4013116, 4013117, 4013118, 4013011, 4013012, 4013112, 4013114, 4013119, 4013120, 4013102, 4013103, 4013105, 4013106, 4013107, 4013109, 4013110, 4013002, 4013003, 4013004, 4013009, 4013101, 4013104, 4013108, 4013111, and 4013010, respectively, (the "Property") from IN, Institutional District; MX(c), Mixed Use District with conditions; and RM-2, Residential District to RMF, Residential District with conditions; and dispensing with the second reading of this ordinance by title.

WHEREAS, Homes for America, Inc., filed an application with the Council of the City of Roanoke, Virginia ("City Council"), in accordance with law, requesting City Council to (i) repeal Ordinance No. 37876-082007, adopted August 20, 2007, to the extent that it placed certain conditions on property located on 632 Bullitt Avenue, S.E., bearing Official Tax Map No. 4013018; (ii) repeal Ordinance No. 38461-051809, adopted May 18,

2009, to the extent that it placed certain conditions on property located on 624 Bullitt Avenue, S.E., bearing Official Tax Map No. 4013015; and (iii) rezone the Property described hereinafter from IN, Institutional District; MX(c), Mixed Use District with conditions; and RM-2, Residential District to RMF, Residential District with conditions;

WHEREAS, the City Planning Commission, after giving proper notice to all concerned as required by §36.2-540, Code of the City of Roanoke (1979), as amended, and after conducting a public hearing on the matter, has made its recommendation to Council;

WHEREAS, a public hearing was held by City Council on such application at its meeting on February 18, 2025, after due and timely notice thereof as required by §36.2-540, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were given an opportunity to be heard, both for and against the proposed repeal of conditions and rezoning; and

WHEREAS, this Council, after considering the aforesaid application, the recommendation made to this Council by the Planning Commission, the City's Comprehensive Plan, and the matters presented at the public hearing, finds that the public necessity, convenience, general welfare and good zoning practice, require the (i) repealing of the conditions applicable to the subject property, and is of the opinion that the conditions in Ordinance No. 37876-082007, adopted on August 20, 2007, now binding upon a tract of land located at 632 Bullitt Avenue, S.E., bearing Official Tax Map No. 4013018, and the conditions in Ordinance No. 38461-051809, adopted May 18, 2009, now binding upon a tract of land located at 624 Bullitt Avenue, S.E., bearing Official Tax Map No. 4013015, should be repealed as requested; and (ii) the rezoning of the subject Property and for those reasons, is of the opinion that the hereinafter described Property should be rezoned as

provided herein, as set forth in the Zoning Amendment Amended Application No. 2 dated January 24, 2025.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that:

1. Ordinance No. 37876-082007, adopted on August 20, 2007, to the extent it placed certain conditions on property located on 632 Bullitt Avenue, S.E., being designated as Official Tax Map No. 4013018, and Ordinance No. 38461-051809, adopted May 18, 2009, to the extent it placed certain conditions on property located at 624 Bullitt Avenue, S.E., being designated as Official Tax Map No. 4013015, are hereby REPEALED, and that Section 36.2-100, Code of the City of Roanoke (1979), as amended, and the Official Zoning Map, City of Roanoke, Virginia, dated December 5, 2005, as amended, be amended to reflect such action.

2. Section 36.2-100, Code of the City of Roanoke (1979), as amended, and the Official Zoning Map, City of Roanoke, Virginia, dated December 5, 2005, as amended, be amended to reflect that the Property described hereinafter be and hereby is rezoned from IN, Institutional District; MX(c), Mixed Use District with conditions; and RM-2, Residential District to RMF, Residential District with conditions proffered by the applicant, as set forth in the Zoning Amendment Amended Application No. 2 dated January 24, 2025, and as follows:

- a. The property will be developed in substantial conformity with the development plan prepared by Balzer and Associates, Inc., dated January 17, 2025, a copy of which is attached to this application as Exhibit A, subject to any changes that may be required by the City during comprehensive development plan review.

b. Architectural requirements for the proposed building design shall be in substantial conformance with the perspective rendering drawing titled “Gateway Project- Exhibit C” prepared by Grimm and Parker and dated January 17, 2025. The architectural style, components including form, walls, offsets, windows, entries, and doors shall be a similar style for all three (3) proposed multifamily residential buildings.

3. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

Cecelia J. McCoy
City Clerk.

Tab H:

Attorney's Opinion (MANDATORY)



ATTORNEY'S OPINION LETTER

Date January 15, 2026

To Virginia Housing
601 South Belvidere
Street Richmond,
Virginia 23220

RE: 2025 4% Tax Credit Reservation Request (30% present value credits to
be paired with tax-exempt bonds)

Name of Development: Roanoke Gateway II

Name of Owner: Roanoke Gateway II, LP

Dear Virginia Housing:

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

#971872v2
010489-0201

Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.

- 2 The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.
- 3 The information set forth in the Unit Details section of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.
- 4 The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application.
- 5 Based solely upon my review of (i) the Applicant's [operating agreement / 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.

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: Gallagher LLP

By: 
Kevin J. Davidson
Its: Partner

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	W. Andrew Hanson	Vice President, Homes for America, Inc.
2	Dana Johnson	President, Homes for America, Inc.
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Tab I:

Nonprofit Questionnaire (MANDATORY for points or pool)

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

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

Tab J:

Relocation Plan and Unit Delivery Schedule
(MANDATORY-Rehab)

Tab K:

Documentation of Development Location:

Tab K.1

Revitalization Area Certification

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

The 18th day of February 2025.

No. 43147-021825.

A RESOLUTION designating Census Tracts 22 and 27 in the City of Roanoke, Virginia as a Revitalization Area.

BE IT RESOLVED by the Council for the City of Roanoke as follows:

1. Council hereby designates Census Tracts 22 and 27, located within the City of Roanoke, Virginia, as a Revitalization Area pursuant to Section § 36-55.30:2.A of the Code of Virginia (1950, as amended).

2. Specifically, Council finds that Census Tracts 22 and 27 are areas where the industrial, commercial or other economic development of such area will benefit the City, but such areas lack the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area.

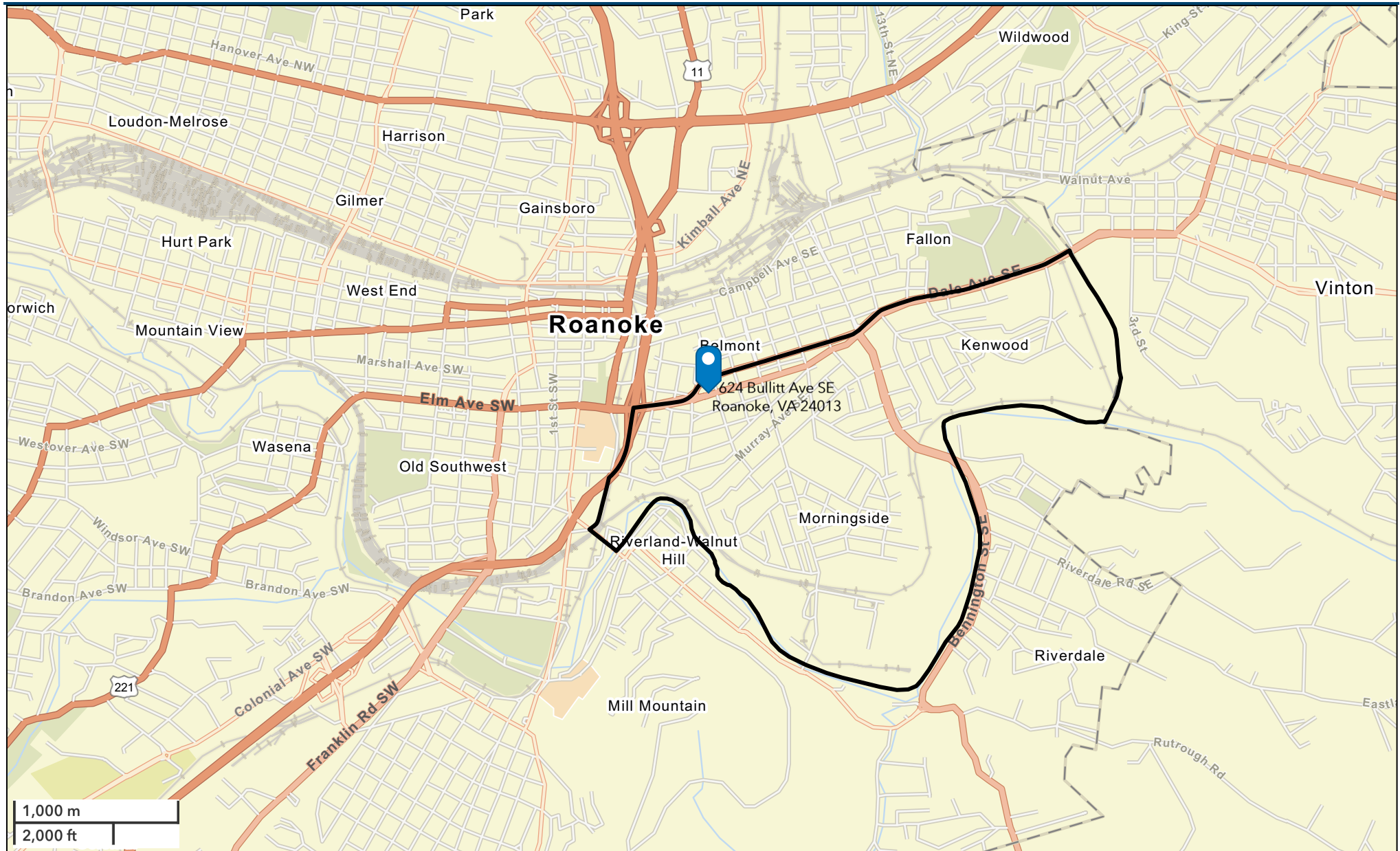
3. Council further finds that private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area.

4. Council finally finds that the designation of Census Tracts 22 and 27 as a Revitalization Area will induce other persons and families to live within such area and thereby create desirable economic mix of residents in such area.

ATTEST:

Cecilia J. McCoy

City Clerk.



Tab K.2

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

January 14, 2026

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

Re: 2026 Tax Credit Reservation Request
Name of Development: Roanoke Gateway II
Name of Owner: Roanoke Gateway II, LP
File 04220022.01

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 . mile of the nearest access point to an existing commuter rail, light rail or subway station; **OR**

 X 1,320 feet or . mile of the nearest access point to an existing public bus stop.

Firm Name: Westwood Professional Services
By: Benjamin Crew

A stylized handwritten signature in black ink, appearing to be the initials 'BK' with a horizontal line above them.

Its:
Title: Director

Tab L:

PHA / Section 8 Notification Letter

Tab M:

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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



Mike Newman
Project Manager
Lorax Partnerships, LLC
808 St. Paul Street
Baltimore, MD 21202

Denise Fazio
Development Director
Homes for America
175 Admiral Cochrane Drive, Suite 402
Annapolis, MD 21401

January 9, 2026

Re: Roanoke Gateway 4% HUD Utility Allowances

Denise,

The following are estimated utility costs for the future Roanoke Gateway 4% property. These estimates were calculated using the weighted utility cost average of each unit type elevation using Ekotrope v5.2.1, and the utility rates are based on current Appalachian Power energy rates from January 2026.

Supporting documentation for each unit type is attached to this letter below.

Unit Type	Heating Cost Monthly	Air Conditioning Cost Monthly	Water Heating Cost Monthly	Lighting & Appliance Cost Monthly	Service Charges Monthly	Electric Cost Monthly	Electric Cost Annually
1-bedroom	\$ 11.50	\$ 3.33	\$ 4.17	\$ 36.33	\$ 7.96	\$ 63.29	\$ 760
2-bedroom	\$ 19.00	\$ 3.92	\$ 5.67	\$ 44.58	\$ 7.96	\$ 81.13	\$ 972
3-bedroom	\$ 29.83	\$ 4.33	\$ 7.08	\$ 52.33	\$ 7.96	\$ 101.54	\$ 1,220

Thank you,

Mike Newman
RESNET RTIN 9430917

Tab S:

Supportive House Mandatory
Certification and Documentation

Tab T:

Funding Documentation

Tab U:

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



I, _____, acknowledge that I have received information regarding Virginia Housing’s free renter education to tenants.

I understand that it is my responsibility to review the materials available at the link provided here:
<https://www.virginiahousing.com/renters/education>.

I understand that at this website, I can review the following educational topics:

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

By signing below, I acknowledge that I have read this form and understand how to access the Virginia Housing free renter education materials.

Resident Name:

Resident Signature:

Unit Number: _____

Date: _____

Tab V:

Nonprofit or LHA Purchase Option or Right of First
Refusal

Tab W:

Internet Safety Plan and Resident Information Form



Roanoke Gateway II

Internet Safety and Security Plan

Roanoke Gateway II will provide free Wi-Fi service in the community room (located in Roanoke Gateway phase one and shared with Roanoke Gateway II). The community room will provide a secure connection with a service speed of no less than 100 mbps download and 20 mbps upload. The community room Wi-Fi service will have a rotating password and is only accessible to residents. Roanoke Gateway will enter into a contract with an internet provider to install Wi-Fi equipment (which may include routers, switches, and wireless access points), and will contract to provide ongoing support and maintenance to ensure the network functions properly. The routers will have a secure firewall to guard against data breaches. At the time of application, all residents will be provided with this *Internet Safety and Security Plan* and the *Resident Internet Education Information and Usage Guidelines* and the *Resident Acknowledgment form*. New residents will be required to sign a *Resident Acknowledgement of Responsibilities* form verifying that they have read and understand Roanoke Gateway's internet safety, security and usage guidelines; a copy of the signed Resident Acknowledgment of Responsibilities form will be maintained in all resident files. It is the resident's responsibility to make sure that their devices have adequate security, including up-to-date virus and malware protection software.

Inappropriate use of the Roanoke Gateway network will not be permitted. Unacceptable use of the internet by residents and their guests includes, but is not limited to, those actions listed in the *Resident Internet Education Information and Usage Guidelines*. Roanoke Gateway II has the discretion to determine unacceptable usage and prevent network access by a resident not abiding by the internet guidelines. If a resident is unclear about appropriate internet usage, they should direct questions to the Community Manager.

Resident Internet Education Information and Usage Guidelines

1. Roanoke Gateway II ("Landlord") agrees to provide access to the Community Room (located in Roanoke Gateway phase one) with Wi-Fi internet service at a speed of no less than 100mbps download and 20 mbps upload ("Internet Access") during the Lease Term subject to the terms and conditions of these Guidelines.
2. Resident understands that internet access points are the property of the Landlord. If Resident removes or damages an access point, Landlord may charge a fee.
3. Resident may not use the facilities and capabilities of the network to conduct or solicit the performance of any illegal or criminal activity.
4. Resident may not do anything which is contrary to the acceptable use policies of the internet provider.
5. Resident will not post or transmit any file which contains malicious software, which may include but is not limited to viruses, worms, "Trojan horses" or any other contaminating or destructive features.
6. Resident is solely responsible for keeping personal computer devices secure and free of viruses or other harmful programs that can directly or indirectly interfere with the operations of the network, and that of third parties connected to its networks. Resident is solely responsible for guarding against and repairing devices from any infection by malicious code or unauthorized use.
7. Resident may not send proactively, receive, upload, download, use or re-use any information or material which is offensive, abusive, indecent, defamatory, obscene or menacing, or in breach of confidence, copyright, privacy, or any other rights while using the Roanoke Gateway network.
8. Resident will not permit any guests or a third party to do any of the above.



Roanoke Gateway II

Resident Acknowledgement of Responsibilities

By signing below, I acknowledge that I have read, understand, and agree to the terms of all provisions contained in Roanoke Gateway II's *Internet Safety and Security Plan* and *Resident Internet Education Information and Usage Guidelines*.

I understand that the *Internet Safety and Security Plan* and *Resident Internet Education Information and Usage Guidelines* outline and summarize the proper use and safety guidelines when using the Internet Services provided at Roanoke Gateway II.

Resident Name: _____

Resident Signature: _____

Apartment Number: _____

Date: _____



Tab X:

Marketing Plan for units meeting accessibility
requirements of HUD section 504

Roanoke Gateway II

Marketing Plan

Section 504 Units

This Marketing Plan for units which conform to Section 504 of the Rehabilitation Act (the “Marketing Plan”) has been designed to convey to current and potential residents with disabilities for Roanoke Gateway II, a new rental housing community located at 704 Bullitt Avenue, S.E., Roanoke, VA. Roanoke Gateway II will commit 10% (9) of the total units to meet Section 504 requirements with permanent accessible features (special needs units). In addition, three (3) units will be reserved and marketed for persons with hearing/vision impairments. Roanoke Gateway II will be committed to providing excellent property management and resident services. Therefore, the majority of this plan will address ways in which property management will endeavor to secure qualified tenants, ensure quality tenancy, and effective management and maintenance of the property.

The Management Agent will be responsible for the management of Roanoke Gateway II. Habitat America, LLC the Management Agent, will be responsible for the day-to-day management operations, including leasing units, rent collection, maintenance, record keeping, reports, development of budgets, and monitoring resident income qualifications. Additionally, Habitat America will be responsible for the management of community and resident service programs.

I. Affirmative Marketing

Habitat America is pledged to the letter and the spirit of the U.S. policy of the achievement of equal housing opportunity throughout the nation and will actively promote fair housing in the development and marketing of this project. Habitat America, it's Officers, Directors and employees will not discriminate on the basis of race, creed, color, sex, religion, familial status, elderliness, disability or sexual orientation in its programs or housing. They will also comply with all provisions of the Fair Housing Act (42 U.S.C. 3600, et. Seq.).

Any employee who has discriminated against in the acceptance of a resident will be subject to immediate dismissal. All people who contact the office will be treated impartially and equally with the only qualification necessary for application acceptance being income and credit, and conformity with the requirements of the Section 8 Program and Tax Credit programs. All interested parties will be provided with a copy of the apartment brochure/flyer. Any resident who has questions not answered by the housing staff will be referred to the Associate Director or the Executive Director of Habitat America, LLC.

II. Marketing and Outreach

Locating people with disabilities to occupy the units which conform to the requirements of Section 504 of the Rehabilitation Act will be accomplished as follows:

1. Networking

Habitat America will contact local centers for independent living, disability services boards and other service organizations via phone and printed communication. A partnership has been established with Blue Ridge Independent Living Center to provide referrals to fill the property's required unit commitment. Additionally, they will provide support services to those who are interested in an effort to maintain their independence and live happy and healthy lives. Additional referral organizations will include:

- Blue Ridge Independent Living Center – 540-342-1231
- The Rescue Mission of Roanoke – 540-343-7227
- Virginia Department for Aging and Rehabilitative Services - 540-204-9725
- Roanoke Human Services Department – 540-853-2591
- VA Roanoke Regional Office – 800-827-1000
- Blue Ridge Behavioral Healthcare – 540-345-9841
- RSVP, Inc. – 804-288-627
- Social Security Administration – 800-772-1213
- Virginia Department of Medical Assistance Services – 804-786-7933
- Virginia Department of Behavioral Health and Developmental Services - 804-786-3921
- On Our Own of the Roanoke Valley – 540-362-0061

Leasing preference to fill the required unit commitment for the target population at Roanoke Gateway II:

- Unless prohibited by an applicable federal subsidy program, priority will be given for referred people with a disability that meets eligibility requirements.
- Will obtain tenant referrals from Blue Ridge Independent Living Center; Virginia Department of Medical Assistance Services (DMAS); Virginia Department of Behavioral Health and Developmental Services (DBHDS); or any other agency approved by the Authority.
- Will retain tenant verification letter, Acknowledgment and Settlement Agreement Target Population Status
- Target Population units will be confirmed by Virginia Housing.

2. Internet Search

Roanoke Gateway II will also be listed on the following websites:

virginiahousingsearch.com

hud.gov

accessva.org

dbhds.virginia.gov

3. Print Media

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

4. Resident Referrals

An effective Resident Referral program will be set up, in which current residents are rewarded for referring friends, coworkers, and others who may have disabilities to the property. These referrals are generally the best form of advertising as they attract friends who will want to reside together, thus binding the community. Residents will be offered incentives, to be determined, for referring qualified applicants who rent at the property. Flyers will be distributed to residents along with the resident newsletter announcing the tenant referral program.

5. Marketing Materials

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

These marketing materials include:

- Brochures or news media coverage –A simple, two color brochure may be produced at low cost which will effectively sell the apartments and community. A brochure will include a listing of features and amenities. News media may include the local newspaper and/or the local television station coverage.
- Flyers - As mentioned earlier, a flyer campaign can be used effectively to market the community. Each flyer should incorporate graphics as well as a small amount of copy and should be designed to generate traffic.
- Resident Referral - The least expensive form of advertising is through Resident Referrals. A flyer if necessary will be created and distributed to all residents. (\$50 - \$100 per referral, paid upon move in). In addition to being distributed to all residents, the referral flyer can also be left in the Management office and can be included in the move in packet. (People are most inclined to refer their friends in the first few weeks of their tenancy.) The flyers will be changed to reflect the season or any type of special referral program.

III. Public and Community Relations

Equal Housing Opportunity promotions - all site signage containing the EHO logo and Fair Housing posters are displayed in English and Spanish in the Rental Office. Habitat America encourages and supports an affirmative marketing program in which there are no barriers to obtaining housing because of race, color, religion, national origin, sex, elderliness, marital status, personal appearance, sexual orientation, familial status, physical or mental disability, political affiliation, source of income, or place of residence or business.

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

IV. Tenant Selection and Orientation

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

Times of Operation - the Management Office will be open Monday through Friday from 9:00A.M. to 5:00 P.M. Applicants will be processed at the Management Office during normal business hours in accordance with approved criteria. Move-in process and orientation to property - applicants meet with designated staff to discuss programs and services available on the property and will be supplied with relevant information to assist them in their move.

Management staff will check previous landlords, perform criminal/sex offender and credit background checks and verify income for each application taken. Tenant Selection will include minimum income limits assigned by

the Owner/HUD. New residents will be given an orientation to the property including a review of the rules and regulations, information on the area, proper use of appliances, move-out procedures, maintenance procedures, rent payment procedures, energy conservation, grievance procedures, tenants rights and responsibilities, overview of programs and services, and review of the lease documents.

Tenant Selection Criteria

Tenant Selection will include maximum income limits under the Low-Income Tax Credit and Section 8 programs. Selection criteria will also include student status guidelines pursuant to the Low- Income Housing Tax Credit program.

Application Processing

Application processing will be done at the Management Office by the management staff who are well versed in Fair Credit Law. As stated before, the processing will include a review of prior landlord references, criminal/sex offender and credit reporting and income verification. The housing staff will make further review for inaccuracies in the application. The annual income and family composition are the key factors for determining eligibility. However, the Housing Committee will also use the following criteria in selecting applicants for occupancy:

- ☐ Applicants must be individuals, not agencies or groups.
- ☐ Applicants must meet the current eligibility income limits for tax credits and any other program requirements.
- ☐ Rental Applications will be processed through a credit bureau to determine the credit worthiness of each applicant. If the score is below the threshold, and it has been determined the applicant has no bad credit and no negative rental history and no criminal history then the application can be conditionally approved after contacting the prior landlord. In these cases, the application must be reviewed by Habitat America's corporate compliance team before final approval.

Note- If the applicant's denial is based upon a credit report, the applicant will be advised of the source of the credit report in accordance with the Federal Fair Reporting Act.

Guidelines published by the Federal Trade Commission suggest that apartment managers fall under the provisions of the Act and are obligated to advise the person refused an apartment for credit reasons, the name and address of the credit reporting firm in writing. The credit report will not be shown to the applicant, nor will specific information be revealed.

- ☐ We will process the Rental Application through a criminal background check to determine any possible criminal conduct. Convictions will be considered, regardless of whether "adjudication" was withheld. A criminal background check will be used as part of the qualifying criteria. An applicant will automatically be denied if;
- ☐ There is a conviction for the manufacture, sale, distribution, or possession with the intent to manufacture, sell or distribute a controlled substance within the past five years.
- ☐ There is evidence in the criminal history that reveals that the applicant has developed a pattern of criminal behavior, and such behavior presents a real or potential threat to residents and/or property.
- ☐ Applicants must provide complete and accurate verification of all income for all family members. The household's annual income may not exceed the applicable limit and the household must meet the subsidy or assisted Income Limits as established for the area in which Roanoke Gateway II is located.

The annual income will be adjusted to the local Area Median Income (AMI) limits to determine eligibility.

- ☐ Family composition must be compatible for units available on the property.
- ☐ Applicants must receive satisfactory referrals from all previous Landlords.
- ☐ Applicants must provide verification of full-time student status for all individuals listed on the application as full-time student for tax credit units.
- ☐ Applicants must not receive a poor credit rating from the Credit Bureau and other credit reporting agencies and must demonstrate an ability to pay rent on time.
- ☐ Applicants must provide a doctor's statement and/or other proof of any handicap or disability.
- ☐ Applicants must provide a birth certificate or other acceptable HUD approved form of documentation for all household members.
- ☐ Applicants must complete the Application for Lease and all verification forms truthfully.
- ☐ Applicants must provide all information required by current Federal regulations and policies.
- ☐ Applicants must have the demonstrated ability to maintain acceptable housekeeping standards.
- ☐ Applicants must meet current Federal program eligibility requirements for tax credits and any other programs.
- ☐ Preference will be given to those households whose family members are handicapped or disabled for housing in the units specifically designated for the handicapped or disabled.
- ☐ Applicants who meet the above criteria will be placed on a waiting list based on the date and time of their application. If an applicant turns down a unit for any reason, the applicant will be moved to the bottom of the waiting list.
- ☐ Marketing units that meet requirements of 504 of the Rehabilitation Act at lease up and upon turn over will be held vacant for up to 60 days in an effort to lease to a person(s) with a disability.

Marketing a unit to the target population must and will be held vacant for up to 60 days during which ongoing marketing efforts to the network contacts cited above will be documented. If a qualified household including a person in the target population is not located in the 60-day timeframe, the owner or manager may submit the evidence of marketing to Virginia Housing's Compliance Officer and request approval to rent the unit to an income-qualified household not a part of the target population. If the request is approved, the lease must contain a provision that the household must move to a vacant unit of comparable size in the development if a household in the target population applies for the unit. The move will be paid for by the owner.

If no vacant unit of comparable size is available at that time, the target population prospective tenant should be placed on the development's waiting list and when the first available vacant comparably sized unit becomes available to move the non-targeted population tenant.

NOTE: The move of the temporary/non-disabled tenant will be paid for by the owner.

Memorandum of Understanding
Between Homes for America
&
Blue Ridge Independent Living Center

This Memorandum of Understanding is made and entered into this 10th day of March, 2025 by and between Blue Ridge Independent Living Center, (hereinafter referred to as the "Provider") and Homes for America, Inc. located at 624 Bullitt Avenue, SE, Roanoke, VA 24013, Roanoke, VA. (hereinafter referred to as the "Development").

Recitals:

Whereas, Development's residents desire to obtain quality support and guidance on a regular basis; and

Whereas, Provider will refer people with disabilities who desire to live independently at the Development

Whereas Provider offers services and programs that support people with disabilities in their effort to remain healthy, active and independent and to age in place at the Development (the "Services"); and

Whereas, Development desires to enter into this Memorandum of Understanding with the Provider to provide facilities for the Provider to provide the services and refer residents to Provider's location; on the terms and conditions set forth herein; and

Whereas the Development hereby desires to grant use to Provider for the purpose of providing the above described Services, on the terms and conditions set forth herein.

Whereas, tenants voluntarily participate in the services offered by Provider.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Development and Provider mutually agree as follows:

1. Services

Provider agrees to refer people with disabilities to the Development and provide support services to residents, subject to the terms and conditions of this Memorandum of Understanding with fully qualified staff and where applicable licensed professionals to provide services in the State of Virginia. The objective of such Services shall be to house individuals with disabilities and make professional services available to any eligible

resident with a disability of the Development and specifically to people residing in a unit that meet Section 504 requirements that desires such services.

Such services offered shall include the following:

- Refer people with disabilities to Development
- Advocacy – assistance in gaining equal access to services that individuals with disabilities are entitled to receive
- Independent Living Skill Training – assistance in obtaining the skills needed to live independently, such as financial management, acquired social skills, household management, etc.
- Peer Mentoring – mentoring for persons with disabilities by persons with disabilities
- Transition Services – collaboration with school systems and other agencies to assist students with disabilities in transition from middle school to high school and post-graduate opportunities; assistance with transitioning from nursing homes and other institutions back into the community
- Information & Referral – information about assistive equipment, recreation, accessibility, legislation, and other disability-related issues; referrals made to local service providers to assist individuals to locate resources needed to become or remain independent and in the community

Services are contingent upon funding.

2. Responsibilities of Provider

Provider agrees to:

- 2.1 Obtain and maintain all applicable liability insurance with limits acceptable to the Development, at Provider's own cost and expense and furnish to the Development, upon request, proof of liability insurance.
- 2.2 Maintain all applicable State and Local licenses and permits for all personnel providing Services hereunder at Provider's own expense and furnish Development with copies of the same, when requested.
- 2.3 Maintain and provide all supplies, working tools, and Services required to perform its obligations under this Memorandum of Understanding.
- 2.4 Comply with all state, federal, and local laws and regulation including without limitation those pertaining to wages, including all applicable withholding requirements. Comply with all state and local laws and regulations governing the provision of the Services and maintain responsibility for all of Provider's subcontractors to provide professional, courteous, top quality service.
- 2.5 Supervise on site Provider personnel and subcontractors, including scheduling for adequate coverage at all agreed upon times, and to hold the Development harmless from and against all claims of any nature involving Provider's personnel or subcontractors.

- 2.6 Assume responsibility for all procedures used in the course of rendering the Services and ensuring that all residents are provided with professional, courteous and top-quality services.
- 2.7 Maintain, secure and clean work area in a safe and professional manner at all times during which Services are provided hereunder.
- 2.8 Provide Development with any and all promotional/marketing material involving residents from Development participating in services.

3. **Responsibility of Development**

Development agrees to:

- 3.1 Market and set aside Accessible Housing Units to Provider for no less than sixty days in an effort to house people with disabilities.
- 3.2 Market and promote Provider to all eligible residents.
- 3.3 Provide a secured environment and private meeting space.
- 3.4 Submit payment for fee for services in a timely manner and within 30 days of receiving an invoice.
- 3.5 Provide building and equipment maintenance repair.
- 3.6 Provide janitorial services.

4. **Compensation/Reimbursement**

- 4.1 It is expressly acknowledged and agreed that Provider will provide the Services to all of Development's residents with disabilities.
- 4.2 It is understood that Development will subsidize costs of services that are offered as group services (all residents) free of charge or fee for services will be paid for out of project operations and/or other grant funds or non-project related funds. The exact amount to be remitted to Provider has yet to be determined and may change once defined depending upon resident participation and/or Providers ability to continue the service.
- 4.3 It is understood that compensation for individualized services such as those offered to residents shall be subject to agreement between the Provider and such resident. In no event shall Development be responsible for the billing, collection or payment of any attributable amount to Services provided by Provider hereunder.
- 4.2 Provider will be responsible for paying its employees for all Services provided to residents of the Development, and the Development shall have no obligation therefore.

5. **Non-Solicitation**

Development agrees not to solicit for employment or contract directly or indirectly any therapeutic treatment service, or otherwise interfere with any contractual employment relationship Provider has with any of its affiliates as long as this Memorandum of Understanding shall remain in effect.

6. Indemnification

Provider hereby agrees to indemnify, defend and hold harmless Development, including its members, owners, employees, agents and representatives of, from and against any and all liability, damage, cost or expense (including reasonable attorney's fees) arising from a breach in the performance of Provider's obligations hereunder, or as a result of the provision of Services provided hereunder by its personnel or subcontractors.

7. Independent Contractor

The parties hereby acknowledge and agree that except as set forth in this Memorandum of Understanding, the relationship created herein is contractual. No other relationship exists between Provider and Development, employment, independent contractor or otherwise. Accordingly, Development has no responsibility for, or control over, the actions of Provider or its employees or subcontractor, and Provider expressly assumes all such liability and responsibility.

8. Term

This Memorandum of Understanding will begin effective beginning the date of this Memorandum of Understanding and will continue through for the entirety of the Low Income Housing Tax Credit compliance period ending December 31st, 2040. This Memorandum of Understanding may be terminated in accordance with the section on Termination below.

9. Termination

Any party may terminate this Memorandum of Understanding for any reason or no reason by giving the other party ninety (90) days prior written notice. The party wishing to terminate this must provide notice and a written intent to terminate to the other party.

10. Amendments

This Memorandum of Understanding may be amended only in writing and authorized by the designated representatives of both parties.

11. Notices

All notices and other communications hereunder or in connection with this Memorandum of Understanding shall be deemed to have been duly given if delivered personally or if sent by registered or certified mail, return receipt requested, and first-class postage paid to the parties at the above stated addresses respectively, unless a change of address is given to either party by the other pursuant to this section of the Memorandum of Understanding. If

the mailing address for either party changes, the other party shall be notified in writing ten (10) days of any such address change. Executed as of the first date set forth above.

If to Development:

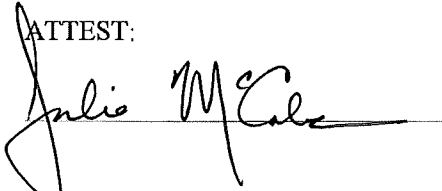
Homes for America, Inc.
Julie McCabe
Vice President of Service Enhanced Housing
318 Sixth St. Suite 2
Annapolis, MD. 21403

If to Provider:

Blue Ridge Independent Living Center
Karen Michalski-Karney
Executive Director
1502 B Williamson Rd. NE.
Roanoke, VA. 24012

Witness Hereof, the parties have caused this Memorandum of Understanding to be executed over the signature of authorized officers of each party, the day and date first above written.

ATTEST:

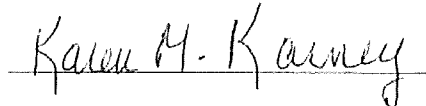


"DEVELOPMENT"

Date: 3/10/2025

ATTEST:

"PROVIDER"



Date: 3/10/25

Tab Y:

Inducement Resolution for Tax Exempt Bonds

Tab Z:

Documentation of team member's Diversity, Equity
and Inclusion Designation or Veteran Owned Small
Business certification

Tab AA:

Priority Letter from Rural Development

TAB AB:

Social Disadvantage Certification or Veteran
Owned Small Business Certification