

ORIGINAL
STAMPED IN RED

RESOLUTION NO.: R-2021-019

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, SOUTH CAROLINA, APPROVING THE ISSUANCE BY THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SOUTH CAROLINA OF ITS NOT TO EXCEED \$7,600,000 MULTIFAMILY HOUSING REVENUE BONDS (PALMETTO TERRACE APARTMENTS PROJECT), IN ONE OR MORE SERIES, PURSUANT TO SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Palmetto Terrace Redevelopment, LLC, a South Carolina limited liability company, or its successors or assigns (the “Company”), has represented to the City Council (the “City Council”) of the City of Columbia, South Carolina (the “City”) that it desires to finance the acquisition and rehabilitation of a 112-unit affordable rental housing community located at 3021 Howell Court, Columbia, South Carolina and known as Palmetto Terrace Apartments (the “Project”); and,

WHEREAS, the Company has further represented to the City Council that substantial cost savings would be recognized by financing the Project through a plan of financing consisting of the issuance by the Housing Authority of the City of Columbia, South Carolina (the “Issuer”) of its multifamily housing revenue bonds, in one or more series, in the aggregate principal amount not to exceed Seven Million Six Hundred Thousand and No/100 (\$7,600,000.00) Dollars (the “Bonds”) to finance the Project; and,

WHEREAS, the Company has further represented to the City Council that a portion of the proceeds of the Bonds would be used for the purpose of (a) financing the cost of acquisition and rehabilitation of the Project and (b) paying certain costs of issuance of the Bonds; and,

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended, including the U.S. Treasury Regulations promulgated thereunder (collectively, the “Code”), requires as a condition of exclusion from gross income for federal income tax purposes of the interest on private activity bonds, that the issuance of private activity bonds, as defined in Section 141(a) of the Code, such as the Bonds be approved, after a public hearing following reasonable public notice, by the governmental unit on behalf of which such bonds are to be issued and the governmental unit having jurisdiction over the area in which the bond financed property is located; and,

WHEREAS, the City Council constitutes the elected legislative body of the City and the Company has represented to the City Council that it is the applicable elected representative required to approve the issuance of the Bonds for the purpose of financing the Project within the meaning of Section 147(f) of the Code; and,

WHEREAS, the Company has represented to the City Council that the Issuer has approved or will approve prior to the issuance of the Bonds, the issuance of the Bonds and the financing of the Project consistent with all applicable requirements of federal and state law (including but not limited to Section 147(f) of the Code); and,

WHEREAS, the Company has requested the City Council, pursuant to Section 147(f) of the Code, to approve the issuance by the Issuer of the Bonds for the purpose of providing funds to the Company to finance the Project; and,

WHEREAS, on February 25, 2021, the Company published in *The State*, a newspaper of general circulation in the City a notice of public hearing to be held on March 4, 2021, at 9:00 a.m. or as soon thereafter as such matters may be heard by means of a telephonic meeting conducted by the Issuer to consider the issuance by the Issuer of the Bonds and nature of the Project to be financed with a portion of the proceeds of the Bonds; and,

WHEREAS, notice of the public hearing was duly published as indicated by the copy of the notice as it appeared in *The State* attached hereto as Exhibit A; and,

WHEREAS, the public hearing was duly held by the Issuer on March 4, 2021, during which public hearing members of the public were afforded the opportunity to express their views on the issuance by the Issuer of the Bonds

and the use of a portion of the proceeds thereof to finance the Project as indicated by the Certificate As To Public Hearing attached hereto as Exhibit B; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina, this 16th day of March, 2021, as follows:

Section 1. The issuance by the Issuer of the Bonds in an aggregate amount not to exceed \$7,600,000 for the purpose of providing funds to the Company to finance the Project is hereby approved pursuant to and in accordance with Section 147(f) of the Code.

Section 2. A hearing open to the public, and conducted telephonically due the COVID-19 pandemic, pursuant to Internal Revenue Service Rev. Proc. 2020-21 as extended by Rev. Proc. 2020-49, was held on March 4, 2021, for which the Company has represented to the City Council that due and reasonable public notice, being published in *The State* as described above, was given by or on behalf of the Company in accordance with the provisions of applicable law and procedures established therefor.

Section 3. Such approval by the City Council shall not be construed as (i) an endorsement of the creditworthiness of the Issuer, the Company or the financial viability of the Project, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) approval of any building or other regulatory permits relating to the Project, and the City Council shall not be construed by reason of its adoption of this Resolution to make any such endorsement, finding or recommendation, to have waived any rights of the City, or to have caused the City to be estopped from asserting any rights or responsibilities it may have in such regard. Further, the Bonds shall not constitute an indebtedness of the State of South Carolina, the City or any political subdivision thereof, but shall be payable solely from revenues of the Company pledged to the payment of the Bonds. The approval by the City Council of the issuance of the Bonds by the Issuer to finance the Project shall not be construed to obligate the City to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the acquisition and renovation of the Project.

Section 4. This Resolution shall take effect immediately upon its adoption.

Section 5. That the provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision shall, for any reason, be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases or provisions of this Resolution.

Section 6. That all ordinances, resolutions or orders or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby superseded.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:




City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 3/16/2021
Final Reading: 3/16/2021

EXHIBIT “A”

NOTICE OF TELEPHONIC PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Housing Authority of the City of Columbia, South Carolina (the “*Issuer*”), on March 4, 2021 at 9:00 a.m., or as soon thereafter as the matter can be heard, and will be held telephonically by the Issuer, in connection with the issuance by the Issuer of its Multifamily Rental Housing Revenue Bonds (Palmetto Terrace Apartments Project) (the “*Bonds*”), in one or more tax-exempt and/or taxable series, as part of a plan of financing in an aggregate principal amount not to exceed \$7,600,000. The Bonds will be an issue of “exempt facility bonds” issued to finance a “qualified residential rental project” as defined in Section 142(a)(7) of the Internal Revenue Code of 1986, as amended (the “*Code*”).

Principal User of Bonds and Project. The proceeds of such Bonds, when and if issued, will be loaned by the Issuer to Palmetto Terrace Redevelopment, LLC (the “*Company*”). The Issuer will issue the Bonds under one or more Trust Indentures (the “*Indenture*”) between the Issuer and U.S. Bank National Association (the “*Trustee*”) and will use the proceeds of the Bonds to provide funds to a financial institution or institutions (the “*Lender*”) to fund a mortgage loan or loans (the “*Mortgage Loan*”) to the Company, to finance the acquisition, rehabilitation, furnishing and equipping of Palmetto Terrace Apartments, a 112-unit affordable rental housing community located at 3021 Howell Court, Columbia, South Carolina 29203 in Richland County, South Carolina, and the substantial rehabilitation, furnishing and equipping thereof (the “*Project*”); to be owned by the Company.

Limited Obligation. The Bonds will be payable by the Issuer solely and exclusively out of payments to be made by the Company and the Trust Estate pledged to the Trustee under the Indenture. The Bonds will not constitute an indebtedness of the Issuer, the State of South Carolina, or any political subdivision thereof within the meaning of any South Carolina constitutional provision or statutory limitation nor give rise to a pecuniary liability of the Issuer, the State of South Carolina, or any political subdivision thereof. The Bonds will not constitute a charge against the general credit or taxing powers of the Issuer, the State of South Carolina, or any political subdivision thereof. The Issuer has no taxing authority.

Teleconference Only. Due to the COVID-19 public health emergency, pursuant to Internal Revenue Service Rev. Proc. 2020-21 as extended by Rev. Proc. 2020-49, the Public Hearing will be conducted by the Issuer telephonically and the public will not be able to attend in person. However, all persons who wish to provide comments or listen to the public hearing may join by calling toll free at 1-888-529-1884 using access code: 803 540 7804. Members of the public may submit oral or written comments to the Issuer to express their views for or against the proposed issuance of the Bonds or the location and nature of the Project. Those who present comments during the Public Hearing will be permitted to address the Issuer regarding the Project or the Bonds for no more than five (5) minutes. Members of the public may also submit views to the Issuer in writing via mail to Lucinda Herrera, Senior Vice President of Development, Housing Authority of the City of Columbia, South Carolina, 1917 Harden Street, Columbia, South Carolina 29204 or via email to cherrera@columbiahousing.org. The Issuer will not prepare a transcript of the public hearing.

**HOUSING AUTHORITY OF THE
CITY OF COLUMBIA, SOUTH CAROLINA**

EXHIBIT "B"

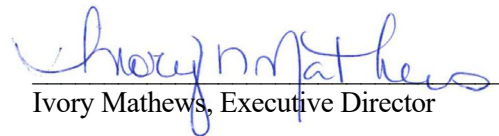
CERTIFICATE AS TO PUBLIC HEARING

I, the undersigned, on behalf of the Housing Authority of the City of Columbia, South Carolina (the "**Authority**") and the Mayor of the City of Columbia, South Carolina (the "**City**"), do hereby certify as follows:

1. Attached hereto is an Affidavit of Publication of Notice of Public Hearing held by the Authority in connection with the issuance by the Authority of its not exceeding \$7,600,000 aggregate principal amount Multifamily Housing Revenue Bonds (Palmetto Terrace Apartments Project), the proceeds of which will be made available to Palmetto Terrace Redevelopment, LLC, a South Carolina limited liability company (the "**Company**") to assist it with the financing of the acquisition, rehabilitation, furnishing and equipping of Palmetto Terrace Apartments, a 112-unit affordable rental housing facility located at 3021 Howell Court, Columbia, South Carolina 29203 in the City (the "**Project**"); to provide safe and sanitary affordable rental housing to low income residents of the City. The Project will be owned and operated by the Company.

2. Representatives of the Authority and the Company were present at the public hearing described in the above-mentioned Notice, which hearing was held at the time and manner specified therein. All persons desiring to do so were given reasonable opportunity to speak and, if requested, to present their opinions in writing regarding the issuance by the Authority of the Bonds and the use of the proceeds for the purposes described in paragraph 1 above. There were no written comments received. Several members of the public participated in the telephonic public hearing and posed questions regarding the nature of the Project, the Project's impact on current residents, including displacement and future rent rates, the timeframe for Project completion, the process of sub-contractor selection, and general questions regarding the issuance of private activity housing bonds. Representatives of the Company provided an overview of the Project, the time for completion, explained provisions for current tenants impacted by the Project, and explained that the Project would remain an affordable rental housing community. There was no opposition to the issuance of the Bonds for the purposes described in paragraph 1 above.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of March, 2021.


Ivory Mathews, Executive Director

SECTION 1 – GENERAL INFORMATION				
NAME OF APPLICANT	Palmetto Terrace Redevelopment, LLC			
EXISTING PROPERTY NAME	Palmetto Terrace			
PROPOSED PROPERTY NAME	Palmetto Terrace			
PROPERTY ADDRESS	3021 Howell Court			
	Columbia, SC 29203			
TOTAL NUMBER OF EXISTING UNITS	112			
TOTAL NUMBER OF PROPOSED UNITS	112			
INCOME DISTRIBUTION OF PROPOSED UNITS (Number of units under each income level)	30%	50%	60%	Other:
			112	
BEDROOM SIZE OF PROPOSED UNITS	1 BR	2 BR	3BR	4 BR
	24	48	40	
EXISTING SUBSIDY CONTRACT	Section 8 HAP Contract:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	Date of Contract:		6/1/2017	
	Renewal Term:		20 Years	
NAME OF EXISTING OWNERSHIP	Palmetto Terrace Apartments, LLC			
NAME OF PROPOSED NEW OWNERSHIP	Palmetto Terrace, LLC			
SCOPE OF WORK	<input type="checkbox"/> New Construction (_____ Months)			
	<input checked="" type="checkbox"/> Rehab Construction (_____ Months)			
DESIRED DATE OF BOND INDUCEMENT	December 2020			
DESIRED DATE OF BOND RESOLUTION	January 2021			
DESIRED CLOSING DATE	June 2021			

SECTION 2 - NARRATIVES

- A. Project Overview** – Provide a brief description of the proposed project. At a minimum this description should include a property description including amenities; a description of the neighborhood/location; resident type; and other relevant information.

See attachment 13, Site Suitability Determination and General Site Information.

- B. Relocation** – Describe any proposed relocation of residents including temporary as well as any permanent relocation. Detail the relocation and construction phasing plans as applicable.

Residents will be moved within the site; there will be no off-site relocation.

C. Ownership – Provide an organizational chart as an attachment to this overview showing ownership identifying all parties in the ownership structure and the type of entity.

D. Developer Experience – Provide a brief overview of the Development Team and your experience in developing/redeveloping projects of similar size and scope. Provide a list of 5 other projects owned/developed in the Columbia area.

Experience:
See attached Statement of Qualifications.

Other Projects: (Indicate if acquisition/rehab; rehab only or new construction)

Name	Address	Number of Units	Development Method and TDC
See list attached to Statement of Qualifications			

**COLUMBIA HOUSING
TAX EXEMPT BOND PROGRAM - DEVELOPMENT BUDGET**

PROPERTY NAME: PALMETTO TERRACE REDEVELOPMENT

PERMANENT LENDER FHA 223F

SOURCES

First Mortgage Loan HUD 223f	\$6,755,900
LIHTC Equity - Federal	\$3,516,428
LIHTC Equity - State	\$2,198,208
Other: Owner Contribution	\$298,522

TOTAL SOURCES **\$12,769,058**

USES

ACQUISITION

Land	\$550,000
Existing Structures	\$4,713,000
Other	\$0

TOTAL ACQUISITION COSTS **\$5,263,000**

CONSTRUCTION COSTS

Site Work	\$136,000
New Construction	\$0
Rehab	\$3,346,223
General Conditions	\$208,000
Contractor Overhead	\$73,804
Contractor Profit	\$225,842
Contingency	\$399,987
Other: Permits/Bond Premium	\$59,873

TOTAL CONSTRUCTION **\$4,449,729**

PROFESSIONAL FEES

Architecture and Engineering	\$20,000
Legal Fees	\$170,000
CPA Certification Fees	\$20,000
Consultant Fees	\$0

TOTAL PROFESSIONAL FEES **\$210,000**

INTERIM COSTS

Construction Interest	\$243,212
Construction Loan Costs	\$0
Credit Enhancement	\$0
Other: Insurance during construction	\$55,500

TOTAL FINANCING FEES **\$298,712**

**COLUMBIA HOUSING
TAX EXEMPT BOND PROGRAM - DEVELOPMENT BUDGET**

PROPERTY NAME: PALMETTO TERRACE REDEVELOPMENT

FINANCING EXPENSES

Bond Costs	\$0
Bridge Loan Expense	\$0
Permanent Loan Costs	\$251,755
Title and Recording	\$21,000
Other: Rating agency; printing and mailing	\$12,201

TOTAL RESERVES **\$284,956**

SOFT COSTS

Appraisal	\$11,500
Environmental	\$41,000
Market Study	\$7,250
Relocation Expense	\$15,000
Lease Up Expense	\$0
SC Housing Fees	\$137,807
Soft Costs Contingency	\$0
Other: Appraisal fee to SC Housing	\$8,500

TOTAL SOFT COSTS **\$221,057**

SYNDICATION COSTS

Partnership Organization	\$30,000
Tax Opinion	\$13,000
Other: PIS Fee	\$1,000

TOTAL SYNDICATION COSTS **\$44,000**

DEVELOPER COSTS

Developer Fees	\$1,445,596
Other:	\$0

TOTAL DEVELOPER COSTS **\$1,445,596**

PROJECT RESERVES

Operating Reserves	\$302,008
Initial Deposit to Replacement Reserve	\$200,000
Tax and Insurance Reserves	\$50,000
Other:	

TOTAL RESERVES **\$552,008**

TOTAL DEVELOPMENT COSTS **\$12,769,058**

13 – SITE SUITABILITY DETERMINATION AND GENERAL SITE INFORMATION



Find address



200ft

-81.023 34.026 Degrees

LEGEND OF SYMBOLS & ABBREVIATIONS

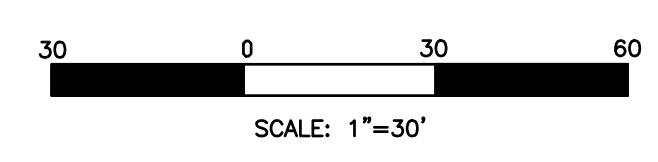
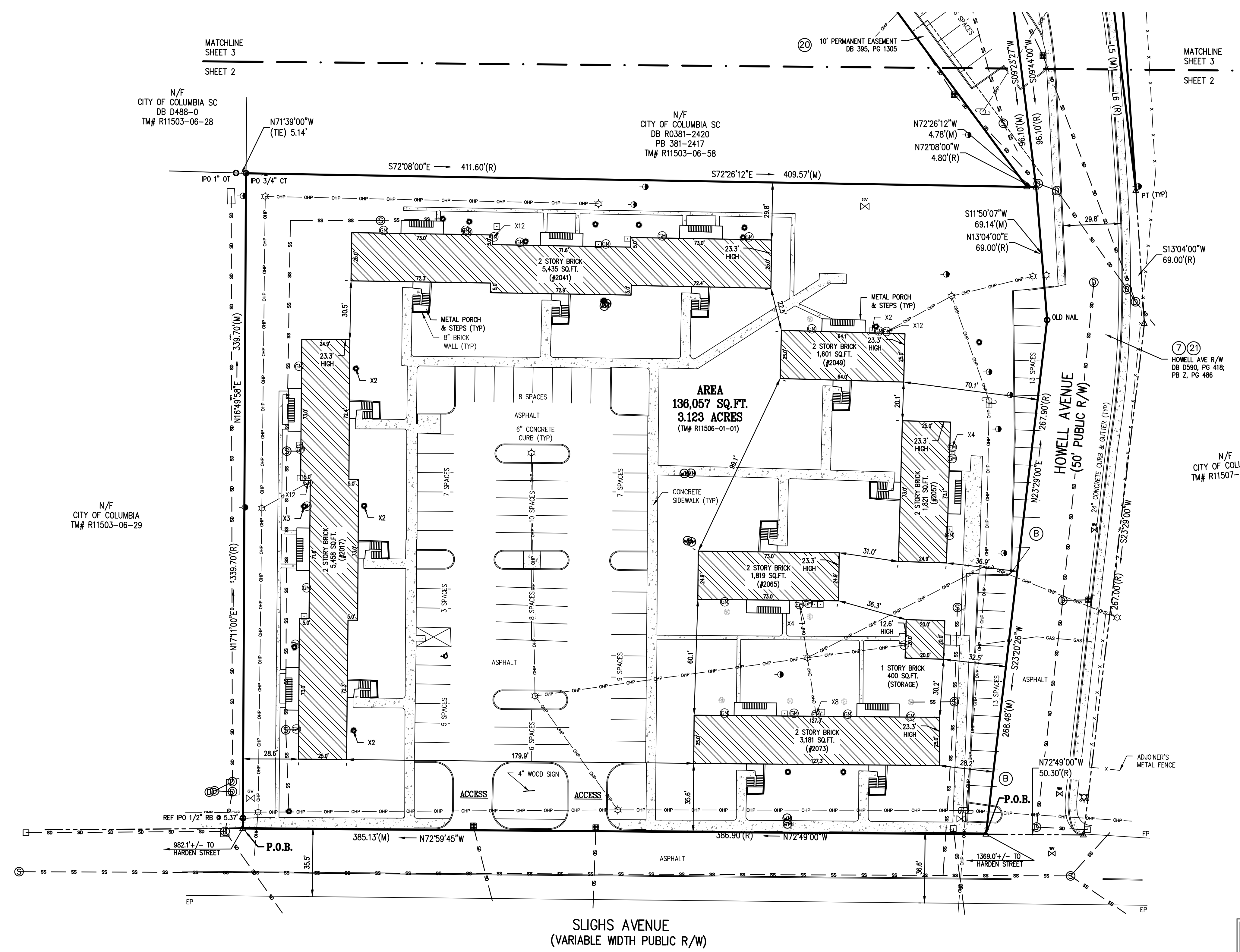
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|---------------------------|------------------------|------------------------|
| BL BUILDING LINE | TEL TELEPHONE PEDESTAL | CATV CABLE TV PEDESTAL |
| CL CENTERLINE | EM ELECTRIC METER | TC/BC TOP/BOTTOM CURB |
| CMP CORRUGATED METAL PIPE | CB CATCH BASIN | TW/BW TOP/BOTTOM WALL |
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| RCP REINFORCED CONC PIPE | GA GUY ANCHOR | OHT OVERHEAD TELEPHONE |
| R/W RIGHT OF WAY | GP GUY MANHOLE | SD STORM DRAIN |
| SD STORM DRAIN | SMH SS MANHOLE | SS SANITARY SEWER |
| SS SANITARY SEWER | SSM SS MANHOLE | SS SANITARY SEWER |
| SSE SS EASEMENT | TMH TELEPHONE MANHOLE | UGP UNDERGROUND POWER |
| POINT | CO CLEAN OUT | UGT UNDERGROUND TEL |
| | | W WATER LINE |
| | | --- RIGHT OF WAY |

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	58.60	109.25	S27°35'27"W	57.90
C2(M)	58.30	101.38	S26°07'27"W	57.50
C3(M)	58.60	118.03	S05°28'33"E	58.00
C4(M)	58.70	109.53	S05°27'33"E	58.00
C5(M)	84.60	158.55	N05°12'44"W	83.60
C6(M)	33.01	69.59	N05°13'44"W	32.70
C7(M)	29.00	50.30	N26°22'16"E	28.60
C8(M)	85.20	160.53	N27°51'18"E	84.21
C9(R)	58.60	109.25	S27°56'00"W	57.90
C10(R)	58.30	101.38	S26°28'00"W	57.50
C11(R)	58.60	118.03	S05°08'00"E	58.00
C12(R)	58.70	109.53	S05°07'00"E	58.00
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LINE TABLE

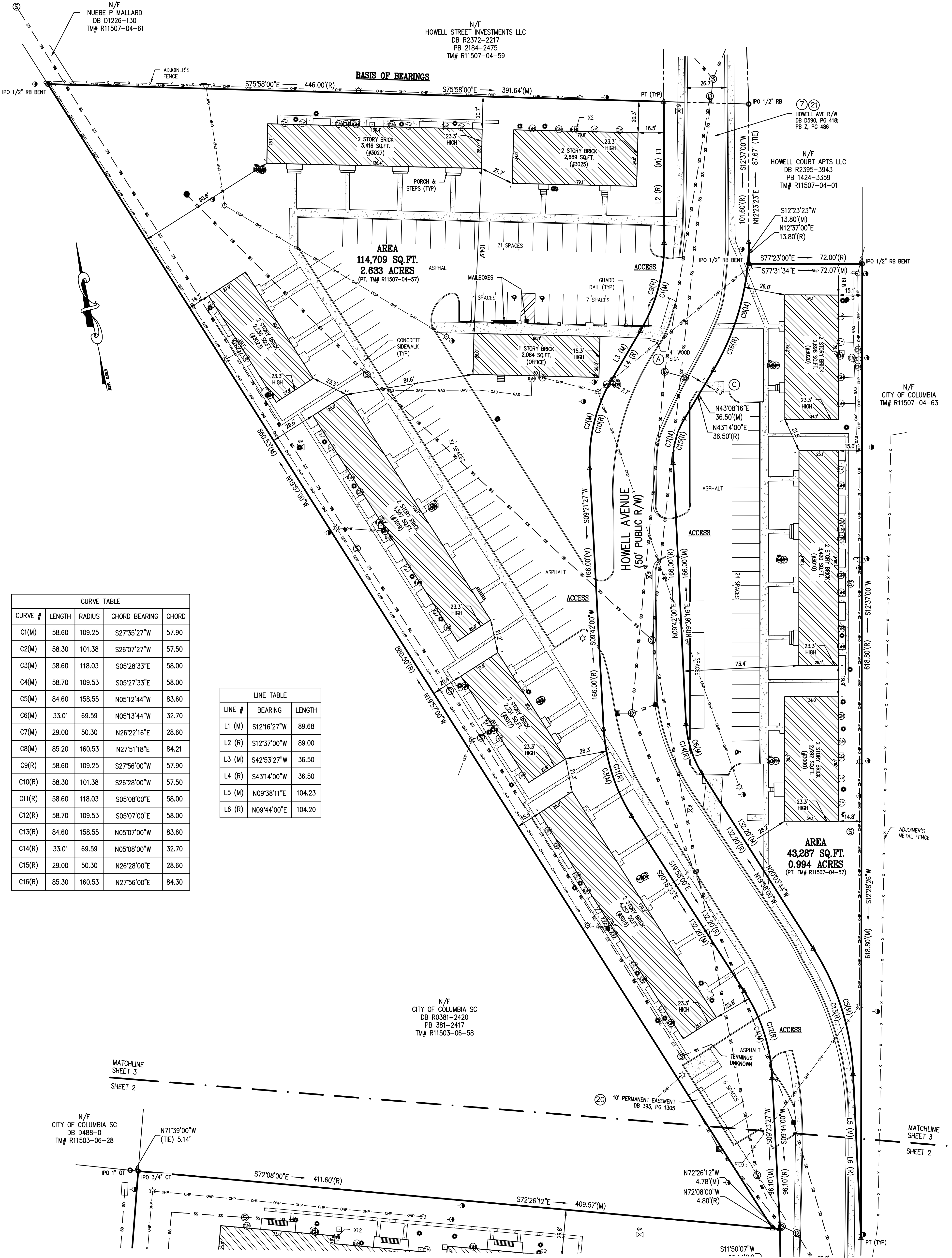
LINE #	BEARING	LENGTH
L1 (M)	S12°16'27"W	89.68
L2 (R)	S12°37'00"W	89.00
L3 (M)	S42°53'27"W	36.50
L4 (R)	S43°14'00"W	36.50
L5 (M)	N09°38'11"E	104.23
L6 (R)	N09°44'00"E	104.20



SHEET 2 OF 3

NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
PALMETTO TERRACE
 DATE OF FIELD SURVEY: SEPTEMBER 22, 2020
 NETWORK PROJECT NUMBER: 202003010-001.BJK
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



CURVE TABLE

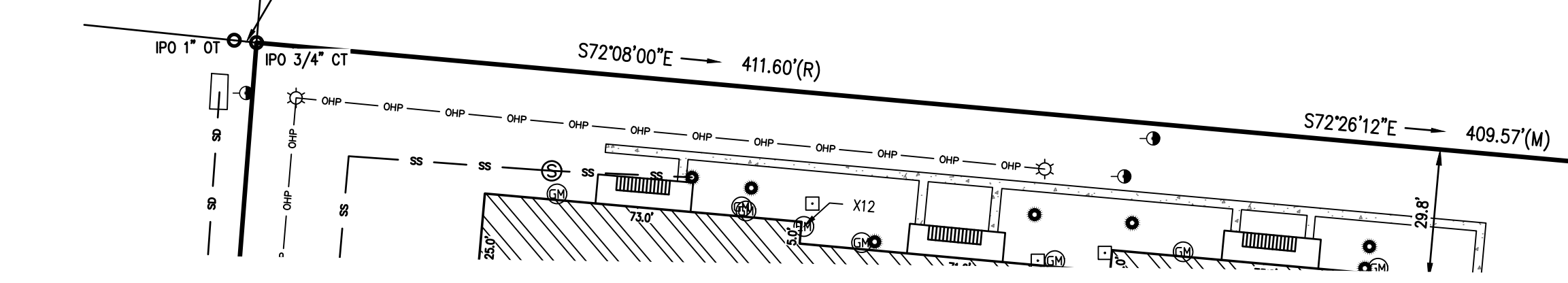
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MATCHLINE SHEET 3
SHEET 2

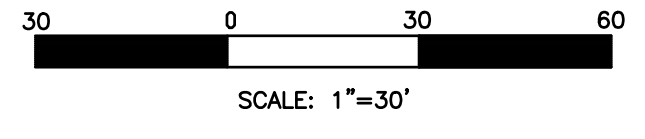
N/F CITY OF COLUMBIA SC
DB D488-0
TM# R11503-06-28



MATCHLINE SHEET 3
SHEET 2

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|---------------------------|------------------------|-------------------------|
| BL BUILDING LINE | TEL TELEPHONE PEDESTAL | CATV CABLE TV FEDESTAL |
| CL CENTERLINE | ELECTRIC METER | TG/BC TOP/BOTTOM CURB |
| CMP CORRUGATED METAL PIPE | CB CATCH BASIN | TW/BW TOP/BOTTOM WALL |
| CT CRIMP TOP | DI DRAINAGE INLET | VCP VITRIFIED CLAY PIPE |
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| RCP REINFORCED CONC PIPE | QP GUY ANCHOR | OHT OVERHEAD TELEPHONE |
| R/W RIGHT OF WAY | SMH SD MANHOLE | SD STORM DRAIN |
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SHEET 3 OF 3

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 DATE OF FIELD SURVEY: SEPTEMBER 22, 2020
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SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Palmetto Terrace I – Columbia, SC
Source: Brian Neukam, Manager
Date: 11/19/2019



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Signage

Palmetto Terrace II – Columbia, SC
Source: Brian Neukam, Manager
Date: 11/19/2019



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior

Palmetto Terrace I – Columbia, SC
Source: Brian Neukam, Manager
Date: 11/19/2019



View from Subject looking west on Slighs Avenue



View from Subject looking east on Slighs Avenue



Retail in Subject neighborhood



Commercial use in Subject neighborhood



Typical single-family home in Subject neighborhood



Typical single-family home in Subject neighborhood

Statement of Qualifications The Access Group LLC

Overview

The Access Group LLC is a privately-owned real estate investment company that buys, renovates, and operates apartment communities for low-income families. The firm presently owns 30 properties, including 27 subsidized buildings consisting of 2,300 apartment units located in fourteen states throughout the country.

Each of its properties is managed through its affiliated property management company, AGM Management LLC. AGM's staff consists of 70 qualified people who receive ongoing training and have extensive experience managing and maintaining affordable housing. The employees of AGM have a broad range of expertise in the areas of leasing and management, maintenance and construction, and accounting and reporting.

The firm also has an affiliated general contracting company, AGP Services Inc., which has completed significant renovations at over 30 multi-family projects. AGP has bonding capacity for garden-style apartment projects of almost any size.

The Access Group has established enduring relationships in the affordable housing industry with state housing finance agencies, lenders, institutional investors, contractors, suppliers, consultants and the US Department of Housing & Urban Development (HUD). For additional information about the company, visit www.accessgrouphousing.com.

Representative Projects

Early in 2018, the company acquired two government-subsidized projects from a single owner. One property, consisting of 135 apartment units, was financed with low-income housing tax credits and tax-exempt bonds issued through the Michigan State Housing Development Authority (MSHDA). The tax-credit equity investor was a division of Chemical Bank. The other project, consisting of 75 townhomes, was financed through a private lender, Walker & Dunlop, which had the loan insured by HUD through the FHA 223(f) loan program.

AGP Services Inc. performed a \$3.2 million renovation at the properties during 2018 and 2019. The renovation work included roof and window replacements, kitchen remodeling, new flooring, common area improvements, paving, elevator updates, HVAC installations, and landscaping.

Access Group Management Team

James D. Schubiner is the managing member of The Access Group LLC. He oversees the day-to-day activities of the company and leads the efforts of its acquisitions team. He is directly responsible for the due diligence, underwriting and negotiation for the firm's investments. He also has overall responsibility for ensuring that the firm's portfolio of 29 income-producing properties are performing. He holds

a Bachelor of Arts degree from the University of Michigan in Ann Arbor and a law degree from Loyola University School of Law in Chicago.

Lauren Wasserman is the Vice President of Operations and has been with The Access Group since 2009. She is responsible for developing and implementing companywide initiatives that position properties for steady financial performance. Prior to joining the firm, Lauren was an investment banking analyst at Citigroup Global Investment Bank. She graduated from Brown University in 2004 with a Bachelor of Arts degree in mathematics.

Scott Collins is the Vice President of Construction and has been with the company since 2009. Scott uses his background in architecture and his experience in general contracting to budget, plan and coordinate the significant property renovations for the company. He also establishes the preventative maintenance schedule for each asset and ensures that the properties are in safe, sanitary condition for residents. Scott has his Bachelor's degree in Architecture from Lawrence Technological University and is a licensed residential builder and an experienced project manager with a focus on multifamily projects. He also serves as a board member for the Planning Commission of the City of Hamtramck.

Becky Morgan is a Senior Regional Property Manager and has been with the company since 2012. She is responsible for ensuring compliance with HUD regulations and low-income housing tax-credit program requirements. Becky has certifications as a Certified Occupancy Specialist and a Tax Credit Specialist through the National Center for Housing Management.

Property Name	Address	City	State	Asset Type	Units	Year Built	Owned Since
Lincolnshire Redevelopment LDHA LLC	900-1 Boyd Drive	Albion	MI	Multifamily	81	1972	2015
Blue Lake Residences LP	7190 Progress Drive	Twin Lake	MI	Multifamily	70	1969	2004
Payne Hill LLC	511 Payne Hill Road	Jefferson Hills	PA	Multifamily	150		2002
Hillsdale Gardens LDHA LP	7 Graceland Drive	Hillsdale	MI	Multifamily	88	1973	2006
Laurel Woods LP	5110 Lindenwood Dr. West	South Beach	IN	Multifamily	100	1982	2005
Greentrees Limited Partnership**	725 US Highway 51 Bypass East	Dyersburg	TN	Multifamily	84	1982	2008
Heritage Court Apartments, LLC	1000 Heritage Court	Bellefontaine	OH	Multifamily	130	1969-72	2008
Royal Palms Housing, LLC**	5601 Royal Palms Street	Houston	TX	Multifamily	126	1963	2008
Webber Apartments LLC**	4830 Virgil Drive	Fort Worth	TX	Multifamily	120	1983	2008
Parker Heights, LLC	1505 Parker Drive	Charlotte	NC	Multifamily	100	1969	2009
Leechburg Apartments LLC	1803 Garden Drive	Pittsburg	PA	Multifamily	96	1974	2010
BWM APARTMENTS LIMITED DIVIDEND HOUSING ASSOCIATION LLC	2550 Grant	Alpena	MI	Multifamily & Senior	112	1970s	2010
Francis Street Manager LLC	212 Martin Luther King Avenue	Hattiesburg	MS	Multifamily	84	1969	2014
Taven Apartments LP**	1008 Marlar Road	Caruthersville	MO	Multifamily	76	1974	2011
Irongate Housing LLC	310 E 4th Avenue North	Aurora	MN	Multifamily & Seniors	78	1979	2013
Jeannette Housing LLC**	922 Evans Street	Pittsburg	PA	Multifamily	70	1976	2012
Cypress Glen Housing LLC**	605 Wisconsin Ave	Holton	KS	Multifamily	20	1981	2013
Forum Manor Housing LLC**	1421 Forum Drive Suite B-2	Rolla	MO	Multifamily	44	1981	2013
Knightsbridge Housing LLC**	501 Southwest Franklin Avenue	Topeka	KS	Multifamily	60	1980s	2013
Mulberry Court Housing LLC**	1500 North Cedar Street	Abilene	KS	Multifamily	37	1980s	2013
Tumbleweed Housing LLC**	727 Tumbleweed Ct	Lyons	KS	Multifamily	16	1980s	2013
Vantage Housing LLC**	1030 W College St	Wellington	KS	Multifamily	55	1980s	2013
Newton Housing LLC**	300 W 5th St # 1F	Newton	KS	Multifamily	45	1975	2014
Sand Hill Townhomes LDHA LLC	701 26th Street South	Escanaba	MI	Multifamily	75	1979	2018
West Highland Apartments LDHA LLC	2701 1st Avenue South	Escanaba	MI	Multifamily	135	1979	2018
Gardengate Apartments LLC	2611 Merritt Drive	Greensboro	NC	Multifamily	125	1979	2019
Barlinvis Apartments Urban Renewal LLC	2006 Beach Ave	Atlantic City	NJ	Multifamily	68	1971	2020
Beneva Redevelopment Limited Partnership	650 N Beneva Road	Sarasota	FL	Multifamily	40	1991	2020