

INTRODUCED: March 13, 2023

Expedited Consideration

A RESOLUTION No. 2023-R016

To designate the property known as 1717 Bellevue Avenue as a revitalization area pursuant to Va. Code § 36-55.30:2. (3rd District)

Patrons – Ms. Jordan and Ms. Lambert

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 13 2023 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2 of the Virginia Housing Development Authority Act (the “Act”), as set forth in sections 36-55.24 through 36-55.52 of the Code of Virginia (1950), as amended, the governing bodies of localities may by resolution designate an area within such locality as a revitalization area for the purpose of facilitating financing by the Virginia Housing Development Authority to assist private entities with the development of mixed use and mixed income projects; and

WHEREAS, pursuant to the Act, in order to designate an area as a revitalization area, the local governing body must determine that, with respect to such area, (i) the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational,

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 13 2023 REJECTED: _____ STRICKEN: _____

entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, and (ii) 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 and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that the property known as 1717 Bellevue Avenue, identified as Tax Parcel No. N017-0390/020 in the 2023 records of the City Assessor and as shown on the survey entitled “Bellevue Gardens, Richmond, VA.,” prepared by Donald C. Harwood, Architect, LLC, and dated January 17, 2023, a copy of which is attached to this resolution, is an area (i) for which the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, and (ii) in which 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 and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council designate the aforementioned property as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby designates the property known as 1717 Bellevue Avenue, identified as Tax Parcel No. N017-0390/020 in the 2023 records of the City Assessor and as shown on the survey entitled “Bellevue Gardens, Richmond, VA.,” prepared by Donald C. Harwood, Architect, LLC, and dated January 17, 2023, a copy of which is attached to this resolution, as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

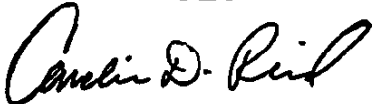
BE IT FURTHER RESOLVED:

That the Council hereby determines that the industrial, commercial or other economic development of the area consisting of the aforementioned property will benefit the city, but that such area lacks 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.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned property consists of an area in which 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 and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

**A TRUE COPY:
TESTE:**



City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Haskell Brown, City Attorney

THROUGH LaTasha Holmes, Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

COPY Katherine Jordan, 2nd District Council Member
Ann-Frances Lambert, 3rd District Council Member
Sven Philipsen, 2nd District Council Member
Kiya Stokes, 3rd District Liaison
Tabrica Rentz, Deputy City Attorney

DATE March 3, 2023

PAGE/s 1 of 2

TITLE **Supporting Development at 1717 Bellevue Avenue.**

This is a request for the drafting of an **Ordinance** **Resolution**

REQUESTING COUNCILMEMBER/PATRON

K Jordan & A-F Lambert

SUGGESTED STANDING COMMITTEE

Expedited – No Committee Assignment

ORDINANCE/RESOLUTION SUMMARY

Express City Council’s support for VHDA financing of the proposed revitalization development, to be known as Bellevue Gardens. The development will be located at 1717 Bellevue. Council finds that the development is needed to provide the affordable housing necessary to induce economic growth in this area.

The \$26,142, 311 project will consist of two buildings and contain 100 rental units. Fifty-eight of the units are to be rented to persons earning less than 50% of area median income. Rents are to be capped using the Low Income Housing Tax Credit Program.

BACKGROUND

VHDA funding of this housing development will help provide affordable housing in this area. Affordable housing for working persons will help spur economic growth in area. VHDA requires this finding by the local governing body and a resolution of the body supporting the proposed revitalization development.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Budget Amendment Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Estimated Cost or Revenue Impact	\$ N/A	
Note: N/A		

Attachment/s **Yes No See application documents.**

DCHa

Donald C. Harwood
Architect, LLC

13 Kenwood Lane
Greenville, SC
29609

864.915.2126
dharwood08@gmail.com

BELLEVUE GARDENS
RICHMOND, VA.

Seal

Title:
PROPOSED
PHASE I
SITE PLAN

Date: 1.17.25

Revisions:

△

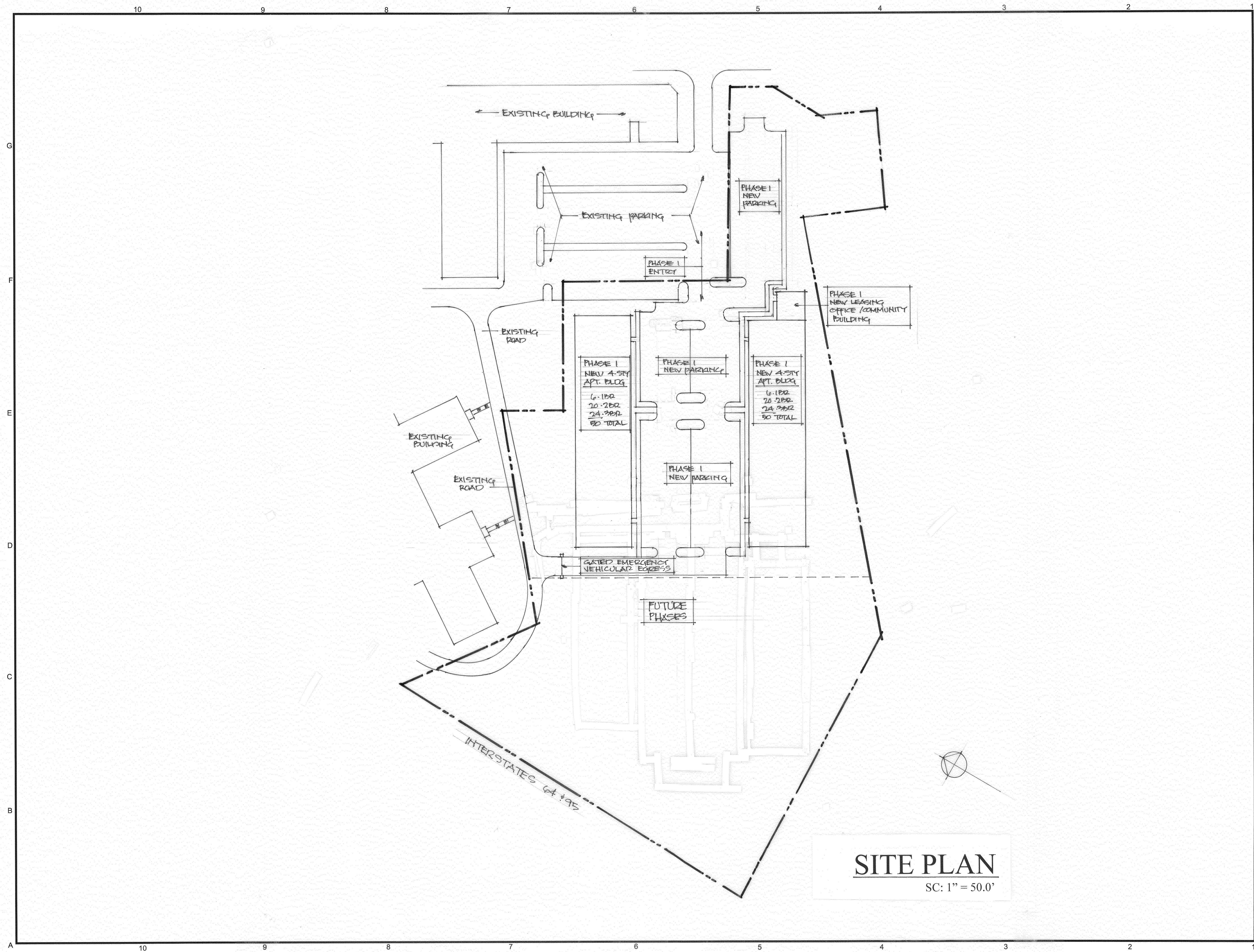
Drawn By: DCH

Review By: DCH

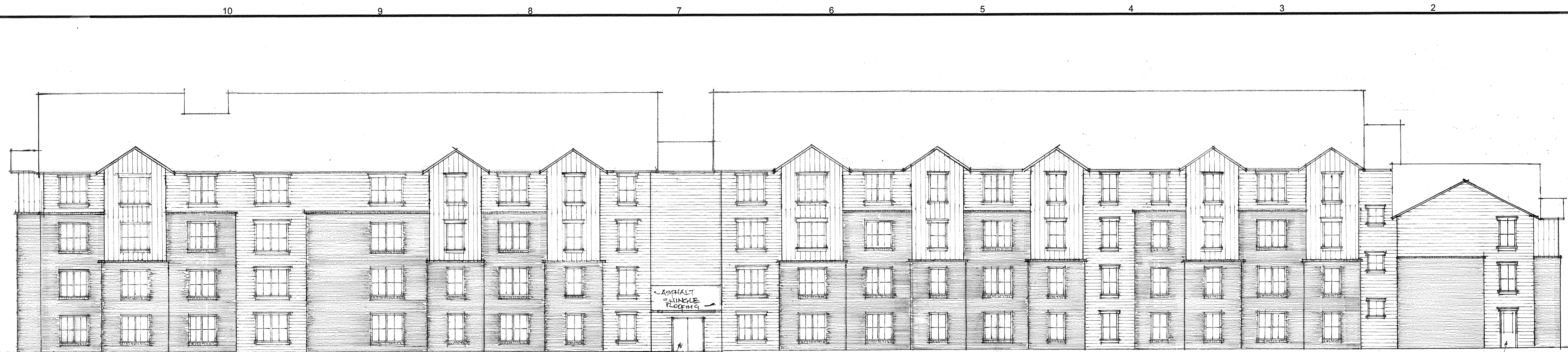
Project No. 2302

Sheet No.

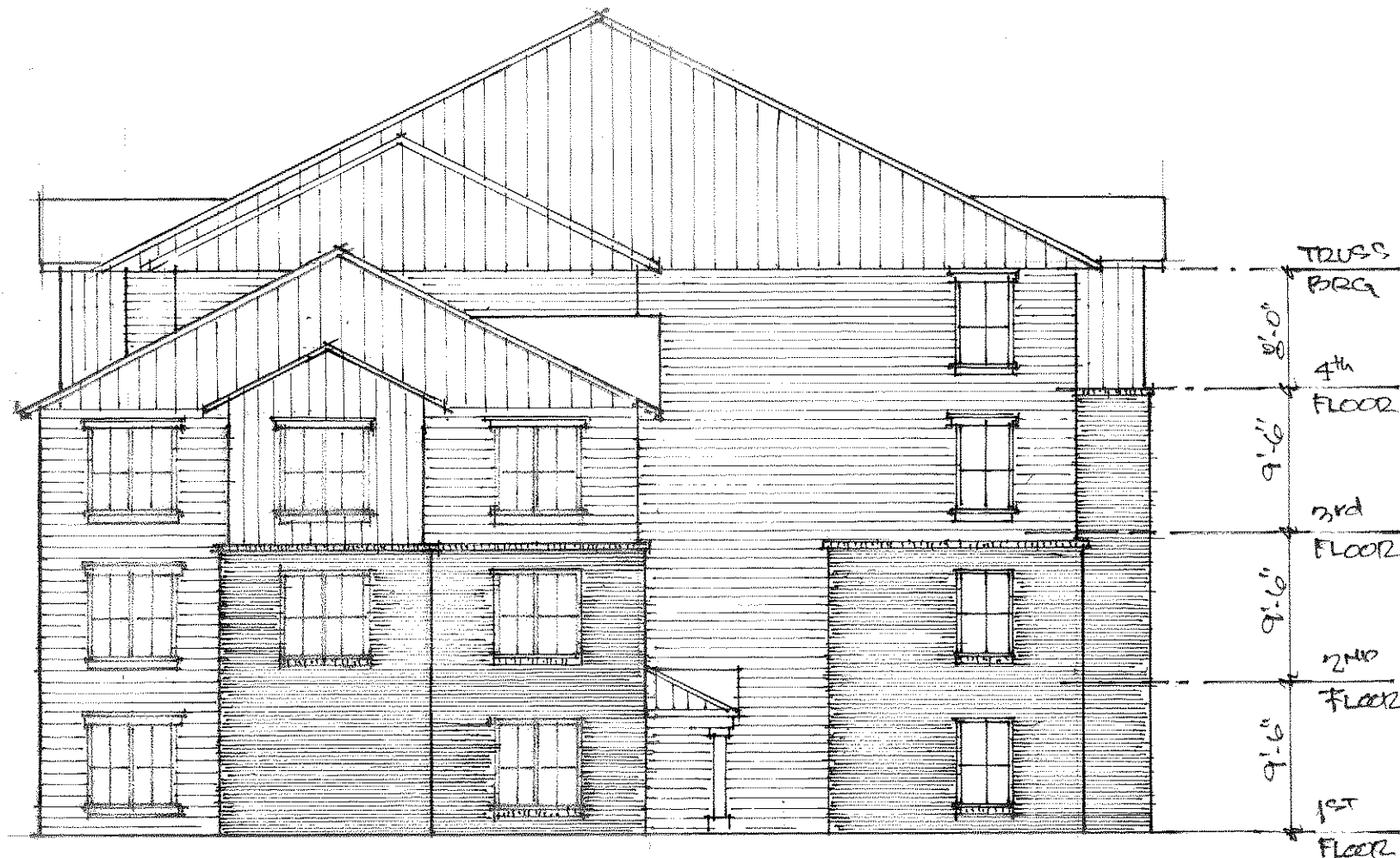
S1.1



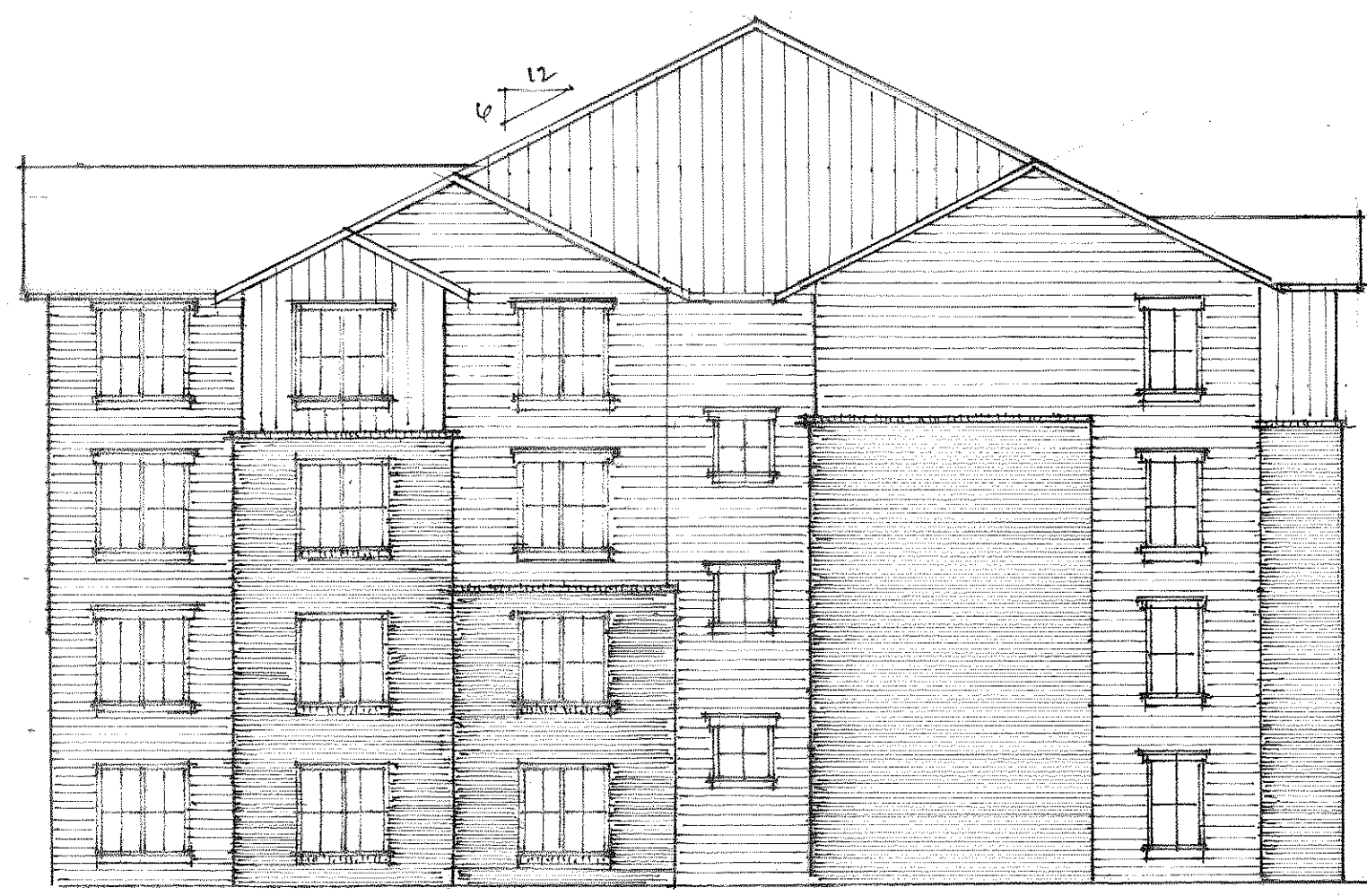
SITE PLAN
SC: 1" = 50.0'



BUILDING ONE
REAR ELEVATION
 SC 3/32" = 1'-0"



BUILDING ONE
LEFT SIDE ELEVATION
 SC 3/32" = 1'-0"



BUILDING ONE
RIGHT SIDE ELEVATION
 SC 3/32" = 1'-0"



BUILDING ONE
FRONT ELEVATION
 SC 3/32" = 1'-0"

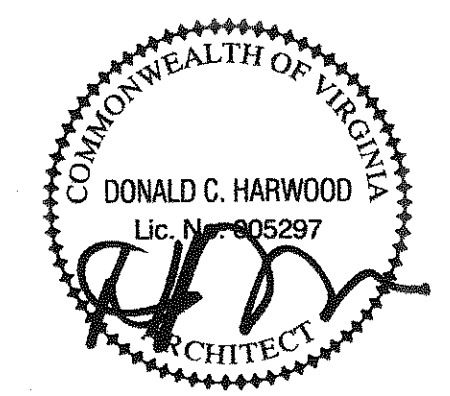
DCHa

Donald C. Harwood
 Architect, LLC

13 Kenwood Lane
 Greenville, SC
 29609

864.915.2126
 dharwood08@gmail.com

BELLEVUE GARDENS
 RICHMOND, VA.



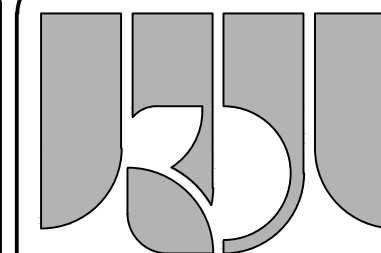
Title:
**BUILDING ONE
 BUILDING
 ELEVATIONS**

Date: 3.6.23
 Revisions:

Drawn By: DCH
 Review By: DCH
 Project No. 2302

Sheet No.

A3.1



**KOONTZ BRYANT
JOHNSON WILLIAMS**
1703 N. Parham Rd. Suite 202
Henrico, Va 23229
(804) 740-9200
FAX (804) 740-7338
www.KBJWgroup.com

DRAFT

NO.	DATE	REVISIONS DESCRIPTION
		POST APPROVAL

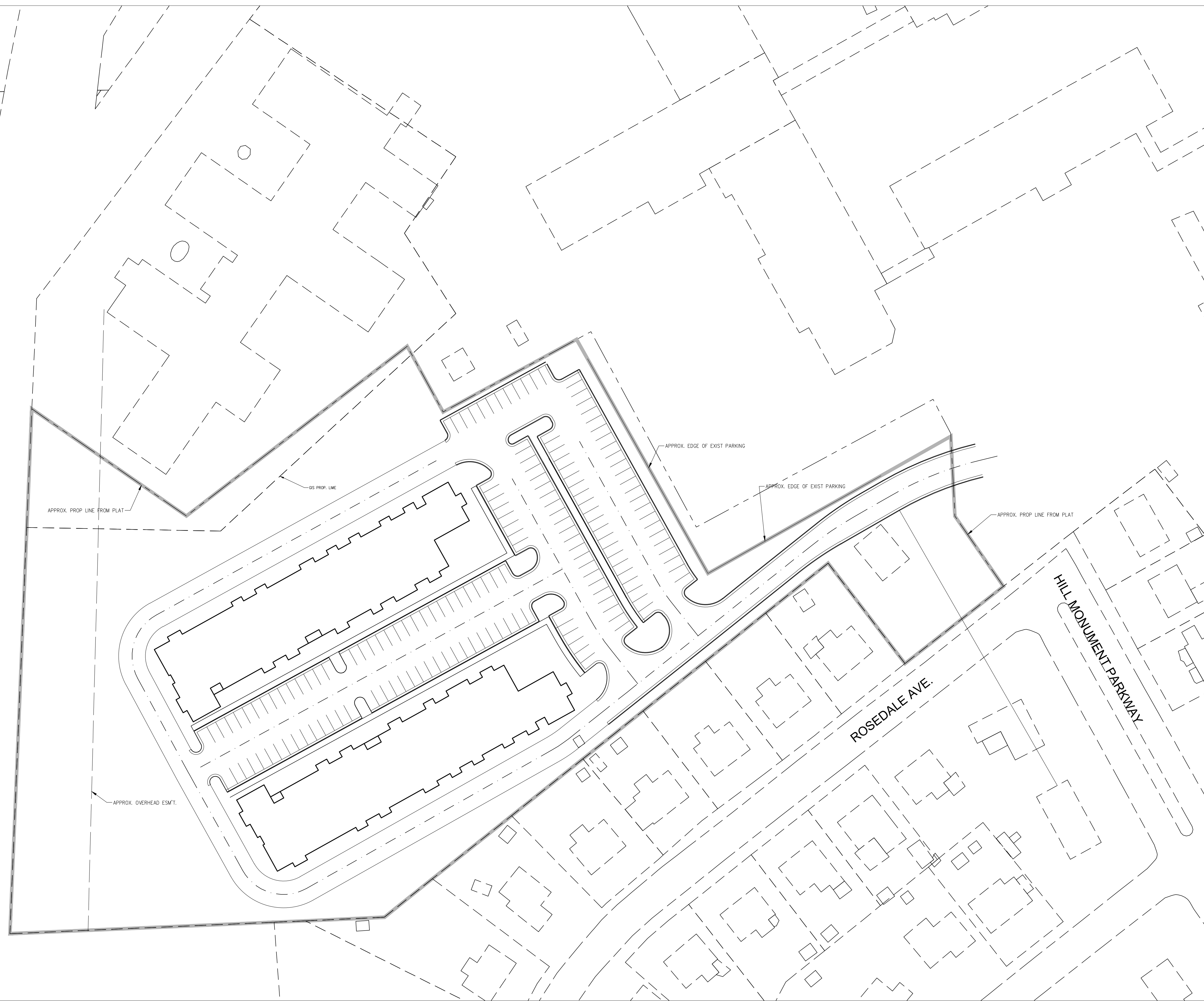
DESIGNED	DRAWN	CHECKED

BEELVUE GARDENS
CITY OF RICHMOND, VIRGINIA
XXXX MAGISTERIAL DISTRICT

SCHEMATIC LAYOUT

SCALE: SCALE
DATE: 01/01/1900
PROJECT: 23-26033-001

S1.0





P.O. Box 26887
Richmond VA 23261-6887
901 Chamberlayne Pkwy,
Richmond, VA 23220

(O) (804) 780-4200
TTY: Dial 7-1-1

info@rrha.com
www.rrha.com

Chief Executive Officer
Steven Nesmith

Board of Commissioners
Barrett Hardiman, Chair
W.R. "Bill" Johnson, Jr, Vice Chair
Veronica G. Blount
Charlene Pitchford
Patrice Shelton, CCHWSr
Eddie L. Jackson, Jr.
Harold Parker, Jr.
Kyle R. Elliott
Gregory Lewis

February 23, 2023

Surber Development & Consulting, LLC
Attn: Jen Surber
120 Green Tree Circle
Bristol, VA 24201

RE: RRHA RFP 2022-38 Project Based Vouchers – Bellevue Gardens, VA LLC

Dear Ms. Surber:

Thank you for responding to Richmond Redevelopment and Housing Authority's Request for Proposal No. RRHA-RFP-2022-38 for Project Based Vouchers (PBVs) issued on **December 13, 2022**. In response to your proposal, I am pleased to inform you that you have been awarded **25** PBVs for your project located at **1717 Bellevue Ave., Richmond, VA 23227**. The term of the PBVs will be for 15 years subject to the execution of a HAP contract. This commitment is in effect from March 1, 2023 – March 1, 2025 (two years) subject to your satisfactory compliance with the terms and conditions stipulated in the aforementioned RFP.

In addition, if you indicated in your response to the aforementioned RFP that your project was applying for Low Income Housing Tax Credits (LIHTCs) through Virginia Housing, then this commitment is contingent upon receiving an allocation of Low Income Housing Tax Credits no later than December 31, 2023. If you do not receive an allocation of tax credits or execute the HAP contract by the defined deadlines, you will be required to request PBVs from RRHA by any open available method, i.e. a future RFP for competitive award of PBVs.

Congratulations on receiving this commitment. We look forward to working with you. If you have any additional questions, you may contact me by e-mail at arthur.walker@rrha.com

Sincerely,

DocuSigned by:

Arthur J. Walker, CPPO

Vice President of Procurement and Contract Administration

CC: Fatimah Smothers-Hargrove, RRHA
Kenyatta Green, RRHA



If this is a rehabilitation project, what, if any, relocation assistance will be available to existing residents, as applicable? What is the overall Relocation Plan? Please list any partnerships with local providers or community groups, if applicable.

Bellevue Gardens is a new construction project, therefore there will be no relocation of any existing tenants.

However, Bellevue Gardens VA LLC has submitted a response to the Richmond Redevelopment and Housing Authority (RRHA) RFP for Project Based Section Vouchers that is due on January, 19, 2023. The request is for a minimum of twenty five (25) project based vouchers for the property, however Bellevue Gardens will accept as few as ten (10) and as many as the RRHA deems suitable based on their own goals and needs. The business plan submitted with the RFP offered a financial contribution to RRHA from the developer fee if Project Based Vouchers are allocated to Bellevue Gardens. None of the Project Based Vouchers will be used for the 30% AMI units.

What is the term of affordability?

The term of affordability is 30 years. However, a nonprofit organization, Southeastern Housing Preservation, Inc. (SHPI) will hold the Right of First Refusal. A copy of the By-Laws and Articles for SHPI are attached.

94 018 9047

0-0337041

FILED

9:00 AM

ARTICLES OF INCORPORATION
OF
SOUTHEASTERN HOUSING PRESERVATION, INC.
Non-Profit Corporation

JAN 21 1994

EFFECTIVE

RUFUS L. EDMISTEN
SECRETARY OF STATE
NORTH CAROLINA

THE UNDERSIGNED, a natural person of the age of eighteen years or more, acting as incorporator for the purpose of creating a non-profit corporation under the laws of the State of North Carolina, as contained in Chapter 55A of the General Statutes of North Carolina, entitled "Non-Profit Corporation Act", and the several amendments thereto, does hereby set forth the following Articles of Incorporation:

ARTICLE I

Name of the Corporation

The name of the Corporation is SOUTHEASTERN HOUSING PRESERVATION, INC.

ARTICLE II

Period of Existence

The period of existence of the Corporation shall be perpetual.

ARTICLE III

Registered Office and Agent

The location of the principal and registered office of the Corporation shall be at 1809 C Cross Beam Drive in the City of Charlotte, County of Mecklenberg, State of North Carolina. The name of the initial registered agent of the Corporation is Gary D. Ellis.

ARTICLE IV

Nature of Corporation

The Corporation is a non-profit, charitable corporation, and has no members and no capital stock.

ARTICLE V

Objects and Purposes

The Corporation is organized and will be operated exclusively for charitable purposes as contemplated under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue Laws). Among its activities the Corporation will seek to provide relief to the poor and distressed and may acquire, by purchase or otherwise, own, lease, maintain, manage, transfer or otherwise deal with housing for low and/or moderate income families or persons.

ARTICLE VI

Powers

In order to carry out the objects and purposes herein set forth, the Corporation shall have full powers:

- A. To acquire property (real, personal or mixed) by gift, bequest, devise, endowment, lease, purchase, or otherwise; to own, hold, manage, sell, convey, transfer, lease, mortgage, exchange, and dispose of such property; to encumber such property when deemed necessary or desirable; to use such property, or the proceeds or income therefrom, for the objects and purposes of the Corporation as set forth in Article V;
- B. To lease property as lessee or lessor; to build, erect, construct, and equip buildings and other improvements upon the land of the Corporation or upon the lands of others; to purchase or lease equipment;
- C. To invest in, acquire, hold, pledge, resell, exchange, transfer, or otherwise dispose of securities of any nature and to exercise all the rights, powers and privileges of ownership thereof, including the right to vote thereon for any and all purposes;

- D. To be named as and to become the beneficiary of insurance policies and annuities;
- E. To borrow money and secure the same, or to lend money with or without security therefor and on such terms as the Board of Directors may determine;
- F. To enter into, make, and perform contracts of every kind for any lawful purpose without limit as to amount, with any person, firm, association, corporation, town, city, county, district, state, territory or government;
- G. To make donations to organizations: (i) which are organized and operated exclusively for religious, charitable, scientific, literary or educational purposes, (ii) which are exempt under the provisions of Internal Revenue Code Section 501(c)(3), and (iii) contributions to which are deductible under Internal Revenue Code Sections 170(b)(1)(A), 170(c), 2522(a), and 2055(a);
- H. To exercise any and all powers which may be conferred upon non-profit corporations under the North Carolina Non-Profit Corporation Act including, but not limited to, those specified in North Carolina General Statutes Section 55A-15 and which may be deemed necessary or expedient for the achievement of the objects and the purposes of the Corporation as set forth in Article V;
- I. To take any and all actions necessary and appropriate to qualify the Corporation as exempt under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated pursuant thereof.

ARTICLE VII

Board of Directors

The management of the Corporation and its properties and affairs shall be vested in a Board of Directors. Said Board, in addition to its other

powers and authority contained in the By-Laws and as otherwise conferred upon it by law, shall have full power and authority from time to time to sell, expend, or otherwise dispose of any and all property of the Corporation in furtherance of any of the objects and purposes for which the Corporation is formed.

The number of members constituting the initial Board of Directors shall be three (3) and shall be composed of the following persons:

<u>Name</u>	<u>Address</u>
Timothy L. Gunderman	4033 Quailview Road Charlotte, NC 28226
Gary D. Ellis	6756 Benning Wood Drive Charlotte, NC 28270
Melvin B. Melton	53 Love Valley Court Chapin, SC 29036

Subsequent Board of Directors, the number of directors, their terms of office, and the method of their selection shall be provided for and determined by the By-Laws of the Corporation.

The initial Board of Directors shall serve until the first meeting of the Directors of the Corporation and/or until their successors are duly elected and qualified.

ARTICLE VIII

Indemnification of Directors, Officers and Employees

To the fullest extent allowed by law, the Corporation shall indemnify the members of the Board of Directors, its officers, and employees against any and all expense, including attorney's fees and liability expense, sustained by them, or any of them, in connection with any suit or suits which may be brought against said members of the Board of Directors, officers or employees, involving or pertaining to any of their official acts or duties (whether it be alleged that same are ultra vires or otherwise) in which suit or suits no personal liability is finally established against them incident to any act of malfeasance; and this provision shall not be deemed to prevent compromise of

any such litigation where the compromise is deemed advisable in order to prevent greater expense or cost in the defense of any such litigation.

ARTICLE IX

Activities Not Permitted by the Corporation

The Corporation is not organized and shall not be operated for pecuniary gain or profit. No part of the property or net earnings of the Corporation shall inure or be payable to or for the benefit of any individual except as reasonable compensation for services actually rendered by such individual or as payments and distributions in furtherance of the purposes set forth in Article V hereof. It is intended that the Corporation will qualify at all times as an organization exempt from Federal Income Tax under Sections 501(a) and 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provisions of any future United States Internal Revenue Laws (referred to in these Articles of Incorporation as the "Code"), and that it will qualify at all times as an organization to which deductible contributions may be made pursuant to Sections 170, 642, 2055, and 2522 of the Code; therefore, notwithstanding any other provision in these articles, the Corporation shall never be authorized to engage in any activity except in furtherance of the purposes for which the Corporation is organized, and the Corporation shall not carry on any activities not permitted to be carried on (i) by a corporation exempt from Federal income tax under Sections 501(a) and 501(c)(3) of the Code, (ii) by a corporation, contributions to which are deductible under Sections 170, 642, 2055, and 2522 of the Code, and (iii) by a non-profit corporation created under Chapter 55A of the General Statutes of North Carolina. The Corporation shall never directly or indirectly participate or intervene in (including the publishing or distributing of statements) any political campaign on behalf of any candidates for public office. No substantial part of the activities of the Corporation shall be devoted to attempting to influence legislation by propaganda or otherwise within the meaning of the proscriptive provisions of the Code, except as otherwise provided in Section 501(h) of the Code, and its expenditures to

influence legislation shall not exceed the permissible limits of Sections 501(h) and 4911 of the Code, to the extent applicable, and shall not be of the type or magnitude which would subject the Corporation to tax under Section 4911 of the Code. To the extent that Section 4942 of the Code is applicable to the Corporation, the directors shall cause the Corporation to distribute amounts for each taxable year at such time and in such manner as not to become subject to the tax imposed by such section. Notwithstanding any other provisions of these Articles of Incorporation, to the extent that the following provisions of the Code are applicable, the Corporation and its directors and officers shall not engage in any act or self-dealing as defined in Section 4941(d) of the Code, shall not retain any excess business holdings as defined in Section 4943(c) of the Code, shall not make any investments in such manner as to subject the Corporation to tax under Section 4944 of the Code, and shall not make any taxable expenditures as defined in Section 4945(d) of the Code.

ARTICLE X

Nondiscrimination

The Corporation shall not discriminate against any person on the basis of race, color, sex or national or ethnic origin.

ARTICLE XI

Disposition of Assets on Dissolution

In the event of dissolution of the Corporation, any net assets remaining after the satisfaction of its liabilities shall be transferred and delivered to one or more qualifying charitable organizations (as hereinafter defined) as shall be selected by the Board of Directors of the Corporation. For the purposes of these Articles, the term "qualifying charitable organization" shall mean an organization or organizations which are organized and operated exclusively for religious, charitable, scientific, literary or educational purposes as shall at that time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as

amended, and which shall also be then described in each of Sections 170(b)(1)(A), 170(c), 2055(a) and 2522(a) of the Internal Revenue Code of 1986, as amended, and which shall also be then described in Section 509(a)(1), Section 509(a)(2) or Section 509(a)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue Laws). Any net assets not disposed of as above provided shall be distributed in accordance with the order of the Superior Court of the County in which the principal office of the Corporation is located, exclusively for religious, charitable, scientific, literary or educational purposes or to such organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE XII

No Liability

No officer or member of the Board of Directors shall be personally liable in any manner whatsoever for debts of the Corporation, nor shall the individual property of any such officer or director be subject to payment of the Corporation's debts.

ARTICLE XIII

Amendment

These Articles of Incorporation may be amended at any time in the manner provided in the North Carolina Non-Profit Corporation Act (or the corresponding provisions of any future North Carolina non-profit corporation law); provided, however, that no amendment may be made which would cause the organization no longer to be described as a qualifying charitable organization.

ARTICLE XIV

Incorporator

The name and address of the incorporator is:

Name

Address

David D. Dahl

Manning, Fulton & Skinner, P.A.
3605 Glenwood Avenue
UCB Plaza
P. O. Box 20389
Raleigh, NC 27619-0389

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, this the 14th day of January, 1994.

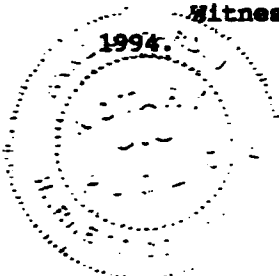
David D. Dahl (SEAL)
DAVID D. DAHL

NORTH CAROLINA :

WAKE COUNTY :

I, Anne J. Hardin, Notary Public, certify that DAVID D. DAHL, personally came before me this day and acknowledged that he is the Incorporator of the SOUTHEASTERN HOUSING PRESERVATION, INC., and personally signed the foregoing instrument in my presence.

Witness my hand and official seal, this 14th day of January, 1994.



Anne J. Hardin
Notary Public
My Commission expires: 6-22-96

BYLAWS
OF
SOUTHEASTERN HOUSING PRESERVATION, INC.

* * * * *

ARTICLE I

Purposes of the Corporation

The Corporation is a nonprofit corporation organized exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). The Corporation's purposes are to provide relief to the poor and distressed by making available housing for low and/or moderate income families. The Corporation anticipates operating in the southeast region of the United States.

ARTICLE II

Offices

1. The PRINCIPAL OFFICE of the Corporation shall be located at 1809 C Cross Beam Drive, Coffey Creek Business Center, Charlotte, North Carolina 28217.

2. The REGISTERED OFFICE of the Corporation required by law to be maintained in the State of North Carolina may be, but need not be, identical with the principal office.

3. OTHER OFFICES: The Corporation may have offices at such other places, either within or without the State of North Carolina, as the Board of Directors may from time to time determine or, as the affairs of the Corporation may require.

ARTICLE III

Membership

The Corporation shall have no members.

ARTICLE IV

Directors

1. GENERAL POWERS: The management of the Corporation shall be vested in the Board of Directors. The Board may delegate all or part of the management functions to an Executive Committee established by the Board

pursuant to these Bylaws. Members of the Board shall serve without pay. The Board of Directors shall have the power to make and amend rules and regulations pertaining to the operation of the Corporation, and shall have the responsibility for the entire management of the affairs of the Corporation, except as may be otherwise provided in the Bylaws.

2. NUMBER, TERM: There shall be no less than two (2) and no more than three (3) Directors. The exact number of Directors shall be established by resolution of the Board of Directors from time to time. Directors may be re-elected for consecutive terms.

3. ELECTION: New Directors shall be elected by majority vote of the Board members present at a meeting at which a quorum is present, as provided in ARTICLE V, Section 4, hereof.

4. REMOVAL: Board members may be removed from office with or without cause by a vote of two-thirds (2/3) of the members of the Board at the annual meeting or a special meeting called for that purpose. If any member is so removed, a new member may be elected at the same meeting.

5. VACANCIES: A vacancy occurring on the Board may be filled by a majority of the remaining Board, though less than a quorum, or by the sole remaining Board member. Any member who shall be absent from three (3) consecutive meetings of the Board, without excuse satisfactory to the Board, shall be deemed to have resigned from the Board, and the vacancy thus created shall be immediately filled as provided herein. A Director elected to fill a vacancy shall have the same term as the Director that he replaces. Any Directorship to be filled by reason of an increase in the authorized number of Directors shall be filled by a majority of the remaining Directors, though less than a quorum, or by the sole remaining Director.

6. CHAIRMAN OF THE BOARD: There may be a Chairman of the Board of Directors elected by the Directors from their number at any meeting of the Board. The Chairman shall preside at all meetings of the Board of Directors and perform such other duties as may be directed by the Board.

ARTICLE V

Meetings of Board of Directors

1. ANNUAL MEETINGS: The annual meeting of the Board shall be held in April of each year. In addition, the Board may provide, by resolution, the time and place, either within or without the State of North Carolina, for the holding of additional regular meetings.

2. SPECIAL MEETINGS: Special meetings of the Board may be called by or at the request of the Chairman of the Board or President of the Corporation or by any two (2) Board members. Such meetings may be held either within or without the State of North Carolina.

3. NOTICE OF MEETINGS: The Chairman of the Board or President of the Corporation may call a regular meeting of the Board by giving at least five (5) days' advance notice thereof by any usual means of communication. The person or persons calling a special meeting of the Board shall, at least twenty-four (24) hours prior to the meeting, give notice thereof by any usual means of communication. Such notice need not specify the purpose for which the meeting is called. Attendance by a Board member at a meeting shall constitute a waiver of notice of such meeting, except where a Board member attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called.

4. QUORUM: A majority of the members of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board.

5. VOTING: Except as otherwise provided in this Section, the act of the majority of the Board members present at a meeting at which a quorum is present shall be the act of the Board. The vote of a majority of the number of Board members fixed pursuant to these Bylaws shall be required to adopt a resolution constituting an Executive Committee. The vote of a majority of the Board members then holding office shall be required to adopt, amend or repeal a Bylaw.

6. **INFORMAL ACTION BY MEMBERS:** Action taken by the Directors without a meeting is nevertheless Board action if written consent to the action in question is signed by all the Directors and filed with the minutes of the proceedings of the Board, whether done before or after the action so taken.

ARTICLE VI

Executive Committee and Other Committees

1. **CREATION:** The Board of Directors by resolution may designate two (2) or more Directors to constitute an Executive Committee, which Committee, to the extent provided in such resolution, shall have and may exercise all of the authority of the Board of Directors in the management of the Corporation, except that the Executive Committee shall not have any authority to alter or amend the Bylaws.

2. **VACANCY:** Any vacancy occurring in the Executive Committee shall be filled by the Directors at a regular or special meeting of the Board of Directors.

3. **REMOVAL:** Any member of the Executive Committee may be removed at any time with or without cause by the Board of Directors.

4. **MINUTES:** The Executive Committee shall keep regular minutes of its proceedings and report the same to the Board when required.

5. **RESPONSIBILITY OF DIRECTORS:** The designation of an Executive Committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any member thereof, of any responsibility or liability imposed upon it or him by law. If action taken by the Executive Committee is not thereafter formally considered by the Board, a Director may dissent from such action by filing his written objection with the Secretary with reasonable promptness after learning of such action.

6. **OTHER COMMITTEES:** Other committees not having and exercising the authority of the Board in the management of the Corporation may be designated by a resolution adopted by a majority of the members present at a meeting at which a quorum is present. Any member thereof may be removed by the person or

persons authorized to appoint such member whenever in their judgment the best interests of the Corporation shall be served by such removal.

7. TERM OF OFFICE: Each member of a committee shall continue as such until resignation or removal with or without cause by the Board, or until such member shall cease to qualify as a member thereof.

8. CHAIRMAN: One member of each committee shall be appointed chairman by the person or persons authorized to appoint the members thereof.

9. VACANCIES: Vacancies in the membership of any committee may be filled by appointment made in the same manner as provided in the case of the original appointments.

10. QUORUM: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

11. RULES: Each committee may adopt rules for its own government not inconsistent with these Bylaws or with rules adopted by the Board.

ARTICLE VII

Officers

1. NUMBER: The officers of the Corporation shall consist of a President, a Secretary, a Treasurer, and such Vice Presidents, Assistant Secretaries, Assistant Treasurers and other officers as the Board of Directors may from time to time elect. Any two or more offices may be held by the same person. In no event, however, may an officer act in more than one capacity where action of two or more officers is required.

2. ELECTION AND TERM: The officers of the Corporation shall be elected by the Board of Directors. Such election may be held at any regular or special meeting of the Board. Each officer shall hold office until his death, resignation, retirement, removal, disqualification, or his successor is elected and qualifies.

3. REMOVAL: Any officer or agent elected or appointed by the Board of Directors may be removed by the Board with or without cause; but such removal

shall be without prejudice to the contract rights, if any, of the person so removed.

4. **PRESIDENT:** The President shall be the principal Executive Officer of the Corporation, and, subject to the control of the Board of Directors, shall supervise and control the management of the Corporation in accordance with these Bylaws. He shall, when present, preside at all meetings. He shall sign, with any other proper officer, any deeds, mortgages, bonds, contracts, or other instruments which may be lawfully executed on behalf of the Corporation, except where required or permitted by law to be otherwise signed and executed and except where the signing and execution thereof shall be delegated by the Board of Directors to some other officer or agent; and, in general, he shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

5. **VICE PRESIDENTS:** The Vice-Presidents in the order of their election, unless otherwise determined by the Board of Directors, shall, in the absence or disability of the President, perform the duties and exercise the powers of that office. In addition, they shall perform such other duties and have such other powers as the Board of Directors shall prescribe.

6. **SECRETARY:** The Secretary shall keep accurate records of the acts and proceedings of all meetings of Directors. He shall give all notices required by law and by these Bylaws. He shall have general charge of the corporate books and records and of the corporate seal, and he shall affix the corporate seal to any lawfully executed instrument requiring it. He shall sign such instruments as may require his signature, and, in general, shall perform all duties incident to the office of Secretary and such other duties as may be assigned him from time to time by the President or by the Board of Directors.

7. **TREASURER:** The Treasurer shall have custody of all funds and securities belonging to the Corporation and shall receive, deposit or disburse the same under the direction of the Board of Directors. He shall keep full

and accurate accounts of the finances of the Corporation in books especially provided for that purpose; and he shall cause a true statement of its assets and liabilities as of the close of each fiscal year and of the results of its operations and of changes in fund balance for such fiscal year, all in reasonable detail, to be made and filed at the registered or principal office of the Corporation within three months after the end of such fiscal year. The Treasurer shall, in general, perform all duties incident to his office and such other duties as may be assigned to him from time to time by the President or by the Board of Directors.

8. ASSISTANT SECRETARIES AND TREASURERS: The Assistant Secretaries and Assistant Treasurers shall, in the absence or disability of the Secretary or the Treasurer, respectively, perform the duties and exercise the powers of those offices, and they shall, in general, perform such other duties as shall be assigned to them by the Secretary or the Treasurer, respectively, or by the President or by the Board of Directors.

9. BOND: The Board of Directors may, by resolution, require any or all officers, agents and employees of the Corporation to give bond to the Corporation, with sufficient sureties, conditioned on the faithful performance of the duties of their respective offices or positions, and to comply with such other conditions as may from time to time be required by the Board of Directors.

ARTICLE VIII

Indemnification

1. EXPENSES AND LIABILITIES: Except as provided below, to the extent and upon the terms and conditions provided by the North Carolina Business Corporation Act as it exists or may hereafter be amended, the Corporation shall indemnify any and all of its officers and Directors against liability and litigation expense, including reasonable attorneys' fees, arising out of their status as such. Said officers and Directors shall be entitled to recover from the Corporation, and the Corporation shall pay, all reasonable costs, expenses, and attorneys' fees in connection with the enforcement of

rights to indemnification provided herein. Such right shall inure to the benefit of the legal representatives of any such person and shall not be exclusive of any other right to which such person may be entitled apart from the provisions of this By-Law. Such indemnification rights shall not apply for liability or litigation expense which any officer or Director may incur (i) on account of his activities which were (at the time taken) known or believed by him to be clearly in conflict with the best interest of the Corporation or (ii) in connection with any claim that the Corporation may make against such officer or Director unless he ultimately shall prevail against the Corporation in respect to such claim.

The Corporation also shall have the power, in its sole discretion, to indemnify any present or former Director, officer, employee or agent or any person (who has served or is serving (i) in such capacity at the request of the Corporation in any other corporation, partnership, joint venture, company, trust or other enterprise or (ii) as a trustee or administrator under an employee benefit plan), with respect to any liability or litigation expenses, including reasonable attorneys' fees (incurred in such capacity by any such person) to the extent and upon the terms and conditions provided by the North Carolina Business Corporation Act as it exists or may hereafter be amended.

2. ADVANCE PAYMENT OF EXPENSES: Expenses incurred by a Director, officer, employee or agent in defending a civil or criminal action, suit or proceeding may be paid by the Corporation in advance of the final disposition of such action, suit or proceeding as authorized by the Board of Directors in the specific case or as authorized or required under any charter or Bylaw provision or by any applicable resolution or contract upon receipt of an undertaking by or on behalf of the Director, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Corporation against such expenses.

Notwithstanding the provisions of the preceding paragraph, the Corporation shall, upon receipt of an undertaking by or on behalf of the Director or officer involved to repay the expenses described in the second

paragraph of the preceding Section 1 of ARTICLE VIII unless it shall ultimately be determined that he is entitled to be indemnified by the Corporation against such expenses, pay expenses incurred by such Director or officer in defending a civil or criminal action, suit or proceeding in advance of the final disposition of such action, suit or proceeding.

3. INSURANCE: The Corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as Director, officer, employee, trustee or agent of another nonprofit corporation or trust against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Corporation would have the power to indemnify him against such liability.

ARTICLE IX

Contracts, Loans and Deposits

1. CONTRACTS: The Board may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument on behalf of the Corporation, and such authority may be general or confined to specific instances.

2. LOANS: No loans shall be contracted on behalf of the Corporation and no evidence of indebtedness shall be issued in its name unless authorized by a resolution of the Board. Such authority may be general or confined to specific instances. In no event shall loans be made by the Corporation to its Board members or officers.

3. CHECKS AND DRAFTS: All checks, drafts or other orders for the payment of money issued in the name of the Corporation shall be signed by such officer or officers, agent or agents, of the Corporation and in such manner as shall from time to time be determined by resolution of the Board.

4. DEPOSITS: All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such depository or depositories as the Board shall direct.

5. GIFTS: The Board may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Corporation.

ARTICLE X

Forbidden Activities

The Corporation is organized as a nonprofit Corporation exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (the "Code"). No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its officers, Directors, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its charitable purposes. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of this Article X, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Code, or the corresponding provision of any future United States Internal Revenue Law or (b) by a corporation the contributions to which are deductible under Section 170(c)(2) of the Code.

ARTICLE XI

General Provisions

1. SEAL: The corporate seal of the Corporation shall consist of two concentric circles between which is the name of the Corporation and in the center of which is inscribed "SEAL"; and such seal, as impressed on the margin hereof, is hereby adopted as the corporate seal of the Corporation.

2. WAIVER OF NOTICE: Whenever any notice is required to be given to any Board member under the provisions of the North Carolina Nonprofit


Corporation Act or under the provisions of the charter or Bylaws of this Corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice.

3. AMENDMENTS: Except as otherwise provided herein, these Bylaws may be amended or repealed and new Bylaws may be adopted by the affirmative vote of a majority of the Board members then holding office at any regular or special meeting of the Board.

The Board of Directors shall have no power to adopt a Bylaw providing for the management of the Corporation otherwise than by the Board or its Executive Committee.

4. BOOKS AND RECORDS: The Corporation shall keep correct and complete books and records of accounts and shall also keep minutes of the proceedings of its Board members and committees having any of the authority of the Board.

5. FISCAL YEAR: The fiscal year of the Corporation shall begin on the 1st day of January and end on the 31st day of December in each year.



GARY D. ELLIS, PRESIDENT (SEAL)

What will happen after the tax credit compliance period has been met?

Southeastern Housing Preservation, Inc. (SHPI) will hold the Right of First Refusal.

Who will handle property management?

Property management will be by a third party agent, GEM Management. Please see attached resume.



GEM Management, LLC

Resume

GEM Management, LLC is owned by Fitch Irick Corporation that has a long and successful track record in the development, construction and management of multifamily housing complexes and commercial development. An organizational chart GEM Management is enclosed. Additionally, bios on all key executive at GEM are included to show the wealth of knowledge within our firms' leadership.

GEM Management has over 30+ years of management experience in affordable housing property management field. GEM is an organization that is knowledgeable in the complexity of regulations involved in dealing with Rural Development, Department of Housing and Urban Development, and Low-Income Housing Tax Credit programs. GEM prides itself on the professional and disciplined way it operates.

The company currently manages **over 10,000 units** through-out the southeast comprised 250+ properties with multi-layers of programs and funding sources. Within this portfolio there are project-based section 8; Low Income Housing Tax Credit; and Rural Development properties.

GEM Management, LLC Executive Team:

Tami Fossum, HCCP, CAPS, CPM is the **Executive Director** of GEM Management, LLC. She joined GEM's management team in August of 2016. Tami has been in the multi-family industry since 1989. She has an extensive background in both the development and property management of conventional and affordable multifamily properties. Tami holds her Certified Apartment Portfolio Supervisor (CAPS), Certified Property Manager (CPM) and Housing Credit Certified Professional (HCCP) designations, as well as her Real Estate Broker's licenses in North Carolina and Salesman's License South Carolina.

Tami has been actively involved in the Greater Charlotte Apartment Association (GCAA) since 1993, serving as its' President in 2010. She is a founding member of the GCAA's Education Foundation serving as President in 2013 and 2014. She has been recognized through-out her career with numerous multifamily related industry awards through the GCAA, National Apartment Association (NAA) and Institute of Real Estate Management (IREM). Tami has actively served at a committee level for NAA since 2009 and currently serves as a board member of the National Apartment Association Education Institute (NAAEI). She was an Adjunct faculty member for Rio Salado community college for their property management program and is a current NAA faculty member and subject matter expert. She also serves both at the national and local level on the apartment associations affordable housing committees.

Alex Lawrence, C14P, S.T.A.R. is the **Director of Property Management- Rural Development**. He joined GEM's Management team in February of 2005. Prior to joining GEM Management, Alex worked for Walmart, Inc. Logistics. He is responsible for overseeing and leading the property management field and site team members. Alex is also the Section 504 Coordinator for the GEM portfolio. He has a long-term working relationship with all agencies that monitor the GEM portfolio.

Alex is the current President of the Carolinas Council for Affordable Housing and has served on the board since 2016. He graduated from Appalachian State University in Boone, North Carolina with a Bachelor of Science in Business Administration degree. Alex holds his C3P Tax Credit Certification, Rural Development 515 STAR Certification and North Carolina Real Estate Broker License.

Linda Caudle, CPM is the **Director of Property Management- Tax Credit**. She joined the GEM Management team in June of 2021. Prior to joining GEM Management Linda Caudle was the Vice President, Regional Director for Westdale Asset Management for 20+ years and has been in our industry for well over 30+ years. Linda holds her Certified Property Manager (CPM) and North Carolina Real Estate Broker License.

She is active with the Greater Charlotte Apartment Association (GCAA) and served as 2011 President. Linda also served 6 years as a board member for the Apartment Association of North Carolina (AANC). She has served the Institute of Real Estate Management (IREM) as a past ARM committee chair and is 1996 CPM of the Year recipient. Her most recent accolades include being inducted into the 2021 AANC Hall of Fame and 2020 GCAA Lex Marsh award winner.

Kathy B. May, NAHPe, is GEM Management's **Director of Agency & Compliance**. Kathy joined GEM Management, LLC in 2011. Kathy assists the organization's Compliance Director in the daily operations of the Compliance department, with supervision of GEM portfolio across seven states. Her duties include ensuring that properties with HUD Section 8, Tax Credits and USDA Rural Development programs are following regulations.

Kathy holds an Associate of Arts degree in Business from Louisburg College, in Louisburg, North Carolina and has 30+ years' experience in Property Management with both HUD and commercial properties. Additionally, she is a National Affordable Housing Professional Executive (NAHPe), has completed AHM training for HUD - Subsidized Multifamily Properties, and is a North Carolina Real Estate Broker. She also holds credentials as a Certified Apartment Manager, Certified Assisted Housing Manager, NCHM Certified Manager of Maintenance, Certified Occupancy Specialist, Certified Professional of Occupancy, and Fair Housing Compliance.

Stormy Mongiello, SHRM-CP, PHR is the **Human Resources Director** of GEM Management, LLC. She joined the GEM team in 2018 and is responsible for all facets of Human Resources management along with supporting other departments, she is reaching company goals through consultation in employment-related decisions. She brings over 20 years of Human Resources experience. With a varied background in Human Resources roles for many industries including construction, manufacturing, and retail, she has earned her Society of Human Resources-Certified Professional (SHRM-CP) and Human Resources Certification Institute, Professional in Human Resources (PHR) certifications.

In addition to serving her country in the US Navy, Stormy has completed her bachelor's degree in Business with a minor in Human Resources and is currently pursuing her Master's in Business Administration.

To learn more about GEM's guiding mission, purpose, values and goals and the communities we manage visit us at www.gemmanagement.net

What resident services will be offered?

Bellevue Gardens will form a Tenant Council to improve the quality of life of the tenants as well as the physical property. The development Management team will work with the site manager to coordinate and assist the Tenant Council.

The Council will meet in the community room at least quarterly. Any resident can volunteer to be a member of the Council and can attend all meetings. The Council will decide on their organizational structure and elect their representatives. The Site Manager will not be a voting member of the council, however the Site Manager will act as an advisor to the Council to assist and provide information.

The Council will utilize the community room to post announcements for meetings and distribute information to the residents.

The residents will benefit by having input into activity planning and coordination, and by having an opportunity to express general input about their own community.

Bellevue Gardens will provide a referral program for ID/DD services.

Surber Development and Consulting LLC is currently exploring options to provide Telehealth services. While a provider has not been selected for services to be provided at Bellevue Gardens at the present moment, this should be in effect in time for the March, 2023 Virginia Housing tax credit application due date.

What other affordable projects has your company developed?

Please see attached Schedule A for a complete listing of projects completed by Surber Development and Consulting LLC.

Please find below the description of three recent projects that exhibit the capacity of Surber Development and Consulting LLC in developing affordable multifamily housing.

Bickerstaff Crossing (Construction cost \$12,156,126, completed July 2022)

The Bickerstaff Crossing development involved the new construction of 60 multifamily apartment units targeted to families in Henrico County. The property consists of 1 residential building which also includes a community room and an on-site leasing office. The property consists of 30 two-bedroom units and 30 three-bedroom units. All 60 units are universally designed and 6 are 504 accessible. The development is Earthcraft Gold certified. Financing sources include LIHTCs, VHDA financing, Affordable Housing Funds from the Federal Home Loan Bank of Atlanta, Virginia Housing Trust Funds and HIEE program funds from the Virginia Department of Housing and Community Development. Six of the 60 units at Bickerstaff Crossing have Project Based Section 8 vouchers allocated by the Richmond Redevelopment and Housing Authority.

East Gate Village II (Construction cost \$6,600,492, completed October 2022)

The East Gate Village II development involved the new construction of 37 multifamily apartment units targeted to families in Orange County, Virginia. The property consists of 1 residential building, which includes community space, with 19 two-bedroom and 18 three-bedroom units. All 37 units are universally designed and 5 are fully 504 accessible. The development is NGBS Silver certified. Amenities include an on-site leasing office, with on-site management and a playground. Financing sources include LIHTCs, VHDA financing and Affordable Housing Funds from the Federal Home Loan Bank of Atlanta.

Mountain Laurel Manor II (Construction cost \$6,812,065, completed October 2020)

The Mountain Laurel Manor II development involved the new construction of 48 multifamily apartment units targeted to families in Augusta County, Virginia. Mountain Laurel Manor II was the second phase of a three-phase development. The third phase, Mountain Laurel Manor III is currently under construction with a targeted completion date of February, 2023. The property consists of 1 residential building which also includes a community room and an on-site leasing office. The property consists of 28 two-bedroom and 20 three-bedroom units. All 48 units are universally designed and 5 are fully accessible. The development is Earthcraft Gold certified. Financing sources include LIHTCs, VHDA financing, Affordable Housing Funds from the Federal Home Loan Bank of Atlanta, and a forgivable loan from Southeastern Rural Communities Assistance Program (SERCAP). Five of the 48 units at Mountain Laurel Manor II have Project Based Section 8 vouchers allocated by the Staunton Redevelopment and Housing Authority.

Please see below list of affordable multifamily developments currently under contract with contract amounts:

Mountain Laurel Manor III - \$7,370,577 (48 units, Augusta County, VA)

Watermark Gardens - \$11,903,000 (80 units, Chesterfield County, VA)

Grande Oak - \$9,069,042 (49 units, York County, VA)

Grande Oak II - \$6,676,447 (49 units, York County, VA)

Grande Oak III - \$9,873,104 (49 units, York County, VA)

New Hope Place - \$12,137,781 (80 units, Goldsboro, NC)

List of LIHTC Developments (Schedule A)



Development Name: Bellevue Gardens
 Name of Applicant: Bellevue Gardens VA LLC

INSTRUCTIONS:

- 1 A Schedule A is required for every individual that makes up the GP or Managing Member - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2004 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Surber Development and Consulting LLC Controlling GP (CGP) or 'Named' Managing Member of Proposed property? Y or N

Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev. (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1 Warsaw Manor/Warsaw, VA	Warsaw Manor VA LLC/276-698-8760	Y	56	56	1/1/2014	9/12/2014	N
2 Lily Ridge/Ruckersville, VA	Lily Ridge VA LLC/276-698-8760	Y	48	48	9/4/2015	3/9/2016	N
3 The Shire/Chesapeake, VA	The Shire VA LLC/276-698-8760	Y	40	40	12/22/2015	6/24/2016	N
4 Iron Bridge Road Apartments; Chester, VA	Iron Bridge Road Apartments VA LLC/276-698-8760	Y	80	80	10/28/2016	2/21/2017	N
5 Ada Park/Newport News, VA	Ada Park VA LLC/276-698-8760	Y	42	42	12/20/2017	9/6/2018	N
6 Robinson Park/Harrisonburg, VA	Robinson Park VA LLC/276-698-8760	Y	88	88	8/31/2017	12/20/2017	N
7 Blacksburg Terrace/Blacksburg, SC	Blacksburg Terrace SC LLC/276-698-8760	Y	32	32	4/28/2017	9/12/2017	N
8 Timberland Park/Charlottesville, VA	Timberland Park VA LLC/276-698-8760	Y	80	80	12/26/2018	8/5/2019	N
9 Bennetts Pointe/Bennettsville, SC	Bennetts Pointe SC LLC/276-698-8760	Y	32	32	4/4/2018	12/19/2018	N
10 Marion Manor/Marion, VA	Marion Manor VA LLC/276-698-8760	Y	91	91	5/30/2019	11/26/2019	N
11 Mountain Laurel Manor/Staunton, VA	Mountain Laurel Manor VA LLC/276-698-8760	Y	48	48	12/23/2019	9/2/2020	N
12 Bickerstaff Crossing/Henrico, VA	Bickerstaff Crossing VA LLC/276-698-8760	Y	60	60	12/5/2022	TBD	N
13 East Gate Village/Gordonsville, VA	East Gate Village VA LLC/276-698-8760	Y	24	24	10/13/2020	6/16/2021	N
14 Mountain Laurel Manor II/Staunton VA	Mountain Laurel Manor II VA LLC/276-698-8760	Y	48	48	10/15/2020	3/31/2021	N
15 East Gate Village II/Gordonsville, VA	East Gate Village II VA LLC/276-698-8760	Y	37	37	10/7/2022	TBD	N
16 Mountain Laurel Manor III/Staunton VA	Mountain Laurel Manor III VA LLC/276-698-8760	Y	48	48	TBD	TBD	N
17 Grande Oak VA LLC/Williamsburg, VA	Grande Oak VA LLC/276-698-8760	Y	49	49	TBD	TBD	N
18 Watermark Gardens VA LLC/Chesterfield, VA	Watermark Gardens VA LLC/276-698-8760	Y	80	80	TBD	TBD	N
19 Grande Oak III/Williamsburg, VA	Grande Oak III VA LLC/276-698-8760	Y	49	49	TBD	TBD	N
20 Grande Oak II/Williamsburg, VA	Grande Oak II VA LLC/276-698-8760	Y	49	49	TBD	TBD	N
21 New Hope Place/Goldsboro, NC	New Hope Place LLC/276-698-8760	Y	80	80	TBD	TBD	N
22 Saratoga Place/Williamsburg, VA	Saratoga Place VA LLC/276-698-8760	Y	76	76	TBD	TBD	N
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Under Construction, Completion expected February, 2023

Under Construction, Completion expected February, 2024

Under Construction, Completion expected June, 2023

Predevelopment, construction expected to begin Summer 2023

Under Construction, Completion expected February, 2024

Predevelopment, construction expected to begin Fall, 2023

* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8602 (per entity/development) for a total of 6.

Location map, preliminary drawings, floor plans or any other schematic drawing that will provide a visual of and boundaries for your project.

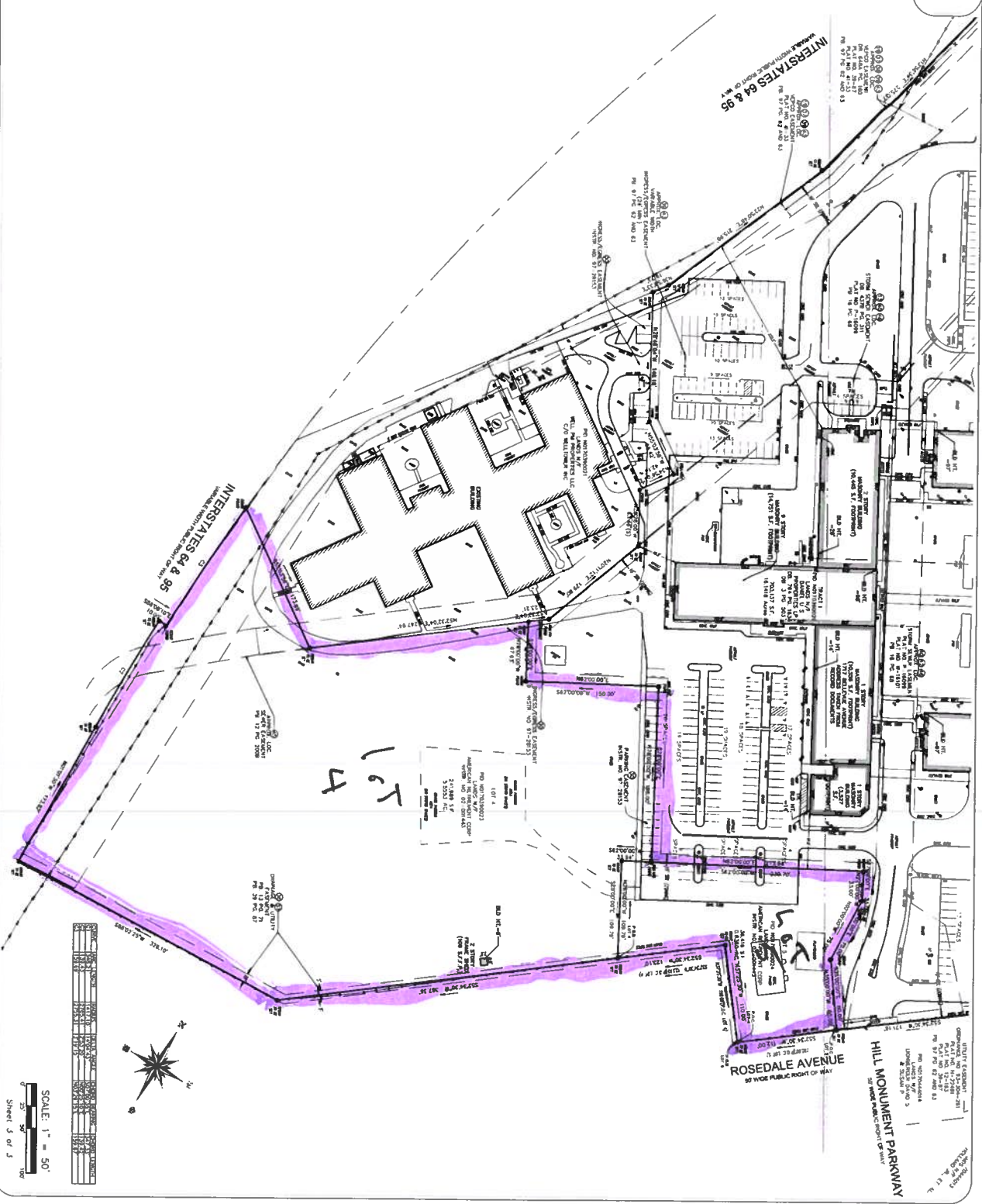
Please see attached.



Commercial Road Estates
 3465 1/2 North Main Street
 Austin, TX 78703
 800.200.8121
 www.american-national.com

Legend of Symbols & Abbreviations

- (This is a standard listing and is not to be used on the drawing.)
- 1 - 1/2" DIA. CONCRETE PIPING
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 - 66 - 1/2" DIA. CONCRETE PIPING
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 - 98 - 1/2" DIA. CONCRETE PIPING
 - 99 - 1/2" DIA. CONCRETE PIPING
 - 100 - 1/2" DIA. CONCRETE PIPING



Prepared by
TMA Order, LLC
 10000 North Loop West, Suite 1000
 Houston, TX 77037
 Phone: (281) 262-7200
 Fax: (281) 262-7200
 Project No. 2010

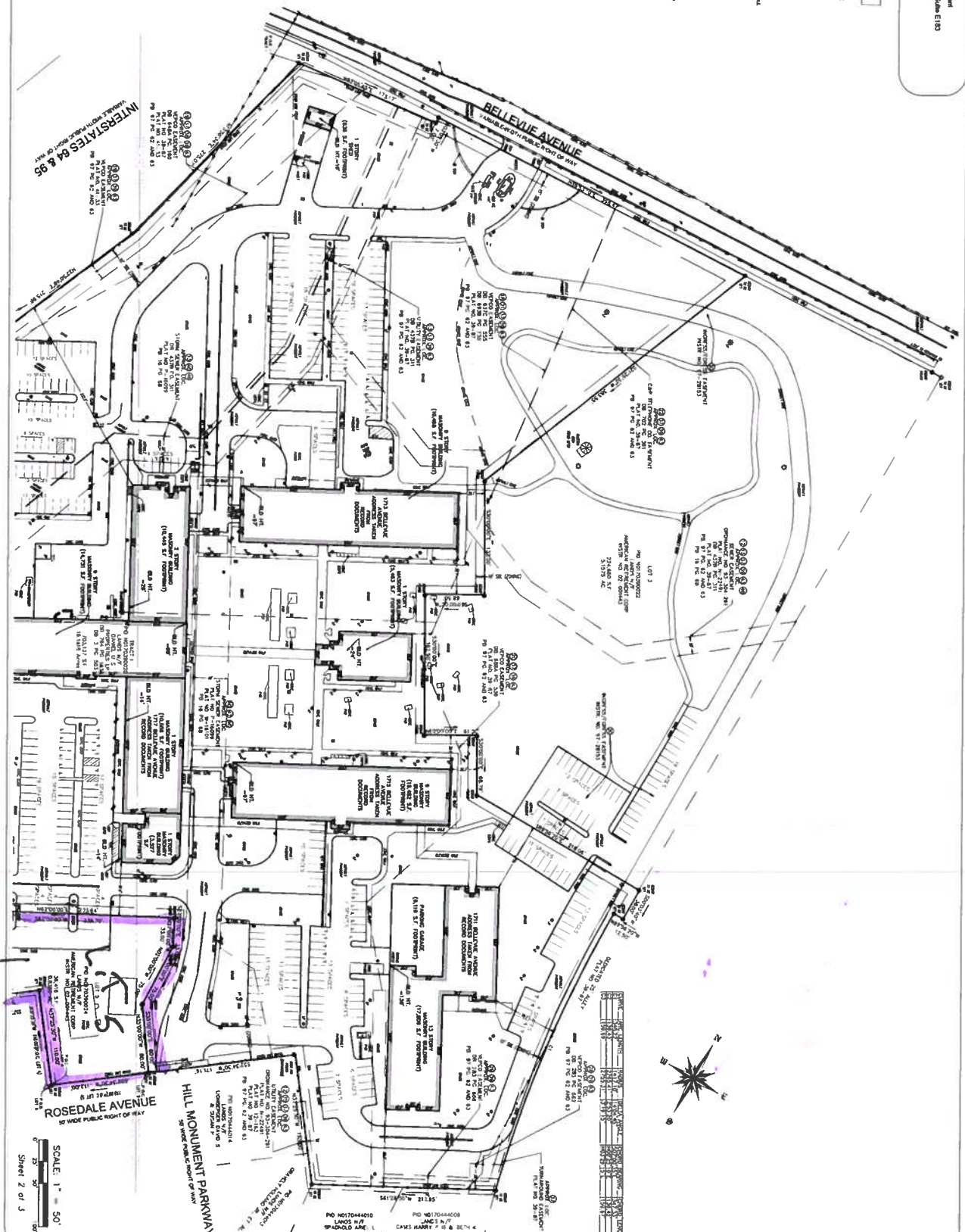
SCALE: 1" = 50'
 Sheet 3 of 3



Commercial Real Estate
 Due Diligence Management
 3465 S. Arlington Road, Suite E180
 Columbus, OH 43227
 606.290.1271
 www.american-national.com

Legend of Symbols & Abbreviations

- (This is a Standard Listing and is not to be taken as an offer.)
- 1 - 1st Floor
 - 2 - 2nd Floor
 - 3 - 3rd Floor
 - 4 - 4th Floor
 - 5 - 5th Floor
 - 6 - 6th Floor
 - 7 - 7th Floor
 - 8 - 8th Floor
 - 9 - 9th Floor
 - 10 - 10th Floor
 - 11 - 11th Floor
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 - 93 - 93rd Floor
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 - 97 - 97th Floor
 - 98 - 98th Floor
 - 99 - 99th Floor
 - 100 - 100th Floor



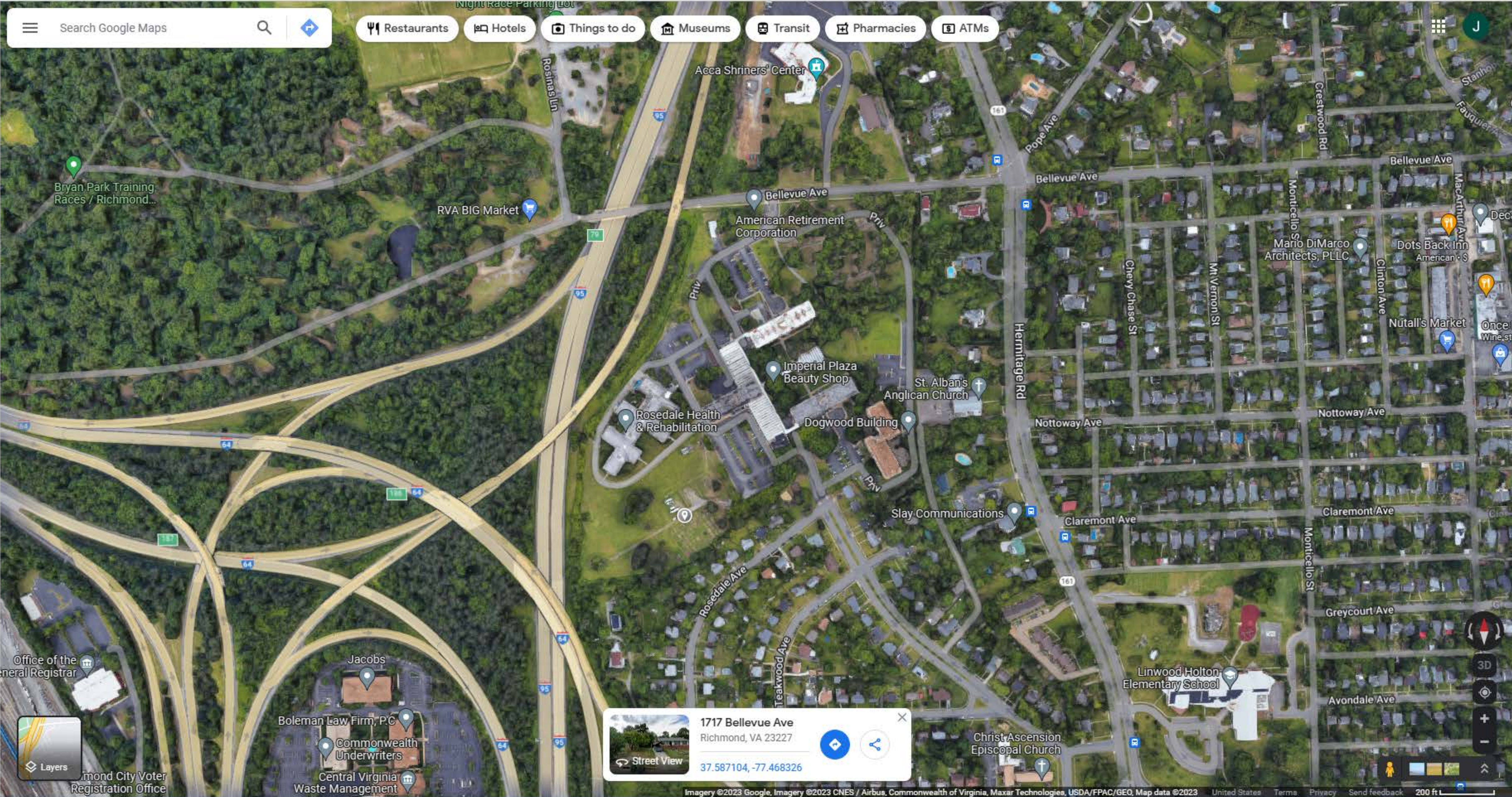
LOT 4

SCALE: 1" = 50'
 SHEET Z OF J

Rick Oates, Inc.
 3465 S. Arlington Road, Suite E180
 Columbus, OH 43227
 (614) 242-5200
 Fax: (614) 242-5201
 Project No. 2011-0000-000

Search Google Maps

- Restaurants
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1717 Bellevue Ave
 Richmond, VA 23227
 37.587104, -77.468326

Street View icon

- Office of the General Registrar
- Jacobs
- Boleman Law Firm, P.C.
- Commonwealth Underwriters
- Central Virginia Waste Management
- Richmond City Voter Registration Office

DCHa

Donald C. Harwood
Architect, LLC

13 Kenwood Lane
Greenville, SC
29609

864.915.2126
dharwood08@gmail.com

BELLEVUE GARDENS
RICHMOND, VA.

Seal

Title:
PROPOSED
PHASE I
SITE PLAN

Date: 1.17.25

Revisions:

△

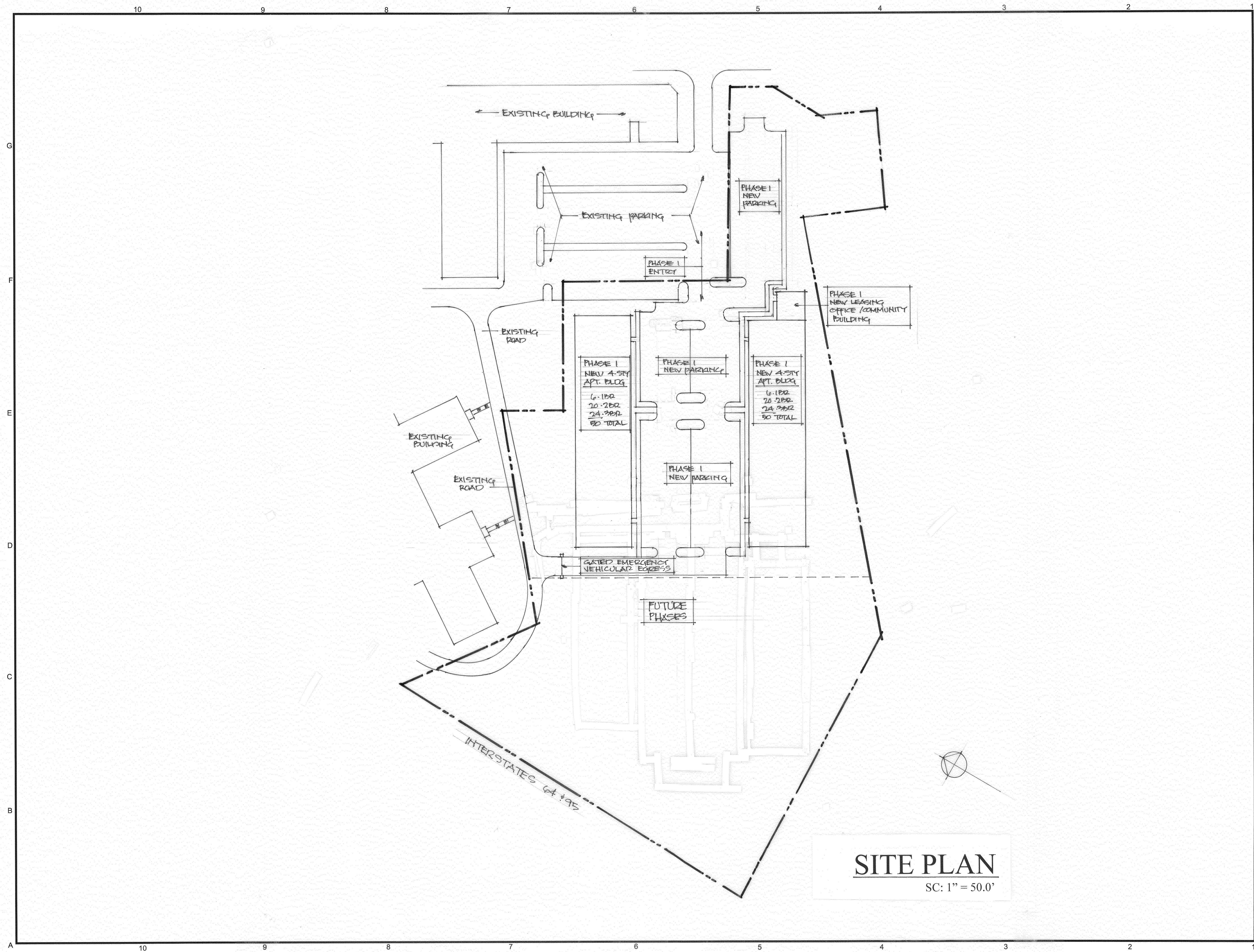
Drawn By: DCH

Review By: DCH

Project No. 2302

Sheet No.

S1.1



SITE PLAN
SC: 1" = 50.0'

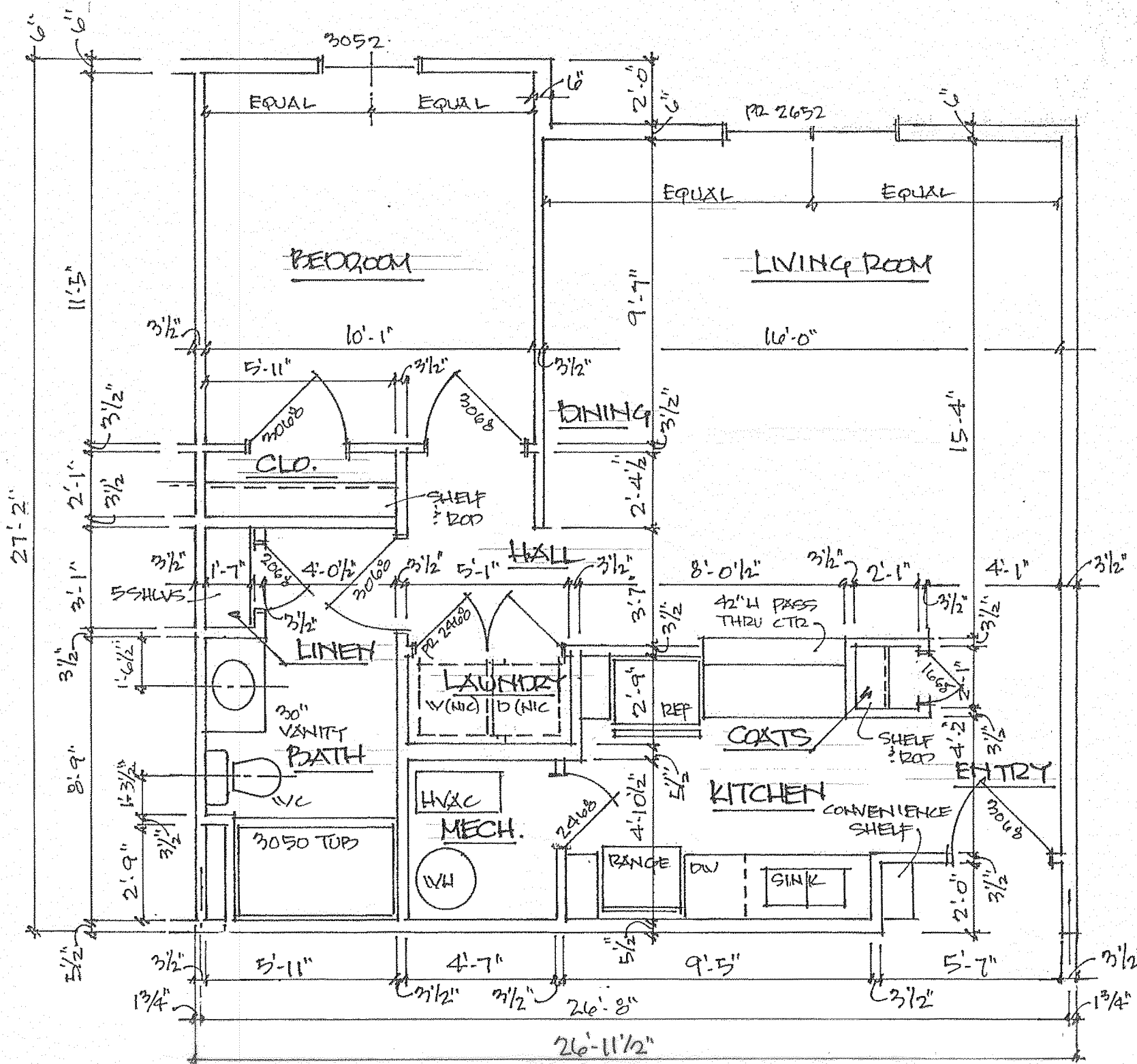
DCHA

Donald C. Harwood
Architect, LLC

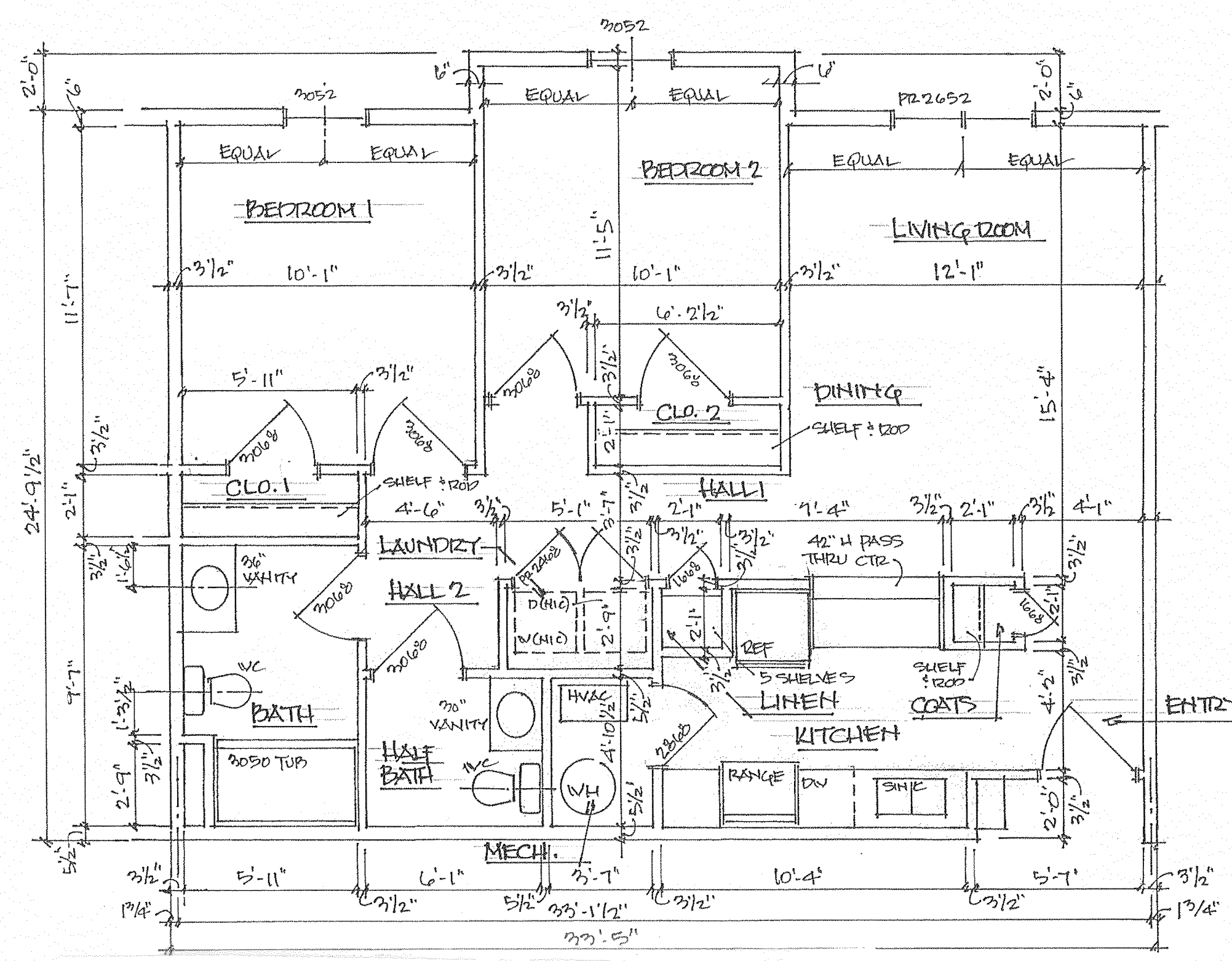
13 Kenwood Lane
Greenville, SC
29609

864.915.2126
dharwood08@gmail.com

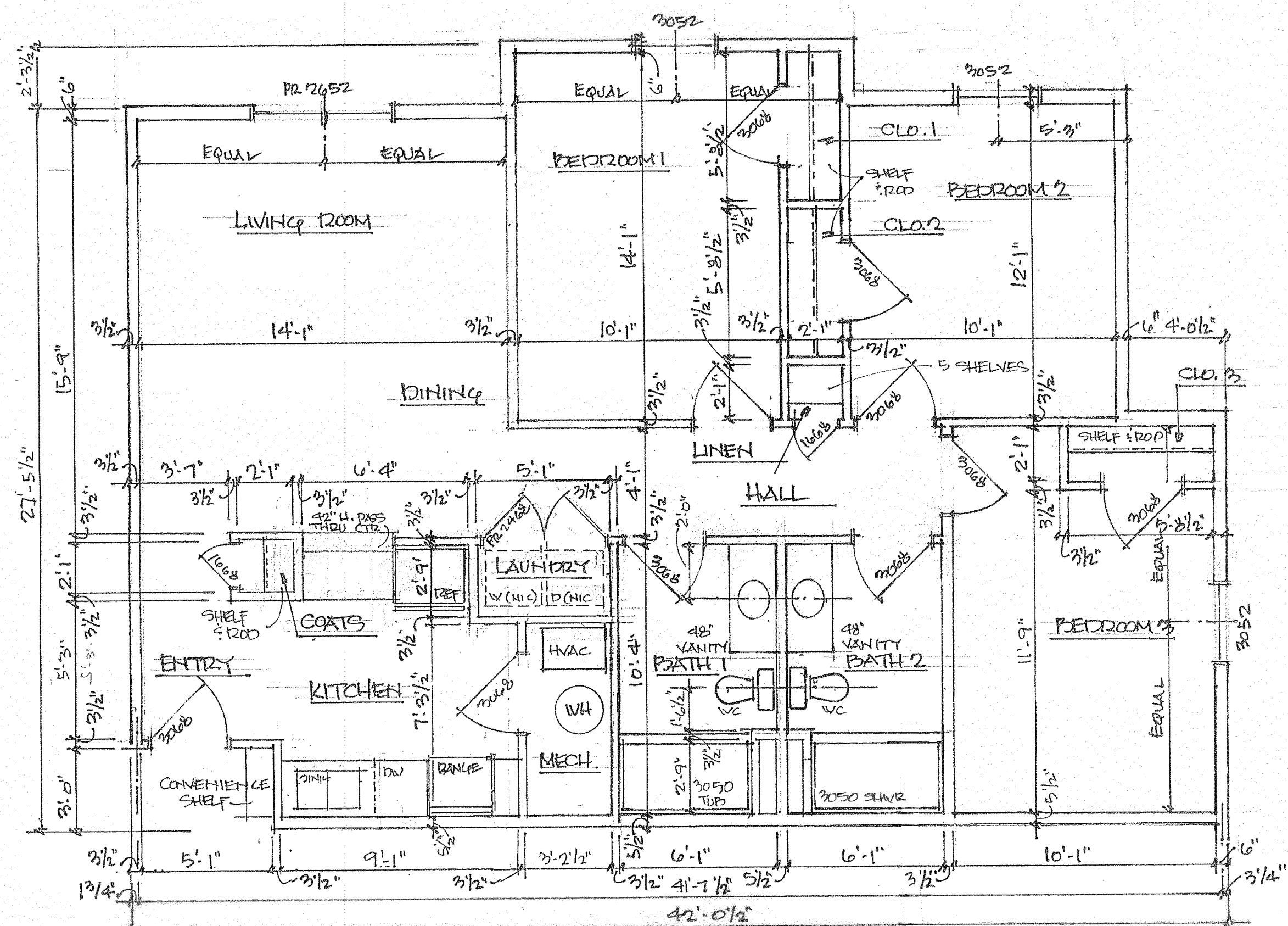
BELLEVUE GARDENS
RICHMOND, VA.



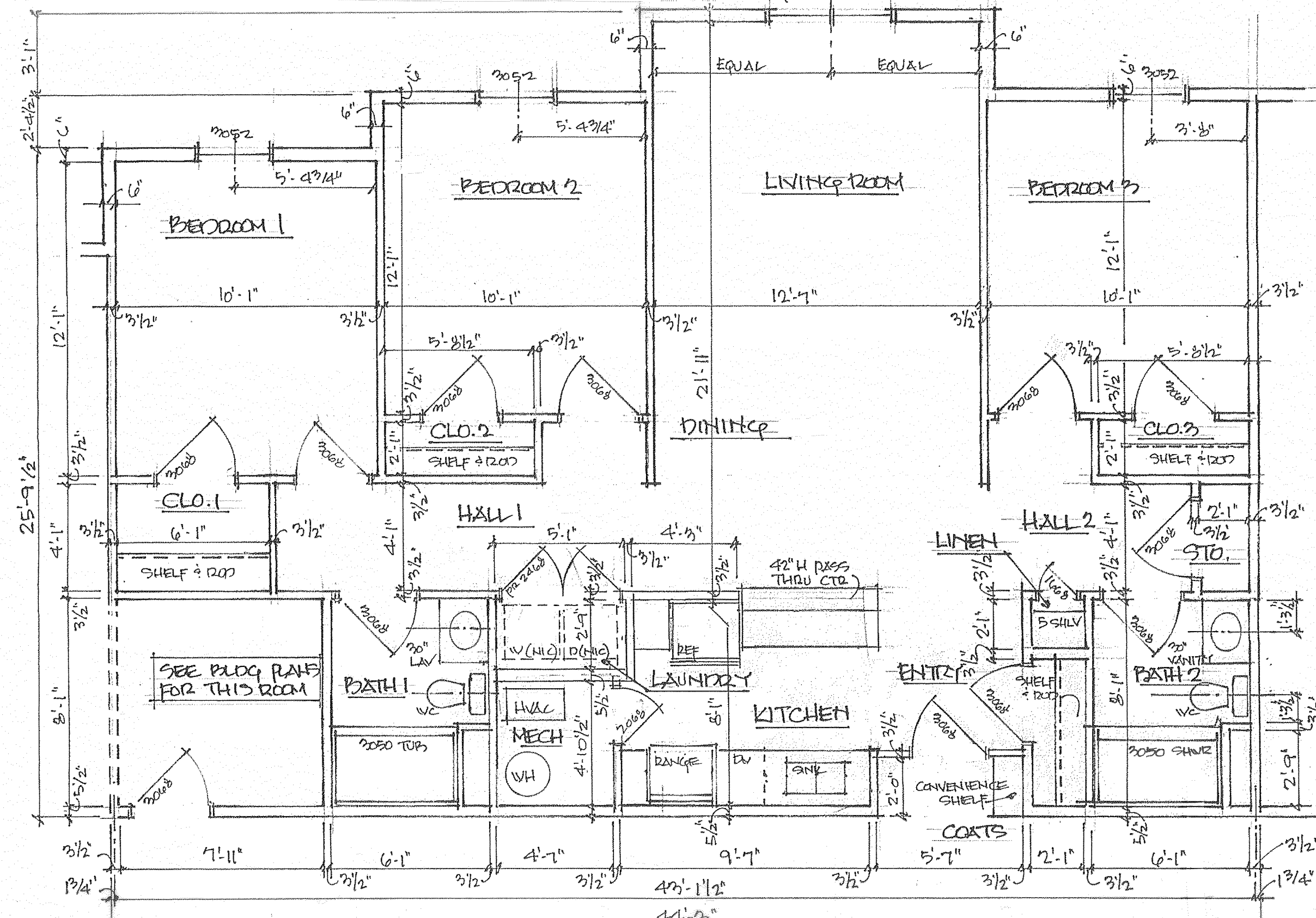
ONE BEDROOM
UNIT PLAN
SC: 1/4" = 1'-0"



TWO BEDROOM
UNIT PLAN
SC: 1/4" = 1'-0"



THREE BEDROOM - A
UNIT PLAN
SC: 1/4" = 1'-0"



THREE BEDROOM - B
UNIT PLAN
SC: 1/4" = 1'-0"

Title:
UNIT PLANS
 1 - 1 BR UNIT
 2 - 2 BR UNIT
 3 - 3 BR - A UNIT
 4 - 3 BR - B UNIT

Date: 1.17.23

Revisions:

Drawn By: DCH
Review By: DCH
Project No: 2302

Sheet No.

A1.1

VHDA Experienced LIHTC Developers

Updated: 2/09/2022

Notes:

I Listed if 'named' Controlling General Partner or Managing Member (as confirmed by supporting documentation)

I Listed if documentation supported at least 6 LIHTC developments

I Listed if a principal who has developed at least 3 LIHTC deals and has at least \$500,000 in liquid assets

See LIHTC Manual for instructions on being added to this list

INDIVIDUALS

- 1 Alexander, Randall P.
- 2 Arista, Roberto
- 3 Asarch, Chad
- 4 Ayd, Tom
- 5 Barnhart, Richard K.
- 6 Baron, Richard
- 7 Bennett, Vincent R.
- 8 Burns, Laura P.
- 9 Chapman, Tim
- 10 Cohen, Howard Earl
- 11 Connelly, T. Kevin
- 12 Connors, Cathy
- 13 Copeland, M. Scott
- 14 Copeland, Robert O.
- 15 Copeland, Todd A.
- 16 Cordingley, Bruce A.
- 17 Counselman, Richard
- 18 Crosland, Jr., John
- 19 Curtis, Lawrence H.
- 20 Daigle, Marc
- 21 Dambly, Mark H.
- 22 Deutch, David O.
- 23 Dischinger, Chris
- 24 Douglas, David D.
- 25 Edmondson, Jim
- 26 Edson, Rick
- 27 Ellis, Gary D.
- 28 Fekas, William L.

- 60 Meiton, Melvin B.
- 61 Midura, Ronald J.
- 62 Mirmelstein, George
- 63 Nelson, IV, John M.
- 64 Orth, Kevin
- 65 Page, David
- 66 Parent, Bijan
- 67 Park, Richard A.
- 68 Park, William N.
- 69 Pasquesi, R.J.
- 70 Pedigo, Gerald K.
- 71 Poulin, Brian M.
- 72 Queener, Brad
- 73 Rappin, Steve
- 74 Ripley, F. Scott
- 75 Ripley, Ronald C.
- 76 Ross, Stephen M.
- 77 Salazar, Tony
- 78 Sari, Lisa A.
- 79 Sciocchino, Richard
- 80 Sinito, Frank T.
- 81 Stockmaster, Adam J.
- 82 Stoffregen, Phillip J.
- 83 Surber, Jen
- 84 Valey, Ernst
- 85 Uram, David
- 86 Wilson, Stephen
- 87 Woda, Jeffrey J.
- 88 Wohl, Michael D.
- 89 Wolfson, III, Louis

- 29 Fitch, Hollis M.
- 30 Fore, Richard L.
- 31 Franklin, Wendell C.
- 32 Franklin, Taylor
- 33 Friedman, Mitchell M.
- 34 Gardner, Mark E.
- 35 Goldberg, Jeffrey
- 36 Gunderman, Timothy L.
- 37 Haskins, Robert G.
- 38 Hardee, Carl
- 39 Heatwole, F. Andrew
- 40 Honeycutt, Thomas W.
- 41 Hunt, Michael C.
- 42 Iglesias, Adrian
- 43 Jaeger, Jeffrey
- 44 Jester, M. David
- 45 Johnston, Thomas M.
- 46 Jones Kirkland, Janice
- 47 Kirkland, Milton L.
- 48 Kittle, Jeffery L.
- 49 Koogler, David M.
- 50 Koogler, David Mark
- 51 Lancaster, Dale
- 52 Lawson, Phillip O.
- 53 Lawson, Steve
- 54 Leon, Miles B.
- 55 Lewis, David R.
- 56 Levitt, Michael
- 57 Margolis, Robert B.
- 58 McCormack, Kevin
- 59 McNamara, Michael L.

