

REQUEST FOR CITY OF AUSTIN RESOLUTIONS

2018 - 4% Non-Competitive Low Income Housing Tax Credits

This sheet provides a guide for developers requesting resolutions required by the Texas Department of Housing and Community Affairs for 4% Low Income Housing Tax Credit applications.

PLEASE NOTE: If you are requesting funding from the City, please complete a Rental Housing Development Assistance (RHDA) program application. The RHDA program application can be found at: <http://austintexas.gov/page/housing-application-center>.

Resolutions. Please indicate which resolutions are being requested from the City of Austin.

- Resolution of No Objection from the Local Governing Body (will be provided to all applicants completing this form and providing all attachments)
- Twice the State Average Per Capita (will be provided to all applicants completing this form and providing all attachments)
- One-Mile/Three-Year Rule
- Limitations on Developments in Certain Census Tracts
- TEFRA Approval

Please note: All resolutions being requested are subject to approval by the Austin City Council.

For the request to be considered, the following information will be required.

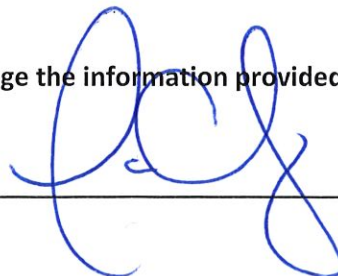
- 1) Please complete the attached Project Summary Form (Excel)
- 2) A SMART Housing Certification letter
- 3) Provide a map (8 1/2" x 11") indicating the property location and the distance a resident would actually have to walk on a paved surface to get to the **nearest transit stop**.
- 4) Provide a **flood plain map** generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any.
- 5) Provide information about the Developer's Experience and Development Background.

Applications for S.M.A.R.T. Housing certification go through a separate review process. For more information on the [S.M.A.R.T. Housing Program](#), email Sandra Harkins, Project Coordinator, at sandra.harkins@austintexas.gov.

Requests should be submitted to Neighborhood Housing and Community Development, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Ellis Morgan. E-mail submissions are acceptable as long as they are within the size limit of the City's e-mail system for attachments (approximately 15MB). For more information, contact Ellis Morgan at 512-974-3121 or by e-mail at ellis.morgan@austintexas.gov.

I certify that, to the best of my knowledge the information provided is true and correct.

Authorized Representative



Date

December 11, 2018

Decker Lofts

Legend
Decker Lofts

Daffan

Channingcross
Fairbridge

Decker Ln

Walnut Creek Trail

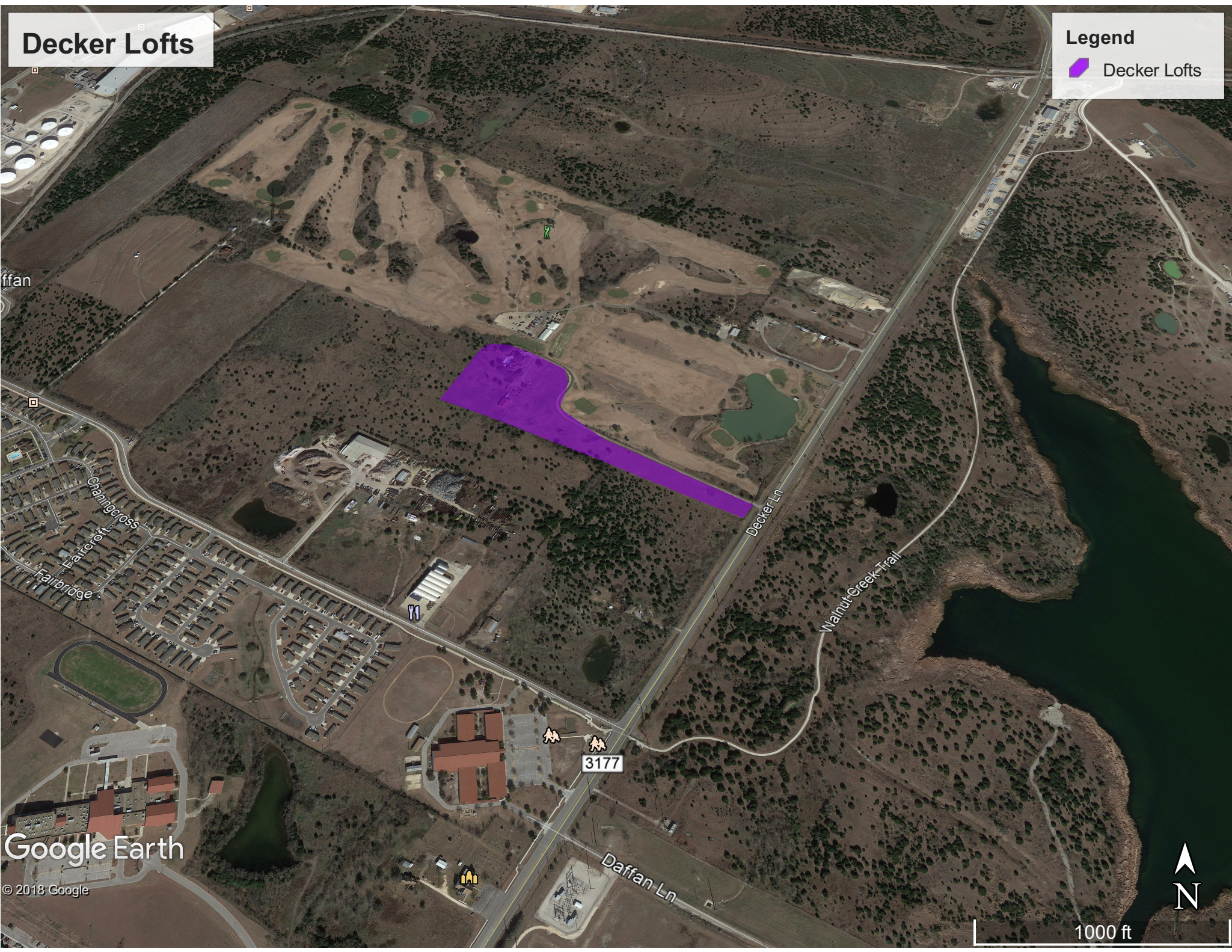
3177

Daffan Ln

Google Earth

© 2018 Google

1000 ft



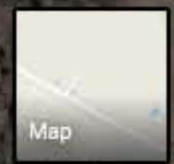
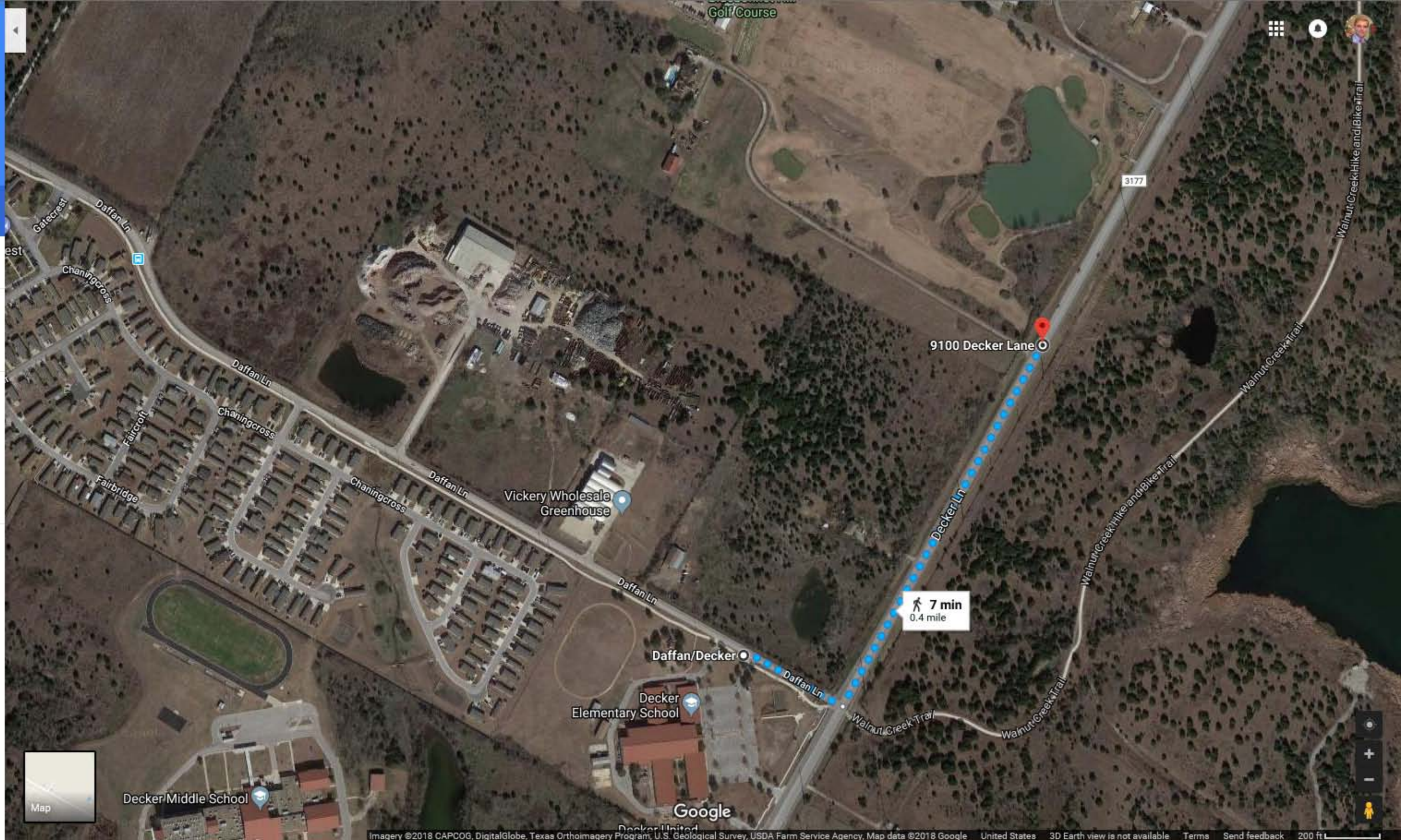
Daffan/Decker, Texas 78724
 9100 Decker Ln, Austin, TX 78724
 Add destination

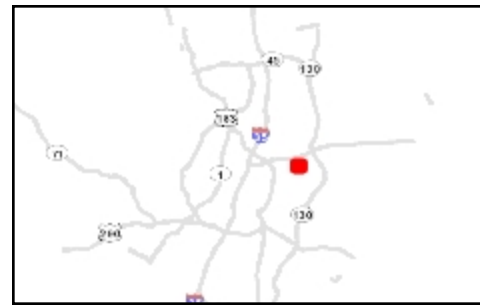
OPTIONS

Send directions to your phone

via Decker Ln 7 min
0.4 mile
[DETAILS](#)

Mostly flat
 ↑ 0 ft · ↓ 13 ft

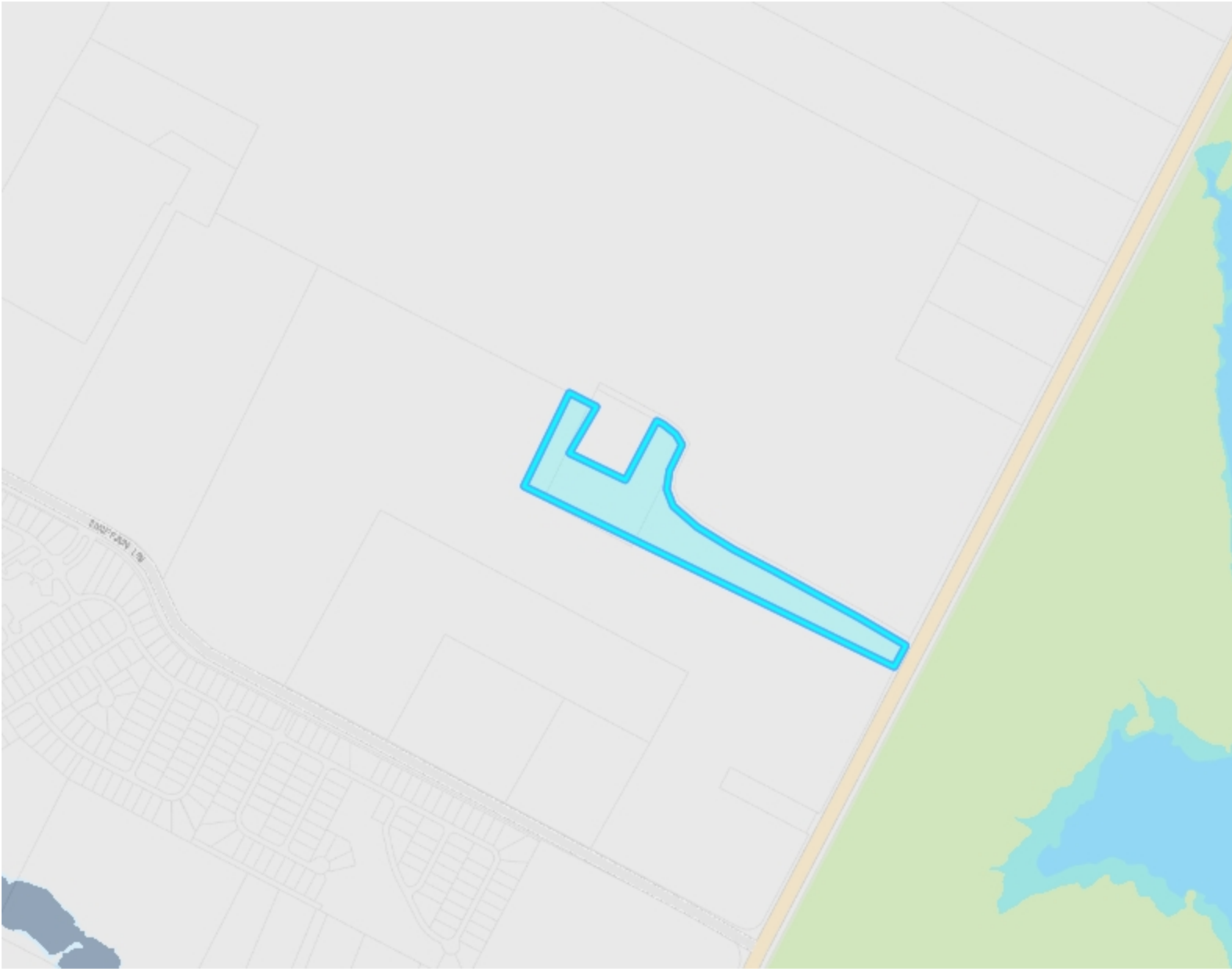




FEMA Floodplain

- 100 Year (Detailed-AE)
- 100 year (Shallow-AO)
- 100 Year (Approx-A)
- X Protected by Levee
- 500 Year
- Outside Austin City Limits

This custom map was created with FloodPro and is for informational purposes only. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding the specific accuracy or completeness of the map. Final determination of floodplain status for a property must be based on topographic survey by a Texas registered professional. For regulatory purposes, floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.



0 646 1,293 Feet

Prepared: 6/15/2018



**Census Tracts with 20% or more HTC Units per Household
 (§11.3(d) & §11.4(c)(1) of the 2018 Qualified Allocation Plan)**

The following data provides information required to determine if a Development Site is located in Census Tract where the Housing Tax Credit (HTC) Units per household is greater than 20%. Only those tracts with 20% or greater are reflected below. The following list is **not** a list of QCTs. Where appropriate, Applicants must submit with the application a map showing a Development's location in a QCT.

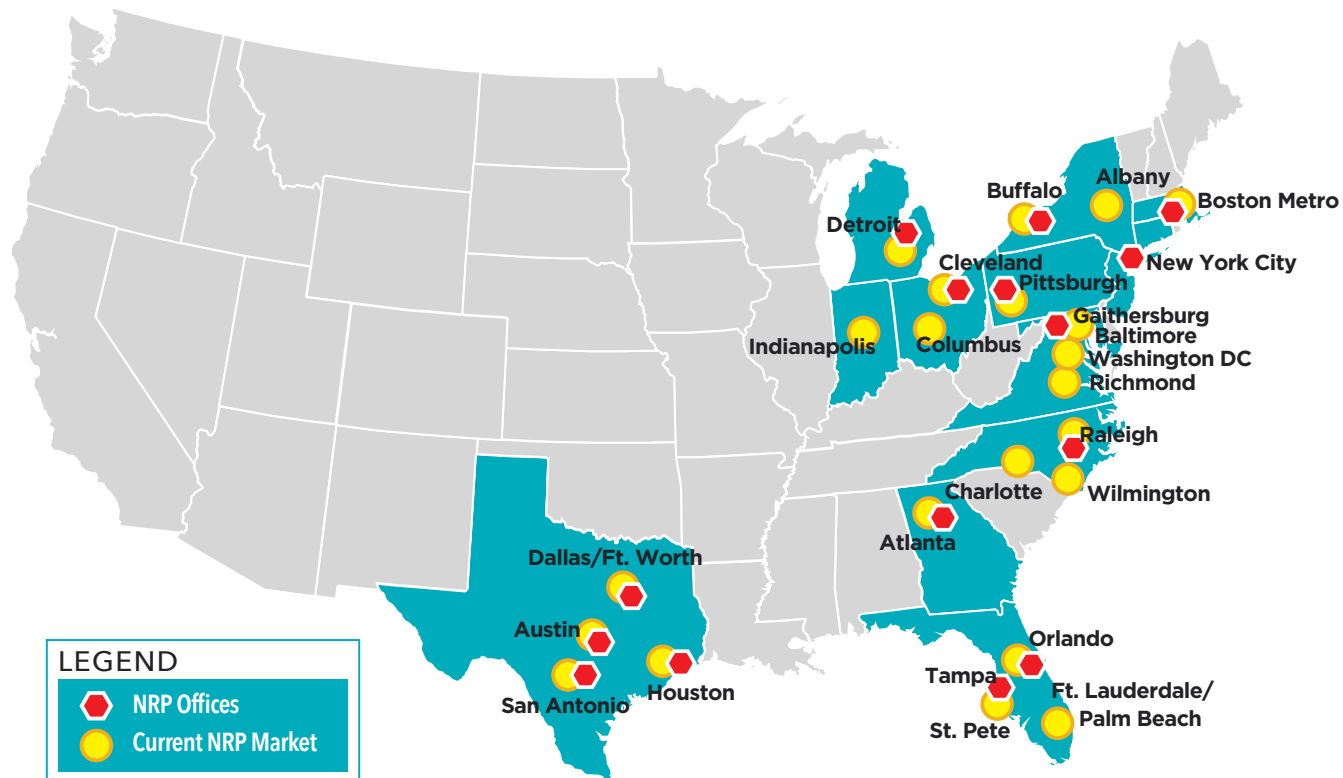
As provided for in §§11.3(d) & 11.4(c)(1), a Governing Body Resolution may be necessary for a Development located in a Census Tract with 20% or greater HTC Units per household in order for the Application to be eligible for funding or receive the 30% basis boost. If the Census Tract in which a Development is located is listed below, Applicants are encouraged to review the rule to determine if a resolution is necessary.

The number of Households is directly from the Census Tract level data available from the 2011-2015 American Community Survey. The number of HTC units was taken from the Department's inventory of tax credit developments (as of November 9, 2017 TDHCA Board meeting, last worksheet in this spreadsheet). Applicants are encouraged to independently verify the information provided herein. Please contact jason.burr@tdhca.state.tx.us with any questions.

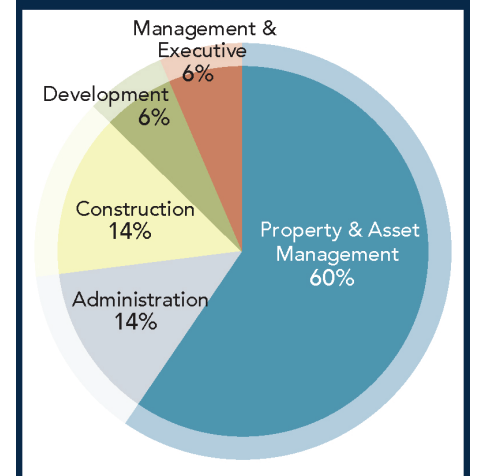
Census Tract	County	HTC Units/Total Households
48453001839	Travis	21.05%
48453002318	Travis	23.41%
48453001813	Travis	23.53%
48453002419	Travis	23.70%
48453001805	Travis	25.80%
48453002413	Travis	27.71%
48453002108	Travis	38.33%
48453000306	Travis	43.60%
48453002201	Travis	47.65%
48453002312	Travis	54.52%
48453002429	Travis	55.31%
48453002202	Travis	55.63%

ABOUT THE NRP GROUP: Company History and Overview

- National multifamily developer, general contractor and property manager founded in 1995
- Developed over 28,000 units in 15 states, and manages over 20,000 residential units
- More than 300 years of collective executive team experience, and over 700+ employees nationwide
- Annual building revenue of over \$300 Million
- Closed over \$5.0 Billion in Real Estate, \$3.0 Billion since 2009



NRP Employee Breakdown



ABOUT THE NRP GROUP: Company History and Overview

■ DEVELOPMENT

NRP Development handles every aspect of development from concept to completion. Experienced multifamily developer of market rate, affordable and senior housing projects along with significant experience in single-family infill housing.

■ CONSTRUCTION

NRP Contractors is a full-service general contractor, licensed in 12 states, providing professional construction services for multifamily and single family homes. Over 28,000 units have been built since inception.

■ PROPERTY MANAGEMENT

NRP Management is a full-service property manager with over 18,000 of market rate, affordable and senior rental units under management.

■ INVESTMENT SERVICES

NaviStone is a financial company and consultancy, owned by the principals of NRP, tasked with providing financial certainty for tax credit properties as a tax credit purchaser and tax-exempt bond buyer.





J. David Heller, CPA Principal, CEO, Founder

J. David Heller's primary responsibilities with The NRP Group include new business development, project financial structuring and day-to-day management of the company. He also serves on the NRP Investment Committee, which reviews and approves all new NRP business.

Highlighted Experience

Prior to founding The NRP Group, Mr. Heller was with the Townsend Group as a consultant and was responsible for more than \$3.6 billion in real estate investments over two years. The developments included office, industrial, retail, single-family and multi-family construction projects. Additionally, he was responsible for portfolio diversification, asset management, investment strategy and project underwriting. His clients included the state of Washington, the city of Milwaukee, United Mine Workers of America, Ohio Police and Fire, Los Angeles Police and Fire, the city of San Francisco and the county of San Francisco.

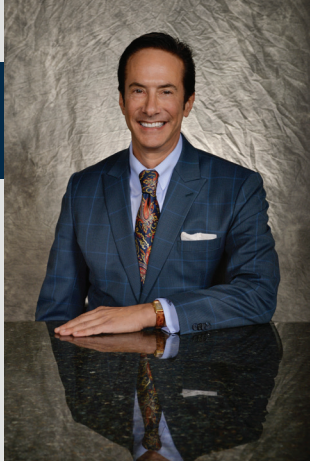
Mr. Heller previously spent five years at Arthur Andersen & Co. in Chicago as a manager in the real estate consulting division. He performed feasibility studies and market analysis, created strategic plans, and audited real estate partnerships for clients, including La Salle Partners, VMS Realty, First Chicago, and RREEF Funds. He holds a bachelor's degree in business administration from the University of Michigan, Ann Arbor.

Leadership in the Industry

A certified public accountant, Mr. Heller is a member of the AICPA. In addition, he serves on the executive committee and is past Chairman of the Housing Credit Group for the National Association of Home Builders (NAHB). Mr. Heller serves on the Advisory Board for the Campaign for Affordable Housing and the Editorial Advisory Board for Affordable Housing Finance Magazine. Mr. Heller also serves as an officer of the Board for Cleveland Neighborhood Progress, Gordon Square Arts District, and The Housing Advisory Group.

Leadership in the Community

Mr. Heller holds leadership positions in many civic organizations. He has served on the Board of Trustees for Jewish Community Housing, Gross Schechter Day School and the United Way of Cleveland. Mr. Heller served as the Chairman of the Board of Directors for the Northeast Ohio Medical University. He was Board President of the Jewish Education Center of Cleveland, President of the Board of the Ohio Jewish Communities and Chaired the Government Relations Committee at the Jewish Community Federation of Cleveland. He also currently serves as an Officer of the Board for the Jewish Community Federation of Cleveland and is the 2013 and 2014 Campaign Chair for the Jewish Community Federation of Cleveland. He serves on the Advisory Board of the University Hospital Cardio Vascular Institute and joined the Ohio Police and Fire Pension Fund Board in December 2008 and reappointed in December 2012 and 2016. Mr. Heller serves on the Board of Parkwood Corporation. In January 2009, Mr. Heller was appointed to a five-year term as a Member of the United States Holocaust Memorial Council by the President of the United States, and was named Entrepreneur of the Year by Ernst & Young Cleveland in 2010. Mr. Heller serves on the Board on the International Joint Distribution Committee (JDC) and the Deans Advisory Board of the Ross School of Business, University of Michigan. In 2017, Mr. Heller received the David D. Alger Alumni Achievement Award from University of Michigan's Ross School of Business. Since 2016 Mr. Heller served on the Board of Cuyahoga Community College (Tri-C) and the Cleveland State University Center for Population Studies.



Daniel B. Markson

Senior Vice President - Development

From NRP's San Antonio office, Dan Markson oversees development operations for The NRP Group including bond/tax credit and conventionally financed rental communities. Mr. Markson's 26 years of professional experience in financial, development, and ownership of multi-family and single family housing enhances his qualifications to focus in providing the superior quality inherent in NRP communities.

Highlighted Experience

From 1987 to 1997, Mr. Markson served as Senior Vice President of Boston Capital and was responsible for over \$400 million of equity investment in affordable housing including new construction and preservation. From 1997 to 2003, Mr. Markson served as a partner in Royal Castle Companies, developing affordable housing rental units consisting of 14 apartment communities in Florida, Louisiana, Michigan, and Texas. Under Mr. Markson's leadership, Royal Castle pioneered many innovative programs such as on-site educational centers and athletic programs benefiting its residents and their children.

Mr. Markson earned his Bachelor of Arts in Urban Geography from Clark University and an MBA from Babson College. He is listed in the 1993 to 2012 edition of Who's Who in Business and Finance.

Leadership in Community

Mr. Markson is the national director of NAHB for the Greater San Antonio Builders Association. He also serves on the Federal Government Affairs and Housing Finance Committee of the National Association of Home Builders (NAHB) and as a director and President of the Texas Association of Affordable Housing Providers. He is a state director of the Texas Association of Builders (TAB) and 2003 Chairman of the TAB Multifamily Council. In addition, is a trustee of the NAHB Multifamily Council, as well as a founder in 2000, and a chairman of the NAHB Housing Credit Group - a key advocate for Low Income Housing Tax Credits. He was past chair of the NAHB Multifamily Finance Sub Committee and was reappointed as chair for 2010-11. He also served as a development advisor to the Board of Directors of Interfaith, a Rhode Island consortium of churches dedicated to providing low-income housing as well as a director of the nonprofit developer, Charlesview Inc. from 1981 to 1991. He currently serves on the board of Temple Beth El San Antonio and as Director of Jewish Family Services also in San Antonio.

Mr. Markson has been recognized for his numerous contributions to housing by his peers and in numerous national and local publications including Affordable Housing Finance magazine and the San Antonio Business Journal.



Debra Guerrero

Vice President - Governmental Affairs

As Vice President of Government Affairs, Debra Guerrero is a senior member of the development team for The NRP Group in San Antonio. Ms. Guerrero joined NRP in 2004 and is credited with opening the Texas office. Since that time, her experience in the public sector has served as an important component in the development of over 7,000 multi-family housing units throughout the State. Ms. Guerrero has expertise in the organizational and financing structures involved in all aspects of public/private partnerships, as well as the intricacies, rules and regulations involved in working with local, state and federal organizations.

Prior to joining NRP, Ms. Guerrero served as city councilwoman of the seventh largest city in the United States (1997-2001) and was responsible for the development of the most progressive neighborhood investment programs to improve the inner city areas of San Antonio.

Ms. Guerrero is an urban planner, strategist and policymaker both by training and experience. Ms. Guerrero received her Bachelor of Arts degree from St. Mary's University and a Joint Degree Doctorate of Jurisprudence and Masters of Public Affairs from the University of Texas at Austin Law School and Lyndon Baines Johnson School of Public Affairs.

Leadership in the Industry

Ms. Guerrero was the first developer ever to be elected to the board of the Texas Association of Local Housing Finance Agencies (TALHFA), a statewide organization representing housing finance agencies throughout Texas. In addition, she serves on the board of the leading organization of affordable housing professionals in the State of Texas representing the affordable housing industry, The Texas Association of Affordable Housing Providers (TAAHP). Ms. Guerrero is often asked to provide her multi-family and community insights and expertise in strategic initiatives and plans, specifically to redevelop inner city assets and neighborhoods.

Leadership in the Community

Ms. Guerrero's civic commitments are numerous. Most recently she was selected to fill an unexpired term as a trustee to the San Antonio Independent School District (SAISD). Ms. Guerrero was also tapped by Mayor Julian Castro to serve as the multi-family appointee to the Hemisfair Park Area Redevelopment Corporation. Ms. Guerrero continues to stay actively involved in organizations such as the Texas Lyceum, Leadership San Antonio, and the Highlands Community Alliance.



Jason Arechiga

Vice President - Development

Mr. Arechiga has more than 6 years' experience at The NRP Group and oversees all development of affordable housing in Texas.

Highlighted Experience

Prior to joining the NRP Group, Jason was the co-principal of Hillstar Investments, Ltd., where he was responsible for developing over 4,000 single family homes in the greater South Texas area over 10 years. Additionally, Jason served as an adjunct professor with Alamo Community Colleges for four years, where he taught U.S. and Texas History.

Mr. Arechiga holds a BBA from Texas A&M University in Marketing and a MMH from Norwich University in Military History.



Taylor Brown

President - Construction

As Senior Vice President of Construction, Taylor Brown is responsible for all aspects and operations of NRP Contractors. This includes, but is not limited to commissions and managing cross functional development teams of architects, engineers, and consultants, through the development, design, and construction of housing projects nationwide. Mr. Brown is also responsible for preconstruction estimating and budget analysis of multifamily and single family projects nationally. His responsibilities encompass upscale market rate, student housing and LIHTC developments.

Highlighted Experience

Taylor Brown joined NRP Contractors in 2005 after graduating from the University of Texas with a major in Government and a minor in Business Management. He has experience specializing in development, construction, design and entitlement for multi-family and single family housing nationally. He began his career with NRP as Assistant Project Manager where he established budget reports, interactive construction schedules and methods for controlling overhead costs. He was also responsible for reviewing subcontractor proposals and making recommendations.

After one year of employment at NRP Contractors, Mr. Brown was promoted to Project Manager, a title he held for 4 years. In that role he managed construction schedules for large multi-family projects. He was further responsible for subcontractor production, quality control and budget approval for all project construction activity.

In 2010 Mr. Brown was promoted to the position of Senior Project Manager. In that role he managed construction project teams and corresponding field staff on multiple housing developments. He was then promoted to Assistant Vice President in 2012. On October 2014 Brown was promoted to Sr. Vice President of Construction and leads NRP Contractors on a national level reporting directly to the principals at NRP.



Erick Waller

President - Property Management

Erick Waller serves as The NRP Group's Vice President of Property Management and oversees all financial and operational aspects of the nationwide management portfolio, covering 9 states in the Midwest, Southeast, and Southwest. His responsibilities include directing corporate operations and compliance to develop and achieve the strategic and financial objectives of NRP Management and the company. The scope of Mr. Waller's activities within The NRP Group includes involvement in new project analysis and design as part of the Investment Committee and working directly with senior members of the Development and Construction staffs on strategic planning.

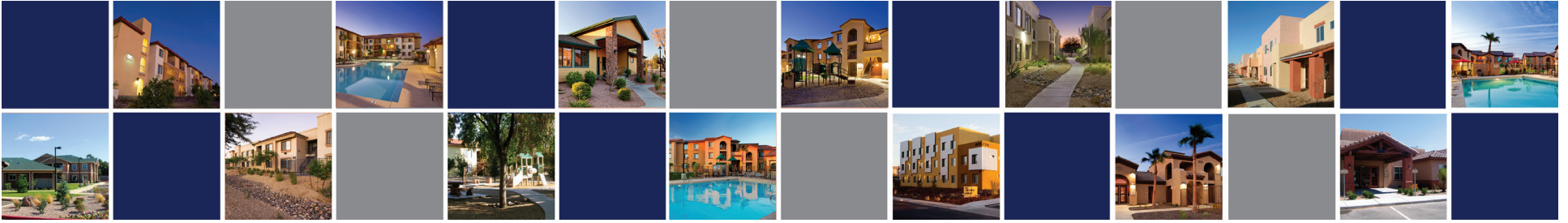
Highlighted Experience

Before joining The NRP Group, Mr. Waller worked with Village Green for eight years. Most recently he served as Regional Vice President for Village Green Management in Chicago. In this role, he oversaw 27 assets totaling nearly 7,000 units, valued at approximately \$1.4 billion. He was directly responsible for developing and implementing policies and procedures to improve global operations, mitigate risk, and increase revenue for both the clients and the management company. During his last year there, his portfolio averaged 4.7 percent net effective rent growth, 5.9 percent total income growth and 11 percent net operating income growth.

Prior to being promoted to Vice President in 2010, he was a Regional Manager for Village Green. As an RPM, he was directly responsible for a portfolio of up to nine apartment communities, totaling more than 2,700 units in the Chicago urban and surrounding suburban markets. He increased net rental income in his portfolio by an average of 11 percent and the net operating income by an average of 18 percent over a two-year period.

He holds a BSBA in marketing from The Ohio State University.

EXPERIENCE IN ARIZONA & NEW MEXICO



Property Name	City	State	County	Total Units	HOME or HTF	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	Multi-Family(MF)/Single Family(SF)/Elderly(ELD)	Total Development Cost	
Eagle Cove	Eagar	AZ	Apache	48	N	Y	N	48	0	2004	2034	\$530,105.00	NRP	MF	\$5,469,957	
Crystal Pointe	Phoenix	AZ	Maricopa	191	Y	Y	N	191	0	2004	2034	\$700,000.00	NRP	MF	\$13,269,551	
Hacienda at Sunnyslope *	Phoenix	AZ	Maricopa	150	Y	Y	N	150	0	2006	2008	N/A	Butler Housing Corp./ NRP	MF	\$18,643,594	
Indigo Pointe	Phoenix	AZ	Maricopa	72	Y	Y	N	57	15	2006	2036	\$734,314.00	NRP	MF	\$9,193,912	
Timberstone	Show Low	AZ	Navajo	80	Y	Y	N	80	0	2005	2035	\$891,672.00	NRP	MF	\$8,535,500	
Timberstone II	Show Low	AZ	Navajo	56	N	Y	N	56	0	2006	2036	\$720,410.00	NRP	MF	\$7,491,388	
Amber Pointe Apts.	Phoenix	AZ	Maricopa	56	Y	Y	N	56	0	2007	2037	\$861,489.00	NRP	ELD	\$9,534,660	
Center Ridge Apts.	Payson	AZ	Gila	48	Y	Y	N	48	0	2007	2037	\$857,808.00	NRP	MF	\$9,040,313	
The Legacy Crossing	Phoenix	AZ	Maricopa	80	Y	Y	N	72	8	2008	2038	\$1,000,000.00	UMOM / NRP	MF	\$12,340,801	
Topaz Pointe	Phoenix	AZ	Maricopa	68	Y	Y	N	61	7	2008	2038	\$994,505.00	NRP	MF	\$12,309,757	
Madison Pointe	Phoenix	AZ	Maricopa	60	Y	Y	N	60	0	2010	2040	\$1,059,159.00	NRP	MF	\$12,287,744	
Encanto Pointe	Phoenix	AZ	Maricopa	54	N	Y	N	54	0	2010	2040	\$813,689.00	Native American Connections	MF	\$10,187,355	
The Legacy Crossing II	Phoenix	AZ	Maricopa	60	Y	Y	N	60	0	2010	2040	\$960,885.00	UMOM / NRP	MF	\$10,277,476	
STATE OF ARIZONA TOTALS UNITS				UNITS				LIHTC	Market							
				1,023				993	30							

Multi Family Properties	12
Single Family Properties	0
Elderly Properties	1

* Hacienda at Sunnyslope - NRP Contractors - construction only

Property Name	City	State	County	Total Units	HOME or HTF	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	Multi-Family(MF)/Single Family(SF)/Elderly(ELD)	Total Development Cost	
Ventana Cove	Los Lunas	NM	Valencia	72	Y	Y	N	60	12	2003	2033	\$392,445.00	NRP	MF	\$7,222,458	
NEW MEXICO TOTALS UNITS				UNITS				LIHTC	Market							
				72				60	12							

Multi Family Properties	1
Single Family Properties	0
Elderly Properties	0

SOLD PRIOR TO CLOSING

Casamera Apts.	Gallup	NM		72	X	X		60	12	2006	2036	\$671,505.00	NRP/Navajo Partnership for Housing		
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EXPERIENCE IN FLORIDA & LOUISIANA



Property Name	City	State	County	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	Multi-Family(MF)/Single Family(SF)/Elderly(ELD)	Total Development Cost	
Chatham Pointe	Wachula	FL	Hardee	67	X	X		67	0	2009	2039	\$1,070,000.00	NRP/Affordable Housing Solutions for Florida	ELD	\$11,141,218	
Magnolia Gardens	Brooksville	FL	Hernando	60		X		60	0	2009	2059	\$1,069,218.00	NRP/Hernando County Housing Authority	ELD	\$10,727,359	
Sorrento at Miramar	Miramar	FL	Broward	320	X		X	320	0	2009	2059	\$1,265,926.00	NRP/ZOM Foxcroft	MF	\$47,088,601	
Monterra Apartments*	Cooper City	FL	Broward	300	X		X	300	0	2009	2059	\$1,651,026.00	NRP/ZOM	MF	\$46,548,088	
Casa Palma*	Ft. Lauderdale	FL	Broward	350				0	350					MF	\$55,000,000	
The Sol*	St. Petersburg	FL	Pinellas	324				0	324					MF	\$47,500,000	
The Allure at Abacoa*	Jupiter	FL	Palm Beach	304				0	304					MF	\$47,500,000	
STATE OF FLORIDA TOTALS UNITS				UNITS					LIHTC	Market						
				1,725					747	978						

*Currently under development/construction

Multi Family Properties	5
Single Family Properties	0
Elderly Properties	2

Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	Multi-Family(MF)/Single Family(SF)/Elderly(ELD)	Total Development Cost	
Beechgrove Homes	Jefferson Parish	LA	100		X		20	80	2006	2021	\$416,757.00	Caleb	SF	\$22,189,014	
Clairborne Homes I	Jefferson Parish	LA	60		X		60	0	2006	2021	\$1,037,719.00	JHF	SF	\$11,849,191	
STATE OF LOUISIANA TOTALS UNITS			UNITS					LIHTC	Market						
			160					80	80						

Multi Family Properties	0
Single Family Properties	2
Elderly Properties	0

EXPERIENCE IN INDIANA



Property Name	City	State	County	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	Multi-Family(MF)/Single Family(SF)/Elderly(ELD)	Total Development Cost	
Preston Pointe at Inverness	Fort Wayne	IN	Allen	192		X	X	146	46	2002	2032	\$428,681.00	NRP	MF	\$19,182,016	
21st Street Seniors	Indianapolis	IN	Marion	60		X		53	7	2005	2035	\$598,200.00	CAGI	ELD	\$7,628,162	
21st Street Seniors II	Indianapolis	IN	Marion	60		X	X	51	9	2008	2038	\$925,286.00	CAGI	ELD	\$9,072,523	
Meredith Meadows	Noblesville	IN	Hamilton	84		X		84	0	2009	2039	\$1,286,587.00	NRP	ELD	\$13,238,325	
Thornbury Pointe	Avon	IN	Hendricks	94		X		94	0	2010	2040	\$1,591,290.00	NRP	ELD	\$15,155,979	
Stonegate Meadows	Lebanon	IN	Boone	62	X	X		62	0	2010	2040	\$1,000,000.00	NRP	MF	\$9,842,219	
Homes of Evansville	Evansville	IN	Vanderburgh	40		X		40	0	2011	2041	\$1,012,031.00	Hope of Evansville	MF	\$9,252,765	
STATE OF INDIANA TOTALS UNITS				UNITS					LIHTC	Market						
				592					530	62						

Multi Family Properties	3
Single Family Properties	0
Elderly Properties	4

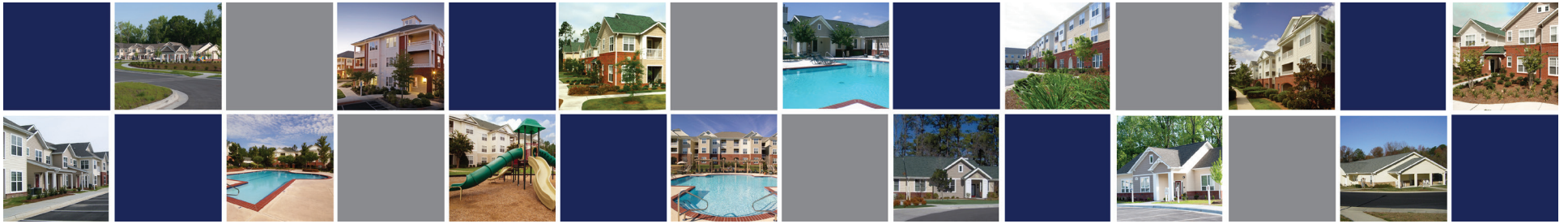
EXPERIENCE IN MICHIGAN



Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation or Market Begin	Term of Participation or Market End	Tax Credit Award Amount	Owners	MF/SF	Total Development Cost	
Brightmoor Homes II	Detroit	MI	50	X	X		50	0	2002	2017	\$704,735.00	NRP / NDND	SF		
Eastside Detroit Homes	Detroit	MI	60	X	X		60	0	2002	2017	\$1,003,237.00	NRP / Eastside Emergency Center	SF	\$10,057,521	
Eastside Detroit Elderly	Detroit	MI	54	X	X		54	0	2002	2032	\$695,183.00	NRP / Eastside Emergency Center	ELD	\$8,127,442	
Brightmoor Homes III	Detroit	MI	50	X	X		50	0	2003	2018	\$890,879.00	NRP / NDND	SF	\$9,477,288	
Nortown Homes I	Detroit	MI	50	X	X		50	0	2003	2018	\$890,879.00	NRP /Nortown CDC	SF	\$9,927,315	
Brewer Park Homes	Detroit	MI	50	X	X		50	0	2003	2018	\$890,879.00	NRP / Eastside Emergency Center	SF	\$9,718,449	
Pinigree Park Homes	Detroit	MI	50	X	X		50	0	2003	2018	\$890,879.00	NRP / Eastside Emergency Center	SF	\$9,524,923	
St. John Homes I	Detroit	MI	45		X		45	0	2004	2019	\$784,126.00	NRP / St. Johns CDC	SF	\$7,873,102	
Preston Pointe at Brownstown	Brownstown Twp.	MI	144		X	X	129	15	2004	2019	\$459,272.00	NRP	MF	\$15,281,469	
Monroe Elderly (Creekside Village)	Monroe Twp.	MI	77		X	X	58	19	2004	2034	\$194,714.00	NRP/ Lutheran Homes of MI	ELD	\$6,889,839	
MLK Homes	Detroit	MI	45		X		45	0	2004	2019	\$759,411.00	NRP / MLK – Buchanan CDC	SF	\$8,004,918	
Creekside Homes	Detroit	MI	45		X		45	0	2004	2019	\$759,411.00	NRP / Creekside CDC	SF	\$7,858,965	
Conner Creek Elderly I	Detroit	MI	48		X		48	0	2004	2034	\$611,968.00	NRP /Detroit Community Initiative	ELD	\$6,329,766	
Nortown Homes II	Detroit	MI	45		X		45	0	2004	2019	\$759,411.00	NRP/ Nortown CDC	SF	\$7,805,618	
East Village Homes	Detroit	MI	50		X		50	0	2005	2020	\$956,451.00	NRP / FHC	SF	\$9,507,298	
Northwest Unity Homes	Detroit	MI	45		X		45	0	2005	2020	\$819,977.00	NRP / Northwest Unity Missionary Baptist Church	SF	\$8,445,372	
Saratoga Homes	Detroit	MI	49		X		49	0	2005	2020	\$922,454.00	NRP / Northeast Village CDC	SF	\$10,017,299	
Brightmoor Homes IV	Detroit	MI	45		X		45	0	2005	2020	\$856,682.00	NRP / NDND	SF	\$9,356,162	
Hope Park Homes	Detroit	MI	36		X		36	0	2005	2020	\$700,721.00	NRP / NDND	SF	\$7,526,068	
Melrose Square Homes	Detroit	MI	24		X		24	0	2005	2020	\$420,896.00	NRP / Vanguard CDC	SF	\$4,811,959	
Ephesus Homes	Detroit	MI	45		X		45	0	2007	2037	\$982,381.00	NRP / Ephesus CDC	SF	\$9,930,000	
Vanguard Elderly	Detroit	MI	48		X		48	0	2007	2022	\$858,403.00	NRP / VEDC	ELD	\$8,712,694	
Saks Park Homes	Detroit	MI	45		X		45	0	2007	2022	\$890,960.00	NRP / WOTHA	SF	\$9,020,116	
Maxwell Homes	Detroit	MI	30	X	X		30	0	2008	2023	\$607,731.00	NRP/Vanguard	SF		
West Oakland Homes	Detroit	MI	45	X	X		45	0	2008	2023	\$865,889.00	NRP/Vanguard	SF		
NDNI Elderly	Detroit	MI	48	X	X		48	0	2008	2023	\$803,307.00	NRP/DCI	ELD		
Northwest Unity Homes II	Detroit	MI	45	X	X		45	0	2008	2023	\$865,889.00	NRP/ONEDA	SF		
STATE OF MICHIGAN TOTALS UNITS			UNITS					Market							
			1,368					54,129							

Multi Family Properties	1
Single Family Properties	21
Elderly Properties	5

EXPERIENCE IN NORTH CAROLINA



Property Name	City	State	Total Units	HOME or HTF	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	Multi-Family(MF)/Single Family(SF)/Elderly(ELD)	Total Development Cost
Falls Pointe @ the Park	Durham	NC	312		X	X	173	139	2000	2030	494,753	NRP	MF	\$31,866,716
Woodhawk	Rocky Mountain	NC	58	X	X		58	0	2000	2030	331,897	NRP	ELD	\$4,127,399
Cardinal Pointe I	Shallotte	NC	60		X		60	0	2002	2033	408,251	NRP	MF	\$5,954,253
Gateway Park	Raleigh	NC	84		X	X	84	0	2003	2033	421,001	NRP	MF	\$10,972,496
Cardinal Pointe II	Shallotte	NC	60		X		60	0	2003	2033	415,242	NRP	MF	\$6,093,195
Vineyard Pointe	Wilmington	NC	58		X		58	0	2003	2033	535,191	NRP	MF	\$7,222,177
Magnolia Pointe	Durham	NC	156		X	X	156	0	2004	2034	730,165	NRP	MF	\$17,797,038
Cooper's Pointe	Burgaw	NC	64		X		64	0	2005	2035	642,103	NRP	MF	\$6,512,883
Magnolia Pointe II	Durham	NC	110	Conventional			0	110	2005	2035	N/A	NRP	MF	
Cardinal Pointe III	Shallotte	NC	72		X		57	15	2005	2035	447,037	NRP	MF	\$7,621,740
Egret Pointe	Winnabow	NC	64		X		51	13	2005	2035	382,223	NRP	MF	\$7,221,771
Alderbrook Pointe	Washington	NC	64		X		64	0	2010	2040	817,263	NRP/Mid-Atlantic Foundation	MF	\$9,661,796
Winslow Pointe	Greenville	NC	84		X		84	0	2011	2041	824,415	NRP/Mid-Atlantic Foundation	MF	\$10,317,720
Brighton Pointe*	Raleigh	NC	80		X		80	0	2012	2042		NRP	MF	
135 West Apartments*	Charlotte	NC	290	Conventional			0	290					MF	
The Equinox*	Raleigh	NC	234	Conventional			0	234					MF	
STATE OF NORTH CAROLINA			UNITS				LIHTC	Market						
			1,850				1,049	801						

* Currently under development/construction

100% Affordable Properties	10
Multi Family Properties	15
Single Family Properties	0
Elderly Properties	16

EXPERIENCE IN NEW YORK, PENNSYLVANIA & VIRGINIA



Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	Multi-Family(MF)/Single Family(SF)/Elderly(ELD)	Total Development Cost
Homes of Syracuse	Syracuse	NY	50	X	X		50	0	2010	2040	\$1,042,857.00	Syracuse Housing Authority	SF	\$11,102,874
Sisson Reserve	Moreau	NY	80		X		68	12	2011		\$1,146,146.00	PathStone Housing Action Corp.	MF	\$17,310,556.00
			UNITS				LIHTC	Market						
			130				118	12						
														\$28,413,430

Multi Family Properties	1
Single Family Properties	1
Elderly Properties	0

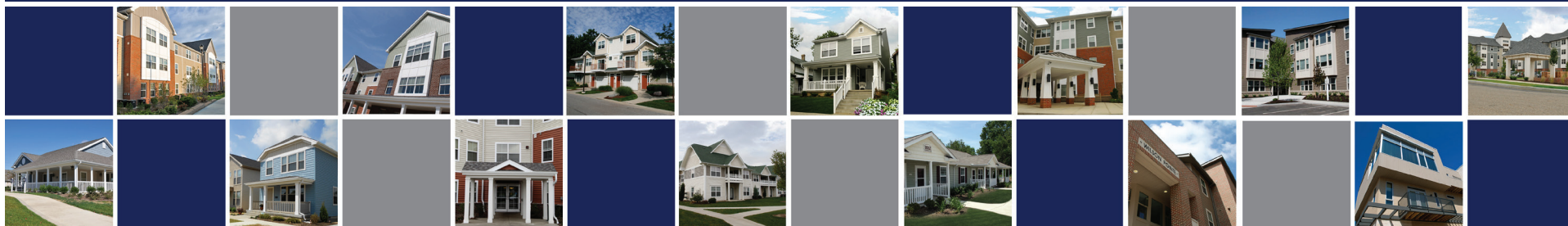
Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	MF/SF	Total Development Cost
Farrell Homes	Farrell	PA	44		X		44	0	2011	2041	34 ELD 10 SF	\$11,765,324
			UNITS				LIHTC	Market				
			44				44	0				
												\$11,765,324

Multi Family Properties	0
Single Family Properties	1
Elderly Properties	1

Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF/SF/ELD	Total Development Cost
Grand Oaks Apts.	Chesterfield	VA	184		X	X	184	0	2004	2034	\$626,558.00	NRP	MF	\$22,748,818
Grand Oaks Senior	Chesterfield	VA	32		X	X	32	0	2005	2035	\$141,589.00	NRP	ELD	\$4,567,444
			UNITS				LIHTC	Market						
			216				216	0						
														\$27,316,262

Multi Family Properties	1
Single Family Properties	0
Elderly Properties	1

EXPERIENCE IN OHIO

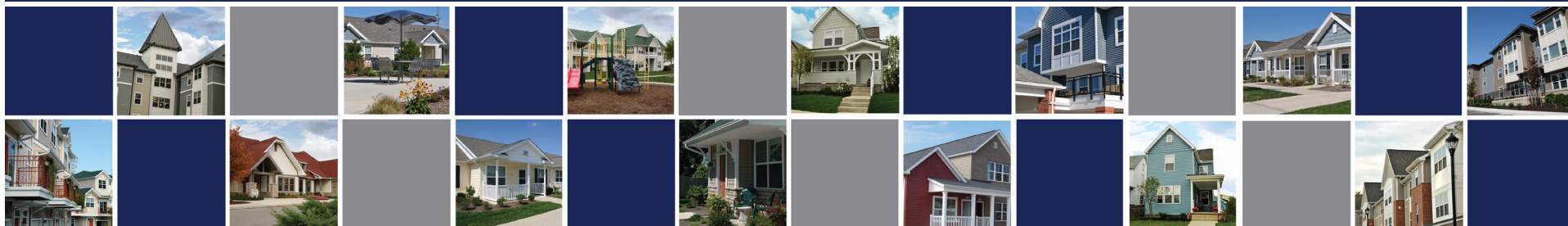


Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF/SF	Total Development Cost
NE Neighborhood Homes	Cleveland	OH	50	X	X		50	0	1994	1997	\$438,057.00	North East Neigh. Dev. Corp	SF	\$4,425,909
Akron Homes II	Akron	OH	30		X		30	0	1995	1998	\$274,813.00	East Akron Neigh. Dev. Corp. (EANDC) / NRP	SF	\$2,603,115
Buckeye Homes	Cleveland	OH	35	X	X		35	0	1995	1998	\$387,461.00	Buckeye Area Dev. Corp	SF	\$3,597,540
NE Neighborhood Homes II	Cleveland	OH	50	X	X		50	0	1995	1998	\$480,042.00	North East Neigh. Dev. Corp	SF	\$4,659,215
Union Miles Homes II	Cleveland	OH	43	X	X		43	0	1995	1998	\$443,730.00	Union Miles Dev. Corp.	SF	\$4,283,299
Lorain Homes	Lorain	OH	8		X		8	0	1995	2010	\$72,527.00	NRP	SF	\$900,000
Toledo Homes	Toledo	OH	48	X	X		32	16	1995	1998	\$482,175.00	Organizing Neighbors Yielding Excellence	SF	\$4,616,186
Choice Homes	Youngstown	OH	40	X	X		40	0	1995	2010	\$355,948.00	Choice, Inc.	SF	\$3,605,882
Jubilee Homes I	Youngstown	OH	30	X	X		30	0	1995	2010	\$283,607.00	NRP & Jubilee Urban Renewal	SF	\$2,927,572
West Akron Homes	Akron	OH	40	X	X		40	0	1996	1999	\$382,390.00	East Akron Neigh Dev. C.	SF	\$3,801,619
ABCD Homes	Canton	OH	40	X	X		40	0	1996	1999	\$365,903.00	Assoc. for Better Comm. Dev. Corp.	SF	\$4,036,751
Buckeye Homes II	Cleveland	OH	35	X	X		35	0	1996	1999	\$327,310.00	Buckeye Area Dev. Corp.	SF	\$3,576,665
Glenbrooke Homes	Cleveland	OH	32	X	X		32	0	1996	1999	\$331,980.00	Glenville Dev. Corp.	SF	\$3,350,182
Toledo Homes II	Toledo	OH	29	X	X		29	0	1996	1999	\$380,189.00	Organizing Neighbors Yielding Excellence	SF	\$3,501,417
TOTCO Homes	Toledo	OH	31	X	X		31	0	1996	1999	\$270,609.00	Toledo Olde Town Community Org.	SF	\$3,247,949
Warren First Homes	Warren	OH	49	X	X		49	0	1996	2011	\$481,861.00	NRP & Sunshine, Inc.	MF	\$5,015,344
South Akron Homes	Akron	OH	45		X		45	0	1997	2012	\$427,517.00	East Akron Neigh. Dev. Corp. (EANDC) / NRP	SF	\$4,010,310
Campbell Commons I	Campbell	OH	30	X	X		30	0	1997	2000	\$312,244.00	Common Wealth, Inc.	SF	\$3,207,525
Ashbury Homes	Cleveland	OH	10	X	X		10	0	1997	2000	\$323,752.00	NRP	SF	
Mt. Pleasant Homes III	Cleveland	OH	40	X	X		40	0	1997	2000	\$373,836.00	Mt. Pleasant NOW Dev. Corp	SF	\$3,780,382
Mansfield Homes I	Mansfield	OH	44	X	x		44	0	1997	2000	\$522,376.00	Central City Economic Dev. Council	SF	\$4,557,884
North River Homes	Toledo	OH	49	X	X		49	0	1997	2000	\$512,794.00	NorthRiver Dev. Corp.	SF	\$5,895,138
Warren Elderly	Warren	OH	64	X	X		64	0	1997	2027	\$439,341.00	NRP & National Church Residents	ELD	\$4,674,050
Warren Homes II	Warren	OH	40	X	X		40	0	1997	2000	\$391,244.00	Sunshine of Warren	SF	\$3,619,660
Choice Homes II	Youngstown	OH	39	X	X		39	0	1997	2000	\$390,957.00	Choice, Inc.	SF	\$4,260,314

EXPERIENCE IN OHIO (pg. 2)

Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF/SF	Total Development Cost
Jubilee Homes II	Youngstown	OH	37	X	X		37	0	1997	2000	\$369,325.00	Greater Youngstown Coalition of Christian / Jubilee Urban Renewal	SF	\$3,930,769
North Akron Homes	Akron	OH	40		X		40	0	1998	2013	\$432,431.00	East Akron Neigh. Dev. Corp. (EANDC) / NRP	SF	\$4,425,817
Campbell Commons II	Campbell	OH	38	X	X		38	0	1998	2001	\$436,208.00	Common Wealth, Inc.	SF	\$4,379,065
ABCD Homes II	Canton	OH	38	X	X		38	0	1998	2001	\$429,505.00	Assoc. for Better Comm. Dev. Corp.	SF	\$4,562,067
Gabriel's Green	Cleveland	OH	50	X	X		50	0	1998	2001	\$468,479.00	Lutheran Housing Corp.	ELD	\$4,528,963
Glenbrooke Homes II	Cleveland	OH	47	X	X		47	0	1998	2001	\$572,493.00	Glenville Dev. Corp	SF	\$5,502,246
Union Miles Homes III	Cleveland	OH	25	X	X		25	0	1998	2001	\$348,436.00	Union Miles Dev. Corp.	SF	\$3,139,655
Portage Homes I	Kent	OH	30	X	X		30	0	1998	2001	\$294,946.00	CEDCORP	SF	\$3,875,378
Mansfield Homes II	Mansfield	OH	30	X	X		30	0	1998	2001	\$338,219.00	Central City Economic Dev. Council	SF	\$3,479,657
Saybrook Elderly	Saybrook	OH	80	X	X		80	0	1998	2028	\$502,456.00	NRP	ELD	\$6,171,317
Warren Homes III	Warren	OH	40	X	X		40	0	1998	2013	\$434,580.00	Sunshine of Warren – Trumbull, Inc.	SF	\$4,647,414
Choice Homes III	Youngstown	OH	40	X	X		40	0	1998	2001	\$439,899.00	Choice, Inc.	SF	\$4,622,291
Jubilee Homes III	Youngstown	OH	48	X	X		48	0	1998	2001	\$539,873.00	Greater Youngstown Coalition of Christian / Jubilee Urban Renewal	SF	\$5,566,239
Campbell Communities	Campbell	OH	57	X	X		57	0	1999	2002	\$529,779.00	Common Wealth, Inc.	ELD	\$5,690,794
Glenville Elderly Apts.	Cleveland	OH	33	X	X		33	0	1999	2002	\$304,085.00	Glenville Dev. Corp	ELD	\$3,479,663
Greater Linden Homes	Columbus	OH	39	X	X		39	0	1999	2002	\$448,791.00	Columbus Housing Partnership, Inc.	SF	\$4,973,594
Wkr. Hsg. & E. Liverpool	E. Liverpool	OH	32	X	X		32	0	1999	2014	\$323,252.00	Common Wealth, Inc.	SF	\$3,735,562
Four Seasons at Kent	Kent	OH	54	X	X		54	0	1999	2002	\$372,452.00	CEDCORP	ELD	\$5,288,260
Toledo Elderly	Toledo	OH	80	X	X		64	16	1999	2029	\$533,837.00	NRP	ELD	\$5,821,100
Warren Elderly II	Warren	OH	64	X	X		64	0	1999	2029	\$441,636.00	NRP & National Church Residents	ELD	\$5,101,347
Summit Lake Homes	Akron	OH	40	X	X		40	0	2000	2003	\$487,775.00	East Akron Neigh. Dev. Corp	SF	\$4,971,278
Broadway Elderly	Cleveland	OH	42	X	X		33	9	2000	2015	\$322,085.00	Jennings Inc. / Buckeye Comm. Hope Foundation	ELD	\$4,949,705
Southern Heights Homes	Lorain	OH	63	X	X		56	7	2000	2003	\$464,113.00	N. Sunrise Properties, Inc	SF	\$6,135,597
Mansfield Homes III	Mansfield	OH	30	X	X		30	0	2000	2015	\$377,329.00	NRP & Central City Economic Dev. Council	SF	\$4,027,145
Springfield Homes	Springfield	OH	50	X	X		50	0	2000	2015	\$573,101.00	North Hills Apartments, Inc.	SF	\$6,621,175

EXPERIENCE IN OHIO (pg. 3)



Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF/SF	Total Development Cost
Steubenville Elderly	Steubenville	OH	35	X	X		35	0	2000	2003	\$310,756.00	Common Wealth, Inc.	ELD	\$4,447,842
Oakwood Homes	Toledo	OH	40	X	X		40	0	2000	2003	\$493,113.00	Toledo Central City Neigh.	SF	\$5,174,164
North Heights Homes	Young/ Steub	OH	16	X	X		8	8	2000	2015	\$100,902.00	NRP & Common Wealth, Inc.	SF	\$1,298,268
Choice Homes IV	Youngstown	OH	38	X	X		38	0	2000	2003	\$485,681.00	Choice, Inc.	SF	\$5,079,303
Eagle Heights Homes	Youngstown	OH	10	X	X		5	5	2000	2015	\$62,035.00	NRP & Jubilee Urban Renewal	SF	\$1,161,425
Akron Senior Housing	Akron	OH	40	X	X		40	0	2001	2004	\$271,021.00	East Akron Neigh. Dev. Corp	MF	\$3,908,038
Glenville Elderly II	Cleveland	OH	48	X	X		33	15	2001	2004	\$316,510.00	Glenville Dev. Corp.	ELD	\$5,032,894
Ohio City Elderly	Cleveland	OH	40	X	X		28	12	2001	2004	\$211,949.00	BCHF / Detroit Shoreway / OCNW	ELD	\$4,276,774
Ecumenical Homes I	Dayton	OH	49	X	X	X	49	0	2001	2016	\$291,434.00	Ecumenical Neigh. Dev. Corp. / NRP	SF	\$8,482,047
Jennings Senior Housing	Garfield	OH	42	X	X		42	0	2001	2004	\$219,859.00	Jennings Hall, Inc. / BCHF	ELD	\$4,584,754
Mansfield Homes IV	Mansfield	OH	30	X	X		24	6	2001	2016	\$312,595.00	NRP & Central City Economic Dev. Council	SF	\$4,190,133
Enclave at Kennedy Ridge	North Olmsted	OH	40	Conventional			0	40	2001	present	N/A	NRP	MF	
Saybrook Elderly II	Saybrook	OH	48	X	X		33	15	2001	2016	\$309,406.00	NRP & CEDCORP	ELD	\$4,876,894
Oakwood Homes II	Toledo	OH	40	X	X		40	0	2001	2004	\$516,852.00	Toledo Central City Neigh.	SF	\$5,480,362
Choice Homes V	Youngstown	OH	40	X	X		40	0	2001	2004	\$486,293.00	Choice, Inc.	SF	\$5,423,154
Ashtabula Homes I	Ashtabula	OH	40	X	X		40	0	2002	2005	\$438,530.00	CEDCORP	SF	\$6,191,755
Cherry Homes	Canton	OH	30	X	X		25	5	2002	2005	\$335,233.00	ABCD / EANDC	SF	\$4,337,542
Gateway Homes	Canton	OH	30	X	X		25	5	2002	2005	\$332,043.00	ABCD / EANDC	SF	\$4,292,055
Columbus Elderly	Columbus	OH	50	X	X		42	8	2002	2005	\$384,247.00	Buckeye Community Hope Foundation	ELD	\$5,230,068
Shannon Glen	Columbus	OH	210		X	X	210	0	2002	2032	\$604,527.00	NRP	MF	\$21,042,492
Craig Beach Homes	Craig Beach	OH	34	X	X		28	6	2002	2005	\$280,508.00	CEDCORP	SF	\$3,368,801
Mansfield Homes V	Mansfield	OH	30	X	X		30	0	2002	2005	\$336,039.00	Central City Economic Dev. Council	SF	\$4,276,050
Ontario Place Homes	Toledo	OH	23	X	X		19	4	2002	2005	\$260,015.00	The Oakwood Company / NorthRiver Dev. Corp	SF	\$3,486,466
Pontiac Place Homes	Toledo	OH	11	X	X		9	2	2002	2005	\$126,086.00	The Oakwood Company / NorthRiver Dev. Corp	SF	\$1,771,492
Choice Elderly	Youngstown	OH	40	X	X		34	6	2002	2005	\$345,351.00	Choice, Inc.	ELD	\$4,286,602

EXPERIENCE IN OHIO (pg. 4)

Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF/SF	Total Development Cost
Choice Homes VI	Youngstown	OH	40	X	X		34	6	2002	2005	\$455,708.00	Choice, Inc.	SF	\$5,742,304
Jubilee Homes IV	Youngstown	OH	40	X	X		34	6	2002	2005	\$457,792.00	Choice, Inc.	SF	\$5,820,456
Northside Homes	Youngstown	OH	46	X	X		39	7	2002	2005	\$521,178.00	Common Wealth, Inc.	SF	\$6,886,187
Greenwood Homes	Zanesville	OH	25	X	X		21	4	2002	2005	\$272,183.00	Zanesville Dev. Corp.	SF	\$3,575,180
EANDC Homes	Akron	OH	32	X	X		32	0	2003	2006	\$552,754.00	East Akron Neigh. Dev. Corp.	SF	\$5,523,740
Alliance Homes II	Alliance	OH	40	X	X		37	3	2003	2006	\$612,510.00	Rural Opportunities, Inc.	SF	\$6,335,642
Ashtabula Homes II	Ashtabula	OH	40	X	X		40	0	2003	2005	\$633,757.00	CEDCORP	SF	\$6,998,251
Bella Vista	Dayton	OH	251		X	X	251	0	2003	2033	\$955,210.00	NRP/ Levin	MF	\$31,236,119
Dayton Homes II	Dayton	OH	60	X	X		60	0	2003	2018	\$884,256.00	Ecumenical Neigh. Dev. Corp. / NRP	SF	\$9,663,831
Mansfield Homes VI	Mansfield	OH	40	X	X		40	0	2003	2006	\$588,495.00	Central City Economic Dev. Council	SF	\$6,382,654
Trotwood Homes	Trotwood	OH	56	X	X		56	0	2003	2006	\$835,935.00	Buckeye Community Hope Foundation	SF	\$9,098,553
Jubilee Homes V	Youngstown	OH	40	X	X		40	0	2003	2006	\$589,820.00	Choice, Inc	SF	\$6,342,235
Glenbrooke Homes III	Cleveland	OH	60	x	X		60	0	2004	2007	\$961,423.00	Glenville Dev. Corp.	SF	\$11,325,842
New Riverbend Homes	Elyria	OH	60	X	X		60	0	2004	2007	\$964,128.00	New Sunrise Properties, Inc.	SF	\$12,430,379
Massillon Homes	Massillon	OH	50	X	X		50	0	2004	2007	\$785,353.00	East Akron Neigh. Dev. Corp.	SF	\$9,319,043
Salem Senior Housing	Salem	OH	48	X	X		48	0	2004	2007	\$421,939.00	Rural Opportunities, Inc.	ELD	\$6,035,482
Toledo Elderly II	Toledo	OH	74	X	X		74	0	2004	2034	\$442,426.00	Neighborhood Properties, Inc. / NRP	ELD	\$9,629,270
Stephenson Pointe	Akron	OH	30	X	X		30	0	2005	2035	\$497,372.00	East Akron Neigh. Dev. Corp.	MF	\$6,920,462
New Dayton Homes I	Dayton	OH	40	X	X		40	0	2005	2035	\$628,661.00	NRP	SF	\$6,848,540
Norwalk Senior II	Norwalk	OH	60	X	X		60	0	2005	2035	\$575,530.00	Central City Economic Dev. Council / NRP	ELD	\$8,280,078
Bowling Green Senior	Bowling Green	OH	64	X	X		64	0	2006	2036	\$684,361.00	NRP	ELD	\$10,109,856
Massillon Homes II	Massillon	OH	30	X	X		30	0	2006	2009	\$499,999.00	ABCD / EANDC	SF	\$5,712,294
Norwalk Senior	Norwalk	OH	40	X	X		40	0	2006	2036	\$428,063.00	NRP	ELD	\$5,735,337
Washington Homes	Akron	OH	40	X	X		40	0	2007	2037	\$812,357.35	EANDC	SF	\$9,348,501
Canton Elderly	Canton	OH	40	X	X		40	0	2007	2010	\$599,989.00	ABCD / NRP	ELD	\$7,582,323

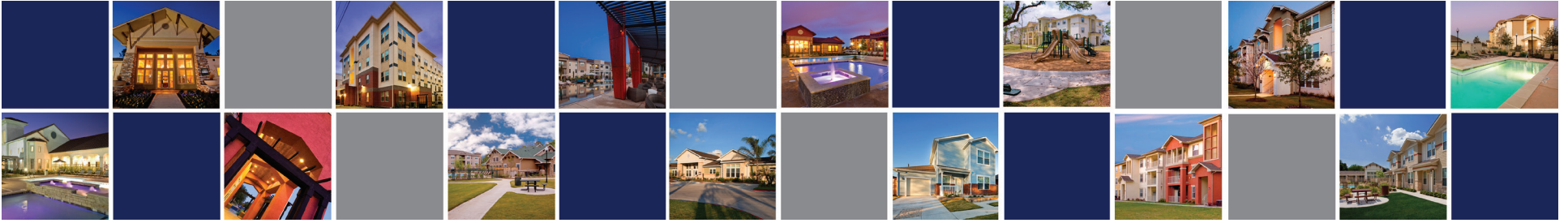
EXPERIENCE IN OHIO (pg. 5)



Property Name	City	State	Total Units	HOME	HTC	MR Bonds	Low Income Units	Market Rate Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF/SF	Total Development Cost
Village Green Elderly	Cleveland	OH	50	X	X		50	0	2007	2037	\$765,619.00	NRP	ELD	\$9,201,305
Choice Elderly II	Youngstown	OH	40	X	X		40	0	2007	2010	\$589,180.00	Choice, Inc.	ELD	\$6,733,538
Alliance Elderly	Alliance	OH	56	X	X		56	0	2008	2038	\$934,807.00	NRP	ELD	\$9,785,456
Denison Elderly	Cleveland	OH	61	X	X		61	0	2008	2038	\$965,261.00	NRP / CHR	ELD	\$11,219,257
North Central Village	Columbus	OH	74	X	X		74	0	2008	2038	\$1,000,000.00	NRP / Miracit	ELD	\$12,043,455
Boulevard Homes	Columbus	OH	40	X	X		40	0	2009	2039	\$949,777.00	NRP/ Franklinton Development Assoc.	SF	\$9,477,108
Franklinton Senior	Columbus	OH	54	X	X		54	0	2009	2039	\$939,316.00	NRP	ELD	\$9,648,115
Massillon Senior	Massillon	OH	52	X	X		52	0	2009	2039	\$1,000,000.00	NRP/ABCD	ELD	\$9,795,521
Weinland Park Homes	Columbus	OH	40		X		40	0	2010	2040	\$812,223.00	NRP/Waggenbrenner	SF	\$8,587,675
The Village at Arlington	Youngstown	OH	60		X		60	0	2010	2040	\$1,000,000.00	YMHA	MF	\$9,746,310
LMHA Oberlin Homes	Oberlin	OH	51		X		51	0	2011	2041	\$860,732.00	LMHA	MF	\$8,771,819
The Village at Arlington II	Youngstown	OH	60		X		60	0	2011	2041	\$954,582.00	NRP	MF	\$9,746,310
Maple Brook at Golden Pond	Kent	OH	68		X		68	0	2012	2042	\$1,188,595.00	NRP	MF	\$11,381,358
Southern Gateway Homes	Columbus	OH	40		X		40	0	2012	2042	\$973,107.00	CD4AP / NRP	SF	\$9,894,121
			UNITS					LIHTC	Market					
			5,224					5,013	211					
														\$682,393,288

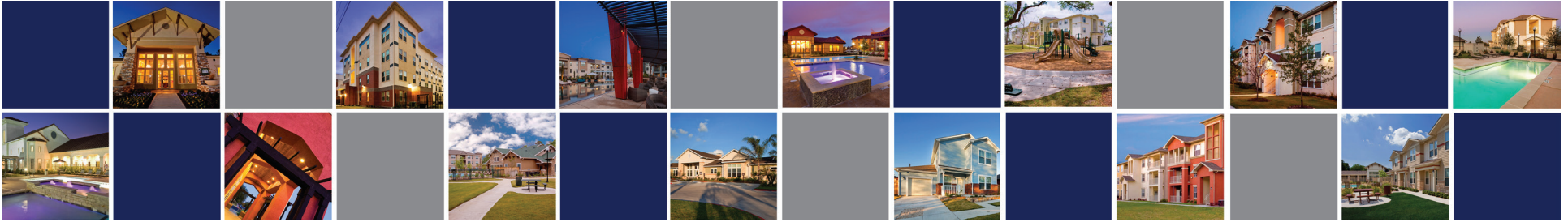
Multi Family Properties	10
Single Family Properties	75
Elderly Properties	29

EXPERIENCE IN TEXAS



Property Name	City	State	Total Units	HOME	HTC		Mort. Rev. Bonds	Low Income Units	MR Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF/SF/E LD	Total Development Cost
Commons of Grace	Houston	TX	108		X			86	22	2004	2036	\$660,701 / \$48,106	NRP/Commons of Grace	ELD	\$11,610,917
Reserve II at Las Brisas	Irving	TX	180		X			144	36	2004	2019	\$822,062	NRP/ Dallas Housing Auth.	MF	\$17,203,975
The Villas at Costa Biscaya	San Antonio	TX	250	X	X	X		250	0	2004	2019	\$862,911	NRP / Agape	MF	\$14,169,403
The Villas at Costa Cadiz	San Antonio	TX	172	X	X	X		172	0	2004	2019	\$588,003	NRP / Agape	MF	\$14,355,874
Costa Tarragona I	Corpus Christi	TX	250	HTF	X	X		250	0	2005	2020	\$900,333	NRP / Corpus Christi Housing Auth.	MF	\$21,556,059
Reserve I at Las Brisas	Irving	TX	261		X			0	261	2005	2020	N/A	NRP / Dallas Housing Auth.	MF	\$22,689,601
Costa Valencia	San Antonio	TX	230		X	X		230	0	2005	2020	\$838,663	NRP / SAHA	MF	\$21,037,911
San Juan Square I	San Antonio	TX	143		X			137	6	2005	2020	\$999,398 / \$85,948	NRP / SAHA	MF	\$14,917,747
The Alhambra	San Antonio	TX	140		X			134	6	2005	2020	\$946,988 / \$79,507	NRP / SAHA	ELD	\$13,605,088
Costa Verde	Clute	TX	188		X	X		188	0	2006	2036	\$798,840	NRP/NRC	MF	\$19,804,745
Costa Almadena	San Antonio	TX	176		X	X		174	2	2006	2036	\$734,966	NRP / Bexar Housing Auth.	MF	\$18,527,572
Costa Mirada	San Antonio	TX	212		X	X		211	1	2006	2036	\$885,339	NRP / SAHA	MF	\$21,735,075
The Gibraltar	Clute	TX	48	X	X			48	0	2007	2037	\$575,334 / \$20,068	NRP/NRC	ELD	\$7,104,543
Costa Rialto	Houston	TX	216		X	X		216	0	2007	2037	\$942,498	NRP	MF	\$24,597,390
Costa Vizcaya	Houston	TX	252		X	X		252	0	2007	2037	\$1,087,975	NRP	MF	\$28,173,642
San Juan Square II	San Antonio	TX	144		X			138	6	2007	2037	\$1,311,510	NRP / SAHA	MF	\$18,367,636
Costa Ibiza	Houston	TX	216		X	X		216	0	2008	2038	\$879,252	NRP	MF	\$23,843,556
Woodmont Apartments	Fort Worth	TX	252	X	X	X		252	0	2009	2039	\$1,029,811	NRP / Fort Worth Housing Auth.	MF	\$29,180,701
Costa Esmeralda	Waco	TX	112		X			112	0	2008	2048	\$1,086,058	THF Housing Development Corp / NRP	MF	\$13,114,323
Cevallos Lofts	San Antonio	TX	252		X	X		63	189	2008	2039	\$285,205	SA Housing Trust PFC / NRP	MF	\$38,009,173
The Mirabella	San Antonio	TX	172	X	X	X		172	0	2008	2039	\$775,146	Las Varas PFC / NRP	ELD	\$20,618,788
Casa Brazoria	Clute	TX	36		X			36	0	2009	2049	\$876,319	NRP / NRC	SF	\$7,443,840
Crestshire Village	Dallas	TX	74		X			74	0	2009	2049	\$1,123,143	The Thomas RPDC Co / M Group Holdings	MF	\$11,187,883
Four Seasons at Clear Creek	Fort Worth	TX	96		X			92	4	2009	2049	\$921,081	NRP / Merced Housing Texas	MF	\$12,379,244
Costa Mariposa	Galveston Cour	TX	252	X	X	X		252	0	2009	2049	\$975,006	NRP / UPCDC Texas Inc.	MF	\$28,327,265
Golden Bamboo Village II	Houston	TX	116		X			116	0	2009	2049	\$1,621,465	VN Teamwork / CHR	MF	\$15,242,100
Tierra Pointe	Karnes County	TX	80		X			80	0	2009	2049	\$1,061,463	Merced Housing Texas	MF	\$9,977,193
Montabella Pointe	San Antonio	TX	144		X			144	0	2009	2049	\$1,731,393	Housing & Community Services, Inc. (HCS)	MF	\$17,922,859
Encino Pointe	San Marcos	TX	252	X	X	X		252	0	2009	2039	\$1,033,705	NRP / Capital Area Finance Corp.	MF	\$29,527,007

EXPERIENCE IN TEXAS



Property Name	City	State	Total Units	HOME	HTC		Mort. Rev. Bonds	Low Income Units	MR Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF/SF/ELD	Total Development Cost
Costa Tarragona II	Corpus Christi	TX	96		X			96	0	2010	2040	\$1,333,459	CCHF / NRP	MF	\$13,011,915
Race Street Lofts	Fort Worth	TX	36		X			36	0	2010	2040	\$592,207	FWHFC / NRP	MF	\$7,924,257
Golden Bamboo Village II	Houston	TX	130		X			130	0	2010	2040	\$1,611,321	VN Teamwork, Inc.	ELD	\$16,967,475
La Terraza at Lomas del Sur	Laredo	TX	128		X			128	0	2010	2040	\$1,688,609	Laredo Public Facility Corp.	MF	\$17,290,791
Auburn Square	Vidor	TX	80		X			80	0	2010	2040	\$1,100,480	Legacy Community Development Corp	MF	\$11,649,785
Terrell Homes I	Fort Worth	TX	54		X			54	0	2010		\$1,136,782	FWHFC / NRP	SF	\$12,309,976
The Terrace at Haven for Hope	San Antonio	TX	140		X			140	0	2010		\$1,638,351	Haven for Hope of Bexar County / CHR	MF	\$16,294,819
Azure Pointe	Beaumont	TX	140		X			140	0	2011	2051	\$1,962,797	Beaumont Housing Authority / NRP	MF	\$19,178,514
Oasis Cove	Canadian	TX	64	X	X			56	8	2011	2051	\$760,840	THF Housing Development Corp / Petros-Oasis, LLC	MF	\$8,195,331
Playa Del Pueblo	Midland	TX	96		X			96	0	2011	2051	\$1,315,954	Midland Community Development Corp / LRJ Consulting, LLC	MF	\$13,395,364
Brooks City Base	San Antonio	TX	300			Conventional		0	300				NRP	MF	\$26,900,000
Belleza at Cresta Bella	San Antonio	TX	290			Conventional		0	290				NRP/WCHYP II Cresta Bella Investor LLC	MF	\$32,000,000
The Allure at Cedar Park	Cedar Park	TX	334			Conventional		0	334				NRP / Carolville Ltd.	MF	\$34,500,000
Tobin Lofts	San Antonio	TX	222			Conventional		0	222					MF	\$29,500,000
Vivo	Dallas	TX	200			Conventional		0	200					MF	\$31,000,000
			UNITS					LIHTC	Market						
			7,334					5,447	1,887						
														\$807,534,445	

Multi Family Properties	37
Single Family Properties	2
Elderly Properties	5