Community Housing Partners and HACA
Bloomsbury Square Preservation
CDA Form 202 and Application Submission Package

Exhibit E.1

Building Evaluation Report

DOMINION
DUE DILIGENCE

CAPITAL NEEDS ASSESSMENT
BLOOMSBURY SQUARE
101 BLOOMSBURY SQUARE
ANNAPOLIS, MARYLAND 21403

D3G PROJECT NUMBER:
2025-0985

REPORT ISSUE DATE:
MAY 28, 2025

INSPECTION DATE:
MAY 08, 2025

PREPARED FOR:
COMMUNITY HOUSING PARTNERS - CHRISTIANSBURG
448 DEPOT STREET NE
CHRISTIANSBURG, VIRGINIA 24073

Christian Spencer, BPI-MFBA
Needs Assessor

Signature

Eddie Smith
CNA Team Manager

Signature

Mike Ferguson, P.E., PMP
President

Signature

DOMINION
DUE DILIGENCE

EXECUTIVE PROPERTY DESCRIPTION

Property: Bloomsbury Square
101 Bloomsbury Square
Annapolis, Maryland 21403

Site Description: Bloomsbury Square, located at 101 Bloomsbury Square, Annapolis, Maryland consists of ten (10) two- to three-story apartment buildings and one (1) two-story community building. The property features a total of fifty one (51) multifamily dwelling units. According to property management, the buildings were constructed in 2003 . According to D3G estimates, the buildings features a total gross area of 69,000 square feet. According to tax records, the property contains 3.360 acres. The property is in fair to good physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Property Name: Bloomsbury Square
Address: 101 Bloomsbury Square, Annapolis, Maryland, 21403
Property Type: Multifamily
Date of Construction: 2003
Land Size: 3.360 Acres
Apartment Buildings: Ten (10) - 2- to 3-Story Apartment Buildings
Accessory Buildings: One (1) - 2-Story Community Building
Gross Building Area: 69,000 Square Feet
Total Number of Units: Fifty one (51) Dwelling Units

A breakdown of property buildings and units can be found in the associated HUD e-Tool.

Inspection Details

Inspector: Christian Spencer
Inspection Date: May 8, 2025
Weather: 80°F, Mostly Cloudy
Units Inspected: Nineteen (19) Units (37% of the total number of units)
Access Limitations: Apartment Building Electrical Closets and Attics

In accordance with HUD protocols, a sufficient number of the dwelling units were accessed and inspected to give clarity on the overall condition of the property. A detailed list of the units inspected can be found in the associated HUD e-Tool. In addition, all exterior and common areas were inspected. Representative areas of the property were made available for inspection. Photographs of the subject property were taken during the site inspection and relevant photographs have been included in Appendix C (Site Photographs).

General Physical Condition

This Capital Needs Assessment (CNA) indicated that the site structures are in fair to good physical condition and currently structurally sound. Based on Marshall & Swift/Boeckh, LLC depreciation and life expectancy guidelines the effective remaining useful life of property is approximately fifty (50) years, assuming the near and long term specified repairs are performed. The physical condition of the property is acceptable for a refinance transaction.

2.0 PURPOSE AND SCOPE

D3G was retained by the Client to conduct a RAD Capital Needs Assessment (CNA). This CNA is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site condition, the condition of the long-lived building systems, and future capital requirements, for the purpose of underwriting or securing mortgage loans. The conclusions within this report are based upon a visual walk-through survey of the building(s) and grounds, research of readily available documents, and conversations with individuals who have knowledge of the property.

This CNA has been performed in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, and the U.S. Department of Housing and Urban Development (HUD) Notice PIH-2019-23 (HA) Rental Demonstration REV-4 issued September 5, 2019, and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and Appendix 5, revised March 19, 2021. The scope of the work included:

- The performance of a field inspection of subject property conducted by individuals trained in building engineering and construction practices. The inspection included visual observations of the site grounds and amenities, building exteriors, common areas, and a sufficient number of dwelling units.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with contractors that have detailed knowledge of specific building systems for the subject property, when available.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs for repairs, if any, and the computation of the required capital reserves to replace major components of the property.
- The completion of HUD's CNA Assessment Tool.

Terms and Conditions:

The following definitions and reference standards are routinely utilized within this report:

Excellent - Component or system is in "as new" condition requiring no rehabilitation and should perform in accordance with expected performance.

Good - Component or system is sound and in working condition and does not require any significant immediate or short-term repairs.

Fair - A component or system in working condition but may require immediate or short-term repairs substantially above an agreed upon threshold.

Poor - Component or system not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

Overall, the subject property was observed in fair to good physical condition; however, individual building components may vary in condition as noted within this report and identified in the CNA Assessment Tool.

The property was constructed in 2003 with many of the building components varying in age. Select mechanical equipment, appliances, and flooring finishes have been replaced on an as needed basis; however, there have not been any significant rehabilitations performed at the property since it was constructed. Replacement of major building components has been included within the replacement reserve schedule. The property features a full-time maintenance staff that addresses the daily maintenance needs of the property.

The property does not feature any unusual site conditions, building conditions, or problematic building materials.

Considering the age of the property, compliance with the Fair Housing Act would be required. A review of the property indicated that the fifteen (15) ground floor and elevator accessible dwelling units at the property are in compliance with the Act and no modifications regarding the FHA are required at this time. It should be noted that there are eleven (11) second story dwelling unit flats and twenty-seven (27) multi-story townhome style dwelling units that are exempt from FHA requirements. Please see Section 7.1 below and the Accessibility Report located in Appendix D for more details on accessibility.

The property receives project based financial assistance and is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% of the dwelling units are required to comply with the Uniform Federal Accessibility Standards (UFAS). Currently, at least 29% of the dwelling units are accessible; however, these units are not fully compliant with UFAS (Critical Repairs). Upon completion of the Critical Repairs, 5% of the dwelling units will be in compliance with UFAS. Please see the Critical Repairs in Appendix A and the Accessibility Report in Appendix D for more details regarding accessibility.

3.2 Site

Topography / Storm Water Drainage

The topography of the property is predominately flat. The site has been graded to provide positive drainage away from the structures. Storm-water drainage consists of surface percolation and storm sewer drains / catch basins.

Access and Egress / Parking / Flatwork

The property is situated in an urban area and does not provide residents off-street parking. Pedestrian ingress and egress is provided via concrete sidewalks connecting the buildings to the adjacent city streets and many residents utilize public transportation and/or use available on-street parking spaces. In addition, there are parking facilities nearby that offer monthly rates. It should be noted that the property is not responsible for maintaining the public sidewalks at the site perimeter; however, select areas within the site feature concrete sidewalks and patios that are owned and maintained by the property. These property-maintained sidewalks and patio areas were observed in fair to good physical condition except for sections of displaced brick-paved and concrete sidewalks that pose as possible trip hazards (Critical Repairs). Refurbishment and replacement of the brick-paved and concrete sidewalks is included in the provided scope of work (Non-Critical Repair). Site ingress and egress appear acceptable.

High-density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits.

Landscaping / Appurtenances / Additional Site Features

A sign identifying the subject property as Bloomsbury Square is situated on the corner of St. John Street and Bloomsbury Square on the east corner of the site. The sign was observed in fair physical condition

The property features a combination of chain link, and wrought iron fencing along the western and northern perimeter of the site. Fencing was observed in good physical condition, and replacement is not anticipated during the estimate period. In addition, the site features a vinyl picket fence that encloses the site's children's playground, which was observed with sections of missing pickets. Replacement of the vinyl fencing is recommended (Non-Critical Repair).

Landscaping consists of trees, shrubs, and grasses situated throughout the site. The existing landscaping was observed in fair to good physical condition. The site does not feature an irrigation system.

The property features a children's playground that were both observed in fair physical condition; however, the replacement of playground equipment is anticipated during the estimate period.

Select dwelling units feature wooden storage closets along the rear exteriors as well as three (3) detached wood framed storage sheds that are surfaced with cement lap siding that is utilized by tenants for outdoor storage. The sheds were observed in fair physical condition. It should be noted that the sheds are not situated on a permanent foundation and therefore are not included as part of the total gross building area calculations for the property.

Exterior lighting is provided at the property via building mounted incandescent and sodium vapor lamp fixtures as well as pole mounted mercury vapor fixtures. It could not be determined if lighting was sufficient, as the inspection was performed during the day; however, based upon the number of fixtures at the property and tenant and management interviews, lighting is presumed to be adequate.

Utilities

Property Utilities		
Utility Service	**Utility Provider**	**Dwelling Unit Utility Bills**
Electricity	Baltimore Electric and Gas (BG&E)	Tenant Paid
Natural Gas	BG&E	Tenant Paid
Water	City of Annapolis	Owner Paid
Sanitary Sewer	City of Annapolis	Owner Paid

*Common Area Utilities Are Paid by Owner

3.3 Structural Frame and Building Envelope

Building Foundation and Frame

The foundation construction of the buildings consists of shallow spread concrete footings. Ground floors are constructed of reinforced concrete slab on grade assemblies which are presumed to be situated over vapor barriers and gravel fill. The superstructures are constructed of conventional wood framing assemblies. The structures were observed in good physical condition. No structural issues were observed/reported.

Roofing and Roof Drainage

Roof assemblies are constructed of conventional wood framing surfaced with structural wood sheathing, felt paper, and asphalt shingles. The roof assemblies and asphalt shingles were observed in fair physical condition. Roof drainage is provided via aluminum gutters and downspout assemblies that were observed in fair physical condition. Replacement of the asphalt shingles and gutter assemblies is included in the provided scope of work (Non-Critical Repair).

Attic Spaces and Insulation

Attic access was not provided to D3G at the time of site inspection due to the height of the scuttle access doors and no ladders were provided. It was reported that the attics feature approximately 10-inches of fiberglass batt insulation. Installation of additional insulation is included in the provided scope of work (Non-Critical Repair).

Exterior Stairs / Balconies

The buildings do not feature any exterior stairs, breezeways, or balconies.

Building Entrance Doors

Exterior doors at the property consist of residential metal clad assemblies at primary building and dwelling unit entrances. In addition, the property features hollow core metal door assemblies at mechanical and storage entrances. The exterior doors were observed in fair to good physical condition. Replacement of exteriors doors is included in the provided scope of work (Non-Critical Repair).

Windows

Windows at the property consist of vinyl framed double hung assemblies with double-pane insulated glass. The windows were reportedly original to the date of construction (2003). Windows were observed in fair to good physical condition and replacement is included in the provided scope of work (Non-Critical Repair). Upon replacement of the windows, the installation of ENERGY STAR rated windows is recommended.

Sidewall Systems (Exterior Walls, Fascia/Soffits, and Parapets)

Exterior walls are surfaced with a combination of brick veneer and vinyl lap siding that was observed in fair to good condition. Replacement of lap siding is anticipated during the estimate period. Exterior trim consists of aluminum wrapped wood and vinyl soffit panels observed in fair to good physical condition. Typical repair and re-painting of the painted surfaces is anticipated during the estimate period.

3.4 Mechanical and Electrical Systems

Supply and Water Piping

The main water supply to the site originates at water meter vaults located near the front of each building. Visually observed domestic water piping is constructed of copper piping, fittings, couplings and joints. Where visible, domestic water piping is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible plumbing piping was observed to be in good physical condition with no leaks reported. In addition, there were no reports of low water pressure or poor water quality.

Sewer connections at the property are reported to consist of PVC mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are in good physical condition.

Domestic Hot Water

Potable hot water to each unit is supplied by individual gas-fired residential water heaters located within dwelling unit mechanical closets. The water heaters have been replaced on an as needed basis and were generally observed in fair to good physical condition. The recovery of the hot water system is reported to be sufficient for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection. Replacement of the water heaters is included in the provided scope of work (Non-Critical Repair). Upon replacement of the water heaters, the installation of ENERGY STAR rated water heaters is recommended.

Heating and Cooling

The dwelling units and community building each feature split systems that consist of exterior pad mounted condensing units for cooling and closet mounted gas-fired furnaces for heating. Equipment has generally been replaced on an as needed basis and was observed in fair physical condition. Replacement of the equipment is included in the provided scope of work (Non-Critical Repair).

The dwelling units feature ductwork that connects the furnace/air handler unit to air registers and returns in rooms throughout the dwelling unit. Visually accessible ductwork is constructed of sheet metal and flexible duct piping. Where visible, ductwork was observed in good physical condition.

Electrical System

The property receives electrical power from pole-mounted pad-mounted transformers. The electrical supply components (transformers and service lines) are maintained by the local utility provider and appeared in good operable condition with no issues observed or reported. Electrical power consumption is measured utilizing a direct (individual) metered system. The metering equipment was observed in good physical condition and the systems appeared to be functioning properly. The electrical meters are owned and maintained by the local utility provider and are periodically replaced as needed.

The building distribution system is generally made up of residential style equipment located in first floor exterior electrical/mechanical rooms. Access to electrical rooms was not provided to D3G at the time of site inspection due to the staff not having keys to access. However, management reported that the distribution equipment is in good condition with no service issues.

Electrical service to each dwelling unit consists of 120/240v, 3-wire service. The dwelling units were observed with Square D electrical panels located in the kitchen. The panels are original to the property (2003) and were observed in good physical condition but replacement is included in the provided scope of work (Non-Critical Repair). Based on interviews with property staff, the panels do not have a history of problems or failures and there were no current service issues reported.

Based on interviews with site staff and select visual access during the inspection, the electrical branch wiring at the complex is copper. Aluminum branch wiring was not observed. The wiring and connections appeared in fair to good condition with no issues observed or reported by property residents or staff. Ground Fault Circuit Interrupt (GFCI) protection was observed at appropriate electrical outlets within the dwelling unit kitchens and bathrooms, as well as at

exterior outlets; however, the outlets in the dwelling unit laundry closets were observed without GFCI protection (Critical Repair).

Interior lighting throughout the common areas and dwelling units is provided via wall-mounted and ceiling-mounted fixtures observed with a mixture of incandescent, fluorescent, and LED lighting. It could not be determined if lighting was sufficient as the survey was performed during the day; however, based upon the number of interior lighting fixtures, the lighting is presumed to be sufficient to meet the needs of the dwelling units. Upon replacement, the installation of high efficiency lighting is recommended.

The property does not feature an emergency generator.

3.5 Elevators and Stairways

The property features two (2) hydraulic elevators; one (1) 2,5000-lb elevator in the community building and one (1) 3,500-lb elevator in apartment building 111--113. The elevators feature ADA and fireman's controls, and an emergency phone. Overall, the elevator systems were observed in fair condition with all routine maintenance up to date. There are no outstanding issues, or recurring problems with the elevators and the record of service calls indicates normal wear and tear for elevators of this vintage. However, refurbishment of elevators is anticipated during estimate period. Elevator modernization is included in the provided scope of work (Non-Critical Repair).

The community building and apartment building 111--113 feature interior staircase assemblies. The staircase assemblies are constructed of wood framing and feature wooden handrails. The stair threads in the community building are surfaced with vinyl and the staircase threads in apartment building 111-113 consist of wood. is cond. The stair treads are surfaced with carpet and the stairs feature metal handrails. Overall, common area vertical transportation was observed in good physical condition.

The multi-story townhome dwelling units have interior stairs. The stair assemblies within the townhome units are constructed of wood framing and feature wood flooring and handrails. Overall, townhome vertical transportation was observed in good physical condition.

3.6 Life and Fire Safety Systems

Fire Suppression Systems

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The buildings feature a sprinkler system that provides coverage in the common areas, hallways, and in the dwelling units. The common areas feature heat sensors and smoke detectors throughout. Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment buildings. The fire suppression equipment was observed in good physical condition and no issues were observed/reported

Alarm and Notification Systems

Smoke detectors and heat sensors are hard-wired throughout the common areas. The existing hard-wired smoke detectors are connected to supervised control panels that are monitored off-site. The smoke detectors were reported to be in good working order and no issues were observed or reported.

Dwelling units contain hard-wired combination smoke and Carbon Monoxide (CO) detectors located within the immediate vicinity of the bedroom areas, as well as hard-wired smoke detectors within the bedrooms. The property was observed in compliance with HUD smoke

detector requirements. The dwelling unit smoke detectors were observed in good working condition and no problems were reported.

The property features gas-fired furnaces, gas-fired water heaters, and gas-fired range/ovens within the dwelling units. The dwelling units were observed with hardwired combination smoke and CO detectors located outside of the sleeping areas within the immediate vicinity of the bedrooms. The property appears to be in compliance with HUD Notice PIH 2022-01 and the International Fire Code (IFC) 2018 CO detection requirements.

The property receives project based federal financial assistance, and is therefore required to provide audio/visual smoke alarms in 2% of the dwelling units. The property does not feature any dwelling units with audio/visual alarms; therefore, the installation of audio/visual alarms in 2% of the dwelling units (other than the fully accessible units) is required (Critical Repair).

The dwelling units at the property do not feature an emergency call system. The property consists of multi-family housing and does not feature age-restricted dwelling units. Therefore, compliance with the HUD Minimum Property Standards (MPS) - Section 100-2 (Housing for the Elderly) is not applicable and an emergency call system is not required.

3.7 Interior Elements

3.7.1 Interior Elements - Common Spaces

The community building features administrative offices that are utilized by property management. The offices feature vinyl composite tile (VCT) flooring and painted gypsum wall board (GWB) walls and ceilings that were observed in fair condition. Replacement of VCT flooring is anticipated during estimate period.

The building features a community room on the second floor with tables and chairs that is available to residents for gatherings or meetings. The community room features vinyl composite tile (VCT) flooring and painted gypsum wall board (GWB) walls and acoustic ceiling tile (ACT) ceilings that were observed in fair condition. The community room also features a kitchen with cabinets and countertops, microwave, and refrigerator. The community room was observed in good condition; however, replacement of VTC flooring, ACT ceilings and kitchen cabinetry is anticipated during the estimate period.

The community building features 6-foot-wide common hallways with VCT flooring and textured GWB walls and ceilings. Apartment building 111-113 feature 6-foot wide common hallways along the main corridor of each floor. The hallways feature wooden handrails, carpeting and painted gypsum wall board walls and ceilings. The hallways were observed in good condition except for heavy stained on carpet flooring. Replacement of common hallway carpet flooring in apartment building 111-113 is listed as a non-critical repair.

3.7.2 Interior Elements - Tenant Spaces

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and ceilings observed in fair to good physical condition. Dwelling unit flooring consists of a combination of carpet, hardwood flooring, durable vinyl plank and sheet vinyl. Flooring that was observed in fair to good physical condition with the exception of section of missing plank flooring observed in the living room of dwelling unit 107 (Non-Critical Repair). Replacement of the viny flooring is included in the provided scope of work (Non-Critical Repair).

Kitchen appliances include gas range/oven units, and refrigerators. The appliances were observed in fair to good physical condition and are reportedly replaced on an as needed basis. Replacement of kitchen appliances is included in the provided scope of work

(Non-Critical Repair). In addition, the addition of microwaves and dishwashers is included in the provided scope of work (Non-Critical Repair).

Dwelling unit kitchens feature exterior vented range hoods. In addition, the dwelling unit bathrooms feature exhaust fans that are vented to the exterior. Kitchen and bathroom ventilation components were generally observed in fair to good operating condition and no issues were reported.

The standard bathrooms feature cabinet-mounted vanity sinks, floor-mounted toilets, and enamel coated steel tubs with ceramic tile surrounds. Designated accessible dwelling unit bathrooms feature wall-hung ceramic sinks, floor-mounted toilets, and enamel coated steel tubs with ceramic tile surround. Plumbing fixtures were observed to be in good operating condition. Replacement of bathroom vanities is included in the provided scope of work (Non-Critical Repair).

Kitchen cabinetry consists of wood-framed base cabinets surfaced with plastic laminate countertops, and suspended wall cabinets. Visually inspected cabinets, hardware and countertops appeared in fair to good physical condition. The designated accessible kitchens feature a roll-under sink area. Replacement of kitchen cabinetry and countertops is included in the provided scope of work (Non-Critical Repair).

4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

The following municipal departments were contacted. Obtained municipal letters are located in Appendix J:

Building:	At the time of issuance of this report, D3G was still waiting for a response from the local municipality.
Fire:	At the time of issuance of this report, D3G was still waiting for a response from the local municipality.
Zoning:	At the time of issuance of this report, D3G was still waiting for a response from the local municipality.
Multifamily Related:	Life Safety Code, National Fire Protection Association (NFPA) Americans with Disability Act (ADA Code of 1990 / ADA 2010 Standards) Uniform Federal Accessibility Standards (UFAS) Minimum Property Standards (MPS), HUD Handbook 4910.1 Fair Housing Accessibility Guidelines - pub. March 6, 1991 Fair Housing Act Design Manual - pub. 1996, updated 1998 International Building Code - 2021 with State Amendments

5.0 DOCUMENT REVIEW AND INTERVIEWS

Document Review

As part of the investigation of the property, the following documentation was obtained and reviewed:

- Bloomsbury Square Site Plan and Unit Matrix prepared by Soto Architecture an Urban Design and dated June 19, 2024
- City of Annapolis 2023 Water Quality Report (WQR)
- Seismic Design Map Summary Report
- Rent Roll

Site Interviews and Questionnaires

D3G provided a property questionnaire to be completed by a representative familiar with the subject property. A copy of the completed questionnaire is included in Appendix I. The following is a record of communication with stakeholders of this project:

Person	Title	Date(s)	Discussion
James Hall Sr.	Maintenance Supervisor	May 5 to 8, 2025	Completed questionnaire, provided tour, discussed operations and maintenance

Please be advised, D3G makes an effort to discuss housing concerns and comfort levels with building tenants; however, as a respect to privacy, resident and occupant names are not recorded. Interviews during the inspection process with representative tenants which identify any adverse conditions or occupant comfort concerns are addressed within the recommended repairs and rehabilitations.

6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

Opinions of probable cost to remedy identified physical deficiencies identified at the property can be found in the detailed list of Critical and Non-Critical Repairs. The Critical Repair and Non-Critical Repair tables can be found in Appendix A. In addition, the complete Reserve for Replacement Analysis and Funding Schedule can be found in Appendix B (Capital Reserves Schedules - Reserves Analysis).

7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

The property receives project based federal financial assistance. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% of the total number of dwelling units and all common areas must be accessible (for mobility impaired persons) and in compliance with the Uniform Federal Accessibility Standards (UFAS). In addition, a minimum of 2% of the dwelling units (other than the fully accessible units) are required to feature audio/visual smoke alarms.

Currently, the property does not feature the minimum required number of dwelling units with audio/visual alarms. The installation of audio/visual alarms in 2% of the dwelling units (other than the fully accessible units) is required (Critical Repair).

Currently, at least 5% of the dwelling units are designated as accessible units. These mobility accessible units were observed with select accessible features as well as select UFAS deficiencies. In addition, UFAS deficiencies were observed in select common areas. As such, modifications to 5% of the dwelling units and the noted common areas will be required (Critical Repairs). Upon completion of the Critical Repairs, the property will be in compliance with UFAS. The detailed list of Critical Repairs can be found in Appendix A. In addition, please see the Accessibility Report located in Appendix D for further details regarding accessibility at the property.

Fair Housing Act (FHA)

The subject property was constructed in 2003 and is subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act. Select dwelling units at the property are multi-story townhome style dwelling units with bedrooms and bathrooms located on upper floors. Therefore, the townhome units are exempt from the requirements of the FHA. For details on accessibility compliance at the property, please see the Accessibility Report in Appendix D and the Critical Repair table in Appendix A, when applicable.

Americans with Disabilities Act (ADA)

The public areas are subject to the Americans with Disabilities Act of 1990, Title III, Public Accommodations and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. The final rules implementing Title III were published on July 26, 1991, and required compliance by January 26, 1992. For details regarding accessibility compliance at the property, please see the Accessibility Report located in Appendix D.

7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a CNA inspection of the subject property on May 8, 2025. Additional tests / intrusive examinations were not conducted as part of the CNA inspection. In addition, the inspection did not indicate the need for additional intrusive testing or further investigations at this time.

Seismic Evaluation

According to the HUD MAP Guide, project applications for rehabilitation and refinance must comply with the American Society of Civil Engineers (ASCE) Standard 41-13 (Seismic Evaluation and Retrofit of Existing Buildings), unless the buildings are considered exempt. Based on the Design Earthquake Spectral Response Acceleration Parameters and building characteristics, a seismic evaluation is not required.

Energy Audit

D3G was not contracted to perform an ASHRAE Level II Energy Audit on the subject property.

7.3 Owner Proposed Improvements

No owner proposed improvements have been specified at the time of issuance of this report.

8.0 ASSESSOR QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 by Robert E. Hazelton and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 140 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-Multifamily, HUD-RAD, HUD-LEAN, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G has worked with every HUD office in the country and is a premier provider of Capital Needs Assessments. D3G's senior staff are trained, accredited and licensed in the following fields of building science investigations:

- Engineering (Professional Engineer)
- Architectural (ICC Plans Examiner)
- Sustainability (LEED-AP, RESNET, BPI-BA, BPI-MFBA & HHE, NGBS Green Verifier)
- Environmental (PG, EP, CEM, CFM, PWS, CCIE)

Dominion Due Diligence Group (D3G) certifies that staff assigned to this assessment have the qualification and education requirements of the Rental Assistance Demonstration (RAD): Physical Condition Assessment Statement of Work and Contractor Qualifications.

RAD Scope of Work, Statement of Qualifications:

- Have training and experience to evaluate building systems, health, and safety conditions, and physical and structural conditions, and to provide cost estimates for maintaining, rehabilitating, or improving deficiencies, using both traditional and Green principles. Must also have environmental expertise, as inspection will include environmental issues as well. Must have any required licenses.

- Have the designation of Leadership in Energy and Environmental Design Accredited Professional (LEED AP), in either the United States Green Building Council's LEED New Construction and Major Renovation or the LEED Existing Building Maintenance and Operations examination tracks, or an equivalent designation.

- Have completed 10-hours of education in the last calendar year in the areas of Green Building, Sustainability, Energy Efficiency, or Indoor Air Quality.

- Have knowledge of the requirements for the "green building" standard, if any, identified by the owner, which may include: Enterprise Green Communities, LEED-H, LEED-H Midrise, LEED-NC, ENERGYSTAR New Homes, ENERGYSTAR Multifamily High Rise, EarthCraft House, EarthCraft Multifamily, Earth Advantage New Homes, Greenpoint Rated New Home, Greenpoint Rated Existing Home (Whole House or Whole Building label), and the National Green Building Standard (NGBS) or other industry-recognized green building standard deemed acceptable by HUD in its sole discretion.

- Have acceptably completed written evaluation reports for similar types of multifamily rental housing projects in similar physical condition and age in the subject market or in similar areas, preferably including two (2) or more buildings that were receiving Section-8 or public housing assistance when the report was prepared.

- Have an acceptable record of performance with HUD. Not be under suspension or debarment by HUD or involved as a defendant in criminal or civil action with HUD.

- Have produced reports that are well regarded in the marketplace in terms of content, timeliness and responsiveness. The contractor should have this personal experience, not just the company.

- Have the capacity to complete the project inspection and prepare the report in a time-frame acceptable to the Client (Lender/Owner).

A resume of the Needs Assessor performing this evaluation has been provided in Appendix K.

9.0 LIMITING CONDITIONS

This report can be relied upon by the Client and the HUD. This report was prepared in accordance with generally accepted industry standards of practice, including ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, as well as HUD Notice PIH-2019-23 (HA) Rental Assistance Demonstration REV-4 issued September 5, 2019, and HUD MAP Guide, Chapter 5 & Appendix 5, revised March 19, 2021. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G.

The statements in this report are professional opinions about the present condition of the subject property, limited to the observations and physical condition during the date of inspection. They are based upon visual evidence available during the inspection of reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried tanks, structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the buildings or the underlying foundation soil. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

The professional services rendered by D3G are valid for a period of 180 days from the inspection date and were performed for client's sole benefit and use. Governing law related to the services performed may be subject to reasonable interpretation. This report does not constitute a representation that D3G's opinions and interpretations of governing laws, codes, standards, or regulations are exclusive of all others and D3G shall not be liable as a result of contrary opinions or interpretations of client or governmental or regulatory agencies.

10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on May 8, 2025. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and HUD protocols, including the use of the MAP Guidebook.

D3G understands that this report will be used by Community Housing Partners - Christiansburg to document to the U.S. Department of Housing and Urban Development and may be relied upon as a true Statement of the facts contained therein. D3G certifies that the review was in accordance with the HUD requirements applicable on the date of the Review and that D3G has no financial interest or family relationship with the officers, directors, shareholders, members, or partners of the Lender or affiliated entities, Borrower or affiliated entities, the General Contractor, any subcontractors, the buyer or seller of the proposed property and D3G has not engaged in any business that might present a conflict of interest.

Needs Assessor

Christian Spencer, BPI-MFBA - Needs Assessor

Reviewer

Eddie Smith - CNA Team Manager

President

Mike Ferguson, P.E., PMP - President

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. §§1708 and 1735f-14, and 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; and 31 U.S.C. §§3729 and 3802.

Appendix A:

Critical Repairs and Non-Critical Repairs

Critical Repair Report

Project:	Bloomsbury Square
Property Type:	Multifamily
Inspection Date:	05/08/2025

Bloomsbury Square - Accessibility							
Repair Number	**ASTM Section #**	**HUD MAP Repair Level**	**Repair Notes**	**# Of Units**	**Unit Of Measure**	**Unit Cost**	**Total**
1	3.4.1	Repairs	The kitchen sinks in dwelling units 201-A and 300-A, which are modified for greater accessibility, were observed with knob type hardware. To comply with UFAS, replacement of the existing sink hardware with accessible (levered type) hardware is required. It should be noted that only five (5) of the 15 (fifteen) dwelling units modified for greater accessibility were inspected. However, only three (3) fully accessible dwelling units are required to meet the 5% UFAS requirement. D3G recommends that property management choose three (3) of the dwelling units modified for greater accessibility in apartment building 111-113 (Units 111-A, 113-A, 113-B, 113-C, 113-D, 113-E, and 113-F) to be designated as the required 5% UFAS accessible units. The cost associated with this repair is subject to change based on inspection of remaining accessible units in apartment building 111-113 for levered kitchen sink faucet hardware. No cost is associated with this repair because the cost is included in the provided scope of work.	3	Each	$0.00	$0.00
2	3.6.2	Repairs	The property receives project-based financial assistance and therefore it is required that 2% of all units must be equipped with sensory accommodations, such as audio/visual alarms, for persons with hearing and vision impairments. Currently, the property does not feature audio/visual accommodations in at least 2% of the dwelling units. The installation of audio/visual alarms in two (2) of the dwelling units (other than the mobility accessible units) is required to comply with HUD regulations. No cost is associated with this repair because the cost is included in the provided scope of work.	2	Each	$0.00	$0.00
3	3.7.1	Level 1 Alterations	Dwelling units 113-C, 201-A, 300-A, and 302-A, which are modified for greater accessibility, were observed with top-loading washing machines. To comply with UFAS, replacing existing washing machines with front-loading machines is required. It should be noted that only five (5) of the 15 (fifteen) dwelling units modified for greater accessibility were inspected. However, only three (3) fully accessible dwelling units are required to meet the 5% UFAS requirement. D3G recommends that property management choose three (3) of the dwelling units modified for greater accessibility in apartment building 111-113 (Units 111-A, 113-A, 113-B, 113-C, 113-D, 113-E, and 113-F) to be designated as the required 5% UFAS accessible units. The cost associated with this repair is subject to change based on inspection of remaining accessible units in apartment building 111-113 for front-loading washing machines. No cost is associated with this repair because the cost is included in the provided scope of work.	3	Each	$0.00	$0.00
4	3.7.1	Repairs	The common area restrooms in the community room were observed with a mirror mounted higher than 40-inches above the finished floor (approximately 42-inches observed). Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40-inches from the finished floor. In order to comply with UFAS, lowering the mirror is required. No cost is associated with this repair because the cost is included in the provided scope of work.	2	Each	$0.00	$0.00

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Critical Repair Report

Project:	Bloomsbury Square
Property Type:	Multifamily
Inspection Date:	05/08/2025

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
5	3.7.2	Repairs	The primary entry doors at the designated accessible dwelling units 113-B, 201-A, and 300-A are not equipped with levered hardware. In order to comply with UFAS, replacement of the existing door hardware with accessible (levered type) hardware is required. It should be noted that only five (5) of the 15 (fifteen) Accessible Units were inspected; therefore, the remaining units (103-A, 109-A, 111-A, 113-A, 113-D, 113-E, 113-F, 219-A, 305-A, and 308-A) should be checked for compliant levered door hardware. The cost associated with this repair is subject to change based on inspection of remaining accessible units. D3G recommends the installation of levered door hardware at all required accessible dwelling units and units modified for greater accessibility. No cost is associated with this repair because the cost is included in the provided scope of work.	3	Each	$0.00	$0.00
6	3.7.2	Level 1 Alterations	The kitchens in the dwelling units modified for greater accessibility do not feature roll-under work surfaces. UFAS requires accessible unit kitchens to provide at least one 30-inch work surface with roll-under access for a forward approach. The work surface shall be mounted at a maximum height of 34-inches above the floor, measured to the top of the counter surface. To comply with UFAS, the installation of work surfaces in accessible dwelling unit kitchens is required. It should be noted that only five (5) of the 15 (fifteen) dwelling units modified for greater accessibility were inspected. However, only three (3) fully accessible dwelling units are required to meet the 5% UFAS requirement. D3G recommends that property management choose three (3) of the dwelling units modified for greater accessibility in apartment building 111-113 (Units 111-A, 113-A, 113-B, 113-C, 113-D, 113-E, and 113-F) to be designated as the required 5% UFAS accessible units. No cost is associated with this repair because the cost is included in the provided scope of work.	3	Each	$0.00	$0.00
7	3.7.2	Repairs	The kitchen sinks in the designated accessible dwelling units were observed missing scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of scald and abrasion protection is required. D3G recommends the installation of scald and abrasion protection in all required accessible dwelling units and units modified for greater accessibility. No cost is associated with this repair because the cost is included in the provided scope of work.	15	Each	$0.00	$0.00

Bloomsbury Square - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.5	Repairs	Select areas of the brick-paved sidewalk were observed with displaced pavers, creating multiple trip hazards. In order to eliminate the risk, repair of the sections of brick-paved sidewalk is required. See Exterior Repair Map in Appendix H: Site Maps. Refurbishment of the paver sidewalks is included the provided scope of work and no cost is associated with this repair.	10	Each	$0.00	$0.00

Critical Repair Report

Project:	Bloomsbury Square
Property Type:	Multifamily
Inspection Date:	05/08/2025

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
2	3.2.5	Repairs	Select areas of the concrete sidewalk were observed within abrupt vertical changes measuring 1 to 2-inches in height, creating multiple trip hazards. An accessible path can have a vertical change in height of up to 1/4-inch if abrupt, or up to 1/2-inch if beveled with a max slope of 1:2 slope. In order to eliminate risks, modification of the displaced sections of the concrete sidewalk is required. See Exterior Repair Map in Appendix H: Site Maps. Refurbishment of the concrete sidewalks is included the provided scope of work and no cost is associated with this repair.	6	Each	$0.00	$0.00
3	3.2.7	Repairs	The existing rubber pavers in the playground area were observed warped and displaced, creating multiple trip hazards. In order to eliminate the risk, replacement of the rubber pavers is required. No cost is associated with this repair because the cost is included in the provided scope of work.	750	SF	$0.00	$0.00
4	3.4.4	Repairs	The washing machines located in the dwelling unit laundry closets were observed with outlets that are not GFCI protected. In order to comply with the National Electric Code (NEC), the installation of GFCI protection is required. No cost is associated with this repair because the cost is included in the provided scope of work.	51	Each	$0.00	$0.00
5	3.4.4	Repairs	The ceiling mounted light fixture located in the upstairs hallway of dwelling unit 313 was observed missing a light cover. The installation of a light cover (globe) at this fixture is required in order to comply with the National Electric Code (NEC). No cost is associated with this repair because the cost is included in the provided scope of work.	1	Each	$0.00	$0.00
					TOTAL:		$0.00

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

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Non-Critical Repair Report

Project:	Bloomsbury Square
Property Type:	Multifamily
Inspection Date:	05/08/2025

Bloomsbury Square							
Repair Number	**ASTM Section #**	**HUD MAP Repair Level**	**Repair Notes**	**# Of Units**	**Unit Of Measure**	**Unit Cost**	**Total**
1	3.2.2	Repairs	Tree branches were observed in contact with select building envelopes. Trimming the branches is recommended to prevent damage to the buildings. See Exterior Repair Map in Appendix H: Site Maps.	16	Each	$250.00	$4,000.00
2	3.2.6	Repairs	The existing vinyl fencing surrounding the playground was observed to have missing pickets and is nearing the end of its estimated useful life (EUL). The replacement of the vinyl fencing is recommended.	120	LF	$27.69	$3,322.80
3	3.4.3	Repairs	The exterior pad mounted A/C line sets were observed with damage or missing insulation. Proper installation of insulation at the refrigerant lines is recommended to maintain the efficiency of the HVAC components. Full HVAC replacement is included in the provided scope of work; therefore, no cost is associated with this repair.	51	Each	$0.00	$0.00
4	3.7.1	Repairs	The existing carpet flooring located in the common area hallway of apartment building 111-113 was observed to be heavily soiled and beyond its estimated useful life (EUL). The replacement of the carpet flooring is recommended.	680	SF	$2.66	$1,808.80
Bloomsbury Square - Division 1							
Repair Number	**ASTM Section #**	**HUD MAP Repair Level**	**Repair Notes**	**# Of Units**	**Unit Of Measure**	**Unit Cost**	**Total**
1	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 1 - General Requirements. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$747,458.00	$747,458.00
Bloomsbury Square - Division 2							
Repair Number	**ASTM Section #**	**HUD MAP Repair Level**	**Repair Notes**	**# Of Units**	**Unit Of Measure**	**Unit Cost**	**Total**
1	3.2.4	Level 1 Alterations	Refurbishment/resetting of the paver sidewalks is included in the provided scope of work.	11000	SF	$5.53	$60,830.00
2	3.2.5	Level 1 Alterations	Refurbishment of the concrete sidewalks is included in the provided scope of work.	3000	SF	$2.30	$6,900.00
3	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 2 - Site Work. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$385,045.00	$385,045.00

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Non-Critical Repair Report

Project:	Bloomsbury Square
Property Type:	Multifamily
Inspection Date:	05/08/2025

Bloomsbury Square - Division 4

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Level 1 Alterations	Power washing of the masonry throughout the property is included in the provided scope of work.	66000	SF	$1.29	$85,140.00
2	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 4 - Masonry. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$95,830.00	$95,830.00

Bloomsbury Square - Division 6

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 6 - Wood and Plastic. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$239,200.00	$239,200.00

Bloomsbury Square - Division 7

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Level 1 Alterations	The installation of additional insulation throughout the buildings is included in the provided scope of work.	42000	SF	$0.85	$35,700.00
2	3.3.4	Level 1 Alterations	Installation of new Architectural profile asphalt shingle throughout the property is included in the provided scope of work.	42000	SF	$1.93	$81,060.00
3	3.3.4	Level 1 Alterations	Installation of new gutters and downspouts throughout the property is included in the provided scope of work.	4500	LF	$5.60	$25,200.00
4	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 7 - Thermal and Moisture. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$350,711.00	$350,711.00

Bloomsbury Square - Division 8

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Level 1 Alterations	Installation of new unit entry doors is included in the provided scope of work.	198	Each	$318.43	$63,049.14

Non-Critical Repair Report

Project:	Bloomsbury Square
Property Type:	Multifamily
Inspection Date:	05/08/2025

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
2	3.3.2	Level 1 Alterations	Installation of new common exterior doors is included in the provided scope of work.	18	Each	$312.89	$5,632.02
3	3.3.3	Level 1 Alterations	Installation of new vinyl windows throughout the property is included in the provided scope of work.	485	Each	$281.51	$136,532.35
4	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 8 - Doors and Windows. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$662,251.49	$662,251.49

Bloomsbury Square - Division 9

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.1	Level 1 Alterations	Installation of new ACT tiles is included in the provided scope of work.	1500	SF	$0.94	$1,410.00
2	3.7.2	Level 1 Alterations	Installation of sheet vinyl flooring in the unit utility areas is included in the provided scope of work.	51	Each	$392.27	$20,005.77
3	3.7.2	Level 1 Alterations	Installation of new Durable/Luxury Vinyl Flooring throughout the units is included in the provided scope of work.	51	Each	$1,200.00	$61,200.00
4	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 9 - Finishes. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$1,019,665.23	$1,019,665.23

Bloomsbury Square - Division 10

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 10 - Specialties. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$42,250.00	$42,250.00

Non-Critical Repair Report

Project:	Bloomsbury Square
Property Type:	Multifamily
Inspection Date:	05/08/2025

Bloomsbury Square - Division 11							
Repair Number	**ASTM Section #**	**HUD MAP Repair Level**	**Repair Notes**	**# Of Units**	**Unit Of Measure**	**Unit Cost**	**Total**
1	3.7.2	Level 1 Alterations	Installation of new ENERGY STAR refrigerators is included in the provided scope of work.	51	Each	$629.00	$32,079.00
2	3.7.2	Level 1 Alterations	Installation of new ranges in the units is included in the provided scope of work.	51	Each	$346.00	$17,646.00
3	3.7.2	Level 1 Alterations	Installation of ENERGY STAR dishwashers is included in the provided scope of work.	51	Each	$245.00	$12,495.00
4	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 11 - Equipment. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$92,055.00	$92,055.00

Bloomsbury Square - Division 12							
Repair Number	**ASTM Section #**	**HUD MAP Repair Level**	**Repair Notes**	**# Of Units**	**Unit Of Measure**	**Unit Cost**	**Total**
1	3.7.2	Level 1 Alterations	Installation of new kitchen cabinets and countertops is included in the provided scope of work.	51	Each	$1,384.50	$70,609.50
2	3.7.2	Level 1 Alterations	Installation of new bathroom vanities is included in the provided scope of work.	107	Each	$276.90	$29,628.30
3	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 12 - Furnishings. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$217,717.20	$217,717.20

Bloomsbury Square - Division 13							
Repair Number	**ASTM Section #**	**HUD MAP Repair Level**	**Repair Notes**	**# Of Units**	**Unit Of Measure**	**Unit Cost**	**Total**
1	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 13 - Special Construction. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$30,000.00	$30,000.00

Non-Critical Repair Report

Project:	Bloomsbury Square
Property Type:	Multifamily
Inspection Date:	05/08/2025

Bloomsbury Square - Division 14

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.5.1	Level 1 Alterations	Elevator modernization is included in the provided scope of work.	1	Each	$17,500.00	$17,500.00

Bloomsbury Square - Division 15

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.4.1	Level 1 Alterations	Installation of new low boy water heaters is included in the provided scope of work.	52	Each	$323.05	$16,798.60
2	3.4.3	Level 1 Alterations	Installation of new heat pumps (5-ton) is included in the provided scope of work.	2	Each	$2,523.48	$5,046.96
3	3.4.3	Level 1 Alterations	Installation of new heat pumps (2.5-ton) is included in the provided scope of work.	37	Each	$1,899.53	$70,282.61
4	3.4.3	Level 1 Alterations	Installation of new heat pumps (2-ton) is included in the provided scope of work.	14	Each	$1,746.31	$24,448.34
5	3.4.3	Level 1 Alterations	Installation of new air handlers is included in the provided scope of work.	53	Each	$1,162.70	$61,623.10
6	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 15 - Mechanical. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$966,125.39	$966,125.39

Bloomsbury Square - Division 16

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.4.4	Level 1 Alterations	Installation of new unit electrical panels is included in the provided scope of work.	51	Each	$830.70	$42,365.70
2	4.3.1	Level 2 Alterations	The owner has provided a rehabilitation scope of work. This repair line item is for the additional one-time rehabilitation costs that are not already itemized in repair tables for Division 16 - Electrical. Please see the Proposed Rehabilitation Scope of Work in Appendix I - Site Specific Information for details. *	1	Each	$684,634.30	$684,634.30

TOTAL:	$6,525,256.60

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

Appendix B:

Capital Reserves Schedule (RR Analysis)

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Replacement Reserve Analysis Funding Schedule

Project	Bloomsbury Square
Address	101 Bloomsbury Square,
City, State	Annapolis, MD

Gross Square Footage	69,000
Year Built	2003
Number Of Units	51

Initial Deposit RR	$330,000	$6,471 Per Unit
Annual Deposit RR	$19,125	$375 Per Unit
Annual Deposit Increase	2.26%	
Interest Applied to Account Balance	.04%	
Minimum Yr 1 Balance	$27,957	$548 Per Unit
Inflation of Capital Needs	6.81%	

This Funding Schedule has been completed in accordance with the 2020 MAP Guide, Appendix 5, Section A.5.7.

Reserve balance is based upon a 20 year estimate period, such that the minimum balance is 5% of the uninflated replacement reserve total, adjusted annually for inflation. For HUD insured loans, any balance observed in years 11 – 20, that is less than the calculated minimum balance, cannot exceed 50% of the cumulative amortization of the mortgage.

*Adjustments to financial factors in HUD's e-Tool are the responsibility of the lender and/or PHA for HUD Programs/Events that require the lender and/or PHA to act as the 'Initiator' of the e-Tool.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Inflated Annual Replacement Reserve Needs:	-	$5,750	$14,499	$6,014	$19,642	$13,427	$11,870	$8,910	$8,388	$33,668	$122,168
Beginning Annual Balance (Equals IDRR in Year 1):	$330,000	$349,257	$363,204	$373,026	$391,903	$397,838	$410,531	$425,415	$443,931	$463,695	
Interest (Average Outstanding Balance):	$132	$140	$4,322	$4,439	$4,664	$4,734	$4,885	$5,062	$5,283	$5,518	
Annual Deposit:	$19,125	$19,557	$19,999	$20,451	$20,913	$21,386	$21,869	$22,364	$22,869	$23,386	
Beginning Balance Plus Annual Deposit:	$349,125	$368,814	$383,203	$393,478	$412,816	$419,224	$432,400	$447,779	$466,800	$487,081	
Remaining RR Balance/Year:	$349,257	$363,204	$373,026	$391,903	$397,838	$410,531	$425,415	$443,931	$463,695	$458,931	
Min Balance Required	$27,957	$29,861	$30,539	$31,232	$31,941	$32,666	$33,408	$34,166	$34,942	$35,735	
Required Minimum Balance Maintained:	N/A	N/A	YES	YES	YES	YES	YES	YES	YES	YES	

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11-20-Year Total	20-Year Total
Inflated Annual Replacement Reserve Needs:	$29,416	$57,773	$92,724	$162,275	$157,409	$94,370	-	$6,144	$9,715	$34,757	$644,582	$766,751
Beginning Annual Balance (Equals IDRR in Year 1):	$458,931	$458,891	$431,034	$368,446	$236,128	$107,680	$41,333	$69,171	$91,814	$111,788		
Interest (Average Outstanding Balance):	$5,461	$5,461	$5,129	$4,385	$2,810	$1,281	$492	$823	$1,093	$1,330		
Annual Deposit:	$23,914	$24,455	$25,008	$25,573	$26,151	$26,742	$27,346	$27,964	$28,596	$29,242		
Beginning Balance Plus Annual Deposit:	$482,845	$483,346	$456,041	$394,019	$262,279	$134,421	$68,679	$97,135	$120,410	$141,030		
Remaining RR Balance/Year:	$458,891	$431,034	$368,446	$236,128	$107,680	$41,333	$69,171	$91,814	$111,788	$107,604		
Min Balance Required	$36,546	$37,376	$38,224	$39,092	$39,979	$40,887	$41,815	$42,764	$43,735	$44,728		
Required Minimum Balance Maintained:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES		
Allowance for RfR Deficit Offset (50% Cumulative Amoritization):	-	-	-	-	-	-	-	-	-	-		
Total to Offset:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Negative Balance Mitigated:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		

Reserves Analysis Report - Multifamily

Project:	Bloomsbury Square	Gross Square Footage:	69,000
Address:	101 Bloomsbury Square	Year Built:	2003
City, State:	Annapolis, MD	Number Of Units:	51
Inspection Date:	05/08/25		

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Pedestrian Paving - Pavers Sidewalks / Common Area Patios	30	21	0	Now	11000	SF	$5.53	$60,830											
Pedestrian Paving - Concrete Sidewalks / Common Area Patios	50	21	0	Now	3000	SF	$2.30	$6,900											
Chain-Link Fencing 6' High - Community Center	40	22	18	End of Cycle	200	LF	$11.04	$2,208											
Wrought Iron Picket Fencing 4' High - West	60	22	38	End of Cycle	700	LF	$36.45	$25,515											
Wrought Iron Picket Fencing 6' High - North	60	22	38	End of Cycle	300	LF	$49.84	$14,952											
Vinyl Stockade Fencing 5' High - Playground	15	15	0	Now	120	LF	$27.69	$3,323											
Project Sign	25	22	3	End of Cycle	1	Each	$1107.60	$1,108			$1,108								$1,108
Wood Storage Shed	30	21	9	End of Cycle	3	Each	$4615.00	$13,845								$4,615	$4,615	$4,615	$13,845
Rubber Pavers - Playground	15	15	0	Now	750	SF	$0.00												
Play Structure - Premium	10	5	5	End of Cycle	1	Each	$9230.00	$9,230					$9,230						$9,230
Site Sewer Mains	50	2	48	End of Cycle	11	Each	$3230.50	$35,536											
Fascia and Soffit Panels - Repair & Repaint	8	5	3	End of Cycle	9000	SF	$0.69	$6,210			$6,210								$6,210
Unit Entry Door, Exterior, Solid Wood/Metal Clad (Single)	25	19	0	Now	198	Each	$318.43	$63,049											
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	25	21	0	Now	18	Each	$312.89	$5,632											
Common Exterior Door, Hollow Metal (Double) (Non-Thermal Boundary)	25	22	3	End of Cycle	1	Each	$572.26	$572			$572								$572
Vinyl Lap Siding - Replace	25	22	3	End of Cycle	5000	SF	$3.23	$16,150		$5,383	$5,383	$5,383							$16,150
Shed and Storge Closet Fiber Cement Siding - Replace	45	22	23	End of Cycle	600	SF	$4.79	$2,874											
Brownstone / Stone Veneer - Technical Pointing	60	22	38	End of Cycle	66000	SF	$2.58	$170,280											
Double Hung Window - Vinyl (1 - 5 Stories)	30	21	0	Now	485	Each	$281.51	$136,532											
Asphalt Shingles - Architectural	20	-1	21	End of Cycle	42000	SF	$1.93	$81,060											
Gutters and Downspouts - Aluminum	20	-1	21	End of Cycle	4500	LF	$5.60	$25,200											
Soffits - Replace/Refurbish	20	14	6	End of Cycle	2100	LF	$4.61	$9,681					$3,227	$3,227	$3,227				$9,681
Fascia - Replace/Refurbish	20	14	6	End of Cycle	3000	LF	$4.61	$13,830					$4,610	$4,610	$4,610				$13,830
Electric Water Heater (40 gallon) Limited Area	12	9	0	Now	52	Each	$323.05	$16,799											
Electric Heat Pump 5-ton (Code Minimum)- Community Building	15	11	0	Now	2	Each	$2523.48	$5,047											
Electric Heat Pump 2.5-ton (Code Minimum) - 2- and 3-Bedroom Units	15	9	0	Now	37	Each	$1899.53	$70,283											
Electric Heat Pump 2-ton (Code Minimum) - 1-Bedroom Units	15	9	0	Now	14	Each	$1746.31	$24,448											
ENERGY STAR Gas Furnace = 90 AFUE (45,000 BTU)	20	-1	21	End of Cycle	53	Each	$1162.70	$61,623											
Existing Electrical Panels	50	22	0	Now	51	Each	$830.70	$42,366											
Elevator Cab - Interior Finish (Community Building)	10	0	10	End of Cycle	1	Each	$4615.00	$4,615										$4,615	$4,615
Elevator Cab - Interior Finish (Building 111-113)	10	0	10	End of Cycle	1	Each	$4615.00	$4,615										$4,615	$4,615
Hydraulic passenger elevators 2,500-lb (Community Building)	20	7	13	End of Cycle	1	Each	$75339.87	$75,340											

Reserves Analysis Report - Multifamily

Project:	Bloomsbury Square	Gross Square Footage:	69,000
Address:	101 Bloomsbury Square	Year Built:	2003
City, State:	Annapolis, MD	Number Of Units:	51
Inspection Date:	05/08/25		

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Hydraulic passenger elevators 3,500-lb (Building 111-113)	20	6	14	End of Cycle	1	Each	$79239.55	$79,240											
Fire Sprinkler System - Garden Style Apartment Building	50	22	28	End of Cycle	69000	SF	$3.09	$213,210											
VCT 12x12 Tile (Common Area)	15	7	8	End of Cycle	3400	SF	$1.85	$6,290							$2,097	$2,097	$2,097		$6,290
Carpet - Average Quality (Common Area)	6	6	0	Now	680	SF	$2.66	$1,809						$1,809					$1,809
Acoustical Ceiling Tile (ACT) (Common Area)	15	7	0	Now	1500	SF	$0.94	$1,410											
Kitchen Cabinets and Countertops (Wood/Laminate) (Commons)	20	14	6	End of Cycle	1	Each	$1846.00	$1,846						$1,846					$1,846
Traditional Refrigerator (Common Area)	15	7	8	End of Cycle	1	Each	$579.00	$579								$579			$579
Microwave (Common Area)	10	5	5	End of Cycle	1	Each	$125.00	$125					$125						$125
Interior Stairs - Per Flight (Common Area)	50	22	28	End of Cycle	5	Each	$1961.37	$9,807											
Basic Resilient / Sheet Vinyl Flooring (Unit Utility Areas)	15	12	0	Now	51	Each	$392.27	$20,006											
Durable/Luxury Vinyl Flooring (Unit)	15	6	0	Now	51	Each	$1200.00	$61,200											
Standard Kitchen Cabinets and Countertops (Unit)	20	-1	21	End of Cycle	51	Each	$1384.50	$70,610											
Standard Bath Vanity Cabinets (Unit)	20	-1	21	End of Cycle	107	Each	$276.90	$29,628											
ENERGYSTAR Refrigerator (Unit)	12	6	0	Now	51	Each	$629.00	$32,079											
Gas Range (Unit)	15	7	0	Now	51	Each	$346.00	$17,646											
ENERGYSTAR Residential Dishwasher (Unit)	10	-1	0	Now	51	Each	$245.00	$12,495										$12,495	$12,495

Summary Type	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Year 8 Total	Year 9 Total	Year 10 Total	10-Year Total
Total Reserve Replacement		$5,383	$13,273	$5,383	$17,192	$11,492	$9,934	$7,291	$6,712	$26,340	$103,000
Total RR Per Unit		$106	$260	$106	$337	$225	$195	$143	$132	$516	$202
Totals with Inflation Factor		$5,750	$14,499	$6,014	$19,642	$13,427	$11,870	$8,910	$8,388	$33,668	$122,168
Total RR Per Unit Inflated		$113	$284	$118	$385	$263	$233	$175	$164	$660	$240

Note 1: Effective Age is age based on current physical condition, and may differ from actual age. Note 2: Select replacement costs are spread over multiple years to help alleviate RR requirements.
*Owner Provided Costs, which D3G finds reasonable
**This is an operating cost; therefore, it is not considered a capital item.

Reserves Analysis Report - Multifamily

Project:	Bloomsbury Square	Gross Square Footage:	69,000
Address:	101 Bloomsbury Square	Year Built:	2003
City, State:	Annapolis, MD	Number Of Units:	51
Inspection Date:	05/08/25		

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Pedestrian Paving - Pavers Sidewalks / Common Area Patios	11000	SF	$5.53	$60,830													
Pedestrian Paving - Concrete Sidewalks / Common Area Patios	3000	SF	$2.30	$6,900													
Chain-Link Fencing 6' High - Community Center	200	LF	$11.04	$2,208									$2,208			$2,208	$2,208
Wrought Iron Picket Fencing 4' High - West	700	LF	$36.45	$25,515													
Wrought Iron Picket Fencing 6' High - North	300	LF	$49.84	$14,952													
Vinyl Stockade Fencing 5' High - Playground	120	LF	$27.69	$3,323						$3,323						$3,323	$3,323
Project Sign	1	Each	$1107.60	$1,108	$1,108												$1,108
Wood Storage Shed	3	Each	$4615.00	$13,845	$13,845												$13,845
Rubber Pavers - Playground	750	SF	$0.00														
Play Structure - Premium	1	Each	$9230.00	$9,230	$9,230					$9,230						$9,230	$18,460
Site Sewer Mains	11	Each	$3230.50	$35,536													
Fascia and Soffit Panels - Repair & Repaint	9000	SF	$0.69	$6,210	$6,210	$6,210								$6,210		$12,420	$18,630
Unit Entry Door, Exterior, Solid Wood/Metal Clad (Single)	198	Each	$318.43	$63,049													
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	18	Each	$312.89	$5,632													
Common Exterior Door, Hollow Metal (Double) (Non-Thermal Boundary)	1	Each	$572.26	$572	$572												$572
Vinyl Lap Siding - Replace	5000	SF	$3.23	$16,150	$16,150												$16,150
Shed and Storge Closet Fiber Cement Siding - Replace	600	SF	$4.79	$2,874													
Brownstone / Stone Veneer - Technical Pointing	66000	SF	$2.58	$170,280													
Double Hung Window - Vinyl (1 - 5 Stories)	485	Each	$281.51	$136,532													
Asphalt Shingles - Architectural	42000	SF	$1.93	$81,060													
Gutters and Downspouts - Aluminum	4500	LF	$5.60	$25,200													
Soffits - Replace/Refurbish	2100	LF	$4.61	$9,681	$9,681												$9,681
Fascia - Replace/Refurbish	3000	LF	$4.61	$13,830	$13,830												$13,830
Electric Water Heater (40 gallon) Limited Area	52	Each	$323.05	$16,799		$5,600	$5,600	$5,600								$16,799	$16,799
Electric Heat Pump 5-ton (Code Minimum)-Community Building	2	Each	$2523.48	$5,047						$5,047						$5,047	$5,047
Electric Heat Pump 2.5-ton (Code Minimum) - 2- and 3-Bedroom Units	37	Each	$1899.53	$70,283					$23,428	$23,428	$23,428					$70,283	$70,283
Electric Heat Pump 2-ton (Code Minimum) - 1-Bedroom Units	14	Each	$1746.31	$24,448					$8,149	$8,149	$8,149					$24,448	$24,448
ENERGY STAR Gas Furnace = 90 AFUE (45,000 BTU)	53	Each	$1162.70	$61,623													
Existing Electrical Panels	51	Each	$830.70	$42,366													
Elevator Cab - Interior Finish (Community Building)	1	Each	$4615.00	$4,615	$4,615										$4,615	$4,615	$9,230
Elevator Cab - Interior Finish (Building 111-113)	1	Each	$4615.00	$4,615	$4,615										$4,615	$4,615	$9,230
Hydraulic passenger elevators 2,500-lb (Community Building)	1	Each	$75339.87	$75,340			$25,113	$25,113	$25,113							$75,340	$75,340

Reserves Analysis Report - Multifamily

Project:	Bloomsbury Square	Gross Square Footage:	69,000
Address:	101 Bloomsbury Square	Year Built:	2003
City, State:	Annapolis, MD	Number Of Units:	51
Inspection Date:	05/08/25		

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Hydraulic passenger elevators 3,500-lb (Building 111-113)	1	Each	$79239.55	$79,240				$26,413	$26,413	$26,413						$79,240	$79,240
Fire Sprinkler System - Garden Style Apartment Building	69000	SF	$3.09	$213,210													
VCT 12x12 Tile (Common Area)	3400	SF	$1.85	$6,290	$6,290												$6,290
Carpet - Average Quality (Common Area)	680	SF	$2.66	$1,809	$1,809		$1,809						$1,809			$3,618	$5,426
Acoustical Ceiling Tile (ACT) (Common Area)	1500	SF	$0.94	$1,410						$1,410						$1,410	$1,410
Kitchen Cabinets and Countertops (Wood/Laminate) (Commons)	1	Each	$1846.00	$1,846	$1,846												$1,846
Traditional Refrigerator (Common Area)	1	Each	$579.00	$579	$579												$579
Microwave (Common Area)	1	Each	$125.00	$125	$125					$125						$125	$250
Interior Stairs - Per Flight (Common Area)	5	Each	$1961.37	$9,807													
Basic Resilient / Sheet Vinyl Flooring (Unit Utility Areas)	51	Each	$392.27	$20,006					$6,669	$6,669	$6,669					$20,006	$20,006
Durable/Luxury Vinyl Flooring (Unit)	51	Each	$1200.00	$61,200					$20,400	$20,400	$20,400					$61,200	$61,200
Standard Kitchen Cabinets and Countertops (Unit)	51	Each	$1384.50	$70,610													
Standard Bath Vanity Cabinets (Unit)	107	Each	$276.90	$29,628													
ENERGYSTAR Refrigerator (Unit)	51	Each	$629.00	$32,079		$10,693	$10,693	$10,693								$32,079	$32,079
Gas Range (Unit)	51	Each	$346.00	$17,646					$5,882	$5,882	$5,882					$17,646	$17,646
ENERGYSTAR Residential Dishwasher (Unit)	51	Each	$245.00	$12,495	$12,495										$12,495	$12,495	$24,990

Summary Type	Year 10 Overall	Year 11 Total	Year 12 Total	Year 13 Total	Year 14 Total	Year 15 Total	Year 16 Total	Year 17 Total	Year 18 Total	Year 19 Total	Year 20 Total	Year 11 - 20 Total	Year 1- 20 Total
Total Reserve Replacement	$103,000	$22,503	$43,215	$67,819	$116,054	$110,076	$64,528		$4,017	$6,210	$21,725	$456,145	$559,145
Total RR Per Unit	$202	$441	$847	$1,330	$2,276	$2,158	$1,265		$79	$122	$426	$894	$548
Totals with Inflation Factor	$122,168	$29,416	$57,773	$92,724	$162,275	$157,409	$94,370		$6,144	$9,715	$34,757	$644,582	$766,751
Total RR Per Unit Inflated	$240	$577	$1,133	$1,818	$3,182	$3,086	$1,850		$120	$190	$682	$1,264	$752

Note 1: Effective Age is age based on current physical condition, and may differ from actual age. Note 2: Select replacement costs are spread over multiple years to help alleviate RR requirements.
*Owner Provided Costs, which D3G finds reasonable
**This is an operating cost; therefore, it is not considered a capital item.

Appendix C1:

Photolog: Site, Structural Frame, Building Envelope



1: Property Identification Sign



2: Community Building -Northeast / Front Elevation



3: Community Building -Southeast / Side Elevation



4: Community Building -Southwest / Rear Elevation



5: Community Building -Northwest / Side Elevation



6: Apartment Building 103-109 - Southeast / Front Elevation



7: Apartment Building 103-109 - Southwest / Side Elevation



8: Apartment Building 103-109 - Northwest / Rear Elevation



9: Apartment Building 103-109 - Northeast / Side Elevation



10: Apartment Building 111-113 - Southeast / Front Elevation



11: Apartment Building 111-113 - Southwest / Front Elevation



12: Apartment Building 111-113 - Northwest / Rear Elevation



13: Apartment Building 111-113 - Northeast / Side Elevation



14: Apartment Building 201-207 - Northeast / Front Elevation



15: Apartment Building 201-207 - Northwest / Side Elevation



16: Apartment Building 201-207 - Southwest / Rear Elevation



17: Apartment Building 201-207 - Southeast / Side Elevation



18: Apartment Building 209-217 - Northeast / Front Elevation



19: Apartment Building 209-217 - Southeast / Side Elevation



20: Apartment Building 209-217 - Southwest / Rear Elevation



21: Apartment Building 209-217 - Northwest / Side Elevation



22: Apartment Building 219-300 - Northwest / Front Elevation



23: Apartment Building 219-300 - Southwest / Side Elevation



24: Apartment Building 219-300 - Southeast / Side Elevation



25: Apartment Building 219-300 - Northeast / Side Elevation



26: Apartment Building 301-305 - Northeast / Front Elevation



27: Apartment Building 301-305 - Southeast / Side Elevation



28: Apartment Building 301-305 - Southwest / Rear Elevation



29: Apartment Building 301-305 - Northwest / Side Elevation



30: Apartment Building 302-306 - Southwest / Front Elevation



31: Apartment Building 302-306 - Southeast / Side Elevation



32: Apartment Building 302-306 - Northeast / Rear Elevation



33: Apartment Building 302-306 - Northwest / Side Elevation



34: Apartment Building 307-313 - Northeast / Front Elevation



35: Apartment Building 307-313 - Southeast / Side Elevation



36: Apartment Building 307-313 - Southwest / Rear Elevation



37: Apartment Building 307-313 - Northwest / Side Elevation



38: Apartment Building 308-316 - Southwest / Front Elevation



39: Apartment Building 308-316 - Southeast / Side Elevation



40: Apartment Building 308-316 - Northeast / Rear Elevation



41: Apartment Building 308-316 - Northwest / Side Elevation



42: Apartment Building 315-323 - Northeast / Front Elevation



43: Apartment Building 315-323 - Southeast / Side Elevation



44: Apartment Building 315-323 - Southwest / Rear Elevation



45: Apartment Building 315-323 - Northwest / Side Elevation



46: Community Building Entrance



47: Apartment Building 111-113 Common Entrance



48: Typical Apartment Main Entrance



49: Typical Apartment Patio / Rear Entrance



50: Bloomsbury Square - South Drive



51: Bloomsbury Square - West Drive



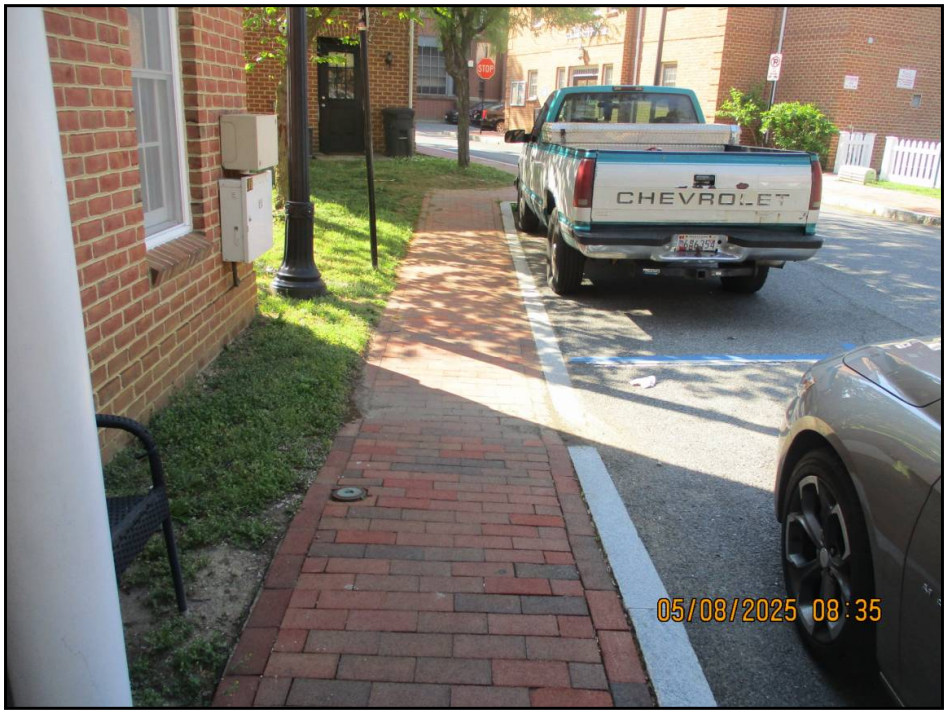
52: Bloomsbury Square - East Drive



53: Municipal On-Street Parallel Parking



54: Typical Accessible On-Street Parallel Parking Space



55: Typical Brick Paved Sidewalks



56: Typical Concrete Sidewalks



57: Perimeter Wrought Iron Fencing



58: Children Playground enclosed with Vinyl Picket Fencing



59: Typical Tenant Storage Sheds



60: Asphalt Shingle Roof



61: Building Trim and Drainage Detail



62: Building Vinyl and Brick Detail



63: Building Window Detail

Appendix C2:

Photolog: M.E.P., Vert. Transportation, Life & Fire Safety



1: Individual Water Mains and Meters



2: Natural Gas Supply Lines and Meter Banks



3: Natural Gas-Fired Water Heaters and Air Handler Furnaces



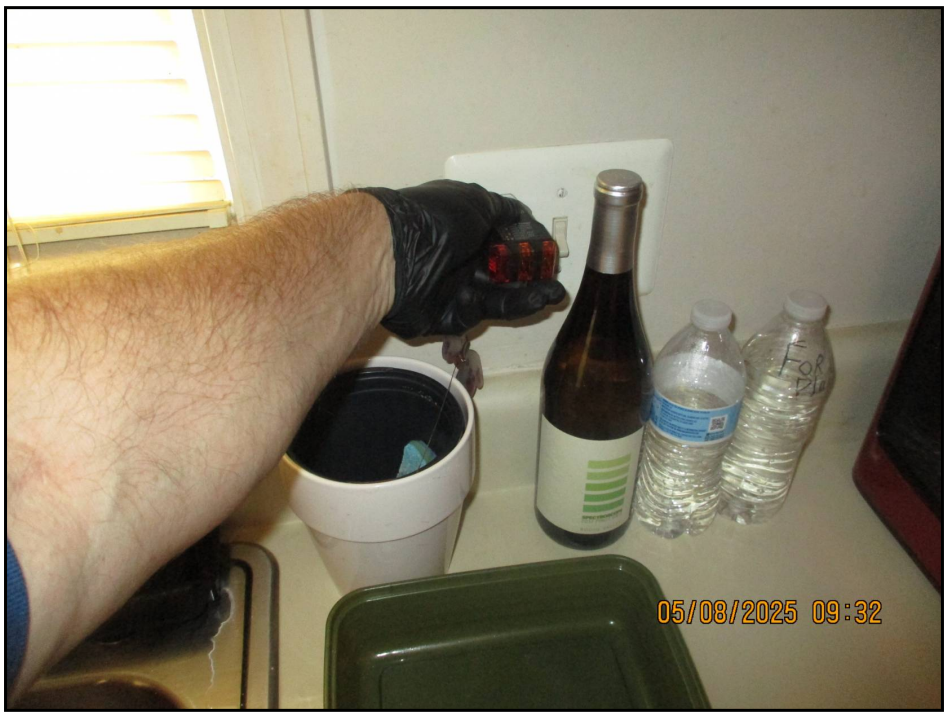
4: Heat Pump Condensing Units



5: Pad-Mounted Electrical Transformers



6: Unit Square D Electric Breaker Panel



7: Kitchen Outlets with GFCI Protection



8: Bathroom Outlets with GFCI Protection



9: Community Building Elevator Lobby Doors



10: Community Building - 2,500-Lb Hydraulic Elevator



11: Community Building Elevator Interior Cab Detail



12: Community Building Elevator Interior Cab Detail



13: Apartment Building 111-113 Elevator Lobby Doors



14: Apartment Building 111-113 - 3,500-Lb Hydraulic Elevator



15: Apartment Building 111-113 - Elevator Interior Cab Detail



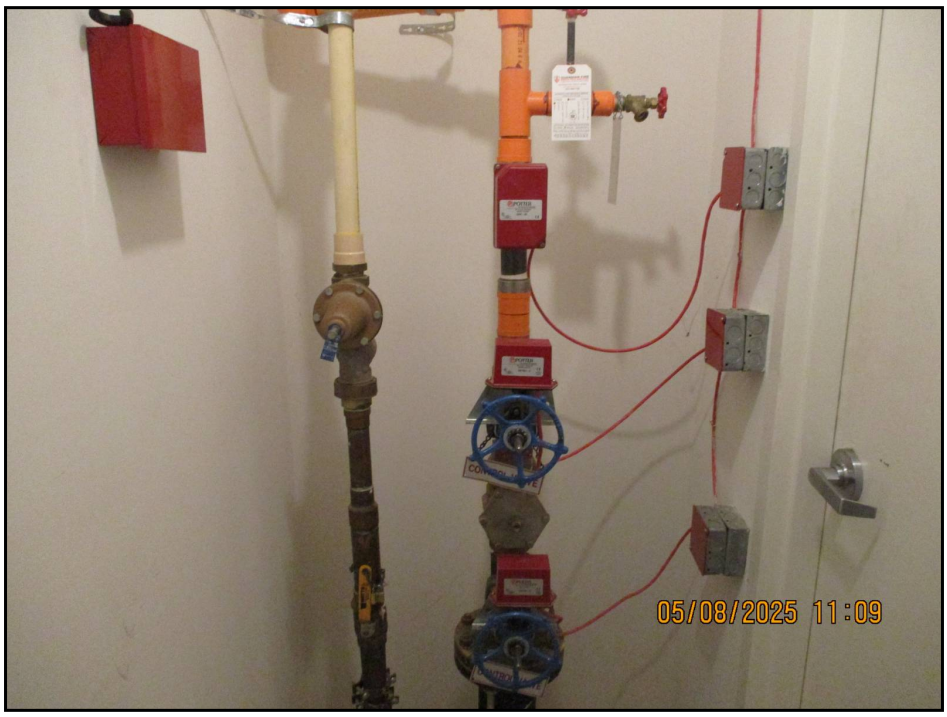
16: Apartment Building 111-113 - Elevator Interior Cab Detail



17: Hydraulic Elevator Motor



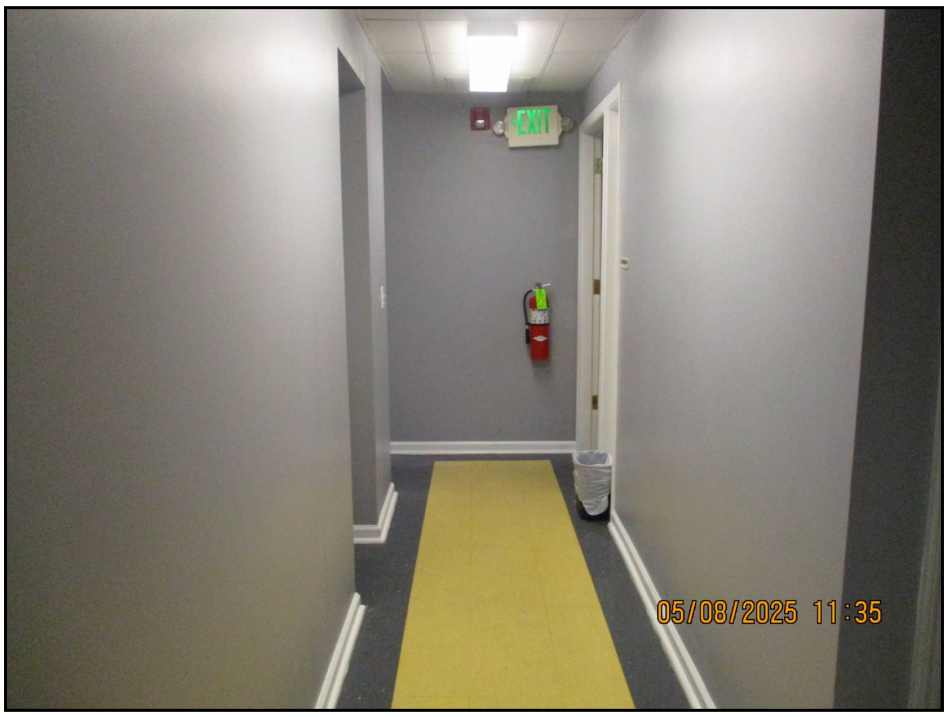
18: Fire Alarm Control Panel - Apartment Building 111-113



19: Apartment Building 111-113 - Fire Sprinkler Main



20: Individual Fire Sprinkler Mains in Townhome Dwelling Units



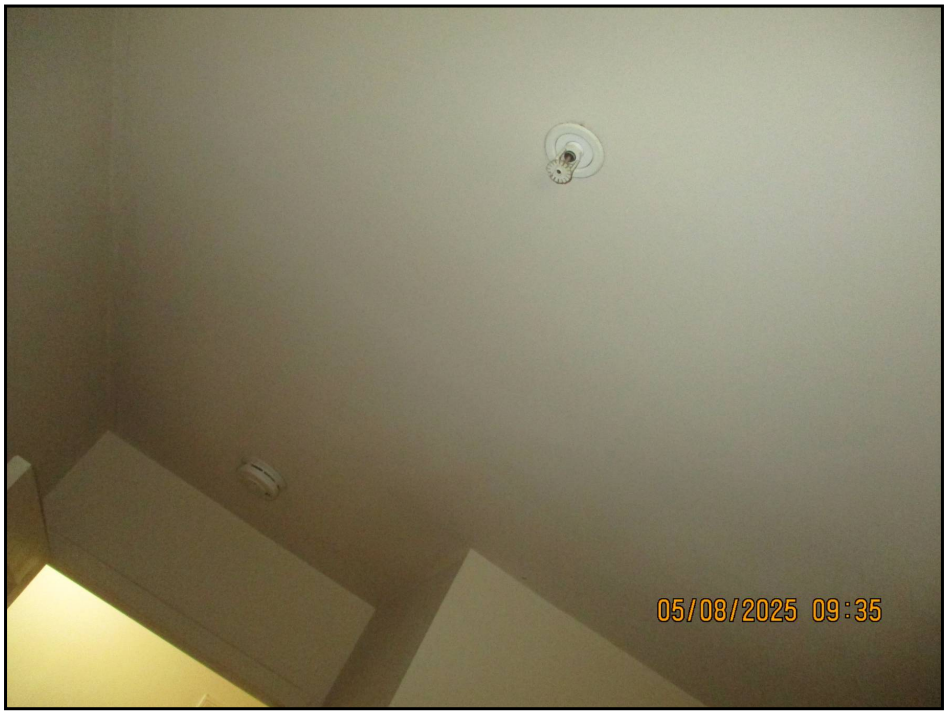
21: Common Area Fire Alarms, Fire Extinguishers, and Exit Signage



22: Common Area Sprinkler Mains



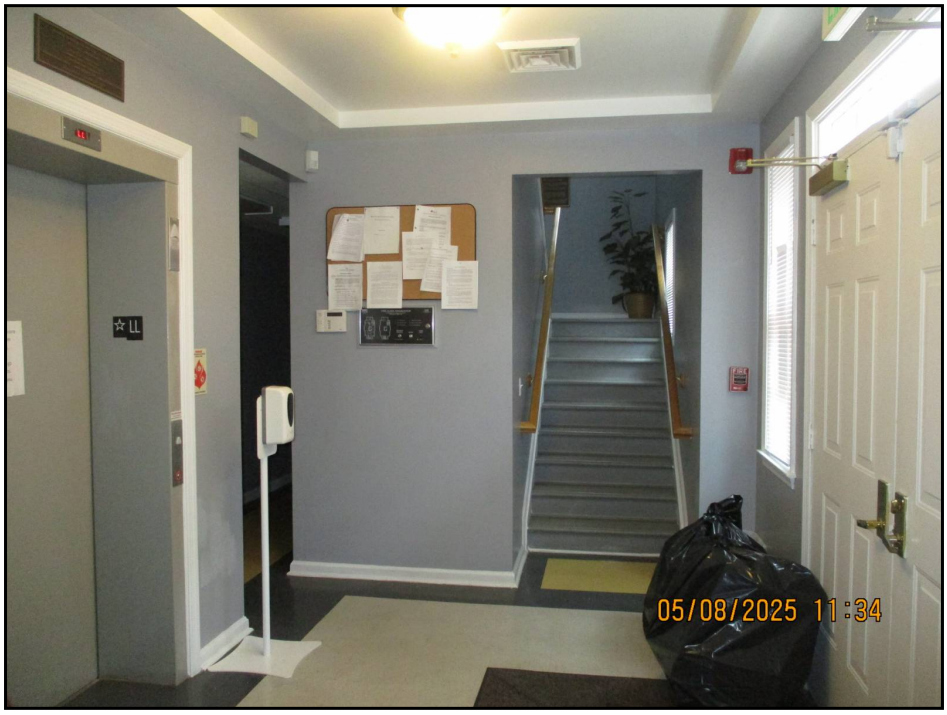
23: Combination Smoke and CO Detectors and Sprinkler Mains in Dwelling Unit Hallways



24: Smoke Detectors and Sprinkler Mains in Dwelling Unit Bedrooms

Appendix C3:

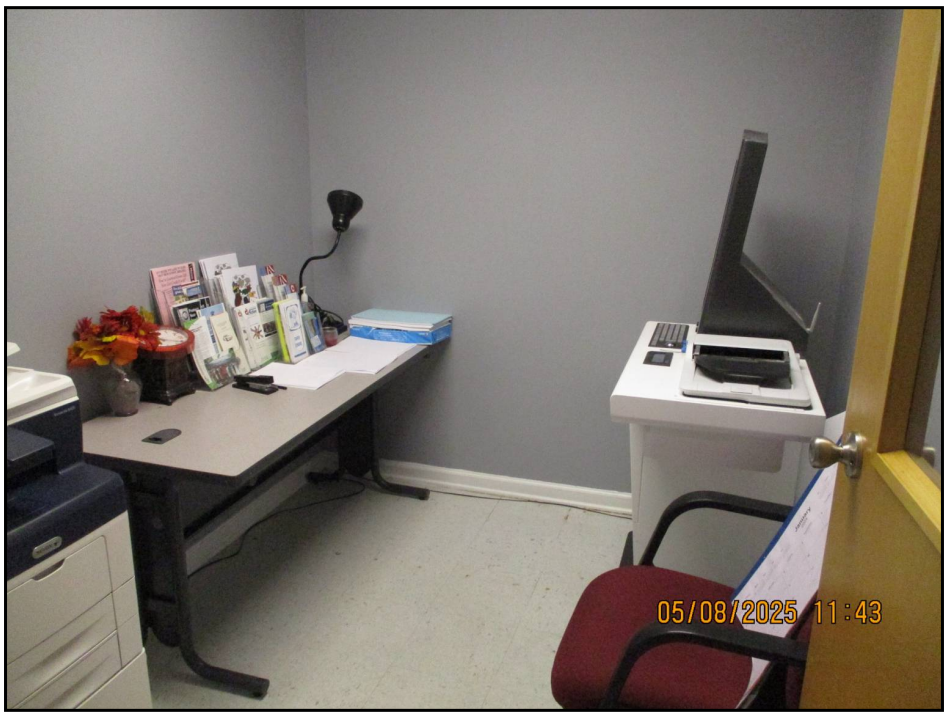
Photolog: Interior Common Areas and Dwelling Units



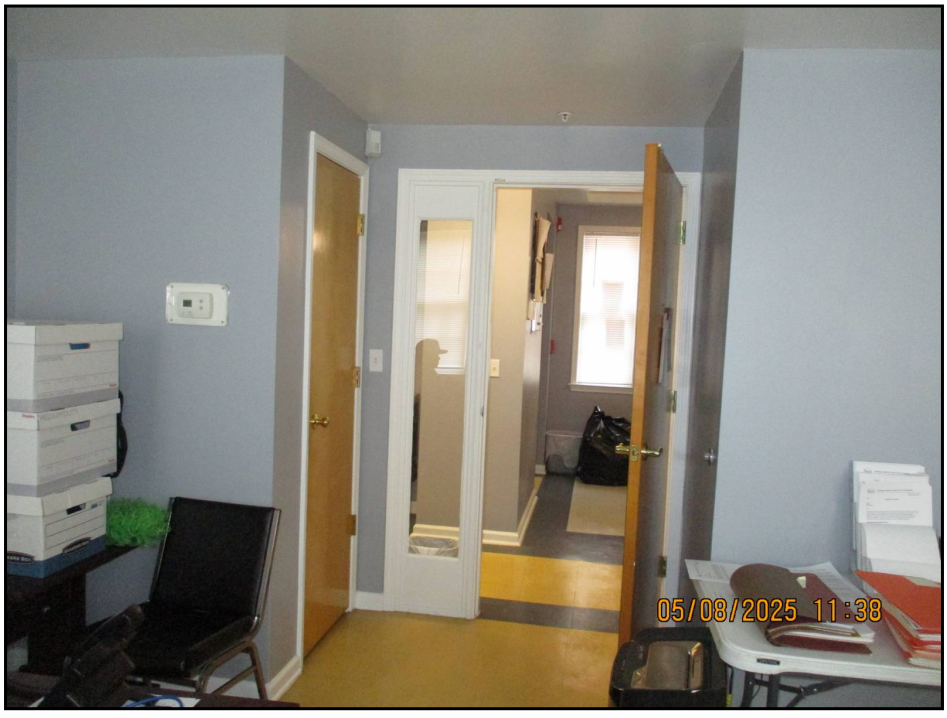
1: Community Building Foyer / Ground Floor Elevator Landing



2: Community Building Office 1



3: Community Building Office 2



4: Community Building Classroom



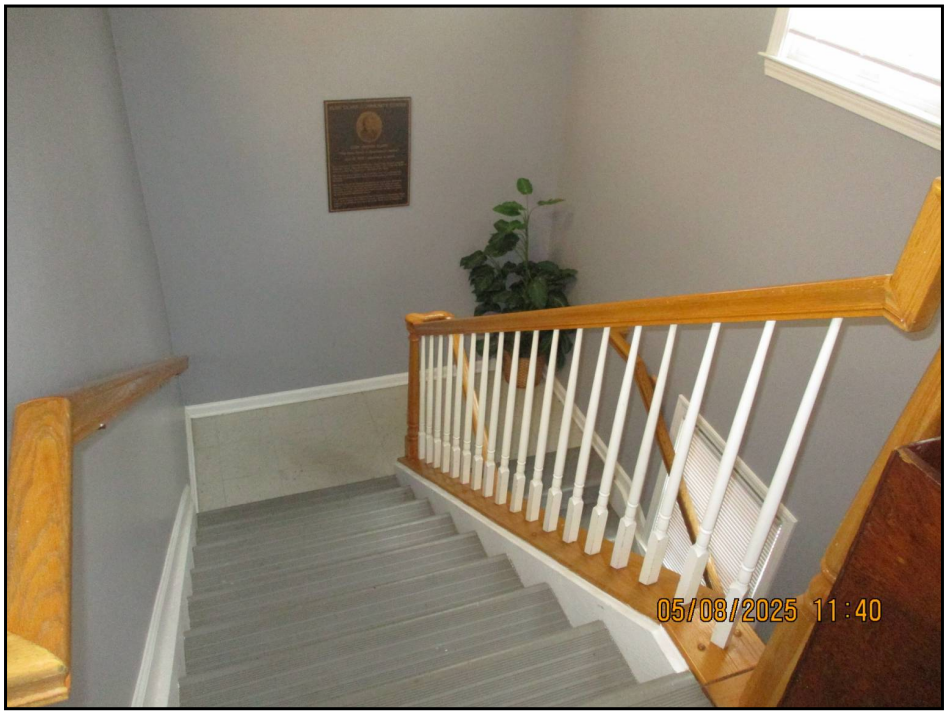
5: Community Building Classroom



6: Community Building Common Restrooms



7: Community Building Second Floor Elevator Landing



8: Community Building Stairwell



9: Community Building Community Room



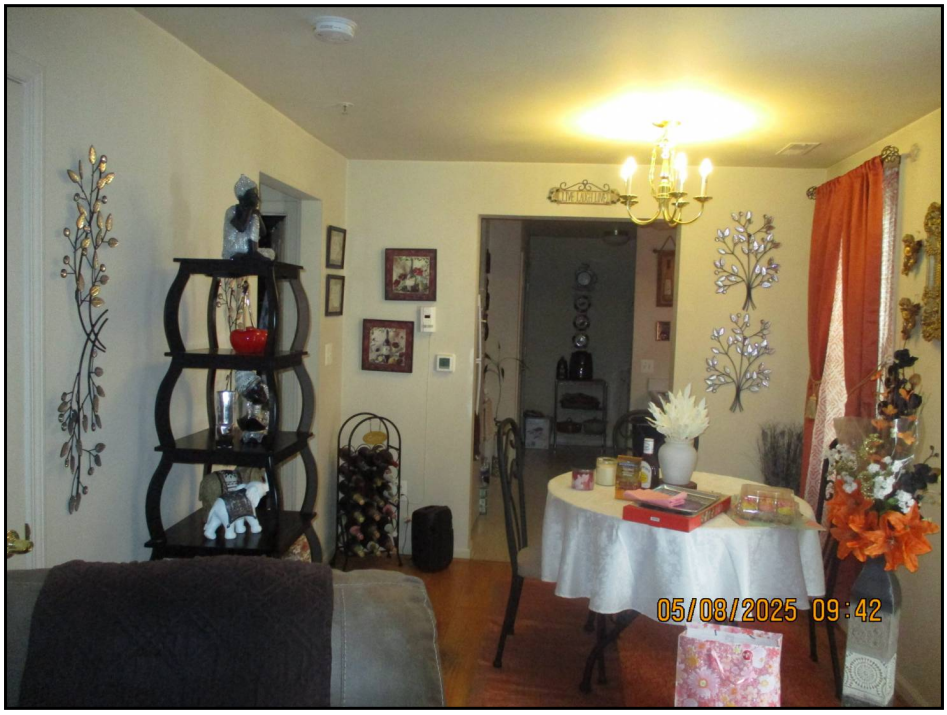
10: Community Building Community Room Kitchen



11: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Identification



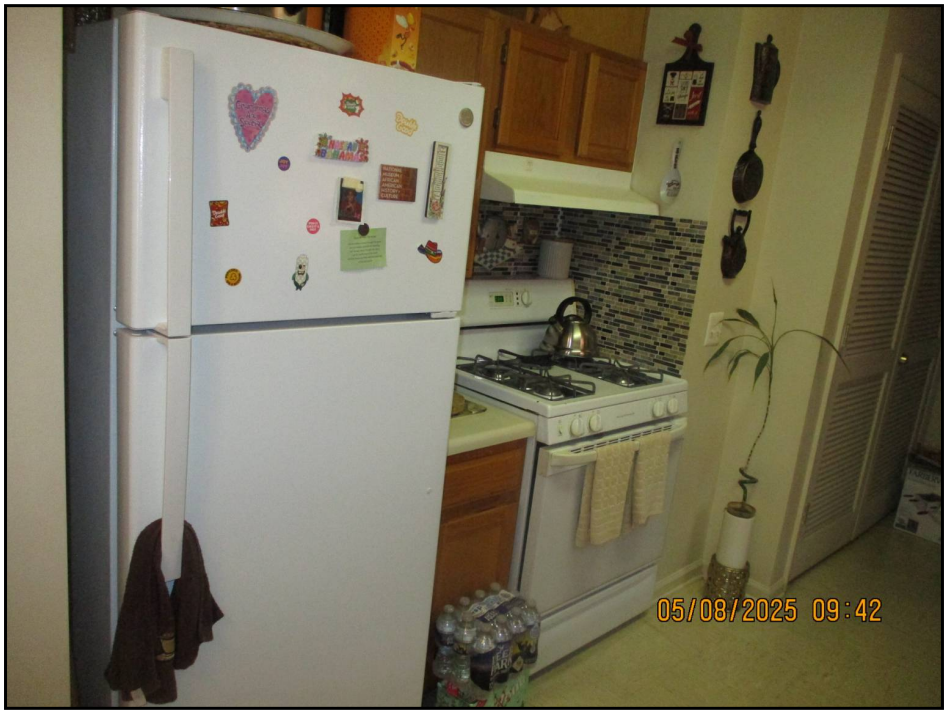
12: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Living Room



13: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Dining Room



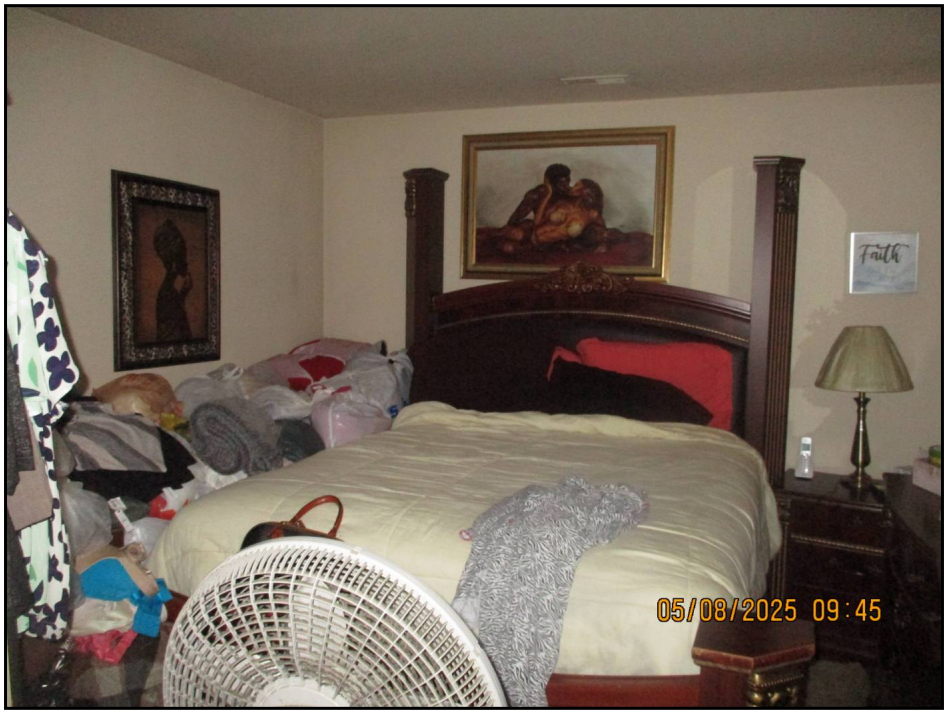
14: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Hallway



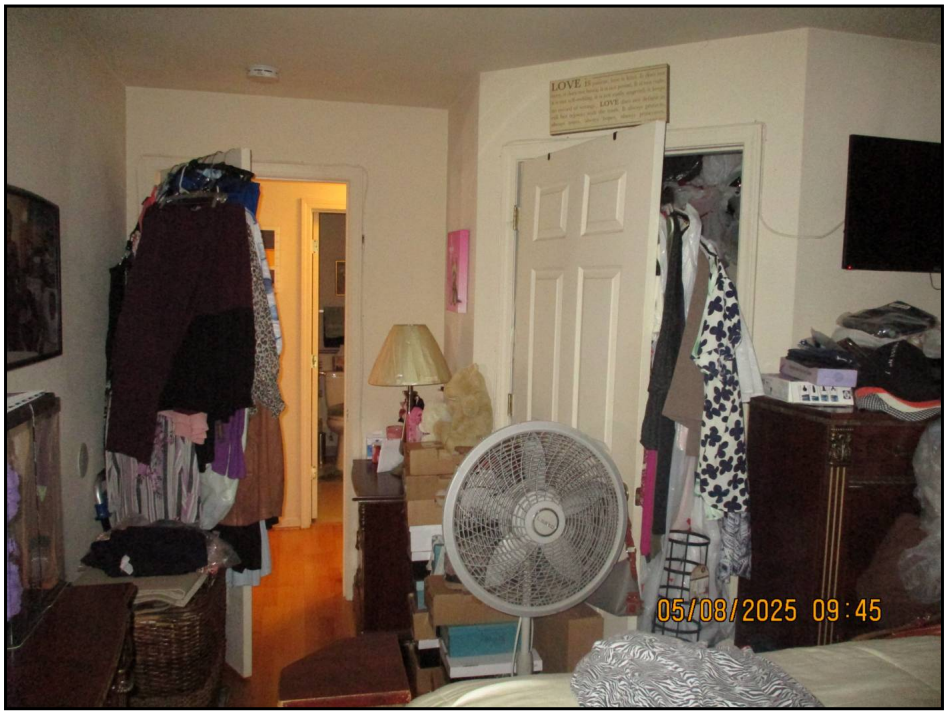
15: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Kitchen



16: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Kitchen



17: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Bedroom



18: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Bedroom



19: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Bathroom



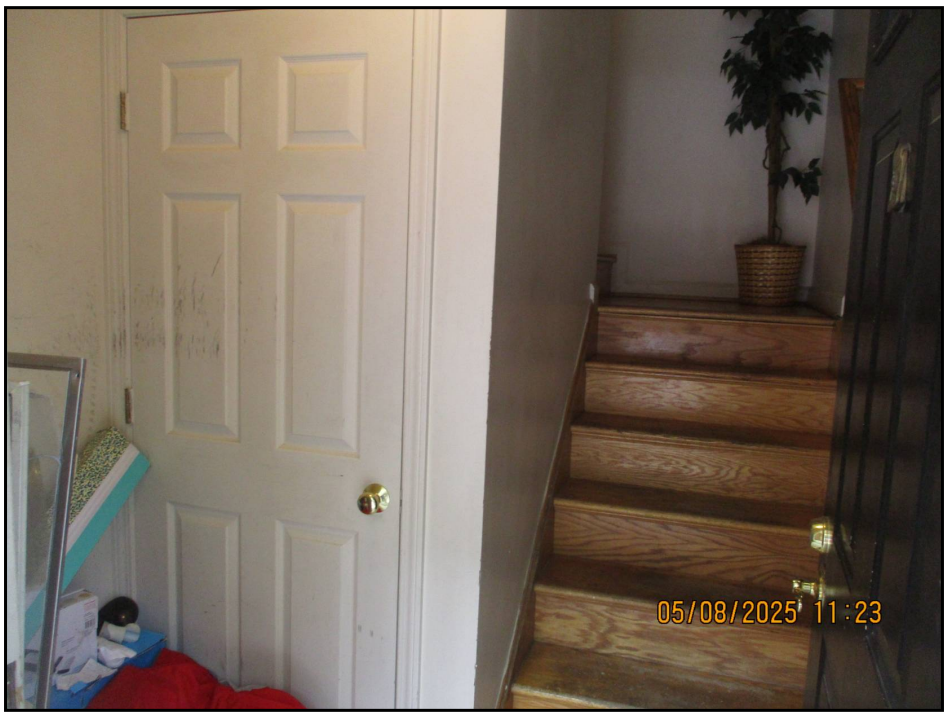
20: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Bathroom



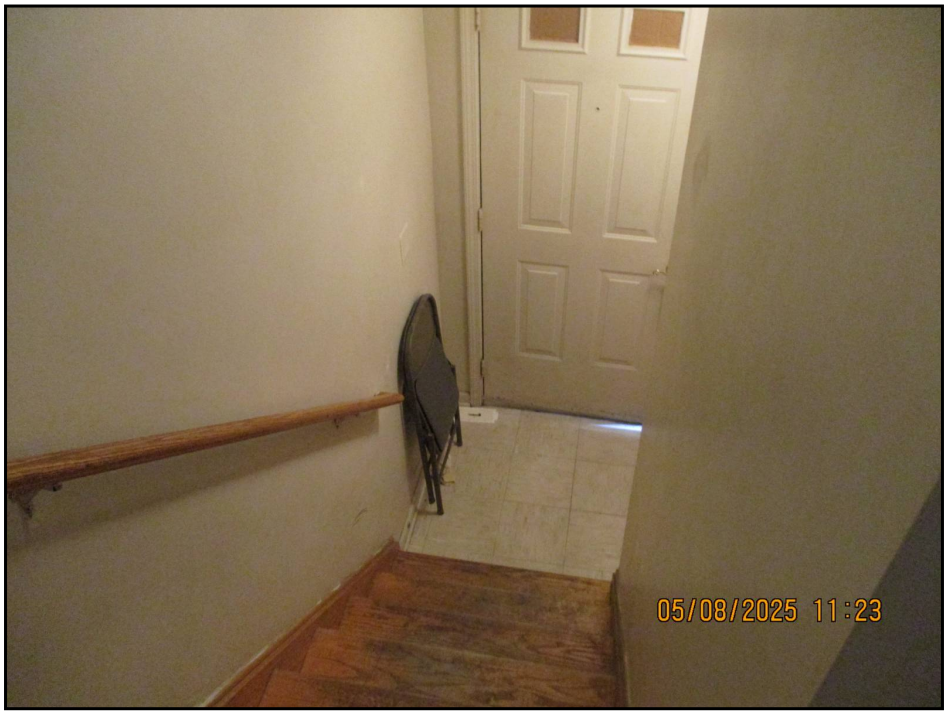
21: 302-A 1-Bedroom / 1-Bath Ground Floor Flat (Accessible Unit) Laundry Room



22: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Identification



23: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Entrance Foyer



24: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Entrance Stairwell



25: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Living Room



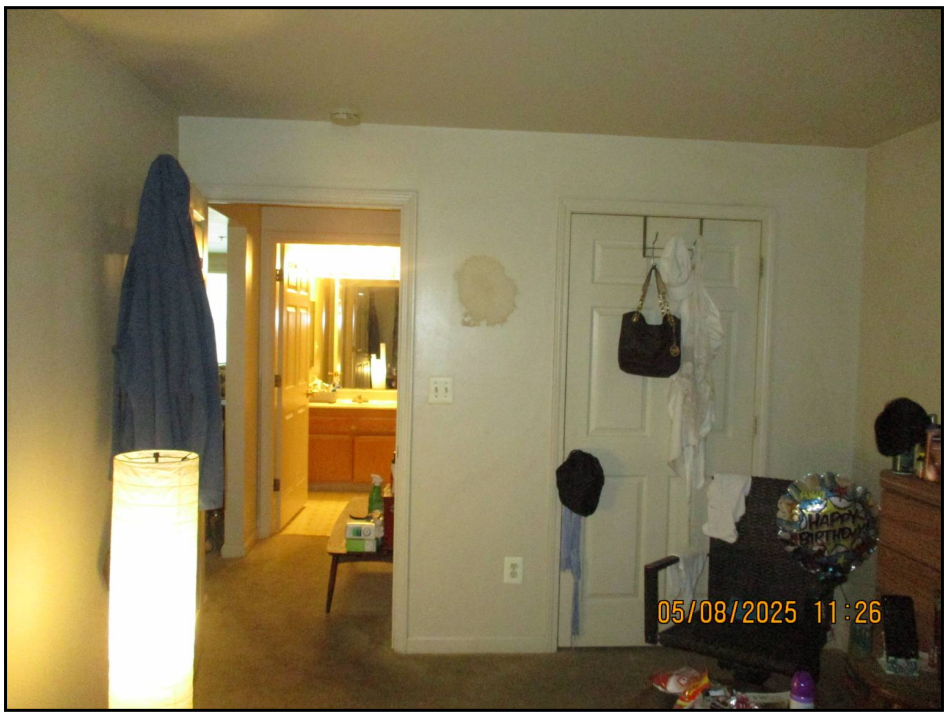
26: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Laundry Room



27: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Kitchen



28: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Kitchen



29: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Bedroom



30: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Bedroom



31: 109-B 1-Bedroom / 1-Bath 2nd Floor Flat Bathroom



32: 310 2-Bedroom / 1.5-Bath Townhome Identification



33: 310 2-Bedroom / 1.5-Bath Townhome Living Room



34: 310 2-Bedroom / 1.5-Bath Townhome Living Room



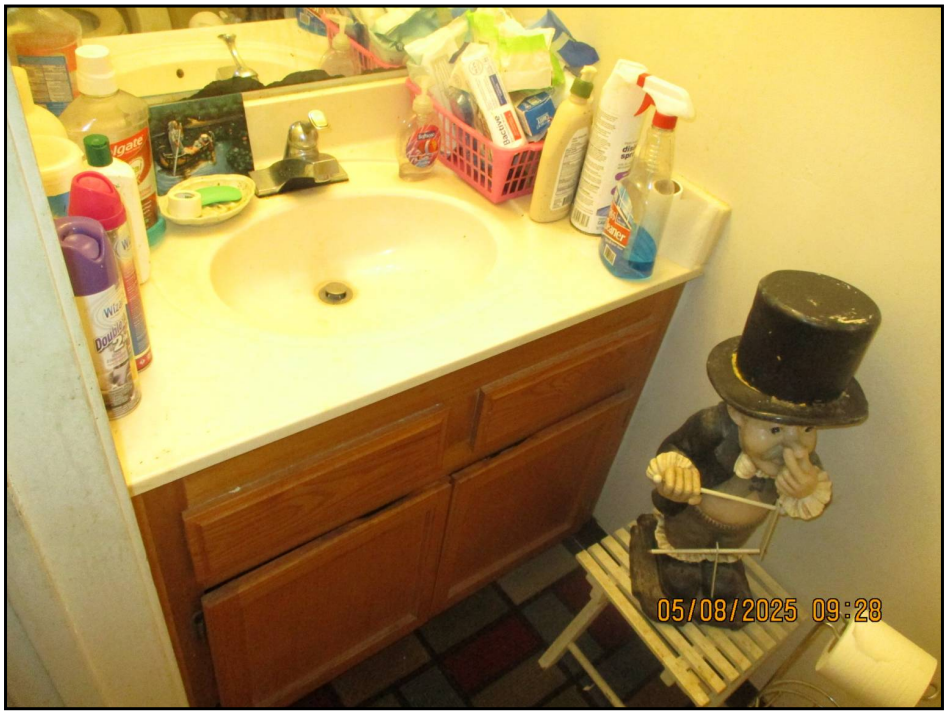
35: 310 2-Bedroom / 1.5-Bath Townhome Kitchen



36: 310 2-Bedroom / 1.5-Bath Townhome Kitchen



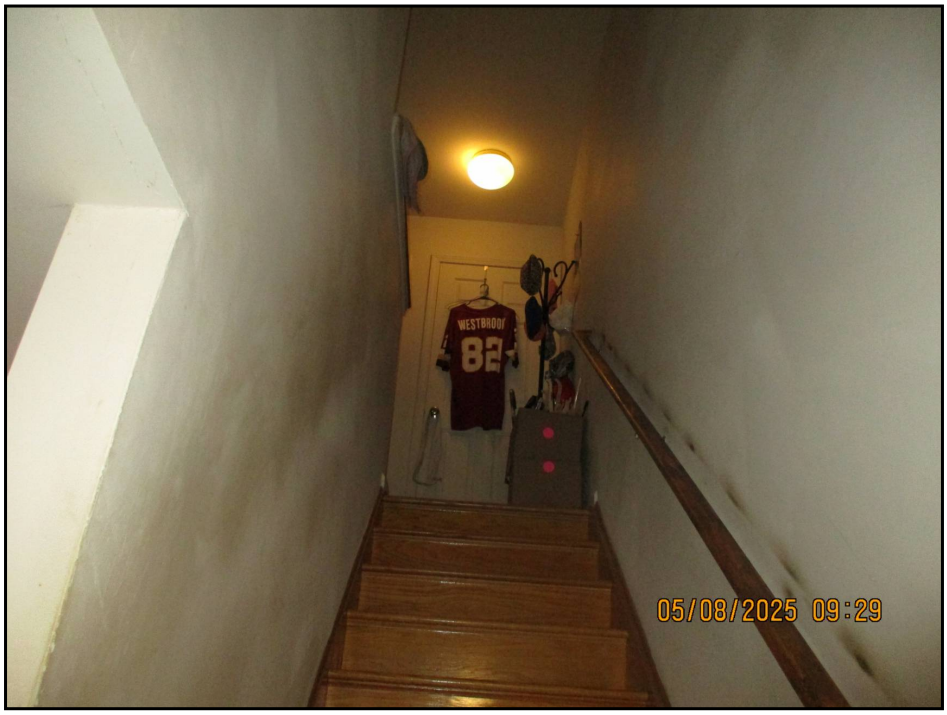
37: 310 2-Bedroom / 1.5-Bath Townhome Kitchen



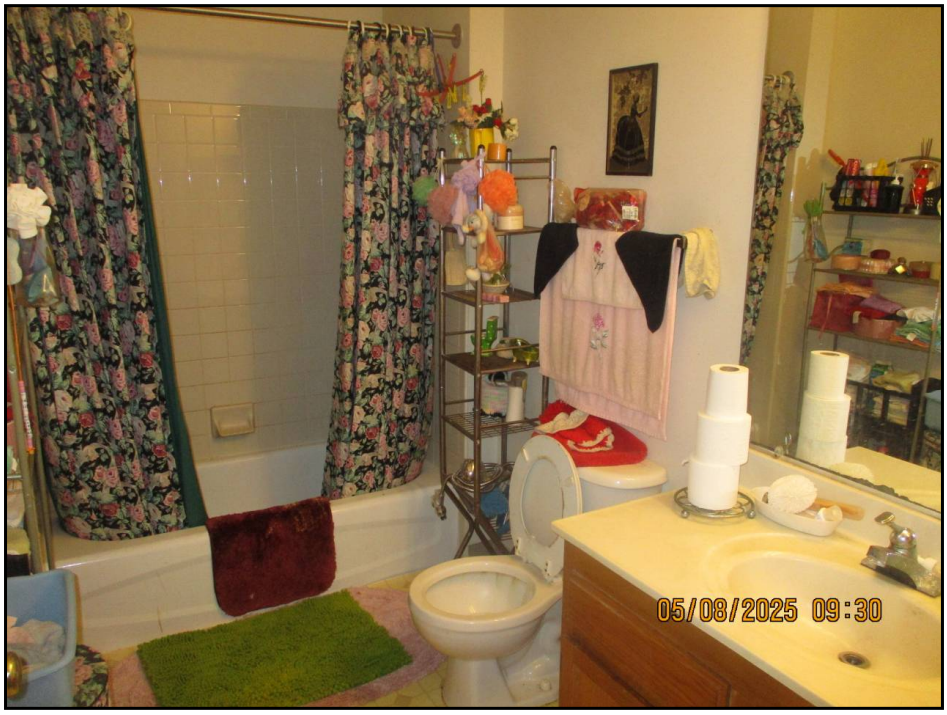
38: 310 2-Bedroom / 1.5-Bath Townhome Downstairs Half Bath / Restroom



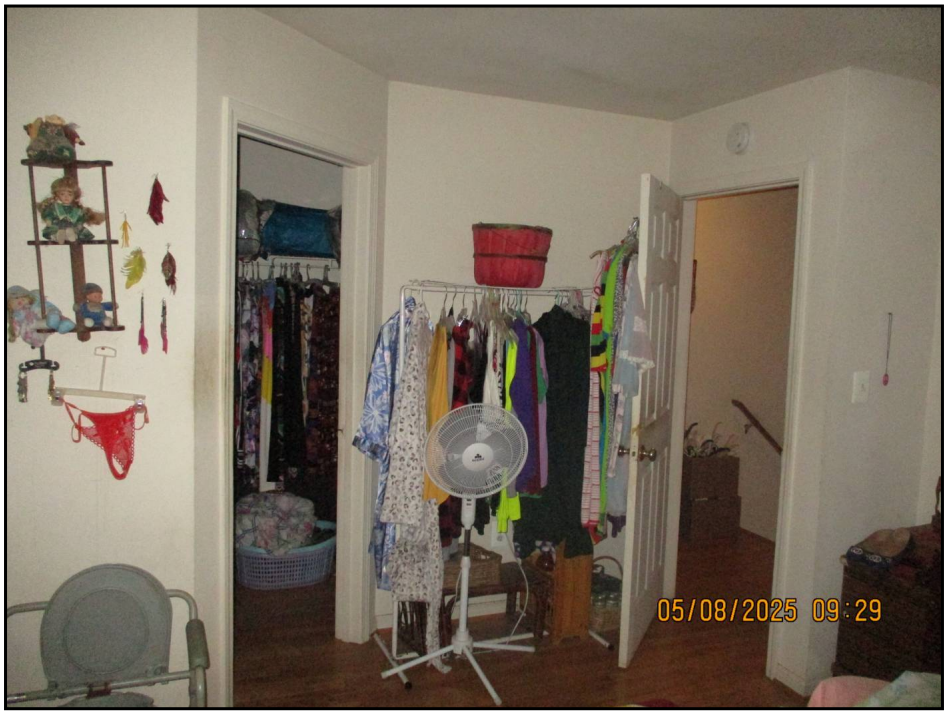
39: 310 2-Bedroom / 1.5-Bath Townhome Downstairs Half Bath / Restroom



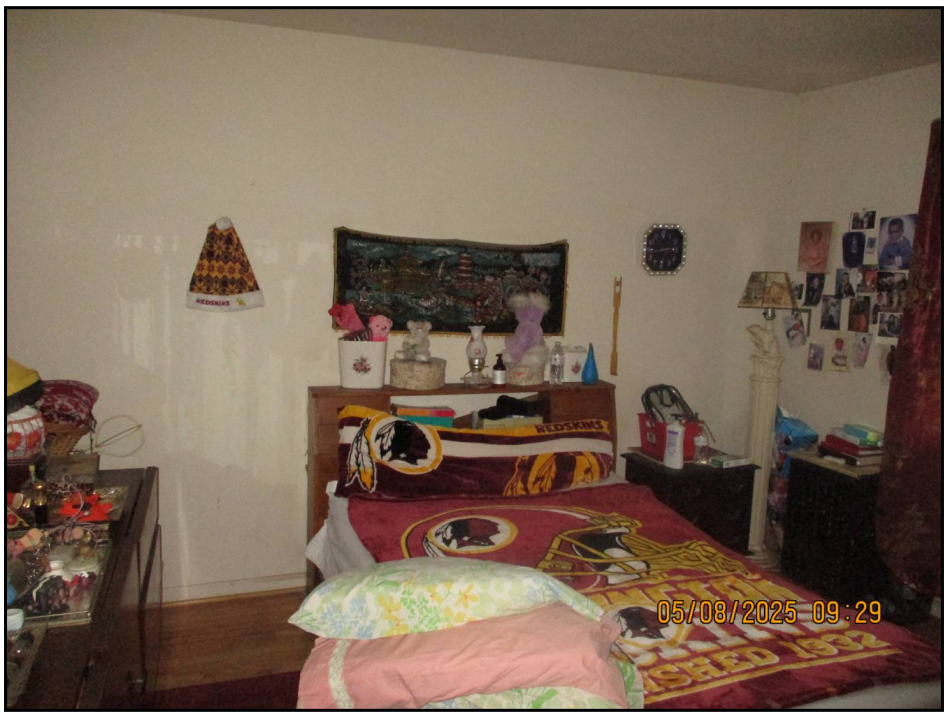
40: 310 2-Bedroom / 1.5-Bath Townhome Stairwell



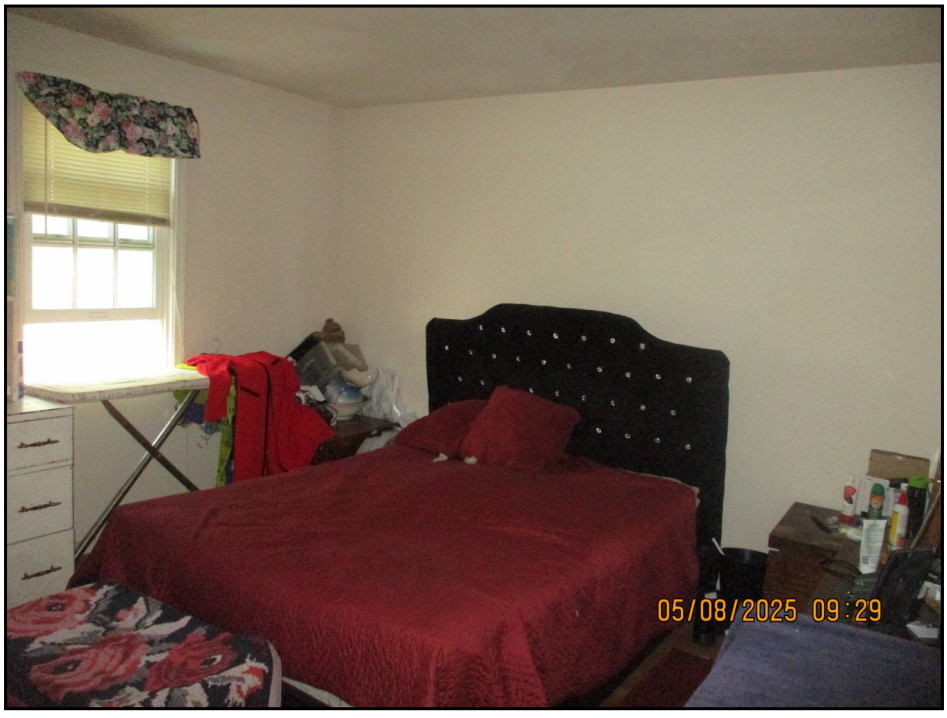
41: 310 2-Bedroom / 1.5-Bath Townhome Upstairs Bathroom



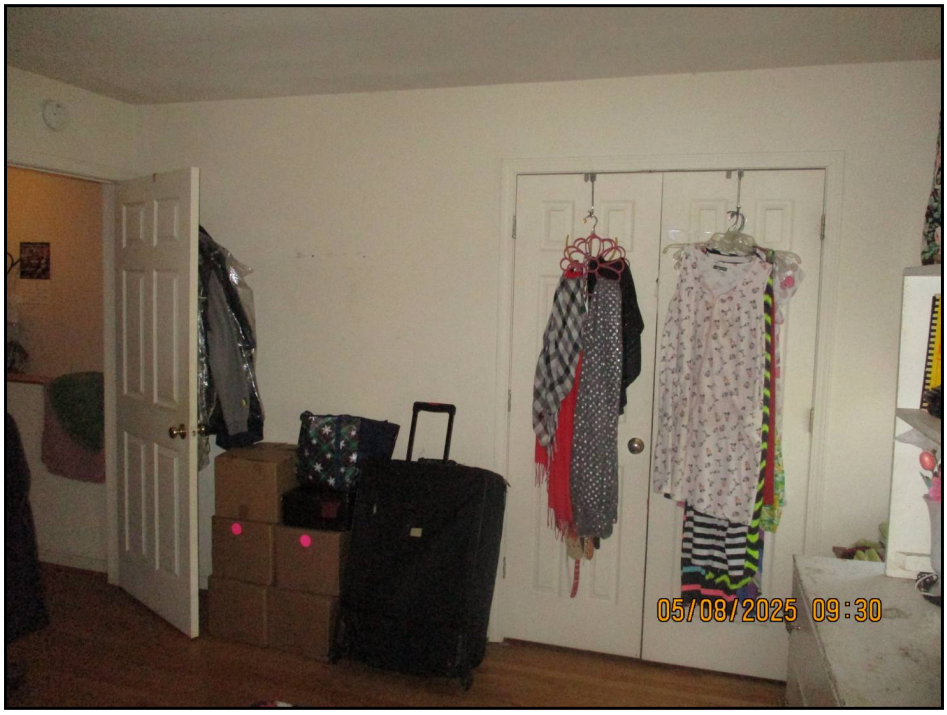
42: 310 2-Bedroom / 1.5-Bath Townhome Bedroom One



43: 310 2-Bedroom / 1.5-Bath Townhome Bedroom One



44: 310 2-Bedroom / 1.5-Bath Townhome Bedroom Two



45: 310 2-Bedroom / 1.5-Bath Townhome Bedroom Two



46: 217 3-Bedroom / 2.5-Bath Townhome Identification



47: 217 3-Bedroom / 2.5-Bath Townhome Living Room



48: 217 3-Bedroom / 2.5-Bath Townhome Living Room



49: 217 3-Bedroom / 2.5-Bath Townhome Kitchen



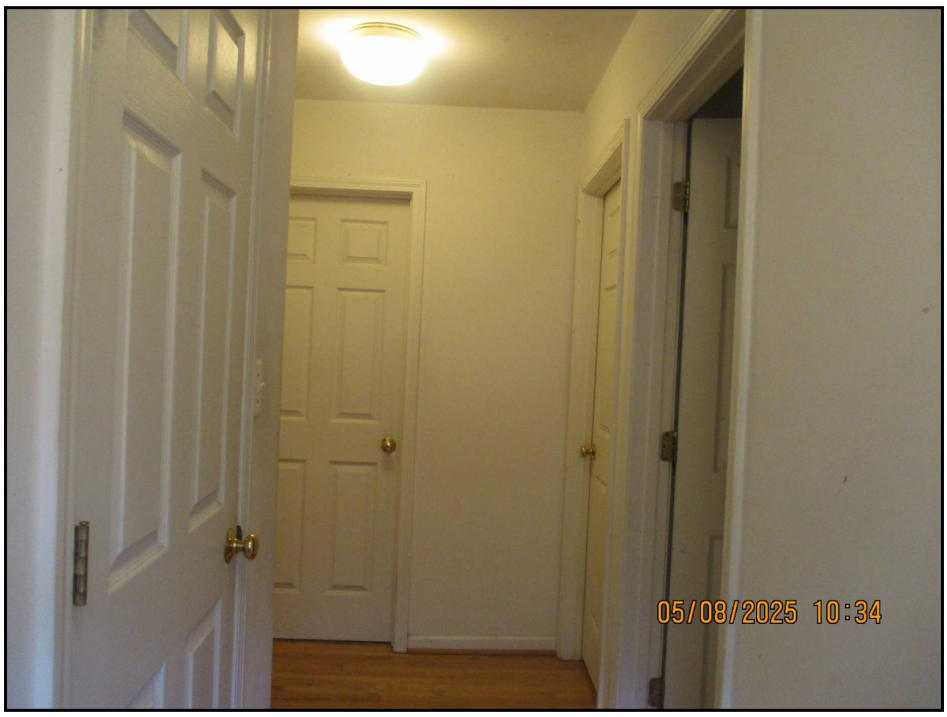
50: 217 3-Bedroom / 2.5-Bath Townhome Kitchen



51: 217 3-Bedroom / 2.5-Bath Townhome Downstair Half Bath / Restroom



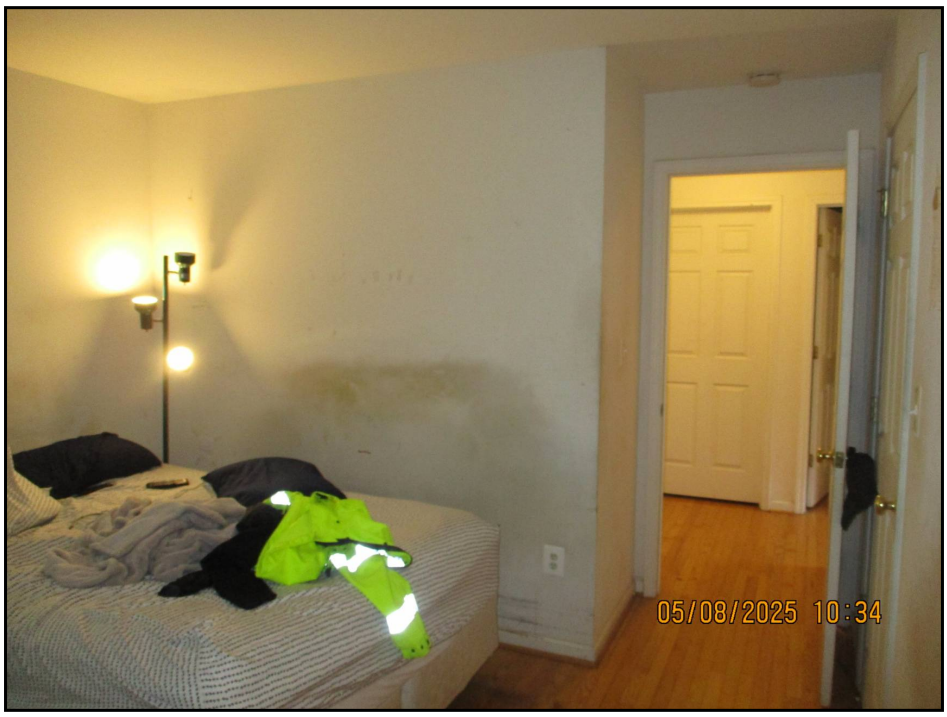
52: 217 3-Bedroom / 2.5-Bath Townhome Stairwell



53: 217 3-Bedroom / 2.5-Bath Townhome Upstairs Hallway



54: 217 3-Bedroom / 2.5-Bath Townhome Upstairs Bathroom



55: 217 3-Bedroom / 2.5-Bath Townhome Primary Bedroom



56: 217 3-Bedroom / 2.5-Bath Townhome Primary Bedroom



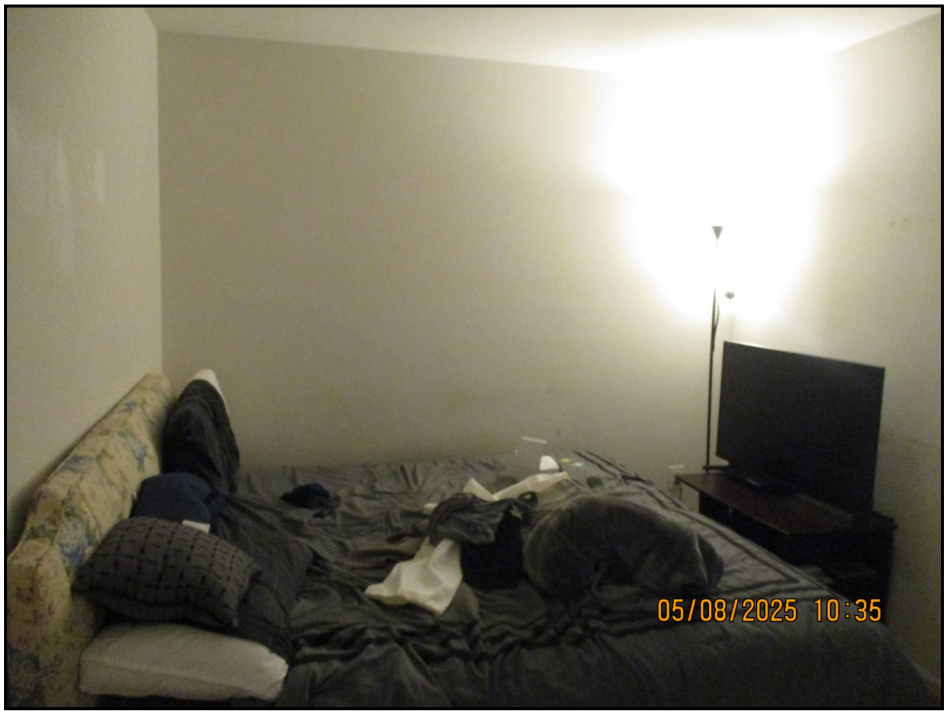
57: 217 3-Bedroom / 2.5-Bath Townhome Primary Bedroom Bathroom



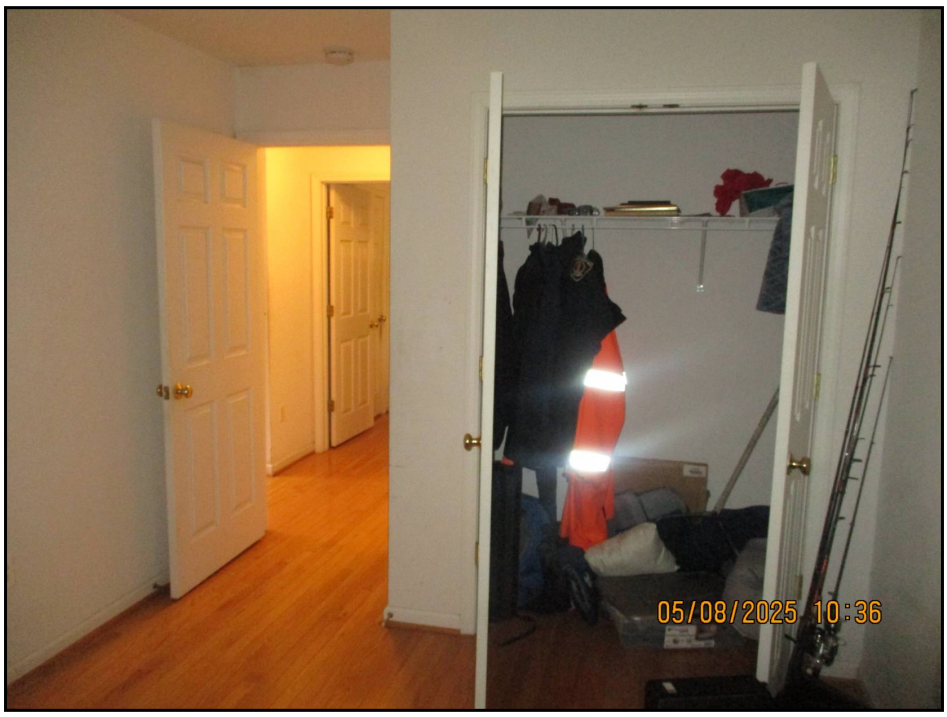
58: 217 3-Bedroom / 2.5-Bath Townhome Primary Bedroom Bathroom



59: 217 3-Bedroom / 2.5-Bath Townhome Bedroom Two



60: 217 3-Bedroom / 2.5-Bath Townhome Bedroom Two



61: 217 3-Bedroom / 2.5-Bath Townhome Bedroom Three



62: 217 3-Bedroom / 2.5-Bath Townhome Bedroom Three

Appendix C4:

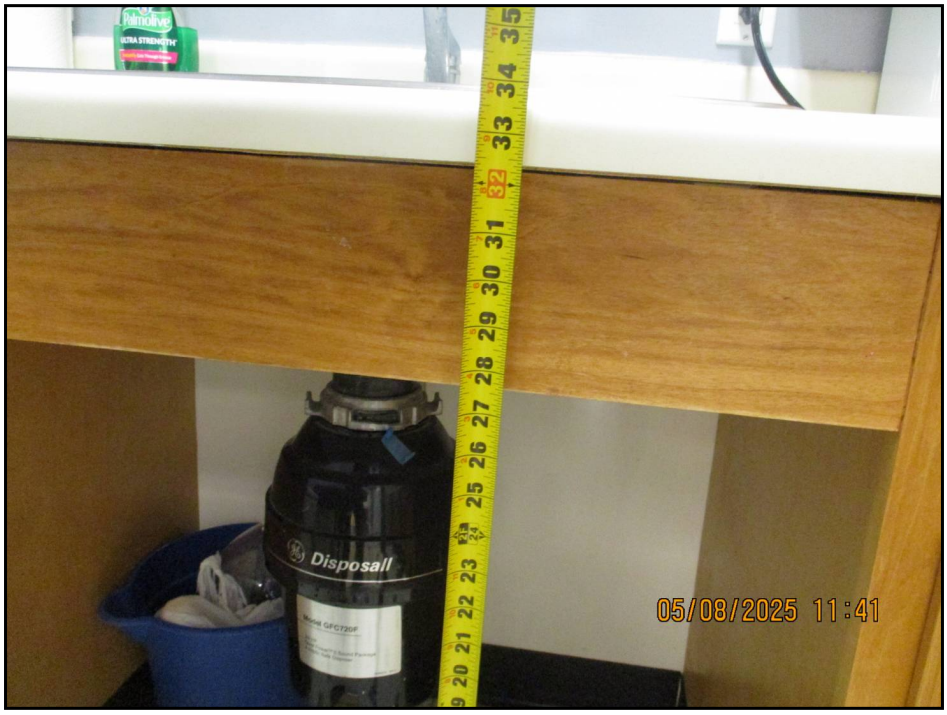
Photolog: Accessibility



1: Community Building - Compliant Main Entrance Clear Opening Width and Low Threshold



2: Community Building - Compliant Roll-Under Sink with Levered Faucet Hardware in Common Area Kitchen



3: Community Building - Roll Under Sink Counter Height - Unit 113-B



4: Community Building - Compliant Upper Wall Cabinet Heights - Unit 113-B



5: Community Building - Compliant Accessible Routes and Interior Door Opening Widths



6: Community Building - Compliant Accessible Restrooms



7: Community Building - Compliant Bathroom Sink Heights with Scald and Abrasion Protection at Under Sink Piping - Unit 113-B



8: Community Building - Compliant Bathroom Toilet Grab Bar Heights - Unit 113-B



9: Community Building - Compliant Toilet Side Grab Bar Widths - Unit 113-B



10: Community Building - Compliant Toilet Rear Grab Bar Widths - Unit 113-B



11: Accessible Dwelling Units - Entry Doors on Accessible Route with Low Thresholds - Unit 113-B



12: Accessible Dwelling Units - Compliant Main Entrance Clear Opening Width - Unit 113-B



13: Accessible Dwelling Units - Compliant Interior Doors with 18-Inches at the Pull Side - Unit 113-B



14: Accessible Dwelling Units - Compliant Interior Accessible Route - Hallways - Unit 113-B



15: Accessible Dwelling Units - Compliant Wall Switch Heights - Unit 113-B



16: Accessible Dwelling Units - Compliant Wall Outlet Heights - Unit 113-B



17: Accessible Dwelling Units - Compliant Accessible Kitchens - Unit 113-B



18: Accessible Dwelling Units - Compliant Front Control Ranges - Unit 113-B



19: Accessible Dwelling Units - Roll Under Sink Counter Height - Unit 113-B



20: Accessible Dwelling Units - Compliant Roll Under Sink Opening Width - Unit 113-B



21: Accessible Dwelling Units - Compliant Upper Wall Cabinet Heights - Unit 113-B



22: Accessible Dwelling Units - Compliant Clear Floor Space Between Counters - Unit 113-B



23: Accessible Dwelling Units - Compliant Accessible Bathrooms - Unit 113-B



24: Accessible Dwelling Units - Compliant Bathroom Sink Heights with Scald and Abrasion Protection at Under Sink Piping - Unit 113-B



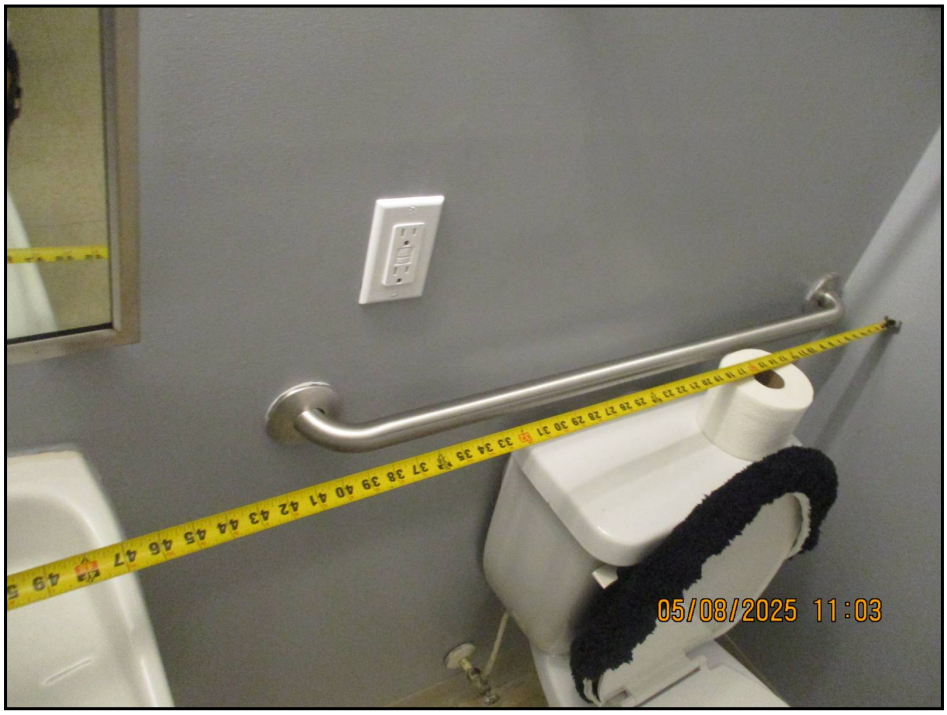
25: Accessible Dwelling Units - Compliant Secondary / Rear Wall Bathroom Mirror Heights - Unit 113-B



26: Accessible Dwelling Units - Compliant Bathroom Tub Shower Grab Bar, Levered Control Hardware, 60-Inch Showerhead Hose - Unit 113-B



27: Accessible Dwelling Units - Compliant Bathroom Toilet Grab Bar Heights - Unit 113-B



28: Accessible Dwelling Units - Compliant Toilet Rear Grab Bar Widths - Unit 113-B



29: Accessible Dwelling Units - Compliant Toilet Side Grab Bar Widths - Unit 113-B



30: Accessible Dwelling Units - Compliant Front-Loading Washing Machine - Unit 113-B

Appendix C5:

Photolog: Life Safety Critical Repairs & Non-Critical Repairs



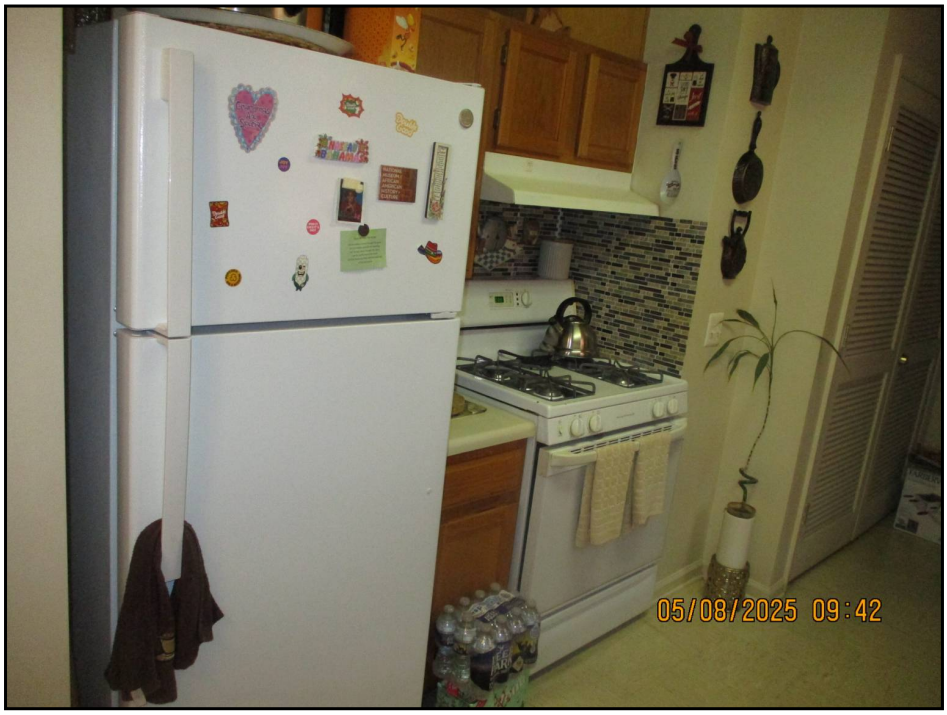
1: Community Room Restroom Mirrors Mounted Above 40-Inches - UFAS (Critical Repair)



2: Select Accessible Dwelling Units with Knobbed Handle Hardware at Main Entry Doors - UFAS - Unit 300-A (Critical Repair)



3: Select Accessible Dwelling Units without Front-Loading Washing Machines - UFAS - Unit 113-C (Critical Repair)



4: Accessible Dwelling Units Kitchens without Roll-Under Workstation - UFAS - 302-A (Critical Repair)



5: Accessible Dwelling Units Kitchens without Roll-Under Workstation - UFAS - 302-A (Critical Repair)



6: Accessible Dwelling Units Kitchens Missing Scald and Abrasion Protection at Roll-Under Sink Piping - UFAS - 300-A (Critical Repair)



7: Select Accessible Units with Knobbed Faucet Hardware at Kitchen Sinks - UFAS - Unit 201-A (Critical Repair)



8: Displaced Brick Pavers - Trip Hazards (Critical Repair)



9: Displaced Brick Pavers - Trip Hazards (Critical Repair)



10: Displaced Brick Pavers - Trip Hazards (Critical Repair)



11: Displaced Concrete Sidewalks - Trip Hazards (Critical Repair)



12: Displaced Concrete Sidewalks - Trip Hazards (Critical Repair)



13: Displaced and Uneven Playground Rubber Pavers - Trip Hazards (Critical Repair)



14: Displaced and Uneven Playground Rubber Pavers - Trip Hazards (Critical Repair)



15: Dwelling Unit laundry Closets with Non-GFCI Protected Outlets - NEC (Critical Repair)



16: Hallway Light Fixture Missing Cover / Shade - NEC (Critical Repair)

Appendix D:

Accessibility Reports

ACCESSIBILITY REPORT
BLOOMSBURY SQUARE
101 BLOOMSBURY SQUARE
ANNAPOLIS, MARYLAND 21403

REPORT DATE:
MAY 28, 2025

INSPECTION DATE:
MAY 08, 2025

INSPECTOR:
CHRISTIAN SPENCER

PREPARED FOR:
COMMUNITY HOUSING PARTNERS - CHRISTIANSBURG
448 DEPOT STREET NE
CHRISTIANSBURG, VIRGINIA 24073

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1.3.3 Building Entrances / Exits.....5
1.3.4 Restrooms.....5

1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 2003 and features project-based financial assistance. The property is therefore subject to Section 504 of the Rehabilitation Act of 1973, which states that 5%, or in this case thee (3), of the dwelling units must be accessible (for individuals with mobility disabilities) and in compliance with the Uniform Federal Accessibility Standards (UFAS). In addition, a minimum 2%, or in this case two (2), of the dwelling units (other than the mobility accessible units) must be equipped with audio/visual alarms to accommodate individuals with seeing or hearing disabilities. It should be noted that the same dwelling unit cannot be counted simultaneously toward satisfying the 5% mobility accessible unit requirement and the 2% sensory accessible unit requirement. Additionally, all common use and public areas must be accessible and compliant with UFAS.

Sensory Accessibility (Audio/Visual)

Currently, the property does not feature audio/visual alarms in at least 2% of the dwelling units. A minimum 2% of the dwelling units (other than the mobility accessible units) must be equipped with audio/visual alarms (Critical Repair).

Dwelling Unit Accessibility

Currently, the property features 30% or fifteen (15) units modified for greater accessibility (Units 103-A, 109-A, 111-A, 113-A, 113-B, 113-C, 113-D, 113-E, 113-F, 201-A, 219-A, 300-A, 302-A, 305-A, and 308-A). The inspected accessible units (Units 113-B, 113-C, 201-A, 300-A, and 302-A) are partially compliant with UFAS; however, select UFAS deficiencies were observed. As such, modifications to address UFAS deficiencies are included in the Critical Repairs. Upon completion of the Critical Repairs, 5% or three (3) of the units will be in compliance with UFAS. D3G recommends UFAS modifications to three (3) of the accessible units in apartment building 111-113 (Units 111-A, 113-A, 113-B, 113-C, 113-D, 113-E, and 113-F). Additional modifications to the remaining accessible units are not required at this time. The accessible dwelling units were observed with the following UFAS deficiencies:

Accessible Dwelling Unit Deficiencies:

- Select units (113-B, 201-A, and 300-A) do not feature levered handle hardware at primary entry door (Critical Repair).
- Select units (201-A, and 300-A) do not feature levered handle hardware at kitchen sink faucets (Critical Repair).
- The under-sink piping at the kitchen sinks is not wrapped with scald and abrasion protection (Critical Repair).
- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is not provided (Critical Repair).
- Select Units were observed with top loading washing machines instead of front-loading washing machines for accessible use (Critical Repair).

Common Area Accessibility

According to Section 504 of the Rehabilitation Act of 1973, all common use areas must be accessible and compliant with UFAS. Currently, the common areas are located on accessible routes and were observed with UFAS compliant accessible features; however, UFAS deficiencies were observed in select common areas. Modifications to address the identified deficiencies are included in the Critical Repairs. Upon completion of the Critical Repairs, the common areas will be in compliance with UFAS. The common areas were observed with the following UFAS deficiencies:

Common Area Deficiencies:

- The bathroom mirrors in the community building are mounted higher than the maximum 40-inches (42-inches measured) from the bottom of the mirror to the finished floor (Critical Repair).

Standard UFAS Information & FAQ's

The UFAS was published in the Federal Register on August 7, 1984 (49 FR 31528). HUD adopted the UFAS in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Effective as of July 11, 1988, the design, construction, or alteration of buildings in conformance with sections 3-8 of the UFAS shall be deemed to comply with the requirements of 24 C.F.R. Sections 8.21, 8.22, 8.23, and 8.25. If the design of a facility was commenced before July 11,1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department.

The following excerpt can be found in the Code of Federal regulations, title 24 — Housing and Urban development, Section 8.32 — Accessibility Standards:

"Except as otherwise provided in this paragraph, the provisions of 8.21 (a) and (b), 8.22 (a)and (b), 8.23, 8.25(a) (1) and (2), and 8.29 shall apply to facilities that are designed, constructed or altered after July 11, 1988. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department. For purposes of this paragraph, the date a facility is constructed or altered shall be deemed to be the date bids for the construction or alteration of the facility are solicited. For purposes of the Urban Development Action Grant (UDAG) program, the provisions shall apply to the construction or alteration of facilities that are funded under applications submitted after July 11, 1988. If the UDAG application was submitted before July 11, 1988, the provisions shall apply, to the maximum extent practicable, as determined by the Department."

The following information has been taken from the HUD website (http://portal.hud.gov...):

Question: What is Section 504?

Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States... shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives federal assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.

Question: Who are recipients of federal financial assistance?

The Section 504 regulations define recipient as any State or its political subdivision, any instrumentality or a state or its political subdivision, any public or private agency, institution organization, or other entity or any person to which federal financial assistance is extended for any program or activity directly or through another recipient, including any successor, assignee, or transferee or a recipient, but excluding the ultimate beneficiary of the assistance. Thus, a HUD funded public housing authority, or a HUD funded non-profit developer or low-income housing is a recipient of federal financial assistance and is subject to Section 504's requirements. However, a private landlord who accepts Section 8 tenant-based vouchers in payment for rent from a low-income individual is not a recipient of federal financial assistance.

Question: What does Section 504 require when a recipient undertakes alterations of existing housing facilities that do not qualify as substantial alterations?

Answer: If the project involves fewer than 15 units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the development accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) - Other Alterations apply. Under this section, alterations to dwelling units shall, to the maximum extent feasible, be made readily accessible to and usable by individuals with disabilities. If alterations to single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire unit shall be made accessible. Alteration of an entire unit is considered to be when at least all of the following individual elements are replaced:

- renovation of whole kitchens, or at least replacement of kitchen cabinets; and
- renovation of the bathroom, if at least bathtub or shower is replaced or added, or a toilet and flooring is replaced and
- replacement of entrance door jambs.

When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5% of the units in the development are accessible. However, the Department strongly encourages a recipient to make 5% of the units in a development readily accessible to and usable by individuals with mobility impairments, since that will avoid the necessity of making every element altered accessible, which often may result in having partially accessible units which may be of little or no value for persons with mobility impairments. It is also more likely that the cost of making 5% of the units accessible up front will be less than making each and every element altered accessible. Alterations must meet the applicable sections of the UFAS which govern alterations."

1.2 Fair Housing Act Design and Construction Requirements

The subject property was constructed in 2003 and is subject to the requirements of the Fair Housing Act (FHA), which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

The seven (7) basic FHA Requirements include:

FHA Requirement 1: Accessible Building Entrance on an Accessible Route

All covered dwelling units and buildings at the property feature at least one (1) accessible building entrance on an accessible route.

FHA Requirement 2: Accessible and Usable Public and Common Use Areas

The public and common use areas were observed on the accessible route and with accessible features.

FHA Requirement 3: Usable Doors

The common area doors and the covered dwelling unit primary entry doors feature a clear opening of at least 32-inches, feature levered handle hardware, and are considered accessible. In addition, the covered dwelling unit patio/balcony doors and interior doors that are intended for user passage provide at least 32-inches nominal clear width and are considered usable.

FHA Requirement 4: Accessible Route Into and Through the Covered Unit

The covered dwelling units feature accessible routes into and throughout the unit with low entrance thresholds, compliant floor level changes, and at least 32-inch wide door openings.

FHA Requirement 5: Environmental Controls

The light switches, electrical outlets, thermostats, and other environmental controls were observed in accessible locations in the common areas and covered dwelling units.

FHA Requirement 6: Reinforced Walls for Grab Bars

The presence of wall blocking was confirmed during the inspection with use of a stud finder.

FHA Requirement 7: Usable Kitchens and Bathrooms

The kitchens and bathrooms in the covered dwelling units were observed with usable clear floor space at the entrances, at the appliances, and at the fixtures.

1.3 American with Disabilities Act (ADA)

The public areas at the property were screened for compliance with the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. The final rules implementing Title III were published on July 26, 1991, and required compliance by January 26, 1992.

According to http://www.ada.gov/taman3.html, "areas within multifamily residential facilities that qualify as places of public accommodation are covered by the ADA if use of the areas is not limited exclusively to owners, residents, and their guests."

"Illustration 1: For example: A private residential apartment complex includes a swimming pool for use by apartment tenants and their guests. The complex also sells pool memberships generally to the public. The pool qualifies as a place of public accommodation." If not, then the pool does not qualify as a place of public accommodation.

"Illustration 2: A residential condominium association maintains a longstanding policy of restricting use of its party room to owners, residents, and their guests. Consistent with that policy, it refuses to rent the room to local businesses and community organizations as a meeting place for educational seminars. The party room is not a place of public accommodation." This illustration would also apply to residential apartment complexes.

"Illustration 3: A private residential apartment complex contains a rental office. The rental office is a place of public accommodation."

The ADA requires that physical barriers in existing facilities be removed, if removal is readily achievable. Changes that are considered readily achievable include, but are not limited to, providing installation of grab bars and small ramps, addition of curb cuts, widening doorways, lowering desks, and rearrangement of furniture. If not readily achievable, alternative methods of providing service must be offered. Alternative methods include, but are not limited to providing goods and services at the door or sidewalk, providing home delivery, or relocating activities to accessible locations.

Auxiliary aids and services must be provided to people with vision or hearing impairments or other people with disabilities, unless an undue burden would result. It is the property owner's

burden to prove that a modification is not readily achievable, or would pose an undue financial or administrative burden.

Any alteration to a public accommodation undertaken after January 26, 1992, shall be made so as to ensure, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, re-roofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

1.3.1 Parking

The property is situated in an urban area and does not provide residents off-street parking. On street parallel parking spaces are provided in front of each building by the local municipality. Four (4) of those spaces have been designated as handicapped parking spaces; however, they do not feature compliant access aisles. No repair is called for since the City of Annapolis owns and maintains on street parking spaces.

Standard accessible spaces require a 60-inch wide access aisles, vertical signage, and curb access. Van accessible spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle. The accessible parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

1.3.2 Curb Ramps

Curb access is provided at select locations throughout the property. The curb ramps are located at the adjacent corners of each apartment building as well as at the designated accessible parking spaces. The curb ramps feature appropriate slopes and are in compliance with the Americans with Disabilities Act (ADA).

1.3.3 Building Entrances / Exits

The primary entrance to the community building was observed on an accessible route and features levered handle door hardware, a compliant clear door opening width of at least 32-inches, and low thresholds to comply with the ADA.

1.3.4 Restrooms

The community building features one (1) men's and one (1) women's public restroom on the ground floor. The single occupant restrooms were observed with sufficient door openings and levered handle door hardware, roll under access at the sinks with scald and abrasion protection and levered sink hardware, clear floor space within the restrooms and at the fixtures, and compliant fixed side and rear grab bars at the toilets.

Appendix E:

Intrusive Reports and Other Examinations

No documents have been associated with this appendix.

Appendix F:

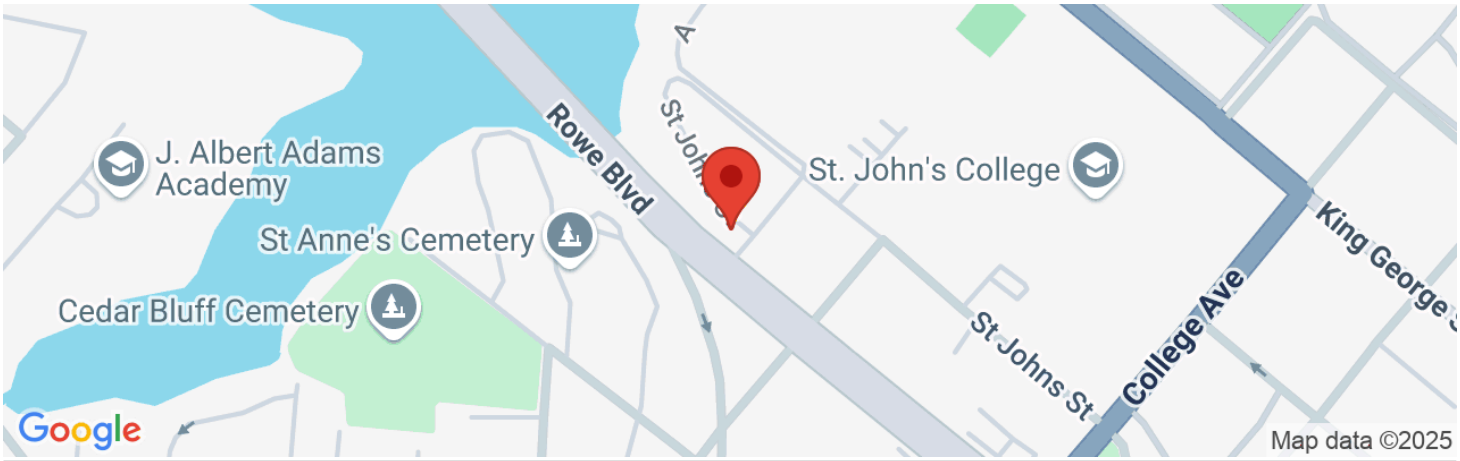
Seismic Maps / Seismic Evaluation

Announcement
ASCE 7-22 is now available.

Bloomsbury Square

101 Bloomsbury Square, Annapolis, MD 21401, USA

Latitude, Longitude: 38.9816656, -76.4948738



Date	5/7/2025, 11:24:50 AM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	E

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.119
S_1	spectral response (1.0 s)	0.05
S_{XS}	site-modified spectral response (0.2 s)	0.297
S_{X1}	site-modified spectral response (1.0 s)	0.175
F_a	site amplification factor (0.2 s)	2.5
F_v	site amplification factor (1.0 s)	3.5
ssuh	max direction uniform hazard (0.2 s)	0.133
crs	coefficient of risk (0.2 s)	0.894
ssrt	risk-targeted hazard (0.2 s)	0.119
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.056
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.05
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.198
S_{X1}	site-modified spectral response (1.0 s)	0.117

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.075
S_1	spectral response (1.0 s)	0.034
S_{XS}	site-modified spectral response (0.2 s)	0.188
S_{X1}	site-modified spectral response (1.0 s)	0.118
f_a	site amplification factor (0.2 s)	2.5
f_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.027
S_1	spectral response (1.0 s)	0.013
S_{XS}	site-modified spectral response (0.2 s)	0.067
S_{X1}	site-modified spectral response (1.0 s)	0.045
F_a	site amplification factor (0.2 s)	2.5
F_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	8

DISCLAIMER

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Appendix G:

Energy Reports

No documents have been associated with this appendix.

Appendix H:

Site Maps

No documents have been associated with this appendix.

Appendix I:

Site Specific Information

Real Property Data Search ( )
Search Result for ANNE ARUNDEL COUNTY

View Map **No Ground Rent Redemption on File** **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District -** 06 **Subdivision -** 000 **Account Identifier -** 07679328

Owner Information

Owner Name: HOUSING AUTHORITY CITY OF ANNAP **Use:** EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: PO BOX 1727 ANNAPOLIS MD 21404-1727 **Deed Reference:** /14027/ 00047

Location & Structure Information

Premises Address: BLADEN ST ANNAPOLIS 21401-0000 **Legal Description:** 3.368 ACRES PK LT BLADEN ST ANNAPOLIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
051C	0012	0186	36000.02	000			BLAD	2024	Plat Ref: 0258/ 0024

Town: ANNAPOLIS

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2004	62,870 SF		3.3600 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MULTIPLE RESIDENCE	/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	3,024,000	3,024,000		
Improvements	6,550,600	8,061,700		
Total:	9,574,600	11,085,700	10,078,300	10,582,000
Preferential Land:	0	0		

Transfer Information

Seller: STATE OF MARYLAND	**Date:** 11/04/2003	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /14027/ 00047	**Deed2:**
Seller:	**Date:** 08/20/1974	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /01236/ 00516	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	660	10,078,300.00	10,582,000.00
State:	660	10,078,300.00	10,582,000.00
Municipal:	660	10,078,300.00 | 10,582,000.00	10,078,300.00 | 10,582,000.00

Special Tax Recapture: None

Homestead Application Information

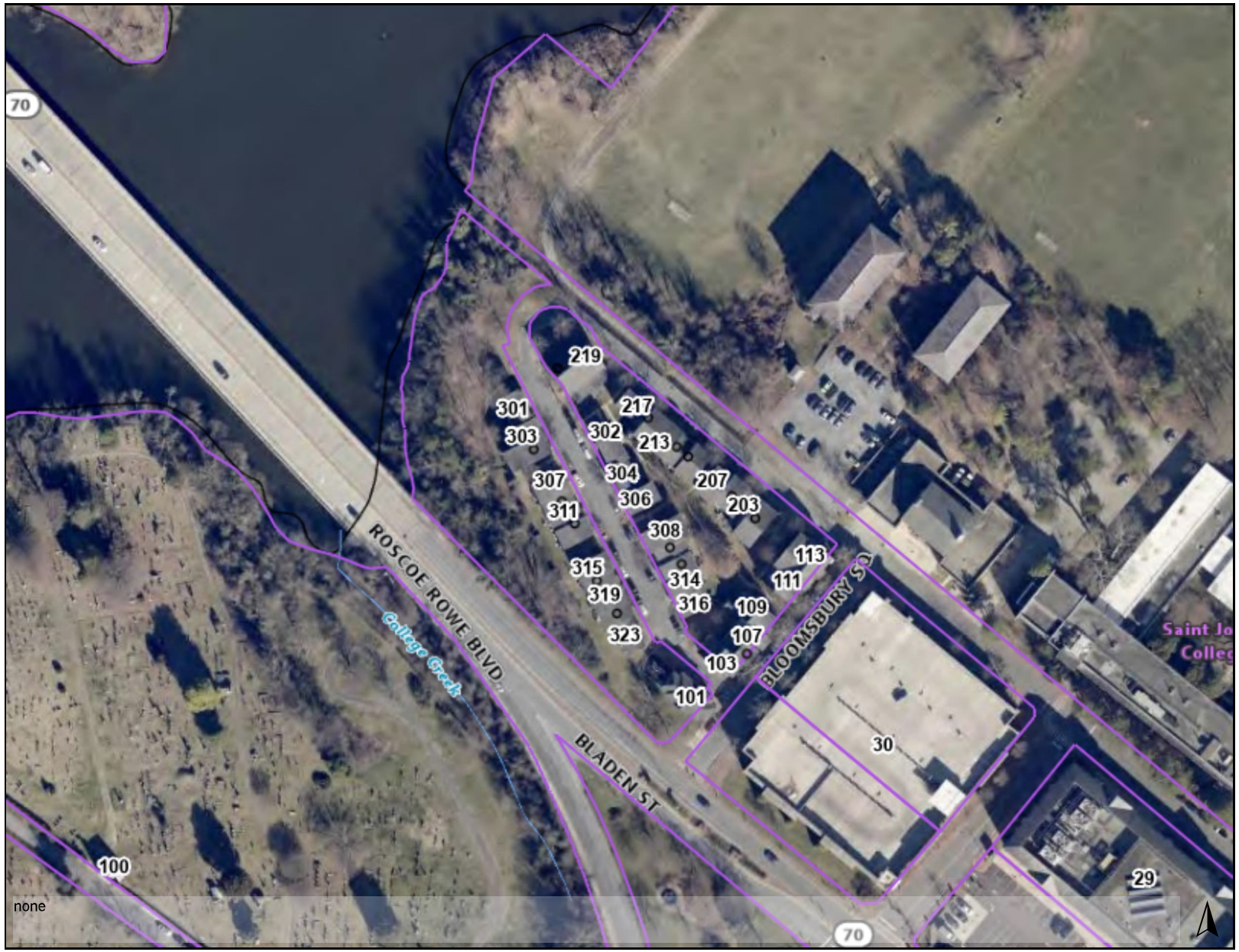
Homestead Application Status: No Application

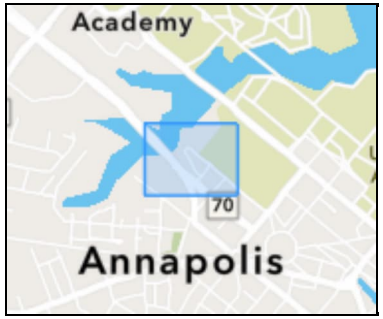
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Give Feedback

Bloomsbury Square





Legend

Foundation

Addressing

Parcels

City of Annapolis Parcels

Notes

0 250 500 ft

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DOMINION
Due Diligence Group

DATE: May 05, 2025
TO: Bloomsbury Square
FROM: Christian T. Spencer
RE: RAD Property Inspection

Dominion Due Diligence Group (D3G) has been contracted to perform an inspection of your facility. The inspection is required to support the RAD (Rental Assistance Demonstration) conversion as authorized by the U.S. Department of Urban Development. In order to comply with applicable protocols, we will require access to *25% of all occupied* dwelling units, *100% of all vacant / down* dwelling units, and all common areas. Dwelling units selected for inspection should include access to all designated handicapped units and a representative sample of all the unit types available at the property. In the event, we may need to inspect additional units, we request that you notify all your tenants of our pending inspection. The following date, time and construction inspector has been arranged:

INSPECTION DATE(S):	May 08, 2025
ESTIMATED TIME OF ARRIVAL:	9:00 AM
INSPECTOR:	Christian T. Spencer
EMAIL:	c.spencer@d3g.com
CONTACT NUMBER:	803-543-9678

The Process:

- During the inspection, D3G will inspect all exterior areas of all buildings, all common areas, administrative areas, and a sampling of dwelling units.
- Our inspector(s) will need to gain access to all mechanical, electrical, janitorial, attics, crawlspaces and other accessible areas of the buildings.
- Please note that part of the inspection process will include taking photographs of building exteriors, interiors, mechanicals, and dwelling units.

Information / Documentation We Need from You:

In order to facilitate accurate reporting in an expeditious manner, the following information is respectfully requested. Please provide requested documentation in a concise fashion (consolidated emails) and timely manner. Delays in transmission of information can cause delays in completion of the report.

1. Complete and return General Property Information Form and Property Questionnaire.
2. Detailed listing of requested or proposed *Capital Improvements*, supplemented with *Contractor quotations and bids*.
3. Provide *construction documents* (construction drawings and/or survey) for review at the time of site inspection.
4. Copies of property site plan, building floor plans, and dwelling unit floor plans.
5. Copies of Certificates of Occupancy.

6. Copies of past *environmental and/or engineering reports*.
7. Copies of current municipal permits, licenses, approvals and inspection reports (i.e. pool, sprinkler system, boilers, elevators, façade, fire protection, business license, special use group, environmental conditions, NPDES, etc.).
8. *Capital expenditures* for the previous five or more years. If applicable, a history and detailed documentation of all past major capital improvements.
9. Description of any recent or current energy or resource (e.g. gas, electric, water) savings strategies used at the property.
10. If known, replacement costs and history of HVAC equipment, appliances (stoves, refrigerators, dishwashers, microwaves, water heaters, etc.), floor coverings, windows, doors, roofs, asphalt or concrete surfaces, etc.
11. Provide copies of the past *12-months of utility billing statements* (water, sewer, electricity, gas) for the common (site) utilities AND, please provide copies of the past 12-months of utility billing statements from representative tenant-occupied units.
12. Please provide a listing of utility meters (by location and identifier) that correspond to the utility data of #7. If possible, list the area of coverage of each meter.
13. Provide a copy of an existing *Section 504 Accessibility Transition Plan*, if applicable.
14. If applicable, please provide written documentation on whether the pool(s) are compliant with the Virginia Graeme Baker Pool and Spa Safety Act (VGBA).

What We Need from You (During the Inspection):

1. Provide experienced maintenance staff, with an in-depth knowledge of the property, to render areas of the property accessible and to answer specific questions about the HVAC, electrical, and plumbing systems as well as to provide information on past issues, resolved and un-resolved.
2. Ensure access to the requested number of dwelling units and all mechanical and electrical areas of the property on the scheduled inspection dates.
3. Arrange for access to units that have existing openings in walls, ceilings or the attic space.

GENERAL PROPERTY INFORMATION FORM	
Official Name of Property	Bllomsbury Square
Exact Property Address	101 Bloomsbury Square Annapolis MD 21401
Tax / Parcel ID Number	
Date(s) of Construction	2003
Acres / Land Size	
Name of Property Manager	Kimberly Judge
Name of Maintenance Supervisor	James Hall Sr
Total # of Apartment Building(s)	11
Gross Area (S.F.) of Apartment Building(s)	
Ancillary Structures & SF Size (garages, clubhouse, maintenance, etc.)	Leasing Office/ Community Center Sqft ?
Total # of Units	51
Total # of Handicap Accessible Units	
Total # of Vacant or Down Units	0
Total # of Non-Income Units	

GENERAL PROPERTY INFORMATION FORM		
Unit Breakdown & Rentable Area (in square feet - SF) Number of Efficiency/Studio Units & SF:		
Number of 1BR Units and SF:	14	
Number of 2BR Units and SF:	18	
Number of 3BR Units and SF:	19	
Number of 4BR Units and SF:		
Number of 5BR Units and SF:		
On a separate sheet, please identify the unit breakdown of each building type, for example: Three (3) Type "A" buildings each with four 1 BR/1BA units and four Studio units Four (4) Type "B" buildings each with two 1 BR/1BA units and 2 2BR/2BA units		
Total Number of Parking Spaces	0 – Privately Owned 48 - (City Street) Parking Spaces	
Total Number of Handicapped Spaces	0 – Privately Owned 5 - (City Street) Parking Spaces	
		Responsible Party (Select one)
Electric Power Company	BGE	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Gas Supply Company	BGE	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Water / Sewer Provider	CITY OF ANNAPOLIS	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Trash (Solid Waste) Company	City of Annapolis	
Telephone Provider	Verizon	
Pest Control Company	Terminix	
Pest Treatment Schedule	Bi-Weekly	

PROPERTY QUESTIONNAIRE		
1. Are there any past or pending litigation or insurance related claims for the site (i.e. accessibility, environmental, building construction, site related issues, etc.)? Are there any current liens?	YES NO	
2. Are there any current liens on the property?	YES NO	
3. Is there full-time, on-site maintenance staff?	YES NO	
Are you aware of any past or present…….		*Notes and Comments*
4. Underground Storage Tanks (USTs)?	YES NO	
5. Aboveground Storage Tanks (ASTs)?	YES NO	
6. Mold and/or mildew issues?	YES NO	
7. Asbestos or Lead-based Paint concerns?	YES NO	
8. Any known termite / wood organism damage?	YES NO	
9. Property rights of way for easements?	YES NO	
10. Past fires or explosions?	YES NO	
11. Poor soil conditions or slope failure?	YES NO	
12. Outstanding building or fire code violations?	YES NO	
13. Structural issues or repairs?	YES NO	
14. Water infiltration or drainage issues?	YES NO	
15. Inadequate utility (electric, H2O, sewer) service?	YES NO	
16. Private water (well) or sewer (septic) systems?	YES NO	
17. Other environmental conditions?	YES NO	
18. Unresolved other issues?	YES NO	
Does your property currently feature…….		*Notes and Comments*
19. Project Based (Section 8) Assistance?	YES NO	If so # of Units with assistance:
20. Other Federal Funding? Including, but not limited to: 221(d)(3) BMIR or 236 Mortgages, Section 202 or 811, Project Based Vouchers, Tax Credit Assistance Program (TCAP), HOME, HOPWA, or CDBG grants.	YES NO	If so what type of assistance has been utilized:
21. Accessibility Transition Plan or Consent Order?	YES NO	
22. Aluminum Branch Electrical wiring?	YES NO	
23. Electrical panel's w/Fuses? If yes, S-Type?	YES NO	
24. Federal Pacific Stab-Lok electrical panels?	YES NO	
25. Fire Retardant Treated (FRT) plywood sheathing?	YES NO	
26. Plumbing or sewage leaks?	YES NO	
27. Polybutylene (PB) plumbing lines? If so, Leaks?	YES NO	
28. Exterior Insulating Finishing System (EIFS)?	YES NO	
28. Masonite or press-board siding?	YES NO	Red Brick
29. Roof leaks?	YES NO	

PROPERTY QUESTIONNAIRE		
30. Are there elevators? If so, load capacity?	YES NO	
31. Irrigation system present? If so, is it separately metered?	YES NO	
32. Emergency generator(s)? If so, kW size?	YES NO	
With regards to specific systems…….		*Notes and Comments*
33. Are the HVAC systems inspected and maintained by a licensed contractor? If yes, note frequency?	YES NO	In House Maintenance (Quarterly)
34. Are the elevators inspected and maintained by a licensed contractor? If yes, note frequency?	YES NO	Annually
35. When was the last date of NFPA Fire Alarm System inspection? Any known concerns?	YES NO	
36. Does the property feature an emergency call system? If yes, is system monitored 24/7?	YES NO	Yes- Emergency Call Center (TeleRep)
37. If present, does the pool(s) comply with the Virginia Graeme Baker Pool & Spa Safety Act	YES NO	If yes, please provide documentation

* If "yes" to above questions, please provide written explanation and relative documentation

Survey Completed By:	James Hall Sr
Relationship to the Property:	Maintenance Operations Manager
Number of Years with the Property/Company:	2
Date:	5/21/2025

Bloomsbury Square – 2025-000985

101 Bloomsbury Square
Annapolis, MD 21403

Exterior Repairs Map

- Trees in Contact with Buildings
- Trip Hazards - Concrete Sidewalk
- Trip Hazards - Brick Paver Sidewalk
- Trip Hazards - Rubber Pavers



NOVOGRADAC™

AN APPRAISAL OF:

BLOOMSBURY SQUARE

AN APPRAISAL OF:

BLOOMSBURY SQUARE

Located at:
101 Bloomsbury Square
Annapolis, Anne Arundel County, Maryland 21401

Effective Date: May 9, 2025
Report Date: June 2, 2025

Prepared for:
Yashira Aybar
Senior Development Officer
Community Housing Partners
CHP Development
448 Depot St NE
Christiansburg, VA 24073

Prepared by:
Novogradac
4416 East-West Highway, Suite 200
Bethesda, MD 20814
240-235-1701

NOVOGRADAC™

NOVOGRADAC®

June 2, 2025

Yashira Aybar
Senior Development Officer
Community Housing Partners
CHP Development
448 Depot St NE
Christiansburg, VA 24073

Re: Appraisal of Bloomsbury Square
101 Bloomsbury Square
Annapolis, Maryland 21401

Dear Yashira Aybar:

Novogradac and Company LLP, doing business under the brand name Novogradac Consulting ("Novogradac"), are pleased to present our findings with respect to the value of the above-referenced property, Bloomsbury Square ("Subject"), an existing 51-unit Public Housing development marketed to a general tenancy. We have completed no additional valuation work over the three-year period preceding this engagement.

We provided value estimates that are described and defined below.

- Underlying Land Value
- Fair Market Value "as is" of the leased fee interest in the property

The Subject is currently operating as a HUD Public Housing development. Public housing developments operate with the tenants utilizing a flat rent schedule, paying 30 percent of their income to rent. The rent is not market-oriented; the development's operations are subsidized by HUD and operate on a break-even basis, not in a profit-generating manner. As such, valuing the property assuming the current public housing restrictions would essentially lend itself to the development having very low to no value.

The majority of buyers and sellers of multifamily developments utilize the income capitalization approach when valuing and determining the fair market value of a multifamily investment. We believe that the current income and expense structure is not an accurate basis upon which to value the property, as it results in very low to no value to the development when utilizing the income approach. Based upon our conversations with attorneys specializing in public housing, and in particular Section 18 and/or RAD, the existing public housing restrictions could be removed provided that the Housing Authority utilize HUD's "transfer of assistance" to another location and re-invest the sale proceeds for affordable housing purposes.

The highest and best use of the property, in its as is condition, would be one of three likely scenarios: 1) to substantially renovate through the RAD process with LIHTCs, utilizing the CHAP rents with market-based restricted operating expenses, 2) to maintain restricted operations utilizing CHAP award and market oriented operating expense, or 3) remove the public housing restrictions (through HUD's transfer of assistance program) and operate as an unrestricted development.

However, as the purpose of the As Is valuation is to establish the As Is Fair Market Value in support of LIHTC underwriting, we must recognize that the IRS and state LIHTC allocating agencies do not allow establishing a fair market value for a development by including the added value of receiving a LIHTC allocation (which would then be deemed investment value). ***Therefore, of the two remaining options for our estimate of As Is Fair Market Value, we determined that the highest and best use of the Subject, in its as is condition, is for conversion to unrestricted operations*** *(utilizing unrestricted rents, full real estate taxes, and market-oriented operating expenses based upon unrestricted operation) since this results in a higher value than continued restricted Public Housing operations. Likewise, this deal is not currently slated to undergo complete RAD conversion nor are there established as is CHAP rents, so further analysis of this scenario is not possible.*

Community Housing Partners is the client in this engagement. We understand that they will use this document to estimate the fair market value of the Subject in "as is" condition, as well as the value of the underlying land, for future rehabilitation and redevelopment of the site and for underwriting purposes. Intended users include those transaction participants who are interested parties and have knowledge of HUD and various affordable housing programs, including the Section 42 LIHTC program. These could include local housing authorities, state allocating agencies, state lending authorities, LIHTC construction and permanent lenders, and LIHTC syndicators. As our client, Community Housing Partners owns this report and permission must be granted from them before another third party can use this document. We assume that by reading this report another third party has accepted the terms of the original engagement letter including scope of work and limitations of liability. We are prepared to modify this document to meet any specific needs of the potential users under a separate agreement.

You agree not to use the Report other than for the Stated Purpose, and you agree to indemnify us for any claims, damages or losses that we may incur as the result of your use of the Report for other than the Stated Purpose. Without limiting the general applicability of this paragraph, under no circumstances may the Report be used in advertisements, solicitations and/or any form of securities offering.

This valuation engagement was conducted in accordance with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which standards incorporate the Uniform Standards of Professional Appraisal Practice (USPAP). In accordance with these standards, we report our findings herein in a narrative Appraisal Report, as defined by USPAP.

For the purposes of this assignment, market value is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and,
5. The price represents normal considerations for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

[1] 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990.

This report complies with the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation and FIRREA Title XI, 12 CFR Part 323(FDIC), and 12 CFR Part 34 (RTC), and the Code of Ethics & of Professional Practice of the Appraisal Institute. It also complies with Appraisal Institute specifications.

We also used certain forecasted data in our valuation and applied generally accepted valuation procedures based upon economic and market factors to such data and assumptions. We did not examine the forecasted data or the assumptions underlying such data in accordance with the standards prescribed by the AICPA and, accordingly, do not express an opinion or any other form of assurance on the forecasted data and related assumptions. The financial analyses contained in this report are used in the sense contemplated by the USPAP. Furthermore, there will usually be differences between forecasted and actual results because events and circumstances frequently do not occur as expected, and these differences may be material.

Our value conclusion was based on general economic conditions as they existed on the date of the analysis and did not include an estimate of the potential impact of any sudden or sharp rise or decline in general economic conditions from that date to the effective date of our report. Events or transactions that may have occurred subsequent to the effective date of our opinion have not been considered. We are not responsible to update or revise this report based on such subsequent events, although we would be pleased to discuss with you the need for revisions that may be occasioned as a result of changes that occur after the valuation date.

As a result of our investigation and analysis, it is our opinion that, subject to the limiting conditions and assumptions contained herein, our opinion of the underlying land value of the Subject as if vacant, in the fee simple, as of May 9, 2025, is:

ONE MILLION NINE HUNDRED THOUSAND DOLLARS
($1,900,000)

As a result of our investigation and analysis, it is our opinion that, subject to the limiting conditions and assumptions contained herein, the estimated fair market value “As Is” of the leased fee interest, as of May 9, 2025, is:

TWELVE MILLION ONE HUNDRED THOUSAND DOLLARS
($12,100,000)

We requested, but were not provided with a Phase I Environmental Site Assessment (ESA) report. We did not observe any obvious environmental hazards during our site inspection. However, we are not experts within this field. Our valuation assumes that no environmental contamination exists on the site. Should the presence of such materials be discovered, the value estimate reported herein could be materially affected by remediation costs. It an extraordinary assumption of this report that there are no adverse environmental conditions present at the Subject site. The use of extraordinary assumptions may impact assignment results.

Please refer to the complete Assumptions and Limiting Conditions in the Addenda of this report.

We appreciate this opportunity to be of service. Please contact us if you have any comments or questions.

Respectfully submitted,
Novogradac



Kelly Gorman
Partner
State Certified General Real Estate Appraiser
MD License #04-35108
Expiration Date: 10/4/2026

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ADDENDUM D ..... LEGAL DESCRIPTION

I. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Property Appraised:

Bloomsbury Square (Subject) is an existing 51-unit Public Housing development located at 101 Bloomsbury Square in Annapolis, Anne Arundel County, Maryland 21401. The Subject site is currently improved with 51 one, two, and three-bedroom units contained within 10 residential buildings, in addition to one community building. The property was originally constructed in 2003 and currently exhibits average overall condition. As of a rent roll dated April 1, 2025, the Subject was 100 percent occupied.

Tax Map ID:

The Subject is identified as tax parcel 051C-0012-0186 by the Maryland Department of Assessments and Taxation (SDAT).

Legal Interest Appraised:

The property interest appraised is fee simple for the land value and leased fee as improved, subject to any and all encumbrances, if applicable for each value estimate.

Land Area:

According to the client-provided architectural plans, the Subject site measures approximately 3.37 acres, or 146,710 square feet.

Zoning:

The Subject is located in the city of Annapolis zoning jurisdiction. According to the Annapolis Zoning Department, the Subject site is zoned C-1 (Conservation Residence District). The C-1 district allows for varying types of development, including commercial and residential uses, in additional institutional uses such as educational uses. Residential uses of greater intensity than detached single-family homes required a specific plan approval which dictates the maximum density and building height. The Subject received plan approval upon original construction in 2003. There is no set required parking within a C-1 district for residential uses. Based upon the plan approval at the time of development, the Subject represents a legal conforming use under current zoning regulations.

Current Unit Mix, Size, And Tenant-Paid Rent:

The unit mix, square footage, and average tenant-paid rents are detailed in the following tables. It should be noted that the Subject is a Public Housing development. As such, it has historically operated under a budget-based, flat rent schedule where tenants contribute 30 percent of income toward rent. Further, as a Public Housing development that is rehabilitation and redevelopment utilizing LIHTC equity, there are no existing or proposed contract or market rate asking rents at the Subject to compare with the comparable properties. The rent roll rents are based on a rent roll dated a April 1, 2025, which was the most recent available.

UNIT MIX AND SQUARE FOOTAGE

Unit Type	Number of Units	Unit Size (SF)	Net Leasable Area
1BR / 1BA	4	776	3,104
1BR / 1BA	4	958	3,832
1BR / 1BA	6	919	5,514
2BR / 1BA	2	1,205	2,410
2BR / 1BA	3	951	2,853
2BR / 1BA	3	1,135	3,405
2BR / 2BA	10	1,182	11,820
3BR / 2BA	2	1,206	2,412
3BR / 2BA	17	1,398	23,766
Total	**51**		**59,116**

CURRENT RENTS

Unit Type	Unit Size (SF)	Number of Units	Average Tenant-Paid Rent	2025 HUD Fair Market Rents
		Public Housing		
1BR / 1BA	776	4	$272	$1,604
1BR / 1BA	958	4	$272	$1,604
1BR / 1BA	919	6	$272	$1,604
2BR / 1BA	1,205	2	$415	$1,965
2BR / 1BA	951	3	$415	$1,965
2BR / 1BA	1,135	3	$415	$1,965
2BR / 2BA	1,182	10	$415	$1,965
3BR / 2BA	1,206	2	$530	$2,529
3BR / 2BA	1,398	17	$530	$2,529
		51		

Highest and Best Use As Vacant:

The Subject's highest and best use "as vacant" is to construct a 51-unit multifamily development with financial subsidies, consistent with the surrounding land use patterns.

Highest and Best Use As Improved:

The Subject is currently operating as a HUD Public Housing development. Public housing developments operate with the tenants utilizing a flat rent schedule, paying 30 percent of their income to rent. The rent is not market-oriented; the development's operations are subsidized by HUD and operate on a break-even basis, not in a profit-generating manner. As such, valuing the property assuming the current public housing restrictions would essentially lend itself to the development having very low to no value.

The majority of buyers and sellers of multifamily developments utilize the income capitalization approach when valuing and determining the fair market value of a multifamily investment. We believe that the current income and expense structure is not an accurate basis upon which to value the property, as it results in very low to no value to the development when utilizing the income approach. Based upon our

conversations with attorneys specializing in public housing, and in particular Section 18 and/or RAD, the existing public housing restrictions could be removed provided that the Housing Authority utilize HUD's "transfer of assistance" to another location and re-invest the sale proceeds for affordable housing purposes.

The highest and best use of the property, in its as is condition, would be one of three likely scenarios: 1) to substantially renovate through the RAD process with LIHTCs, utilizing the CHAP rents with market-based restricted operating expenses, 2) to maintain restricted operations utilizing CHAP award and market oriented operating expense, or 3) remove the public housing restrictions (through HUD's transfer of assistance program) and operate as an unrestricted development.

However, as the purpose of the As Is valuation is to establish the As Is Fair Market Value in support of LIHTC underwriting, we must recognize that the IRS and state LIHTC allocating agencies do not allow establishing a fair market value for a development by including the added value of receiving a LIHTC allocation (which would then be deemed investment value). ***Therefore, of the two remaining options for our estimate of As Is Fair Market Value, we determined that the highest and best use of the Subject, in its as is condition, is for conversion to unrestricted operations*** *(utilizing unrestricted rents, full real estate taxes, and market-oriented operating expenses based upon unrestricted operation) since this results in a higher value than continued restricted Public Housing operations. Likewise, this deal is not currently slated to undergo complete RAD conversion nor are there established as is CHAP rents, so further analysis of this scenario is not possible.*

Ownership: According to the Anne Arundel County Assessor, the Subject property is owned by the Housing Authority of the City of Annapolis. There have been no known transfers of the property in the past three years and the property is not being actively marketed for sale. It is assumed that the client will utilize this appraisal to assist in establishing terms for future redevelopment of the site and for underwriting purposes.

Effective Date: The date of the property inspection was May 9, 2025, which shall serve as the effective date of this report.

Exposure Period: 12 months.

Marketing Period: 12 months.

Indications of Value:

LAND VALUE

Scenario	No. of Units	Price/Unit	Indicated Value (Rounded)
Land Value	51	$35,000	$1,800,000

DIRECT CAPITALIZATION ANALYSIS - AS IS

Scenario	Cap Rate	Net Operating Income	Indicated Value (Rounded)	Cost of Stabilization	Indicated Value (Rounded)
Restricted - As Is	5.75%	$708,597	$12,300,000	($239,550)	$12,100,000

EGIM ANALYSIS

Scenario	EGIM	Effective Gross Income	Indicated Value (Rounded)	Cost of Stabilization	Indicated Value (Rounded)
Restricted - As Is	9.5	$1,308,435	$12,400,000	($239,550)	$12,200,000

NOI/UNIT ANALYSIS

Scenario	No. of Units	Price/Unit	Indicated Value (Rounded)	Cost of Stabilization	Indicated Value (Rounded)
Restricted - As Is	51	$250,000	$12,800,000	($239,550)	$12,500,000

The Subject is currently operating as a HUD Public Housing development. Public housing developments operate with the tenants utilizing a flat rent schedule, paying 30 percent of their income to rent. The rent is not market-oriented; the development's operations are subsidized by HUD and operate on a break-even basis, not in a profit-generating manner. As such, valuing the property assuming the current public housing restrictions would essentially lend itself to the development having very low to no value.

The majority of buyers and sellers of multifamily developments utilize the income capitalization approach when valuing and determining the fair market value of a multifamily investment. We believe that the current income and expense structure is not an accurate basis upon which to value the property, as it results in very low to no value to the development when utilizing the income approach. Based upon our conversations with attorneys specializing in public housing, and in particular Section 18 and/or RAD, the existing public housing restrictions could be removed provided that the Housing Authority utilize HUD's "transfer of assistance" to another location and re-invest the sale proceeds for affordable housing purposes.

The highest and best use of the property, in its as is condition, would be one of three likely scenarios: 1) to substantially renovate through the RAD process with LIHTCs, utilizing the CHAP rents with market-based restricted operating expenses, 2) to maintain restricted operations utilizing CHAP award and market oriented operating expense, or 3) remove the public housing restrictions (through HUD's transfer of assistance program) and operate as an unrestricted development.

However, as the purpose of the As Is valuation is to establish the As Is Fair Market Value in support of LIHTC underwriting, we must recognize that the IRS and state LIHTC allocating agencies do not allow establishing a fair market value for a development by including the added value of receiving a LIHTC allocation (which would then be deemed investment value). ***Therefore, of the two remaining options for our estimate of As Is Fair Market Value, we determined that the highest and best use of the Subject, in its as is condition, is for conversion to unrestricted operations*** *(utilizing unrestricted rents, full real estate taxes, and market-oriented operating expenses based upon unrestricted operation) since this results in a higher value than continued restricted Public Housing operations. Likewise, this deal is not currently slated to undergo complete RAD conversion nor are there established as is CHAP rents, so further analysis of this scenario is not possible.*

II. FACTUAL DESCRIPTION

FACTUAL DESCRIPTION

Property Identification

The Subject (Bloomsbury Square) is an existing 51-unit Public Housing development located at 101 Bloomsbury Square in Annapolis, Anne Arundel County, Maryland 21401. The Subject site is currently improved with 51 one, two, and three-bedroom units contained within 10 residential buildings, in addition to one community building. According to the client-provided architectural plans, the Subject site measures approximately 3.37 acres, or 146,710 square feet, and is identified as parcel 051C-0012-0186 by the Maryland Department of Assessments and Taxation (SDAT).

Ownership and History of the Subject

According to the Anne Arundel County Assessor, the Subject property is owned by the Housing Authority of the City of Annapolis. There have been no known transfers of the property in the past three years and the property is not being actively marketed for sale. It is assumed that the client will utilize this appraisal to assist in establishing terms for future redevelopment of the site and for underwriting purposes.

Extraordinary Assumptions (EA) and Hypothetical Conditions (HC)

We requested, but were not provided with a Phase I Environmental Site Assessment (ESA) report. We did not observe any obvious environmental hazards during our site inspection. However, we are not experts within this field. Our valuation assumes that no environmental contamination exists on the site. Should the presence of such materials be discovered, the value estimate reported herein could be materially affected by remediation costs. It an extraordinary assumption of this report that there are no adverse environmental conditions present at the Subject site. The use of extraordinary assumptions may impact assignment results. No other extraordinary assumptions or hypothetical conditions were necessary in order to complete this assignment.

Intended Use and Intended User of the Appraisal

Community Housing Partners is the client in this engagement. We understand that they will use this document to estimate the fair market value of the Subject in “as is” condition, as well as the value of the underlying land, for future rehabilitation and redevelopment of the site and for underwriting purposes. Intended users include those transaction participants who are interested parties and have knowledge of HUD and various affordable housing programs, including the Section 42 LIHTC program. These could include local housing authorities, state allocating agencies, state lending authorities, LIHTC construction and permanent lenders, and LIHTC syndicators. As our client, Community Housing Partners owns this report and permission must be granted from them before another third party can use this document. We assume that by reading this report another third party has accepted the terms of the original engagement letter including scope of work and limitations of liability. We are prepared to modify this document to meet any specific needs of the potential users under a separate agreement.

Property Interest Appraised

The property interest appraised is fee simple for the land value and leased fee as improved, subject to any and all encumbrances, if applicable for each value estimate.

Effective Date of Appraisal

The date of the property inspection was May 9, 2025, which shall serve as the effective date of this report.

Market Value is Defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents normal considerations for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[2]

APPRAISAL ASSIGNMENT AND VALUATION APPROACH

The appraisers provided value estimates are described and defined below:

- Underlying Land Value
- Fair Market Value "as is" of the leased fee interest in the property

The Subject is currently operating as a HUD Public Housing development. Public housing developments operate with the tenants utilizing a flat rent schedule, paying 30 percent of their income to rent. The rent is not market-oriented; the development's operations are subsidized by HUD and operate on a break-even basis, not in a profit-generating manner. As such, valuing the property assuming the current public housing restrictions would essentially lend itself to the development having very low to no value.

The majority of buyers and sellers of multifamily developments utilize the income capitalization approach when valuing and determining the fair market value of a multifamily investment. We believe that the current income and expense structure is not an accurate basis upon which to value the property, as it results in very low to no value to the development when utilizing the income approach. Based upon our conversations with attorneys specializing in public housing, and in particular Section 18 and/or RAD, the existing public housing restrictions could be removed provided that the Housing Authority utilize HUD's "transfer of assistance" to another location and re-invest the sale proceeds for affordable housing purposes.

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In determining the value estimates, the appraisers employed the sales comparison and income capitalization approaches to value. The sales comparison approach involves a comparison of the appraised property with similar properties that have sold recently. When properties are not directly comparable, sale

[2] 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990.

prices may be broken down into units of comparison, which are then applied to the Subject for an indication of its likely selling price. The income capitalization approach involves an analysis of the investment characteristics of the property under valuation. The earnings' potential of the property is carefully estimated and converted into an estimate of the property's market value. Given the Subject's restricted nature and investment type and that it is generally not used by participants in this marketplace, particularly for properties of this age, the cost approach is not developed.

Scope of the Appraisal

For the purposes of this appraisal, the appraiser visually inspected the Subject and comparable data. Individuals from a variety of city and state agencies and competing properties were consulted (in person or by phone). Various publications, both governmental (i.e., zoning ordinance) and private (i.e., Multiple List Services publications) were consulted and considered during the course of completing this appraisal.

The scope of this appraisal is limited to the gathering, verification, analysis and reporting of the available pertinent market data. All opinions are unbiased and objective with regard to value. The appraiser has made a reasonable effort to collect, screen and process the best available information relevant to the valuation assignment and has not knowingly and/or intentionally withheld pertinent data from the comparative analysis. Due to data source limitations and legal constraints (disclosure laws), however, the appraiser does not certify that all data has been taken into consideration.

Compliance and Competency Provision

The appraiser is aware of the compliance and competency provisions of USPAP, and within our understanding of those provisions, this report complies with all mandatory requirements, and the authors of this report possess the education, knowledge, technical skills, and practical experience to complete this assignment competently, in conformance with the stated regulations. Moreover, Advisory Opinion 14 acknowledges preparation of appraisals for affordable housing requires knowledge and experience that goes beyond typical residential appraisals competency including understanding the various programs, definitions, and pertinent tax considerations involved in the particular assignment applicable to the location and development. We believe our knowledge and experience in the affordable housing industry meets these supplemental standards.

Unavailability of Information

In general, all information necessary to develop an estimate of value of the Subject property was available to the appraisers.

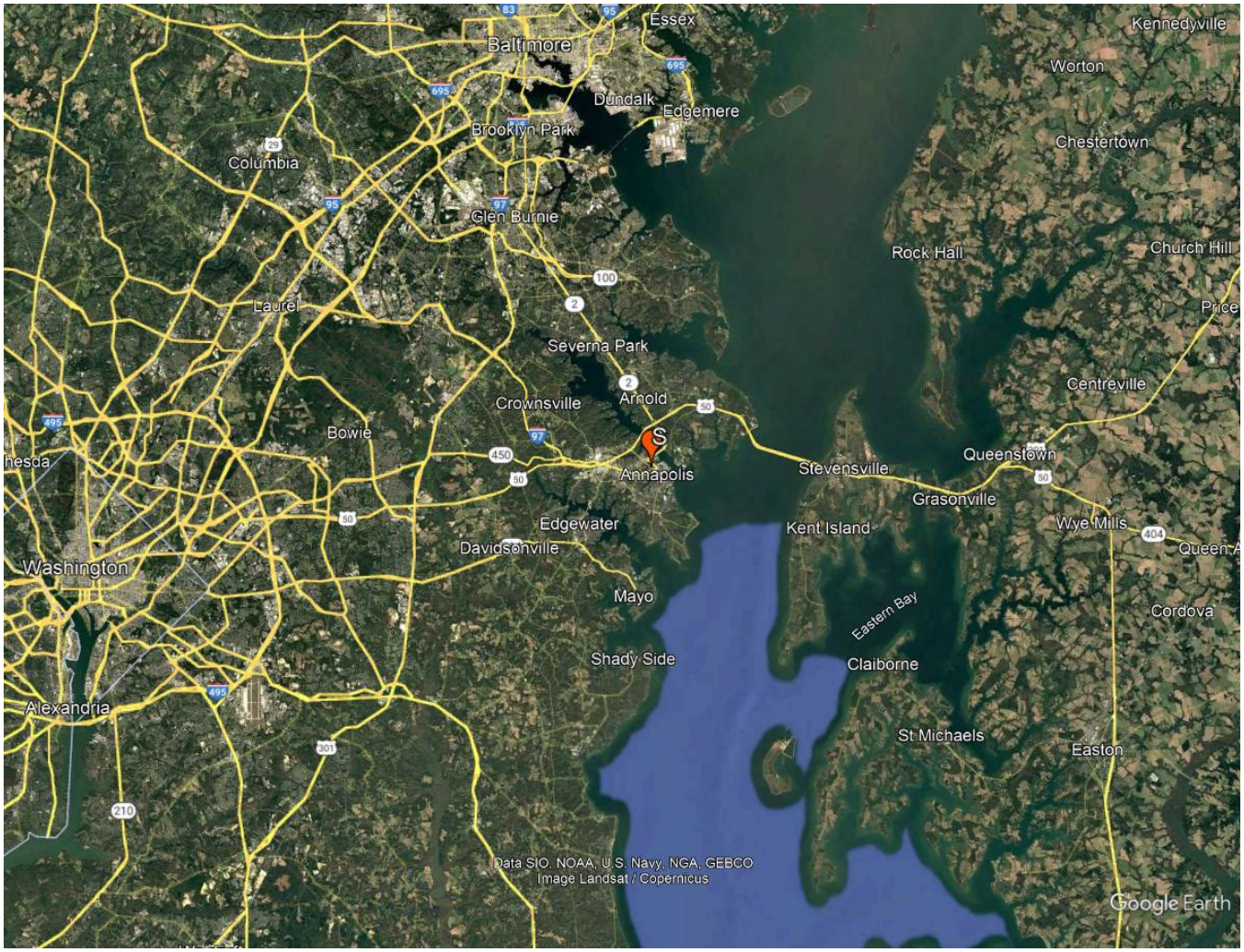
Furniture, Fixtures, and Equipment

Removable fixtures such as kitchen appliances and hot water heaters are considered to be real estate fixtures that are essential to the use and operation of the complex. Supplemental income typically obtained in the operation of an apartment complex is included, which may include minor elements of personal and business property. As immaterial components, no attempt is made to segregate these items.

III. AREA DESCRIPTION AND ANALYSIS

AREA DESCRIPTION AND ANALYSIS

The Subject is located in Annapolis, Anne Arundel County, Maryland. A map of the region is detailed below.



Primary Market Area

The primary market area (PMA) for the Subject generally includes the central portion of the city of Annapolis and surrounding portions of Anne Arundel County. The PMA is bordered by the Severn River to the north; the Chesapeake Bay to the east; the South River to the south; and Interstate 97 and Honeysuckle Lake to the west. The PMA encompasses 39 square miles. We believe that additional support will originate from areas outside of the established PMA. We estimate a leakage of 10 percent. To provide a broader economic context for the Subject, we also include a Secondary Market Area (SMA). The SMA is defined as the Baltimore-Columbia-Towson, MD Metropolitan Statistical Area (MSA), which counties: Anne Arundel, Baltimore City, Baltimore, Carroll, Harford, Howard, and Queen Anne's Counties in Maryland, and encompasses 2,751 square miles.

Maps illustrating the PMA and MSA are illustrated following.



Novogradac obtained economic information from the Bureau of Labor Statistics and ESRI Demographics, a national data proprietor. These data sources are considered to be the most reliable and current.

Employment by Industry

The following table illustrates employment by industry for the PMA and the nation.

2024 EMPLOYMENT BY INDUSTRY

Industry	PMA		USA	
	Number Employed	Percent Employed	Number Employed	Percent Employed
Prof/Scientific/Tech Services	5,786	15.1%	13,808,768	8.3%
Public Administration	4,172	10.9%	8,264,977	5.0%
Educational Services	3,835	10.0%	15,195,042	9.1%
Healthcare/Social Assistance	3,701	9.7%	23,456,754	14.1%
Retail Trade	2,687	7.0%	17,466,879	10.5%
Construction	2,596	6.8%	11,451,658	6.9%
Accommodation/Food Services	2,547	6.7%	11,278,763	6.8%
Other Services	2,438	6.4%	7,659,177	4.6%
Manufacturing	1,851	4.8%	16,689,019	10.0%
Finance/Insurance	1,832	4.8%	8,016,602	4.8%
Transportation/Warehousing	1,537	4.0%	8,419,689	5.1%
Admin/Support/Waste Mgmt Srvcs	1,373	3.6%	7,081,387	4.3%
Arts/Entertainment/Recreation	1,184	3.1%	3,747,153	2.3%
Information	756	2.0%	3,255,493	2.0%
Real Estate/Rental/Leasing	710	1.9%	2,954,339	1.8%
Wholesale Trade	628	1.6%	3,291,556	2.0%
Utilities	374	1.0%	1,502,053	0.9%
Agric/Forestry/Fishing/Hunting	184	0.5%	1,785,076	1.1%
Mgmt of Companies/Enterprises	51	0.1%	237,343	0.1%
Mining	5	0.0%	561,373	0.3%
Total Employment	**38,247**	**100.0%**	**166,123,101**	**100.0%**

Source: Esri Demographics 2024, Novogradac, May 2025

Employment in the PMA is concentrated in the professional/scientific/technical services, public administration, and educational services industries, which collectively comprise 36.1 percent of local employment. The large share of PMA employment in the public administration industry is notable as this industry is historically stable, and exhibits greater resilience during economic downturns. Relative to the overall nation, the PMA features comparatively greater employment in the professional/scientific/technical services, public administration, and other services industries. Conversely, the PMA is underrepresented in the manufacturing, healthcare/social assistance, and retail trade industries.

The following table illustrates the changes in employment by industry from 2000 to 2024 in the PMA.

2010-2024 CHANGE IN EMPLOYMENT - PMA

Industry	2010		2024		2010-2024	
	Number Employed	Percent Employed	Number Employed	Percent Employed	Growth	Annualized Percent
Prof/Scientific/Tech Services	4,249	13.2%	5,786	15.1%	1,537	2.6%
Public Administration	3,340	10.3%	4,172	10.9%	832	1.8%
Educational Services	3,452	10.7%	3,835	10.0%	383	0.8%
Healthcare/Social Assistance	3,972	12.3%	3,701	9.7%	-271	-0.5%
Retail Trade	2,997	9.3%	2,687	7.0%	-310	-0.7%
Construction	2,032	6.3%	2,596	6.8%	564	2.0%
Accommodation/Food Services	2,269	7.0%	2,547	6.7%	278	0.9%
Other Services	1,872	5.8%	2,438	6.4%	566	2.2%
Manufacturing	1,123	3.5%	1,851	4.8%	728	4.6%
Finance/Insurance	1,333	4.1%	1,832	4.8%	499	2.7%
Transportation/Warehousing	946	2.9%	1,537	4.0%	591	4.5%
Admin/Support/Waste Mgmt Srvcs	1,130	3.5%	1,373	3.6%	243	1.5%
Arts/Entertainment/Recreation	649	2.0%	1,184	3.1%	535	5.9%
Information	959	3.0%	756	2.0%	-203	-1.5%
Real Estate/Rental/Leasing	771	2.4%	710	1.9%	-61	-0.6%
Wholesale Trade	906	2.8%	628	1.6%	-278	-2.2%
Utilities	204	0.6%	374	1.0%	170	6.0%
Agric/Forestry/Fishing/Hunting	76	0.2%	184	0.5%	108	10.2%
Mgmt of Companies/Enterprises	15	0.0%	51	0.1%	36	17.1%
Mining	0	0.0%	5	0.0%	5	0.0%
Total Employment	**32,295**	**100.0%**	**38,247**	**100.0%**	**5,952**	**1.3%**

Source: Esri Demographics 2024, Novogradac, May 2025

*Industry data current as of 2010. Other projections current as of 2024.

* Change in percentage is calculated as a rate of change by industry.

Total employment in the PMA increased at an annualized rate of 1.3 percent between 2010 and 2024. The industries which expanded most substantially during this period include professional/scientific/technical services, public administration, and manufacturing. Conversely, the retail trade, wholesale trade, and healthcare/social assistance sectors experienced the least growth.

Major Employers

The following table details major employers in Anne Arundel County.

MAJOR EMPLOYERS
Anne Arundel County, MD

Employer Name	Industry	# Of Employees
Fort George G. Meade	Military	64,455
Anne Arundel County Public Schools	Education	15,794
State of Maryland	Government	11,584
Northrop Grumman	Defense	10,300
BWI Thurgood Marshall Airport	Transportation	10,000
Anne Arundel County Government	Government	6,515
Southwest Airlines	Transportation	5,239
Anne Arundel Health System	Healthcare	4,225
Univ of MD Baltimore Washington Medical Center	Healthcare	3,170
U.S. Naval Academy/Naval Support Activity	Military	3,000
Live! Casino and Hotel	Entertainment/Recreation	2,672
Allegis Group	Defense	2,200
Amazon	Retail/Distribution	2,095
Booz Allen Hamilton	Defense	1,500
Jacobs	Defense	1,397
DXC Technologies	Defense	1,129
Anne Arundel Community College	Education	985
U.S. Postal Service	Postal Services	600
U.S. Coast Guard Yard & Tenant Command	Military	598
City of Annapolis Government	Government	550
Totals		**148,008**

Source: Anne Arundel Economic Development Corporation, retrieved May 2025

Annapolis serves as the capital of the state of Maryland, and houses various governmental functions and employers. Additionally, Fort George G. Meade (Fort Meade) is located a relatively short distance from Annapolis in Anne Arundel County and serves as a major installation for the United States Army. Fort Meade serves a major driver of the local economy and houses functions including the headquarters of United States Cyber Command, the National Security Agency, the Defense Courier Service, and Defense Information Systems Agency headquarters, among others. Anne Arundel County's major employers are primarily concentrated within the Military, Education, Government, Defense, and Transportation industries, among others. The healthcare and military/government sectors represent historically stable industries, while the retail and entertainment/recreation sectors are more volatile during economic downturns. Overall, we believe the diverse mix of industries in typically stable sectors bodes well for the local area economy.

Expansions/Contractions

We reviewed the Worker Adjustment and Retraining Notification Act (WARN) notices published by the Maryland Department of Labor for January 2024 to year-to-date 2025. During this period, there has been eight WARN filings in Anne Arundel County, detailed in the following table.

WARN LISTINGS (2024-2025 YTD)
Anne Arundel County, MD

Company	Industry	Employees Affected	Layoff Date
JC Penney	Retail Trade	74	5/12/2025
Fila USA, Inc.	Apparel	112	3/30/2025
Ryder Integrated Logistics Inc.	Distribution	87	2/28/2025
Universal Protection Services LLC	Security Services	18	1/9/2025
Tate Access Floors Inc.	Manufacturing	32	1/8/2025
Pitney Bowes	Postal Services	50	10/8/2024
WillScot Mobile Mini	Storage	33	7/5/2024
Essendant Co.	Distribution	101	5/17/2024
Total		**507**	

Source: Maryland Department of Labor, retrieved May 2025

We contacted the Anne Arundel Economic Development Corporation, in order to gather information about economic expansions in the city; however, the Economic Development Director stated that they do not maintain records of business expansions or have a research department. Therefore, we conducted our own research into economic expansions in the area. Notable expansions include, but are not limited to, the following:

- In February 2025, PwrQ, a provider of end to end power systems solutions for infrastructure facilities announced plans to expand its existing headquarters in Hanover, Maryland. The 155,000 square foot expansion is projected to result in the retention of 118 existing jobs with the planned hiring of an additional 160 staff over the next five years.
- In December 2024, Onelife Fitness announced plans to open a new fitness center in Annapolis. The new location will be the 12th location for the company. The new $9 million 54,000 square foot location is projected to create 100 new jobs.

Employment and Unemployment Trends

According to the BLS, the Subject is located in the Baltimore-Columbia-Towson, MD MSA. As such, the following table details employment and unemployment trends for the Baltimore-Columbia-Towson, MD MSA from 2009 to 2025 (through March).

EMPLOYMENT & UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)

Year	Baltimore-Columbia-Towson, MD MSA				USA			
	Total Employment	% Change	Unemployment Rate	Change	Total Employment	% Change	Unemployment Rate	Change
2009	1,331,907	-	7.5%	-	139,878,000	-	9.3%	-
2010	1,313,477	-1.4%	8.2%	0.7%	139,064,000	-0.6%	9.6%	0.3%
2011	1,330,015	1.3%	7.6%	-0.6%	139,869,000	0.6%	9.0%	-0.7%
2012	1,355,505	1.9%	7.2%	-0.4%	142,469,000	1.9%	8.1%	-0.9%
2013	1,369,733	1.0%	6.8%	-0.3%	143,929,000	1.0%	7.4%	-0.7%
2014	1,382,527	0.9%	5.9%	-0.9%	146,305,000	1.7%	6.2%	-1.2%
2015	1,406,548	1.7%	5.2%	-0.7%	148,833,000	1.7%	5.3%	-0.9%
2016	1,399,740	-0.5%	4.5%	-0.8%	151,436,000	1.7%	4.9%	-0.4%
2017	1,427,450	2.0%	4.3%	-0.2%	153,337,000	1.3%	4.4%	-0.5%
2018	1,443,908	1.2%	3.9%	-0.3%	155,761,000	1.6%	3.9%	-0.4%
2019	1,477,555	2.3%	3.5%	-0.4%	157,538,000	1.1%	3.7%	-0.2%
2020	1,385,100	-6.3%	6.4%	3.0%	147,795,000	-6.2%	8.1%	4.4%
2021	1,377,492	-0.5%	5.0%	-1.4%	152,581,000	3.2%	5.4%	-2.7%
2022	1,414,397	2.7%	3.0%	-2.0%	158,291,000	3.7%	3.7%	-1.7%
2023	1,439,870	1.8%	2.2%	-0.8%	161,037,000	1.7%	3.6%	0.0%
2024	1,452,836	0.9%	3.1%	0.8%	161,346,000	0.2%	4.0%	0.4%
2025 YTD Average*	1,438,852	-1.0%	3.2%	0.1%	162,767,667	0.9%	4.4%	0.4%
Mar-2024	1,456,535	-	2.9%	-	161,356,000	-	3.9%	-
Mar-2025	1,441,489	-1.0%	3.2%	0.3%	163,412,000	1.3%	4.2%	0.3%

Source: U.S. Bureau of Labor Statistics, May 2025

*2025 data is through March

Between 2012 and 2019, employment growth in the MSA fluctuated, but with an overall increasing trend. Employment in the MSA declined sharply by 6.3 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall nation. As of March 2025 total employment remains below pre-pandemic highs. As of March 2025, employment in the MSA is decreasing at an annualized rate of 1.0 percent, compared to 1.3 percent growth across the nation.

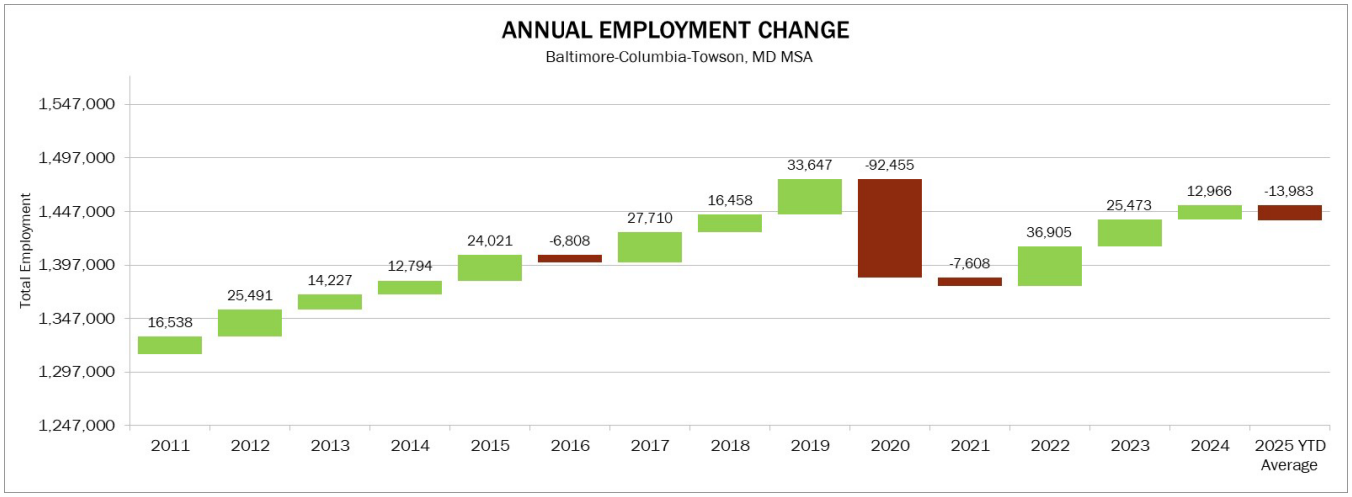
The MSA unemployment rate increased modestly by 3.0 percentage points in 2020 amid the pandemic-induced recession, reaching a high of 6.4 percent. For comparison, the national unemployment rate rose by 4.4 percentage points and reached a high of 8.1 percent over the same time period. According to the latest labor statistics, dated March 2025, the current MSA unemployment rate is 3.2 percent. This is well below the highs of 2020, and below the current national unemployment rate of 4.2 percent. We believe that despite recent employment losses, the overall performance of the MSA economy is a positive indication of future housing demand in the region.

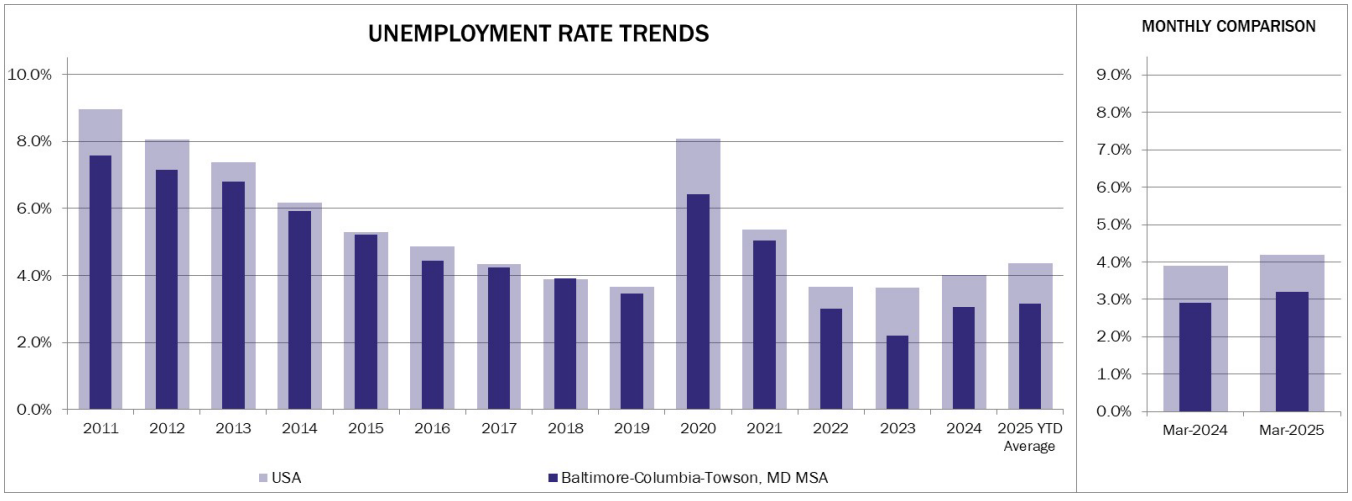
Inflation and fluctuating interest rates have created an uncertain economic climate over the last several years. In December 2024, the Federal Reserve announced interest rates will be lowered by 25 basis points to the 4.25 to 4.50 percent range, which marks the third rate cut since COVID-19 and brings the rates to a level not seen since 2022. Overall, the Federal Reserve cut interest rates by 100 basis points across three meetings between September 2024 and December 2024. The Fed opted to hold rates steady at each of their meetings thus far in 2025. However, most investors expect rate cuts this year even though inflation remains elevated. According to the Associated Press in March 2025, policy makers expect inflation will pick up slightly by the end of the year. The Fed chair noted that tariffs have started to push up inflation and would

likely stall progress in rate reductions. However, anticipated increases in unemployment and slower growth could cause the Fed to cut rates to lift the economy. The Fed began imposing interest rate hikes in March 2022 to combat rising inflation. From March 2022 through July 2023, the Fed increased interest rates eleven times. Despite the interest rate cuts that occurred in 2024, mortgage rates continue to remain around 20-year highs.

Historically, market participants and investors have reported that capitalization rates (the metric used to determine the return on investment of real estate) and interest rates have a strong correlation since the cost of borrowing impacts pricing and investor returns. However, capitalization rates and interest rates do not always move in tandem as other factors are at play including expenses, supply, demand, demographic trends and investor expectations.

The tables following provide more illustration of the changes in employment and unemployment rate trends in the MSA.





Commuting Patterns

The following table details travel time to work for residents within the PMA as of 2000. The average travel time is 21 minutes. Approximately 52.5 percent of households within the PMA travel under 24 minutes, indicating many households work in the local area. The average commute time across the overall nation is approximately 28 minutes.

COMMUTING PATTERNS

ACS Commuting Time to Work	Number of Commuters	Percentage
Travel Time < 5 min	1,602	5.0%
Travel Time 5-9 min	3,041	9.4%
Travel Time 10-14 min	5,672	17.6%
Travel Time 15-19 min	4,158	12.9%
Travel Time 20-24 min	2,486	7.7%
Travel Time 25-29 min	1,230	3.8%
Travel Time 30-34 min	3,232	10.0%
Travel Time 35-39 min	1,168	3.6%
Travel Time 40-44 min	1,350	4.2%
Travel Time 45-59 min	3,539	11.0%
Travel Time 60-89 min	3,188	9.9%
Travel Time 90+ min	1,621	5.0%
Weighted Average	**32 minutes**	

Source: Esri 2024, Novogradac, May 2025

Conclusion

Employment in the PMA is concentrated in the professional/scientific/technical services, public administration, and educational services industries, which collectively comprise 36.1 percent of local employment. The large share of PMA employment in the public administration industry is notable as this industry is historically stable, and exhibits greater resilience during economic downturns. As of March 2025 total employment remains below pre-pandemic highs. As of March 2025, employment in the MSA is decreasing at an annualized rate of 1.0 percent, compared to 1.3 percent growth across the nation. We believe that despite recent employment losses, the overall performance of the MSA economy is a positive indication of future housing demand in the region.

IV. NEIGHBORHOOD DESCRIPTION AND ANALYSIS

NEIGHBORHOOD DESCRIPTION AND ANALYSIS

INTRODUCTION

This section investigates the property's neighborhood and evaluates any pertinent location factors that could affect its rent, its occupancy, and overall profitability.

Neighborhood Identification and Boundaries

A map of the neighborhood is located below.

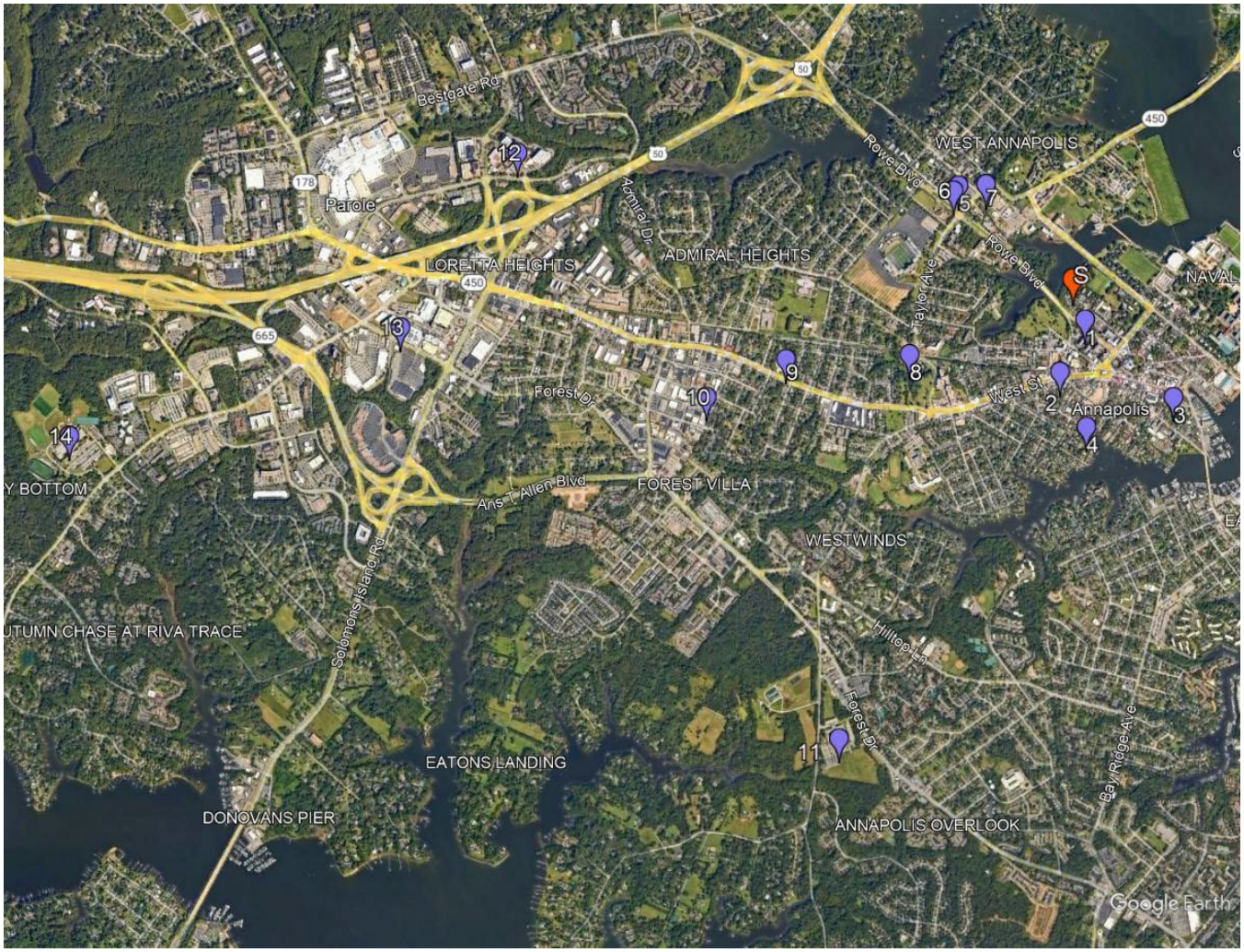


Locational Amenities and Distances from the Site

The following table and map illustrate the Subject's proximity to necessary services. Map numbers correspond with the Locational Amenities Map, presented following.

LOCATIONAL AMENITIES

Map #	Service or Amenity	Distance from Subject (Crow)
1	Bus Stop	0.1 miles
2	M&T Bank	0.3 miles
3	Annapolis Elementary School	0.5 miles
4	Acton's Cove Waterfront Park	0.5 miles
5	Walgreens Pharmacy	0.6 miles
6	Graul's Market Grocery Store	0.6 miles
7	Annapolis Fire Department Station 39	0.6 miles
8	Annapolis Police Department	0.7 miles
9	Michael E. Busch Annapolis Library	1.1 miles
10	United States Post Office	1.4 miles
11	Annapolis Middle School	1.9 miles
12	Anne Arundel Medical Center	2.2 miles
13	Target	2.5 miles
14	Annapolis High School	3.8 miles



Adequacy/Availability of Utilities
All utilities are available to the neighborhood.

Access and Traffic Flow
The Subject site will have access along Bloomsbury Square and St. Johns Street, both of which are lightly-trafficked two-lane neighborhood streets, along with Bladen Street, which is a moderately to heavily trafficked four-lane roadway. Bladen Street continues to the northwest as Rowe Boulevard, which provides access to U.S. Route 50, approximately 1.4 miles to the northwest of the Subject. U.S. Route 50 provides access to the Eastern Shore region of Maryland via the Bay Bridge to the east and the Washington, DC area to the west. Overall, access is considered good while traffic flow is considered light to heavy, with light traffic observed on Bloomsbury Square, which will serve as the main point of access for the Subject site.

Visibility/Views
The Subject site has good visibility from Bladen Street, Bloomsbury Square and St. Johns Street. Views from the Subject site consist of St. John's College to the north, a parking garage to the east, a cemetery to the south and wooded land and College Creek to the west. Overall, visibility is considered good and views are considered average to good.

Contiguous Land Use:
The Subject site is located in central Annapolis, which is a mixed-use neighborhood consisting of government offices single-family homes, townhouses, commercial uses, and institutional uses such as houses of worship, schools and recreational facilities. Land uses to the north of the Subject consist of St. John's College, followed by the United States Naval Academy. Land uses to the east of the Subject consist of a parking garage, the Maryland General Assembly, the Maryland State House and various government offices for the state of Maryland. Land uses to the south of the Subject consist of St. Anne's Cemetery and residential and commercial uses further to the south. Land uses to the west of the Subject consist of College Creek, followed by athletic fields for the United States Naval Academy, the Maryland Supreme Court, offices for the Maryland Department of Natural Resources, and commercial uses located along Rowe Boulevard. Overall, the Subject site is considered a desirable site for rental housing.

Crime Statistics
The following table shows crime statistics for the Primary Market Area (PMA) and the MSA. A crime index below 100 is below the national average and anything over 100 is above the nation's crime index average. A crime index of 75 in a PMA would be 25 percent below the national average while a crime rate of 200 would be twice that of the national average.

2024 CRIME INDICES

	PMA	Baltimore-Columbia-Towson, MD MSA
Total Crime*	**111**	**99**
Personal Crime*	**83**	**143**
Murder	82	219
Rape	68	81
Robbery	105	231
Assault	78	122
Property Crime*	**116**	**92**
Burglary	99	86
Larceny	128	94
Motor Vehicle Theft	63	84

Source: Esri Demographics 2024, Novogradac, May 2025

*Unweighted aggregations

Total crime indices in the PMA are slightly above the national average and above the surrounding MSA. The Subject does not offer any security amenities. The upcoming *Supply Analysis* of this report provides a more detailed analysis of crime indices on a 0.5 mile basis.

Summary

The Subject site is located in central Annapolis, which is a mixed-use neighborhood consisting of government offices single-family homes, townhouses, commercial uses, and institutional uses such as houses of worship, schools and recreational facilities. The Subject is currently performing well and we do not believe that the lack of security features will negatively impact the Subject. Overall, the Subject appears to be a compatible use in the neighborhood consistent with surrounding land uses.

V. DEMOGRAPHIC TRENDS

DEMOGRAPHIC TRENDS

In this section we compare population, household, and income trends in the Primary Market Area (PMA) with the Secondary Market Area (SMA). The PMA was previously defined. The secondary market area for the Subject is the Baltimore-Columbia-Towson, MD Metropolitan Statistical Area (MSA). All information is provided to us by ESRI Demographics and Ribbon Demographics, national proprietary data providers. Some tables reflect rounding from the data provided, however, it is nominal.

POPULATION TRENDS

Population & Household Trends

The tables below illustrate population and households in the PMA, MSA, and the nation from 2010 to 2029.

POPULATION

Year	PMA		Baltimore-Columbia-Towson, MD MSA		USA	
	Number	*Annual Change*	*Number*	*Annual Change*	*Number*	*Annual Change*
2010	72,117	-	2,710,489	-	308,736,216	-
2024	72,751	0.1%	2,867,112	0.4%	338,436,229	0.7%
2029	74,442	0.5%	2,880,575	0.1%	344,868,049	0.4%

Source: Esri Demographics 2024, Novogradac, May 2025

HOUSEHOLDS

Year	PMA		Baltimore-Columbia-Towson, MD MSA		USA	
	Number	*Annual Change*	*Number*	*Annual Change*	*Number*	*Annual Change*
2010	29,229	-	1,038,796	-	116,712,903	-
2024	31,606	0.6%	1,118,861	0.5%	130,714,038	0.8%
2029	32,818	0.8%	1,139,807	0.4%	134,926,628	0.6%

Source: Esri Demographics 2024, Novogradac, May 2025

The PMA exhibited population growth from 2010 to 2024, and grew at a rate slower than the MSA and nation. According to ESRI demographic projections, annualized PMA growth is expected to rise to 0.5 percent through 2029, which will surpass the rate of growth in the MSA and above the overall nation.

The PMA exhibited household growth from 2010 through 2024, and grew at a faster rate compared to the MSA and a slower rate than the nation. According to ESRI demographic projections, annualized PMA growth is expected to rise to 0.8 percent through 2029, continuing to surpass the rate of growth in the MSA and above the overall nation.

Average Household Size

The table below illustrates household size trends in the PMA, MSA, and the nation from 2010 to 2029.

AVERAGE HOUSEHOLD SIZE

Year	PMA		Baltimore-Columbia-Towson, MD MSA		USA	
	Number	*Annual Change*	*Number*	*Annual Change*	*Number*	*Annual Change*
2010	2.29	-	2.54	-	2.57	-
2024	2.25	-0.1%	2.51	-0.1%	2.53	-0.1%
2029	2.22	-0.3%	2.48	-0.3%	2.50	-0.2%

Source: Esri Demographics 2024, Novogradac, May 2025

The average household size in the PMA is smaller than that of the MSA and the nation. According to ESRI demographic projections, household sizes in the PMA and all other areas of analysis are projected to decrease slightly through 2029.

Household Income Distribution

The following table depicts household income in the PMA from 2024 to 2029.

HOUSEHOLD INCOME PMA

Income Cohort	PMA 2024		2029		Annual Change 2024 to 2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	1,186	3.8%	1,124	3.4%	-12	-1.0%
$10,000-19,999	1,195	3.8%	1,144	3.5%	-10	-0.9%
$20,000-29,999	1,426	4.5%	1,242	3.8%	-37	-2.6%
$30,000-39,999	1,788	5.7%	1,683	5.1%	-21	-1.2%
$40,000-49,999	1,567	5.0%	1,504	4.6%	-13	-0.8%
$50,000-59,999	1,749	5.5%	1,609	4.9%	-28	-1.6%
$60,000-74,999	2,376	7.5%	2,345	7.1%	-6	-0.3%
$75,000-99,999	3,833	12.1%	3,690	11.2%	-29	-0.7%
$100,000-124,999	3,557	11.3%	3,484	10.6%	-15	-0.4%
$125,000-149,999	2,973	9.4%	3,097	9.4%	25	0.8%
$150,000-199,999	3,775	11.9%	4,189	12.8%	83	2.2%
$200,000+	6,181	19.6%	7,707	23.5%	305	4.9%
Total	**31,606**	**100.0%**	**32,818**	**100.0%**		

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, May 2025

As the table above depicts, approximately 22.7 percent of households in the PMA earned less than $50,000 in 2024.

Households by Tenure

The table below depicts household growth by tenure from 2010 through 2029.

TENURE PATTERNS PMA

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	18,159	62.1%	11,070	37.9%
2024	19,800	62.6%	11,806	37.4%
2029	20,748	63.2%	12,070	36.8%

Source: Esri Demographics 2024, Novogradac, May 2025

The preceding table details household tenure patterns in the PMA since 2010. In the PMA, 37.4 percent of households are renter households, while 62.6 percent are owner households. This is slightly more than the estimated 35.0 percent of renter households nationally. According to ESRI demographic projections, the number of renter households in the PMA is projected to increase through 2029, while decreasing as a percentage of total households.

Renter Household Income Distribution

The following tables depict renter household incomes in the PMA in 2024 and 2029.

RENTER HOUSEHOLD INCOME

Income Cohort	PMA 2024		2029		Annual Change 2024 to 2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	707	6.0%	678	5.6%	-6	-0.8%
$10,000-19,999	686	5.8%	676	5.6%	-2	-0.3%
$20,000-29,999	824	7.0%	704	5.8%	-24	-2.9%
$30,000-39,999	802	6.8%	766	6.3%	-7	-0.9%
$40,000-49,999	934	7.9%	844	7.0%	-18	-1.9%
$50,000-59,999	875	7.4%	850	7.0%	-5	-0.6%
$60,000-74,999	1,106	9.4%	1,128	9.3%	4	0.4%
$75,000-99,999	1,572	13.3%	1,525	12.6%	-9	-0.6%
$100,000-124,999	1,296	11.0%	1,266	10.5%	-6	-0.5%
$125,000-149,999	805	6.8%	887	7.3%	16	2.0%
$150,000-199,999	1,037	8.8%	1,178	9.8%	28	2.7%
$200,000+	1,162	9.8%	1,568	13.0%	81	7.0%
Total	**11,806**	**100.0%**	**12,070**	**100.0%**		

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, May 2025

Renter households with incomes less than $50,000 represent 33.5 percent of the renter households in the PMA in 2024.

Conclusion

The PMA exhibited population growth from 2010 to 2024, and grew at a rate slower than the MSA and nation. According to ESRI demographic projections, annualized PMA growth is expected to rise to 0.5 percent through 2029, which will surpass the rate of growth in the MSA and above the overall nation. In the PMA, 37.4 percent of households are renter households, while 62.6 percent are owner households. This is slightly more than the estimated 35.0 percent of renter households nationally. According to ESRI demographic projections, the number of renter households in the PMA is projected to increase through 2029, while decreasing as a percentage of total households.. According to ESRI demographic projections, population,

household, and number of renter households are all expected to rise through 2029. Overall, the combination of rising population and renter households bodes well for future demand for multifamily housing.

VI. PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

DESCRIPTION OF THE SITE

The location of a multifamily property can have a substantial negative or positive impact upon the performance, safety, and appeal of the project. The site description discusses the physical features of the site, as well as the layout, access issues, and traffic flow.

General: The Subject consists of an existing 51-unit Public Housing development located at 101 Bloomsbury Square in Annapolis, Anne Arundel County, Maryland 21401. The following aerial image details the Subject site.



Source: Google Earth, May 2025

Parcel Number: The Subject is identified as tax parcel 051C-0012-0186 by the Maryland Department of Assessments and Taxation (SDAT).

Zoning: The Subject is located in the city of Annapolis zoning jurisdiction. According to the Annapolis Zoning Department, the Subject site is zoned C-1 (Conservation Residence District). The C-1 district allows for varying types of development, including commercial and residential uses, in additional institutional uses

such as educational uses. Residential uses of greater intensity than detached single-family homes required a specific plan approval which dictates the maximum density and building height. The Subject received plan approval upon original construction in 2003. There is no set required parking within a C-1 district for residential uses. Based upon the plan approval at the time of development, the Subject represents a legal conforming use under current zoning regulations.

Shape/Size: The site is triangular in shape. According to the client-provided architectural plans, the Subject site measures approximately 3.37 acres, or 146,710 square feet.

Frontage: The site has frontage along the north side of Balden Street, the west side of Bloomsbury Square and the south side of St. Johns Street.

Contiguous Land Use: The Subject site is located in central Annapolis, which is a mixed-use neighborhood consisting of government offices single-family homes, townhouses, commercial uses, and institutional uses such as houses of worship, schools and recreational facilities. Land uses to the north of the Subject consist of St. John's College, followed by the United States Naval Academy. Land uses to the east of the Subject consist of a parking garage, the Maryland General Assembly, the Maryland State House and various government offices for the state of Maryland. Land uses to the south of the Subject consist of St. Anne's Cemetery and residential and commercial uses further to the south. Land uses to the west of the Subject consist of College Creek, followed by athletic fields for the United States Naval Academy, the Maryland Supreme Court, offices for the Maryland Department of Natural Resources, and commercial uses located along Rowe Boulevard. Overall, the Subject site is considered a desirable site for rental housing.

Topography: The site is generally level and at road grade.

Utilities: All are provided to the site.

Visibility/Views: The Subject site has good visibility from Bladen Street, Bloomsbury Square and St. Johns Street. Views from the Subject site consist of St. John's College to the north, a parking garage to the east, a cemetery to the south and wooded land and College Creek to the west. Overall, visibility is considered good and views are considered average to good.

Density: According to the client-provided architectural plans, the Subject site measures approximately 3.37 acres, or 146,710 square feet, which equates to a density of 15.1 units per acre as is. This density appears appropriate and within to below the market given the Subject design.

Drainage: Appears adequate, however, no specific tests were performed.

Flood Zone: According to the FEMA Flood Map Service Center, Community Panel Number 24003C0251F, dated February 18, 2015, the Subject is located in Zone X, which is defined as an area outside of the 100 and 500-year flood plains. Further analysis is beyond the scope of this report.

Soil and Subsoil:	We were not provided with soil surveys, but the existing improvements suggest that the soils are adequate.
Environmental:	We requested, but were not provided with a Phase I Environmental Site Assessment (ESA) report. We did not observe any obvious environmental hazards during our site inspection. However, we are not experts within this field. Our valuation assumes that no environmental contamination exists on the site. Should the presence of such materials be discovered, the value estimate reported herein could be materially affected by remediation costs. It an extraordinary assumption of this report that there are no adverse environmental conditions present at the Subject site.
Detrimental Influences:	There are no observed detrimental influences.
Conclusion:	The site is physically capable of supporting a variety of legally permissible uses and is considered a desirable building site.

DESCRIPTION OF EXISTING IMPROVEMENTS



Subject site



Subject site

Bloomsbury Square (Subject) is an existing 51-unit Public Housing development located at 101 Bloomsbury Square in Annapolis, Anne Arundel County, Maryland 21401. The Subject site is currently improved with 51 one, two, and three-bedroom units contained within 10 residential buildings, in addition to one community building. The property was originally constructed in 2003 and currently exhibits average overall condition. As of a rent roll dated April 1, 2025, the Subject was 100 percent occupied.

Date of Construction: The Subject was originally constructed in 2003.

Current Unit Mix, Size, And Tenant-Paid Rent: The unit mix, square footage, and average tenant-paid rents are detailed in the following tables. It should be noted that the Subject is a Public Housing development. As such, it has historically operated under a budget-based, flat rent schedule where tenants contribute 30 percent of income toward rent. Further, as a Public Housing development that is rehabilitation and redevelopment utilizing LIHTC equity, there are no existing or proposed contract or market rate asking rents at the Subject to compare with the comparable properties. The rent roll rents are based on a rent roll dated a April 1, 2025, which was the most recent available.

UNIT MIX AND SQUARE FOOTAGE

Unit Type	Number of Units	Unit Size (SF)	Net Leasable Area
1BR / 1BA	4	776	3,104
1BR / 1BA	4	958	3,832
1BR / 1BA	6	919	5,514
2BR / 1BA	2	1,205	2,410
2BR / 1BA	3	951	2,853
2BR / 1BA	3	1,135	3,405
2BR / 2BA	10	1,182	11,820
3BR / 2BA	2	1,206	2,412
3BR / 2BA	17	1,398	23,766
Total	**51**		**59,116**

CURRENT RENTS

Unit Type	Unit Size (SF)	Number of Units	Average Tenant-Paid Rent	2025 HUD Fair Market Rents
		Public Housing		
1BR / 1BA	776	4	$272	$1,604
1BR / 1BA	958	4	$272	$1,604
1BR / 1BA	919	6	$272	$1,604
2BR / 1BA	1,205	2	$415	$1,965
2BR / 1BA	951	3	$415	$1,965
2BR / 1BA	1,135	3	$415	$1,965
2BR / 2BA	1,182	10	$415	$1,965
3BR / 2BA	1,206	2	$530	$2,529
3BR / 2BA	1,398	17	$530	$2,529
		51		

Number of Stories: Two to four stories.

Improvements: The Subject site is currently improved with 51 one, two, and three-bedroom units contained within 10 residential buildings, in addition to one community building.

Utility Structure: The Subject offers gas cooking, gas water heating, and gas heating and wall air conditioning. At present, tenants are responsible for all gas and electric expenses along with cold water and sewer service, while the landlord is responsible for the cost of trash removal. The following table details utility allowance calculations as derived from the most recent utility allowance published by the 'Housing Authority of the City of Annapolis, effective as of July 2024.

HOUSING AUTHORITY UTILITY ALLOWANCE

UTILITY AND SOURCE	Paid By	1BR	2BR	3BR
Heating - Gas	Tenant	$42	$47	$49
Cooking - Gas	Tenant	$8	$9	$10
Other Electric	Tenant	$41	$47	$55
Air Conditioning	Tenant	$20	$26	$32
Water Heating - Gas	Tenant	$15	$19	$27
Water	Tenant	$23	$29	$41
Sewer	Tenant	$32	$42	$64
Trash	Landlord	$0	$0	$0
TOTAL - Paid By Landlord		**$0**	**$0**	**$0**
TOTAL - Paid By Tenant		**$181**	**$219**	**$278**

Source: Housing Authority of the City of Annapolis, effective 7/2024

Unit Amenities: The Subject offers blinds, carpeting, central air conditioning, coat closets, oven, refrigerator, and washer/dryer hookups in terms of in-unit amenities.

Development Amenities: The Subject offers a community room, on-site management, a playground, and walking paths.

Parking: The Subject offers street parking in front of each unit. There is no fee for parking.

Quality of Construction, and Deferred Maintenance: It is assumed that the Subject was constructed in a timely manner consistent with the information provided, using average-quality materials in a professional manner. The Subject exhibits fair condition, and the Subject did not exhibit deferred maintenance at the time of inspection.

Condition: The units are presently in average overall condition given the age of the improvements.

Conclusion: The existing improvements provide good functional utility and are in fair condition given the age of construction. The design of the improvements is consistent with surrounding properties.

VII. REAL ESTATE ASSESSMENT AND TAXES

REAL ESTATE ASSESSMENT AND TAXES

The following real estate tax estimate is based upon our interviews with local assessment officials, either in person or via telephone. We do not warrant its accuracy. It is our best understanding of the current system as reported by local authorities. Currently, the assessment of affordable housing properties is a matter of intense debate and there is pending legal action in many jurisdictions. The issue often surrounds how the intangible value or restricted rents are represented. We cannot issue a legal opinion as to how the taxing authority will assess the Subject. We advise the client to obtain legal counsel to provide advice as to the most likely outcome of a possible reassessment.

The Subject site is located within the Anne Arundel County real estate taxing jurisdiction. Real estate taxes for a property located in Anne Arundel County are based upon a property's assessed valuation. According to the Maryland Department of Assessments and Taxation, the Assessment Division typically considers three methods when assessing the value of a property that include: recent sales of similar properties, replacement cost, less accrued depreciation, and a fair and reasonable capitalization of income for rental or commercial properties. For multifamily properties, greater weight is given to the income approach, and the assessed value is equal to 100 percent of the market value. According to the assessor's office, properties are not automatically reassessed upon sale. Also, restricted and unrestricted properties are assessed with the same methodology. Properties are reassessed every three years, and assessment increases are phased-in equally over the subsequent three years. The current effective tax rate is $1.437 per $100 of assessed value. The following table details the current assessment for the Subject.

CURRENT ASSESSMENT AND TAX BURDEN

Parcel	Total Market Value	Assessment Ratio	Total Assessed Value	Assessed Value Per Unit	Total Taxes*	Taxes Per Unit
051C-0012-0186	$10,078,300	100.0%	$10,078,300	$197,614	$0	$0

*The Subject is currently tax-exempt

The Subject is a Public Housing development owned by The Housing Authority of the City of Annapolis that is currently tax-exempt with a property tax burden of $0.

As we have concluded that the highest and best use of the Subject is for conversion to unrestricted operations (utilizing unrestricted rents, full real estate taxes, and market-oriented operating expenses based upon unrestricted operation), we have calculated an estimate of full real estate taxes assuming market-oriented rents and operating expenses. In order to determine the likely real estate tax burden for the Subject if it were to operate without a tax exemption, we researched comparable assessments for unrestricted market rate properties in the area, some of which have been utilized as comparable properties in our *Income Capitalization Approach*. The following table details the comparable assessments.

COMPARABLE ASSESSMENTS

Property	Type	Year Built (Renovated)	Number of Units	Assessed Value	Assessed Value Per Unit
Admiral Farragut Apartments	Market	1966 (2000/2020)	289	$35,902,600	$124,230
Bell Annapolis On West	Market	2006	326	$63,131,233	$193,654
Harbour Gates Apartments	Market	1991 (2018)	516	$80,657,500	$156,313
Nautilus Pointe*	Market	1961 (2017)	308	$107,490,533	$348,995
Quiet Waters Landing*	Market	1975 (2020)	135	$38,611,333	$286,010
Average					**$221,841**

*Waterfront properties

As seen in the previous table, the comparable assessments range from $124,230 to $348,995 per unit. We note that the two tax comparables with waterfront locations appear to exhibit higher per unit assessments despite these properties consisting of older original construction. We believe that the prior data provides support for the Subject's current assessment, which falls in the range of the comparables, and is considered reasonable given the inferior condition of the Subject relative to the comparables.

Tax Recapitulation

In order to determine the impact of sales on the variations in assessed value, we researched the post-sale assessment value for recent sales in Anne Arundel County. Due to limited sales activity, we located one point of comparison, the sale of Beech's Farm Apartments in Columbia. Following sale in 2023, the property was subsequently reassessed at approximately 90 percent of the sale price. Taking the data into account, we utilized a tax recapitulation analysis in order to estimate the real estate tax burden for the Subject in the unrestricted scenarios, and utilized a post-transfer market value ratio of 90 percent.

Our calculations are detailed in the following table.

TAX RECAPITULATION

	Restricted - As Is
NOI Excluding Ad Valorem Taxes	**$864,090**
Cap Rate	5.75%
Millage Rate	1.44%
Assessment Ratio	100.00%
Loaded Cap Rate	**7.19%**
Indicated Market Value	$12,022,955
Post-transfer Market Value Ratio	90%
Indicated Assessment	$10,820,659
Assessment Per Unit	$212,170
Indicated Ad Valorem Tax	$155,493
Market Value With the Tax	$12,323,424
Value Rounded	$12,300,000

We will utilize the previous real estate tax amount in our valuation of the Subject.

VIII. HIGHEST AND BEST USE ANALYSIS

HIGHEST AND BEST USE ANALYSIS

Highest and Best Use may be defined as that legal use which will yield the highest net present value to the land, or that land use which may reasonably be expected to produce the greatest net return over a given period of time.

Investors continually attempt to maximize profits on invested capital. The observation of investor activities in the area is an indication of that use which can be expected to produce the greatest net return to the land. The principle of conformity holds, in part, that conformity in use is usually a highly desirable adjunct of real property, since it creates and/or maintains maximum value, and it is maximum value which affords the owner maximum returns.

Highest and Best Use is defined as: "The reasonably probable and legal use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.[3]"

Investors continually attempt to maximize profits on invested capital. The observations of investor activities in the area are an indication of that use which can be expected to produce the highest value. The principle of conformity holds, in part, that conformity in use is usually a highly desirable adjunct of real property, since it generally helps create and/or maintains maximum value.

It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. Implied in this definition is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. The principle of Highest and Best Use may be applied to the site if vacant and to the site as it is improved.

The Highest and Best Use determination is a function of neighborhood land use trends, property size, shape, zoning, and other physical factors, as well as the market environment in which the property must compete. Four tests are typically used to determine the highest and best use of a particular property. Thus, the following areas are addressed.

1. **Physically Possible:** The uses to which it is physically possible to put on the site in question.
2. **Legally Permissible:** The uses that are permitted by zoning and deed restrictions on the site in question.
3. **Feasible Use:** The possible and permissible uses that will produce any net return to the owner of the site.
4. **Maximally Productive:** Among the feasible uses, the use that will produce the highest net return or the highest present worth.

[3] Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022).

HIGHEST AND BEST USE AS VACANT

Physically Possible

According to a preliminary site plan provided by the client, the Subject site consists of an approximately 3.37-acre site located on the 101 Bloomsbury Square in Annapolis, Anne Arundel County, Maryland. The site exhibits generally level topography and is triangular in shape. The site is considered adequate for a variety of legally permissible uses..

Legally Permissible

The Subject is located in the city of Annapolis zoning jurisdiction. According to the Annapolis Zoning Department, the Subject site is zoned C-1 (Conservation Residence District). The C-1 district allows for varying types of development, including commercial and residential uses, in additional institutional uses such as educational uses. Residential uses of greater intensity than detached single-family homes required a specific plan approval which dictates the maximum density and building height. The Subject received plan approval upon original construction in 2003. There is no set required parking within a C-1 district for residential uses.

The comparable land sales used in this report indicate a density range from 4.3 to 36.9 units per acre, with an average density of 21.8 units per acre. Based on these densities, the maximum legally permissible density of 15.1 units per acre appears market-oriented if the site were vacant. Further, this aligns with the specific approval for the Subject for 51 multifamily units. Thus, we concluded that the site can support 51 multifamily units, which equates to a density of approximately 15.1 units per acre.

Financially Feasible

The cost of the land limits those uses that are financially feasible for the site. Any uses of the Subject site that provide a financial return to the land in excess of the cost of the land are those uses that are financially feasible.

The Subject's feasible uses are restricted to those that are allowed by zoning classifications, and are physically possible. As noted in the zoning section, the Subject site could support moderate density multifamily uses. Based on the Subject's surrounding land uses, the site's physical attributes, the secondary nature of the Subject location, and the recent development patterns in the area, affordable multifamily residential development is most likely. Anecdotal evidence indicates market rate development is not feasible in the current market.

Maximally Productive Use

Anecdotal evidence indicates market rate development is not feasible in the current market. Affordable housing development is not financially feasible without some type of gap funding or subsidy. No alternative use is considered feasible. As a result, the maximally productive use is to develop affordable housing with some form of gap subsidy.

Conclusion

The Subject's highest and best use "as vacant" is to construct a 51-unit multifamily development with financial subsidies, consistent with the surrounding land use patterns.

HIGHEST AND BEST USE AS IMPROVED

The Subject is currently operating as a HUD Public Housing development. Public housing developments operate with the tenants utilizing a flat rent schedule, paying 30 percent of their income to rent. The rent is not market-oriented; the development's operations are subsidized by HUD and operate on a break-even basis, not in a profit-generating manner. As such, valuing the property assuming the current public housing restrictions would essentially lend itself to the development having very low to no value.

The majority of buyers and sellers of multifamily developments utilize the income capitalization approach when valuing and determining the fair market value of a multifamily investment. We believe that the current income and expense structure is not an accurate basis upon which to value the property, as it results in very low to no value to the development when utilizing the income approach. Based upon our conversations with attorneys specializing in public housing, and in particular Section 18 and/or RAD, the existing public housing restrictions could be removed provided that the Housing Authority utilize HUD's "transfer of assistance" to another location and re-invest the sale proceeds for affordable housing purposes.

The highest and best use of the property, in its as is condition, would be one of three likely scenarios: 1) to substantially renovate through the RAD process with LIHTCs, utilizing the CHAP rents with market-based restricted operating expenses, 2) to maintain restricted operations utilizing CHAP award and market oriented operating expense, or 3) remove the public housing restrictions (through HUD's transfer of assistance program) and operate as an unrestricted development.

However, as the purpose of the As Is valuation is to establish the As Is Fair Market Value in support of LIHTC underwriting, we must recognize that the IRS and state LIHTC allocating agencies do not allow establishing a fair market value for a development by including the added value of receiving a LIHTC allocation (which would then be deemed investment value). ***Therefore, of the two remaining options for our estimate of As Is Fair Market Value, we determined that the highest and best use of the Subject, in its as is condition, is for conversion to unrestricted operations*** *(utilizing unrestricted rents, full real estate taxes, and market-oriented operating expenses based upon unrestricted operation) since this results in a higher value than continued restricted Public Housing operations. Likewise, this deal is not currently slated to undergo complete RAD conversion nor are there established as is CHAP rents, so further analysis of this scenario is not possible.*

IX. APPRAISAL METHODOLOGY

APPRAISAL METHODOLOGY

The valuation process begins with an estimate of the highest and best use of the Subject property considered as though vacant, and as improved. Once determined the property is then valued according to its highest and best use.

Contemporary appraisers usually gather and process data according to the discipline of the three approaches to value.

The cost approach consists of a summation of land value (as though vacant) and the cost to reproduce or replace the improvements, less appropriate deductions for depreciation. Reproduction cost is the cost to construct a replica of the Subject improvements. Replacement cost is the cost to construct improvements having equal utility.

The income capitalization approach involves an analysis of the investment characteristics of the property under valuation. The earnings' potential of the property is carefully estimated and converted into an estimate of the property's market value.

The sales comparison approach involves a comparison of the appraised property with similar properties that have sold recently. When properties are not directly comparable, sale prices may be broken down into units of comparison, which are then applied to the Subject for an indication of its likely selling price.

Applicability to the Subject Property

The cost approach consists of a summation of land value (as though vacant) and the cost to reproduce or replace the improvements, less appropriate deductions for depreciation. Reproduction cost is the cost to construct a replica of the Subject improvements. Replacement cost is the cost to construct improvements having equal utility. Given the Subject’s restricted nature and investment type and that it is generally not used by participants in this marketplace, particularly for properties of this age, the cost approach is not developed. However, we have included a land valuation based on the scope of work

The income capitalization approach requires estimation of the anticipated economic benefits of ownership, gross and net incomes, and capitalization of these estimates into an indication of value using investor yield or return requirements. Yield requirements reflect the expectations of investors in terms of property performance, risk, and alternative investment possibilities. Because the Subject is an income producing property, this is considered to be the best method of valuation. A direct capitalization technique is utilized.

In the sales comparison approach, we estimate the value of a property by comparing it with similar, recently sold properties in surrounding or competing areas. Inherent in this approach is the principle of substitution, which holds that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution. There is adequate information to use both the EGIM and NOI/Unit analyses in valuing the Subject property.

X. COST APPROACH

COST APPROACH

The employment of the Cost Approach in the valuation process is based on the principle of substitution. Investors in the marketplace do not typically rely upon the cost approach. As a result, the cost approach is considered to have only limited use in the valuation of the Subject property. The cost approach is considered to be a useful tool and provides the reader with a measure of the economic status within the marketplace.

In the cost approach to value, the value of the land is estimated. Next, the cost of the improvements as if new is estimated. Accrued depreciation is deducted from the estimated cost new to estimate the value of the Subject property in its current condition. The resultant figure indicates the value of the whole property based on cost. Generally, land value is obtained through comparable land sales. Replacement or reproduction costs, as appropriate, are taken from cost manuals, unless actual current cost figures are available. The cost approach was not developed based on the age of the Subject property and the fact most investors do not use this method. However, we have included a land valuation based on the scope of work.

LAND VALUATION

To arrive at an estimated land value for the Subject site, the appraisers have analyzed sales of comparable properties in the competitive area. The sales comparison approach typically reflects the actions of buyers and sellers in the marketplace and serves as an excellent benchmark as to what a potential buyer would be willing to pay for the Subject site.

From our research, we selected the best transactions available that represent the most recent competitive alternative sales or contracts in the marketplace. Due to relatively limited development activity in recent years we include two land sales within Annapolis and two additional sales in nearby Fort Meade and Odenton, Maryland.

In analyzing the sales data, we have selected the price per unit (planned apartment units) as the unit of comparison. This is the unit of comparison most commonly quoted by brokers, sellers, and purchasers when discussing sales transactions in this market and is considered the most relevant for the Subject.

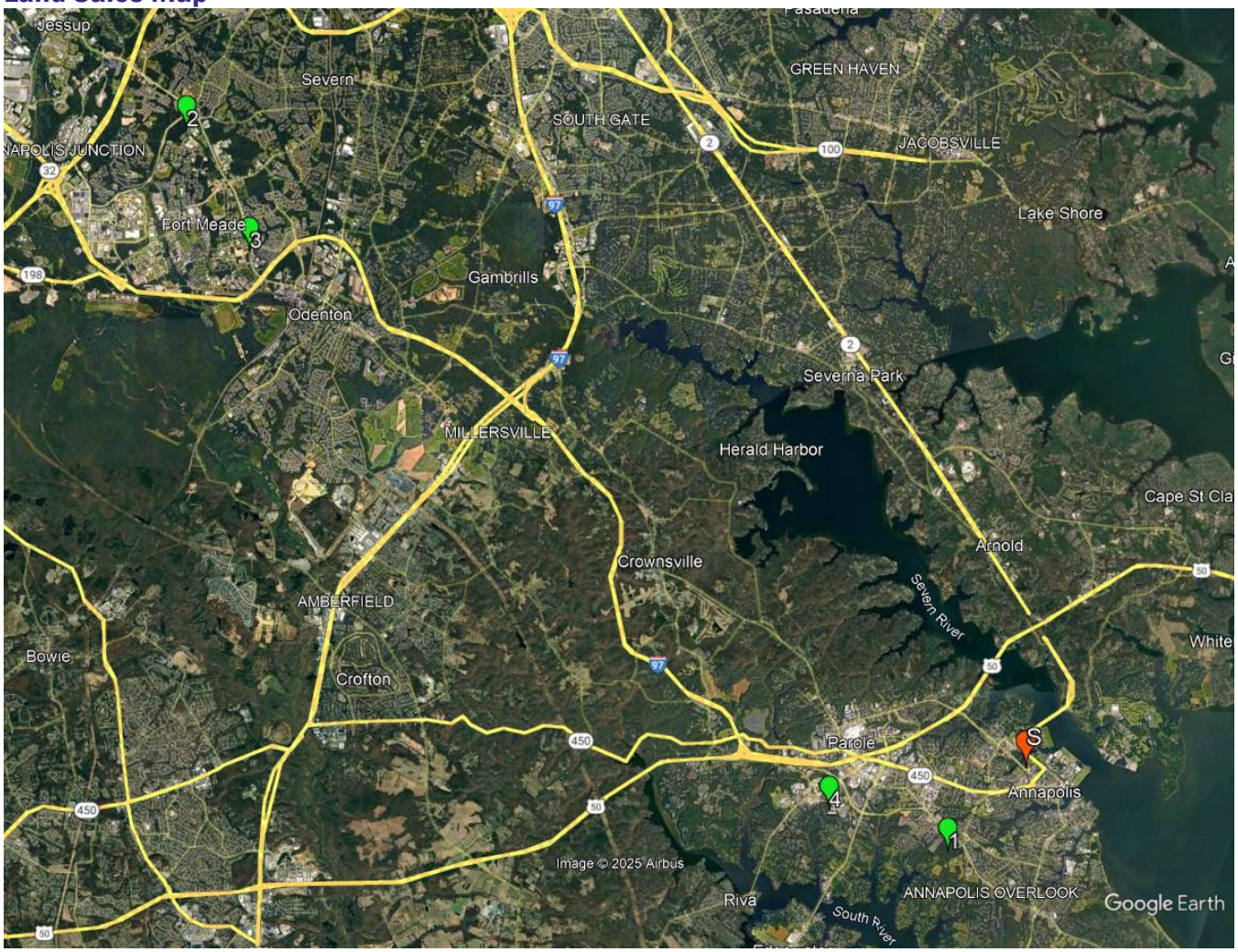
The selected sales are summarized in the following table; the sale prices identified in the table have been adjusted for cash-equivalency, when appropriate. A map of the sales also follows.

COMPARABLE LAND SALES

#	Property Name	Location	Sale Date	Sale Price	Land Acres	# Units	Price Per Unit (Unadjusted)	Price Per Acre (Unadjusted)
1	1701 Forest Drive	Annapolis, MD	Apr/2024	$2,100,000	3.28	58	$36,207	$640,244
2	8010 Rockenbach Road	Fort Meade, MD	Jul/2023	$1,975,000	11.17	48	$41,146	$176,813
3	1580 Annapolis Road	Odenton, MD	Jan/2022	$3,750,000	5.33	150	$25,000	$703,565
4	2553 Riva Road	Annapolis, MD	Nov/2021	$13,170,326	6.77	250	$52,681	$1,945,395

Throughout our conversations with market participants and buyers and sellers of the comparable sales, the respondents indicated that the purchase price is typically based upon a price per unit. This is typical of the local multifamily market and will be used as a basis for analysis. However, at the client's request, we have also illustrated the sales data on a price per acre basis. A location map is presented on the following page.

Land Sales Map



COMPARABLE LAND SALES

#	Property Name	Location	Sale Date	Sale Price	Land Acres	# Units	Price Per Unit (Unadjusted)	Price Per Acre (Unadjusted)
1	1701 Forest Drive	Annapolis, MD	Apr/2024	$2,100,000	3.28	58	$36,207	$640,244
2	8010 Rockenbach Road	Fort Meade, MD	Jul/2023	$1,975,000	11.17	48	$41,146	$176,813
3	1580 Annapolis Road	Odenton, MD	Jan/2022	$3,750,000	5.33	150	$25,000	$703,565
4	2553 Riva Road	Annapolis, MD	Nov/2021	$13,170,326	6.77	250	$52,681	$1,945,395

Land Sale 1701 Forest Drive



Transaction

Address	1701 Forest Drive	Sale Date	2024/04/19
City	Annapolis	Sale Price	$ 2,100,000
State	MD	Sale Status	closed
County	Anne Arundel	Sale Conditions	Typical
Seller	Annapolis Realty Partners, LLC	Rights Conveyed	Fee Simple
Buyer	Forest Drive LIHTC, LLC	Confirmed With	CoStar, Public records

Site

Land Acres	3.28	Topography	Level
Land Sq Ft	142,877	Zoning	R2/R10
Shape	Rectangular	Corner	No

Improvements and Ratios

Proposed Units	58	Adj $/Proposed Unit	$ 36,207
		Adj $/SF	$ 15

Remarks

The site was vacant at the time of sale. The purchaser intends to develop a 58-unit affordable multifamily property to be called The Willows at Forest Drive. The property is currently under construction and is expected to be complete in mid to late 2025.

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Land Sale 8010 Rockenbach Road



Transaction

Address	8010 Rockenbach Road	Sale Date	2023/07/20
City	Fort Meade	Sale Price	$ 1,975,000
State	MD	Sale Status	closed
County	Anne Arundel	Sale Conditions	None
Seller	Taylor Family Limited Partnership	Rights Conveyed	Fee Simple
Buyer	Eagle Park Family	Confirmed With	CoStar, Public records

Site

Land Acres	11.17	Topography	Level
Land Sq Ft	486,565	Zoning	MXD-R
Shape	Irregular	Corner	No

Improvements and Ratios

Proposed Units	48	Adj $/Proposed Unit	$ 41,146
		Adj $/SF	$ 4

Remarks

This vacant parcel of land was purchased to construct a 48-unit affordable multifamily development. The property was completed in January 2025 and the completed development is named Eagle Park Village.

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Land Sale 1580 Annapolis Road



Transaction

Address	1580 Annapolis Road	Sale Date	2022/01/05
City	Odenton	Sale Price	$ 3,750,000
State	MD	Sale Status	closed
County	Anne Arundel	Sale Conditions	Cash
Seller	1572 LLC	Rights Conveyed	Fee Simple
Buyer	North Odenton Associates II LLC	Confirmed With	Maryland DHCD, Public records

Site

Land Acres	5.33	Topography	Level
Land Sq Ft	232,175	Zoning	MF
Shape	Triangular	Corner	No

Improvements and Ratios

Proposed Units	150	Adj $/Proposed Unit	$ 25,000
		Adj $/SF	$ 16

Remarks

The sale involved the purchase of two parcels in January 2022 for the construction of Blue Oaks at North Odenton, a 150-unit LIHTC development. The project broke ground in 2024 with anticipated completion in 2026.

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Land Sale 2553 Riva Road



Transaction

Address	2553 Riva Road	Sale Date	2021/11/08
City	Annapolis	Sale Price	$ 13,170,326
State	MD	Sale Status	closed
County	Anne Arundel	Sale Conditions	Typical
Seller	Angelo, Gordon & Co.	Rights Conveyed	Fee Simple
Buyer	Aventon Annapolis Owner, LLC	Confirmed With	CoStar, Public Records

Site

Land Acres	6.77	Topography	Level
Land Sq Ft	294,901	Zoning	Multifamily
Shape	Irregular	Corner	Yes

Improvements and Ratios

Proposed Units	250	Adj $/Proposed Unit	$ 52,681
		Adj $/SF	$ 45

Remarks

The site was purchased for the development of Aventon Annapolis a 250-unit market rate multifamily development that opened in February 2024.

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Adjustments

The following table illustrates adjustments applied to the sale comparables.

LAND SALES DATA ADJUSTMENT GRID					
	Subject	1	2	3	4
Property Name	Bloomsbury Square	1701 Forest Drive	8010 Rockenbach Road	1580 Annapolis Road	2553 Riva Road
Address	101 Bloomsbury Square	1701 Forest Drive	8010 Rockenbach Road	1580 Annapolis Road	2553 Riva Road
City	Annapolis	Annapolis	Fort Meade	Odenton	Annapolis
Parcel Data					
Zoning	C1	R2/R10	MXD-R	MF	Multifamily
Topography	Level	Level	Level	Level	Level
Shape	Triangular	Rectangular	Irregular	Triangular	Irregular
Size (SF)	146,710	142,877	486,565	232,175	294,901
Size (Acres)	3.37	3.28	11.17	5.33	6.77
Units (H&BU)	**51**	58	48	150	250
Units Per Acre	15.1	17.7	4.3	28.1	36.9
Sales Data					
Date		Apr/2024	Jul/2023	Jan/2022	Nov/2021
Interest		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Price		$2,100,000	$1,975,000	$3,750,000	$13,170,326
Price per Unit		$36,207	$41,146	$25,000	$52,681
Adjustments					
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		$0	$0	$0	$0
		$2,100,000	$1,975,000	$3,750,000	$13,170,326
Financing Terms		Typical	None	Cash	Typical
Adjustment		$0	$0	$0	$0
		$2,100,000	$1,975,000	$3,750,000	$13,170,326
Conditions of Sale		None	None	None	None
Adjustment		$0	$0	$0	$0
		$2,100,000	$1,975,000	$3,750,000	$13,170,326
Market Conditions		1.00	1.00	1.00	0.90
Adjusted Sales Price		$2,100,000	$1,975,000	$3,750,000	$11,853,293
Adjusted Price Per Unit		$36,207	$41,146	$25,000	$47,413
Adjusted Price Per Acre		$640,244	$176,813	$703,565	$1,750,856
Adjustments					
Location		0%	15%	0%	-10%
Zoning/Use		0%	-10%	0%	0%
Topography		0%	0%	0%	0%
Site Characteristics		-10%	-10%	0%	-10%
Size		0%	0%	5%	5%
Overall Adjustment		-10%	-5%	5%	-15%
Adjusted Price Per Unit		**$32,586**	**$39,089**	**$26,250**	**$40,301**
Adjusted Price Per Acre		**$576,220**	**$167,972**	**$738,743**	**$1,488,227**

EXPLANATION OF ADJUSTMENTS

As illustrated, adjustments have been made based on price differences created by the following factors:

- **Property Rights**
- **Financing**
- **Conditions of Sale**
- **Market Conditions**
- **Location**
- **Zoning / Density**
- **Topography / Shape**
- **Size / Number of Units**

Property Rights

All sales used in this analysis represent the conveyance of the fee simple interest in the respective properties. Therefore, no adjustment is applied to any of the sales under this adjustment category.

Financing

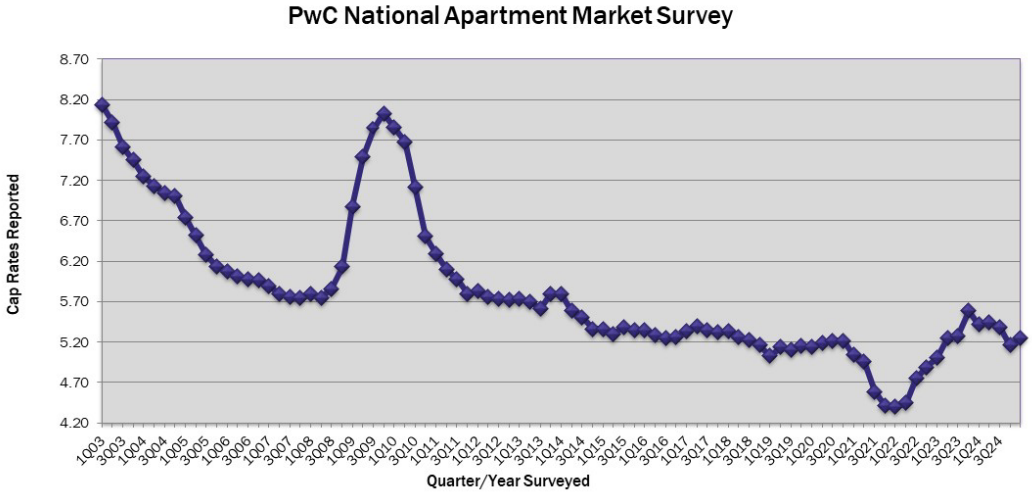
If applicable, the comparable sales must be adjusted for financing terms. The adjustment renders the sale price to cash equivalent terms. All of the sales are considered to be cash equivalent and no adjustment is necessary.

Conditions of Sale

This adjustment is used if there are any unusual circumstances surrounding the transactions such as foreclosures, bulk sales, related parties, assemblages, etc. All of the comparable sales are considered to be market-oriented, arms-length transactions and as a result no adjustments are needed.

Market Conditions

Real estate values vary over time due to changes in market conditions. The rate of this change fluctuates due to investor's perceptions and responses to prevailing market conditions. This adjustment category reflects market differences occurring between the effective date of the appraisal and the sale date of the comparables when values appreciated or depreciated. We analyzed sale/resale data of tracts, and considered the changes in market conditions of residential properties. The following table illustrates capitalization rate trends from the *PwC Real Estate Investor Survey*.



All of the sales took place from November 2021 to April 2024. Based on the indicated market conditions at the time of sale we applied no adjustment to Sales 1, 2, and 3, and a 10 percent downward adjustment to Sale 4.

Location

Location encompasses a number of issues, including location within different market areas with different supply/demand pressures, the character/condition of surrounding development, access, and visibility. It is important to assess which factors truly impact value for different types of real estate. The following table illustrates the median household income, median monthly rent, and median home sales price in the zip code of each land sale. This data will be used to determine an appropriate adjustment for the Subject's location as compared to the comparables.

LAND SALES - LOCATION COMPARISON

#	Property Name	Zip Code	Median Income	Median Rent	Median Home Value	Income Differential	Rent Differential With Subject	Home Value Differential	Average Delta
S	**Bloomsbury Square**	**21401**	**$95,244**	**$1,653**	**$452,300**	-	-	-	-
1	1701 Forest Drive	21401	$95,244	$1,653	$452,300	0%	0%	0%	**0%**
2	8010 Rockenbach Road	20755	$70,858	$2,097	$210,200	-26%	27%	-54%	**-17%**
3	1580 Annapolis Road	21113	$97,419	$1,749	$310,700	2%	6%	-31%	**-8%**
4	2553 Riva Road	21401	$95,244	$1,653	$452,300	0%	0%	0%	**0%**

As seen in the previous table, the location of the Subject is considered generally similar to Sales 1, 3, and 4. Based on the above differential we applied a 15 percent upward adjustment to Sale 2. We also considered the location of Sale 4 within Annapolis, which offers superior access to retail and service amenities along Riva Road. As such, we applied a 10 percent downward adjustment to Sale 4. No adjustments are applied to the remaining sales.

Zoning/Density

All of the comparable sales are zoned for multifamily development. However, Sale 2 was approved for a lower density with fewer units and we applied a 10 percent downward adjustment.

Topography

The Subject site is generally level and at road grade, which is considered generally similar to all of the sales. Thus, no adjustments are warranted to the sales.

Site Characteristics

Site characteristics such as access, frontage, visibility, and shape can affect the marketability of sites, making them more or less attractive to investors. The Subject site offers good access and visibility, with an irregular shape. Similar to the Subject and inferior to the comparables, Sale 3 offers a triangular shape with more limited development potential. We applied a 10 percent downward adjustment to Sales 1, 2, and 4. No additional adjustments are warranted.

Size/Number of Units

With respect to size, the general convention is that larger properties tend to sell for less on a per unit basis than smaller properties. The pool of potential purchasers decreases as property size (and purchase price) increases, effectively reducing competition. The pricing relationship is not linear and certain property sizes, while different, may not receive differing prices based on the grouping within levels. We applied a five percent upward adjustment to Sales 3 and 4, which are larger than the Subject. No adjustment was applied to Sales 1 or 2.

Conclusion

The sales indicate an adjusted price per unit range of $26,250 to $40,301 per unit, with a mean of $34,556 per unit and a median of $35,837 per unit. We placed the most weight on Sales 1 and 2, which were the most recent to transfer. As such, we believe an indication of $35,000 per unit is reasonable. On a price per acre basis, this results in a value of $534,442 per acre, which falls within the adjusted range of the comparable sales. Overall, we believe the sales provide a strong comparison for the Subject and are supportive of the concluded value.

CONCLUSION OF VALUE

Therefore, as a result of our investigation and analysis, it our opinion that, subject to the limiting conditions and assumptions contained herein, the estimated **value of the underlying land, as if vacant**, in the fee simple, as of May 9, 2025, is:

ONE MILLION NINE HUNDRED THOUSAND DOLLARS
($1,900,000)

XI. INCOME CAPITALIZATION APPROACH

INCOME CAPITALIZATION APPROACH

Introduction

We were asked to provide the following value estimate:

- Fair Market Value "as is" of the leased fee interest in the property

The Income Capitalization Approach to value is based upon the premise that the value of an income-producing property is largely determined by the ability of the property to produce future economic benefits. The value of such a property to the prudent investor lies in anticipated annual cash flows and an eventual sale of the property. An estimate of the property's market value is derived via the capitalization of these future income streams.

It is important to note that the projections of income and expenses are based on the basic assumption that the apartment complex is managed and staffed by competent personnel and that the property is professionally advertised and aggressively promoted.

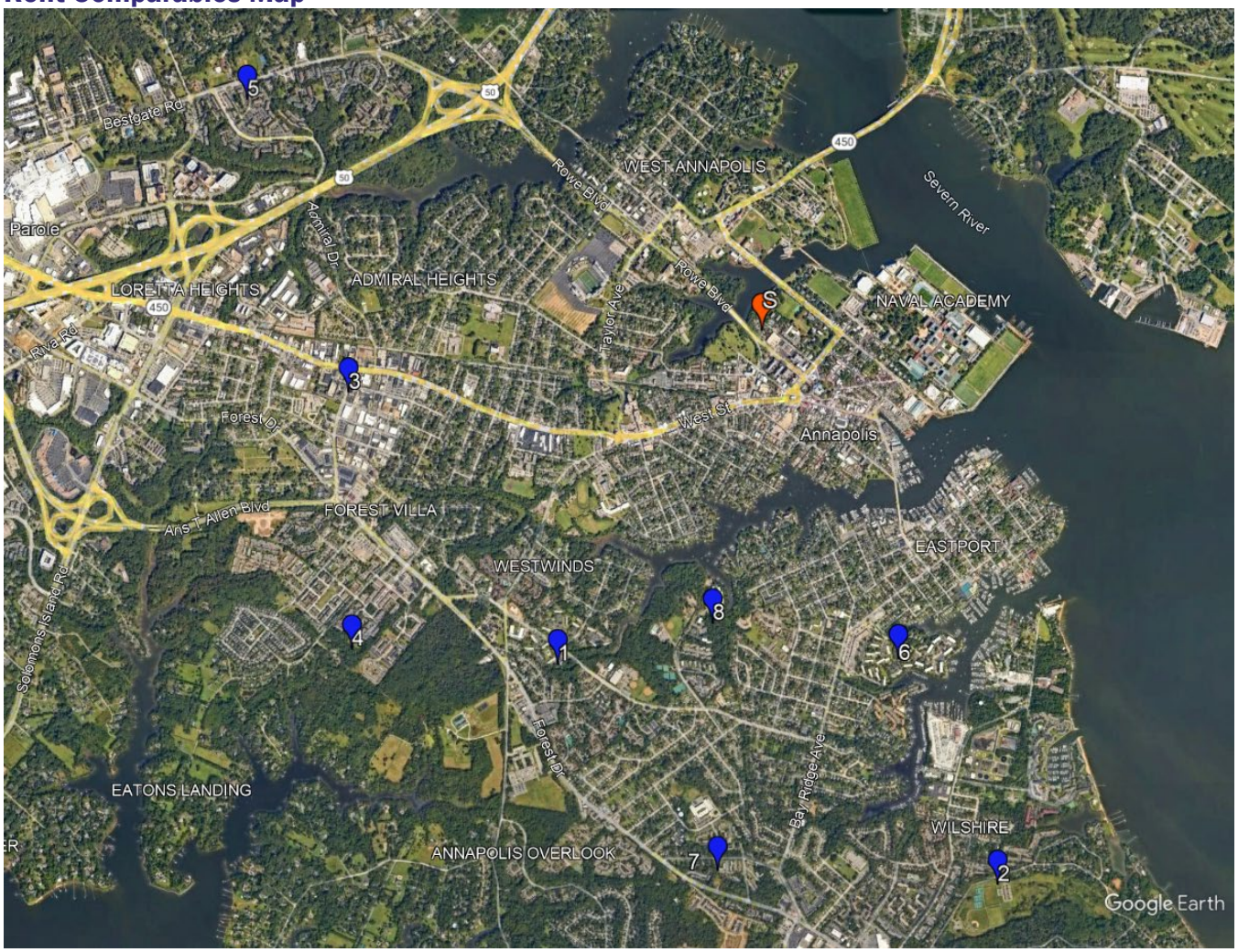
COMPETITIVE RENTAL ANALYSIS

We prepared a competitive rental analysis of the local market. Analysis of comparable market rate properties is included in this section.

To evaluate the competitive position of the Subject, we surveyed a total of 2,250 units in eight rental properties. The quality of the comparable data is considered average. We included eight market rate properties located between 1.0 and 2.2 miles from the Subject site, all of which are located within the PMA. Overall, we believe the availability of data is adequate to support our conclusions.

The following pages include individual comparable property profiles, along with a summary table. A map of the comparables, in relation to the Subject, is included on the following page.

Rent Comparables Map



COMPARABLE PROPERTIES

#	Comparable Property	City	Rent Structure	Distance to Subject
S	**Bloomsbury Square**	**Annapolis**	**Public Housing**	**-**
1	Admiral Farragut Apartments	Annapolis	Market	1.4 miles
2	Annapolis Roads Apartments	Annapolis	Market	2.2 miles
3	Bell Annapolis On West	Annapolis	Market	1.6 miles
4	Berkshire Annapolis Bay	Annapolis	Market	1.9 miles
5	Harbour Gates Apartments	Annapolis	Market	2.2 miles
6	Nautilus Pointe	Annapolis	Market	1.2 miles
7	Quiet Waters Landing	Annapolis	Market	1.9 miles
8	Spa Cove Apartments	Annapolis	Market	1.0 miles

SUMMARY MATRIX

Comp #	Property Name	Distance to Subject	Type / Built / Renovated	Rent Structure	Unit Description	#	%	Size (SF)	Restriction	Rent (Adj)	Waiting List?	Vacant Units	Vacancy Rate
Subject	Bloomsbury Square	-	Various	Public Housing	1BR / 1BA	4	7.8%	776	Public Housing	-	Yes	0	0.0%
	101 Bloomsbury Square		3-stories		1BR / 1BA	4	7.8%	958	Public Housing	-	Yes	0	0.0%
	Annapolis, MD 21401		2003 / n/a		1BR / 1BA	6	11.8%	919	Public Housing	-	Yes	0	0.0%
	Anne Arundel County		Family		2BR / 1BA	2	3.9%	1,205	Public Housing	-	Yes	0	0.0%
					2BR / 1BA	3	5.9%	951	Public Housing	-	Yes	0	0.0%
					2BR / 1BA	3	5.9%	1,135	Public Housing	-	Yes	0	0.0%
					2BR / 2BA	10	19.6%	1,182	Public Housing	-	Yes	0	0.0%
					3BR / 2BA	2	3.9%	1,206	Public Housing	-	Yes	0	0.0%
					3BR / 2BA	17	33.3%	1,398	Public Housing	-	Yes	0	0.0%
						51						0	0.0%
1	Admiral Farragut Apartments	1.4 miles	Garden	Market	1BR / 1BA	1	0.4%	465	Market	$1,576	No	0	0.0%
	230 Hilltop Lane		2-stories		1BR / 1BA	108	37.4%	609	Market	$1,853	No	4	3.7%
	Annapolis, MD 21403		1966 / 2000/2020		2BR / 1BA	64	22.2%	775	Market	$2,647	No	2	3.1%
	Anne Arundel County		Family		2BR / 2BA	64	22.2%	1,000	Market	$2,600	No	3	4.7%
					2.5BR / 1.5BA	8	2.8%	850	Market	$2,751	No	0	0.0%
					3BR / 2BA	44	15.2%	1,000	Market	$2,814	No	0	0.0%
						289						9	3.1%
2	Annapolis Roads Apartments	2.2 miles	Garden	Market	1BR / 1BA	88	31.2%	805	Market	$1,976	No	2	2.3%
	1 Eaglewood Road		3-stories		2BR / 2BA	170	60.3%	1,055	Market	$2,405	No	5	2.9%
	Annapolis, MD 21403		1979 / 2010		3BR / 2BA	24	8.5%	1,325	Market	$2,815	No	0	0.0%
	Anne Arundel County		Family										
						282						7	2.5%
3	Bell Annapolis On West	1.6 miles	Midrise	Market	0BR / 1BA	22	6.8%	567	Market	$1,568	No	N/A	N/A
	1901 West Street		4-stories		1BR / 1BA	N/A	N/A	834	Market	$1,735	No	2	N/A
	Annapolis, MD 21401		2006 / n/a		1BR / 1BA	N/A	N/A	982	Market	$1,851	No	N/A	N/A
	Anne Arundel County		Family		1BR / 1BA	143	43.9%	734	Market	$1,620	No	N/A	N/A
					2BR / 1BA	N/A	N/A	991	Market	$1,811	No	4	N/A
					2BR / 1BA	N/A	N/A	1,009	Market	$1,960	No	N/A	N/A
					2BR / 1BA	6	1.8%	972	Market	$1,661	No	N/A	N/A
					2BR / 2BA	N/A	N/A	1,271	Market	$2,604	No	2	N/A
					2BR / 2BA	N/A	N/A	1,464	Market	$2,912	No	N/A	N/A
					2BR / 2BA	129	39.6%	1,067	Market	$2,295	No	N/A	N/A
					3BR / 2BA	26	8.0%	1,300	Market	$3,145	No	0	0.0%
						326						4	1.2%
4	Berkshire Annapolis Bay	1.9 miles	Garden	Market	1BR / 1BA	N/A	N/A	854	Market	$2,133	No	6	N/A
	721 South Cherry Grove Avenue		3-stories		2BR / 2BA	N/A	N/A	1,099	Market	$2,546	No	6	N/A
	Annapolis, MD 21401		2003 / n/a		3BR / 2BA	20	9.3%	1,363	Market	$2,989	No	0	0.0%
	Anne Arundel County		Family										
						216						12	5.6%
5	Harbour Gates Apartments	2.2 miles	Garden	Market	0BR / 1BA	26	5.0%	515	Market	$1,727	No	0	0.0%
	2001 Harbour Gates Drive		3-stories		1BR / 1BA	78	15.1%	530	Market	$1,851	No	2	2.6%
	Annapolis, MD 21401		1991 / 2018		1BR / 1BA	78	15.1%	645	Market	$1,966	No	3	3.9%
	Anne Arundel County		Family		1BR / 1BA	78	15.1%	775	Market	$2,081	No	0	0.0%
					2BR / 1BA	64	12.4%	840	Market	$2,256	No	1	1.6%
					2BR / 2BA	182	35.3%	950	Market	$2,411	No	5	2.8%
					2.5BR / 2BA	N/A	N/A	1,095	Market	$2,446	No	0	N/A
					3BR / 2BA	10	1.9%	1,010	Market	$2,669	No	0	0.0%
						516						11	2.1%
6	Nautilus Pointe	1.2 miles	Garden	Market	0BR / 1BA	15	4.9%	500	Market	$1,985	No	0	0.0%
	655 Americana Drive		3-stories		1BR / 1BA	97	31.5%	722	Market	$1,811	No	3	3.1%
	Annapolis, MD 21403		1961 / 2017		1BR / 1BA	50	16.2%	633	Market	$1,884	No	3	6.0%
	Anne Arundel County		Family		2BR / 1BA	1	0.3%	782	Market	$2,108	No	0	0.0%
					2BR / 1.5BA	52	16.9%	878	Market	$2,456	No	3	5.8%
					2.5BR / 2BA	1	0.3%	782	Market	$2,489	No	0	0.0%
					3BR / 1BA	46	14.9%	960	Market	$2,568	No	0	0.0%
					3BR / 2BA	46	14.9%	1,148	Market	$2,727	No	5	10.9%
						308						14	4.5%
7	Quiet Waters Landing	1.9 miles	Garden	Market	1BR / 1BA	N/A	N/A	850	Market	$2,728	No	0	N/A
	1293 Thom Court		3-stories		1BR / 1BA	N/A	N/A	638	Market	$1,677	No	2	N/A
	Annapolis, MD 21403		1975 / 2020		2BR / 1BA	N/A	N/A	971	Market	$2,962	No	0	N/A
	Anne Arundel County		Family		2BR / 1BA	N/A	N/A	789	Market	$1,837	No	3	N/A
					3BR / 1.5BA	17	12.6%	1,035	Market	$2,522	No	0	0.0%
						135						5	3.7%
8	Spa Cove Apartments	1.0 miles	Garden	Market	1BR / 1BA	8	4.5%	822	Market	$1,606	No	1	12.5%
	910 Primrose Road		3-stories		1.5BR / 1BA	13	7.3%	825	Market	$1,718	No	0	0.0%
	Annapolis, MD 21403		1966 / 2005/2011		1.5BR / 1BA	18	10.1%	955	Market	$1,759	No	0	0.0%
	Anne Arundel County		Family		2BR / 1BA	24	13.5%	1,020	Market	$1,792	No	1	4.2%
					2BR / 2BA	88	49.4%	1,020	Market	$1,988	No	4	4.6%
					3BR / 2BA	24	13.5%	1,226	Market	$2,607	No	1	4.2%
					4BR / 2BA	3	1.7%	1,574	Market	$3,098	No	0	0.0%
						178						7	3.9%

RENT AND SQUARE FOOTAGE RANKING – All rents adjusted for utilities and concessions extracted from the market.

Units Surveyed:	2,250	Weighted Occupancy:	96.9%	
Market Rate	2,250	Market Rate	96.9%	
Tax Credit	0	Tax Credit	0	

	One Bedroom One Bath		Two Bedroom One Bath		Three Bedroom Two Bath	
	Property	Average	Property	Average	Property	Average
RENT	Quiet Waters Landing (Market)	$2,728	Quiet Waters Landing (Market)	$2,962	Bell Annapolis On West (Market)	$3,145
	Berkshire Annapolis Bay (Market)	$2,133	Admiral Farragut Apartments (Market)	$2,647	Berkshire Annapolis Bay (Market)	$2,989
	Harbour Gates Apartments (Market)	$2,081	Bell Annapolis On West (Market)(2BA)	$2,604	Annapolis Roads Apartments (Market)	$2,815
	Annapolis Roads Apartments (Market)	$1,976	Admiral Farragut Apartments (Market)(2BA)	$2,600	Admiral Farragut Apartments (Market)	$2,814
	Harbour Gates Apartments (Market)	$1,966	Berkshire Annapolis Bay (Market)(2BA)	$2,546	Nautilus Pointe (Market)	$2,727
	Nautilus Pointe (Market)	$1,884	Nautilus Pointe (Market)(1.5BA)	$2,456	Harbour Gates Apartments (Market)	$2,669
	Admiral Farragut Apartments (Market)	$1,853	Harbour Gates Apartments (Market)(2BA)	$2,411	Spa Cove Apartments (Market)	$2,607
	Harbour Gates Apartments (Market)	$1,851	Annapolis Roads Apartments (Market)(2BA)	$2,405	Nautilus Pointe (Market)(1BA)	$2,568
	Nautilus Pointe (Market)	$1,811	Harbour Gates Apartments (Market)	$2,256	Quiet Waters Landing (Market)(1.5BA)	$2,522
	Bell Annapolis On West (Market)	$1,735	Nautilus Pointe (Market)	$2,108		
	Quiet Waters Landing (Market)	$1,677	Spa Cove Apartments (Market)(2BA)	$1,988		
	Spa Cove Apartments (Market)	$1,606	Quiet Waters Landing (Market)	$1,837		
	Admiral Farragut Apartments (Market)	$1,576	Bell Annapolis On West (Market)	$1,811		
			Spa Cove Apartments (Market)	$1,792		
SQUARE FOOTAGE	**Bloomsbury Square (Public Housing)**	**958**	Bell Annapolis On West (Market)(2BA)	1,271	**Bloomsbury Square (Public Housing)**	**1,398**
	Bloomsbury Square (Public Housing)	**919**	**Bloomsbury Square (Public Housing)**	**1,205**	Berkshire Annapolis Bay (Market)	1,363
	Berkshire Annapolis Bay (Market)	854	**Bloomsbury Square (Public Housing)(2BA)**	**1,182**	Annapolis Roads Apartments (Market)	1,325
	Quiet Waters Landing (Market)	850	**Bloomsbury Square (Public Housing)**	**1,135**	Bell Annapolis On West (Market)	1,300
	Bell Annapolis On West (Market)	834	Berkshire Annapolis Bay (Market)(2BA)	1,099	Spa Cove Apartments (Market)	1,226
	Spa Cove Apartments (Market)	822	Annapolis Roads Apartments (Market)(2BA)	1,055	**Bloomsbury Square (Public Housing)**	**1,206**
	Annapolis Roads Apartments (Market)	805	Spa Cove Apartments (Market)	1,020	Nautilus Pointe (Market)	1,148
	Bloomsbury Square (Public Housing)	**776**	Spa Cove Apartments (Market)(2BA)	1,020	Quiet Waters Landing (Market)(1.5BA)	1,035
	Harbour Gates Apartments (Market)	775	Admiral Farragut Apartments (Market)(2BA)	1,000	Harbour Gates Apartments (Market)	1,010
	Nautilus Pointe (Market)	722	Bell Annapolis On West (Market)	991	Admiral Farragut Apartments (Market)	1,000
	Harbour Gates Apartments (Market)	645	Quiet Waters Landing (Market)	971	Nautilus Pointe (Market)(1BA)	960
	Quiet Waters Landing (Market)	638	**Bloomsbury Square (Public Housing)**	**951**		
	Nautilus Pointe (Market)	633	Harbour Gates Apartments (Market)(2BA)	950		
	Admiral Farragut Apartments (Market)	609	Nautilus Pointe (Market)(1.5BA)	878		
	Harbour Gates Apartments (Market)	530	Harbour Gates Apartments (Market)	840		
	Admiral Farragut Apartments (Market)	465	Quiet Waters Landing (Market)	789		
			Nautilus Pointe (Market)	782		
			Admiral Farragut Apartments (Market)	775		
RENT PER SQUARE FOOT	Harbour Gates Apartments (Market)	$3.49	Admiral Farragut Apartments (Market)	$3.42	Admiral Farragut Apartments (Market)	$2.81
	Admiral Farragut Apartments (Market)	$3.39	Quiet Waters Landing (Market)	$3.05	Nautilus Pointe (Market)(1BA)	$2.68
	Quiet Waters Landing (Market)	$3.21	Nautilus Pointe (Market)(1.5BA)	$2.80	Harbour Gates Apartments (Market)	$2.64
	Harbour Gates Apartments (Market)	$3.05	Nautilus Pointe (Market)	$2.70	Quiet Waters Landing (Market)(1.5BA)	$2.44
	Admiral Farragut Apartments (Market)	$3.04	Harbour Gates Apartments (Market)	$2.69	Bell Annapolis On West (Market)	$2.42
	Nautilus Pointe (Market)	$2.98	Admiral Farragut Apartments (Market)(2BA)	$2.60	Nautilus Pointe (Market)	$2.38
	Harbour Gates Apartments (Market)	$2.69	Harbour Gates Apartments (Market)(2BA)	$2.54	Berkshire Annapolis Bay (Market)	$2.19
	Quiet Waters Landing (Market)	$2.63	Quiet Waters Landing (Market)	$2.33	Spa Cove Apartments (Market)	$2.13
	Nautilus Pointe (Market)	$2.51	Berkshire Annapolis Bay (Market)(2BA)	$2.32	Annapolis Roads Apartments (Market)	$2.12
	Berkshire Annapolis Bay (Market)	$2.50	Annapolis Roads Apartments (Market)(2BA)	$2.28		
	Annapolis Roads Apartments (Market)	$2.45	Bell Annapolis On West (Market)(2BA)	$2.05		
	Bell Annapolis On West (Market)	$2.08	Spa Cove Apartments (Market)(2BA)	$1.95		
	Spa Cove Apartments (Market)	$1.95	Bell Annapolis On West (Market)	$1.83		
			Spa Cove Apartments (Market)	$1.76		

AMENITY MATRIX

	Subject	Admiral Farragut Apartments	Annapolis Roads Apartments	Bell Annapolis On West	Berkshire Annapolis Bay	Harbour Gates Apartments	Nautilus Pointe	Quiet Waters Landing	Spa Cove Apartments
Rent Structure	Public	Market	Market	Market	Market	Market	Market	Market	Market
Building									
Property Type	Various	Garden	Garden	Midrise	Garden	Garden	Garden	Garden	Garden
# of Stories	3-stories	2-stories	3-stories	4-stories	3-stories	3-stories	3-stories	3-stories	3-stories
Year Built	2003	1966	1979	2006	2003	1991	1961	1975	1966
Year Renovated	n/a	2000/2020	2010	n/a	n/a	2018	2017	2020	2005/2011
Elevators	no	no	no	yes	no	no	no	no	no
Courtyard	no	no	no	yes	no	yes	no	no	yes
Utility Structure									
Cooking	no	yes	no	no	no	no	no	no	yes
Water Heat	no	yes	no	no	no	no	no	no	yes
Heat	no	yes	no	no	no	no	no	no	yes
Other Electric	no	no	no	no	no	no	no	no	no
Water	no	yes	no	no	no	no	no	no	yes
Sewer	no	yes	no	no	no	yes	no	no	yes
Trash	yes	yes	no	no	no	yes	no	no	yes
Unit Amenities									
Balcony/Patio	no	yes	yes	yes	yes	yes	yes	yes	yes
Blinds	yes	yes	yes	yes	yes	yes	yes	yes	yes
Carpeting	yes	yes	yes	yes	yes	yes	yes	yes	yes
Hardwood	no	yes	no	no	no	no	no	yes	no
Central A/C	yes	yes	yes	yes	yes	yes	yes	yes	yes
Ceiling Fan	no	yes	yes	no	yes	yes	no	yes	yes
Coat Closet	yes	yes	yes	yes	yes	yes	yes	yes	yes
Exterior Storage	no	no	yes	no	yes	yes	yes	no	yes
Fireplace	no	no	no	no	yes	yes	no	no	yes
Vaulted Ceilings	no	no	no	no	yes	no	no	no	no
Walk-In Closet	no	yes	yes	yes	yes	yes	yes	yes	yes
Washer/Dryer	no	no	yes	yes	yes	yes	yes	yes	yes
W/D Hookup	yes	no	yes	yes	yes	yes	yes	yes	yes
Kitchen									
Dishwasher	yes	no	yes	yes	yes	yes	yes	yes	yes
Disposal	no	yes	yes	yes	yes	yes	no	yes	yes
Microwave	no	no	yes	yes	yes	yes	yes	yes	yes
Oven	yes	yes	yes	yes	yes	yes	yes	yes	yes
Refrigerator	yes	yes	yes	yes	yes	yes	yes	yes	yes
Community									
Business Center	no	no	yes	yes	yes	no	yes	no	yes
Community Room	yes	no	yes	yes	yes	no	yes	no	yes
Central Laundry	yes	yes	no	no	no	no	yes	yes	yes
On-Site Mgmt	yes	yes	yes	yes	yes	yes	no	yes	yes
Recreation									
Basketball Court	no	no	no	no	no	no	yes	no	yes
Exercise Facility	no	no	yes	yes	yes	yes	yes	no	yes
Playground	yes	yes	yes	no	yes	no	yes	yes	no
Swimming Pool	no	yes	yes	yes	yes	yes	yes	yes	yes
Picnic Area	no	no	yes	yes	yes	no	yes	no	yes
Sport Court	no	no	no	no	no	yes	no	no	no
Tennis Court	no	no	no	no	no	no	yes	no	yes
Sauna	no	no	no	no	no	yes	no	no	no
Jacuzzi	no	no	no	no	no	yes	no	no	no
Recreational Area	no	no	no	yes	no	yes	no	no	yes
WiFi	no	no	no	yes	no	no	no	no	yes
Security									
In-Unit Alarm	no	no	yes	no	yes	no	no	no	no
Intercom (Buzzer)	no	no	yes	yes	yes	no	yes	no	no
Limited Access	no	yes	yes	yes	yes	no	yes	no	no
Patrol	no	yes	no	no	yes	yes	yes	no	yes
Perimeter Fencing	no	yes	no	no	yes	no	no	yes	no
Video Surveillance	no	no	no	no	yes	no	no	no	no
Parking									
Garage	no	no	no	yes	yes	no	no	no	no
Garage Fee	$0	$0	$0	$75	$125	$0	$0	$0	$0
Off-Street Parking	yes	yes	yes	yes	yes	yes	yes	yes	yes
Off-Street Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0

PROPERTY PROFILE REPORT

Admiral Oaks Apartments

Effective Rent Date	5/13/2025
Location	445 Captains Circle Annapolis, MD 21401 Anne Arundel County
Distance	1.7 miles
Units	159
Vacant Units	0
Vacancy Rate	0.0%
Type	Various (3 stories)
Year Built/Renovated	1969 / 2009
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Carlyle
Tenant Characteristics	Mostly families from the Annapolis area
Contact Name	Mary
Phone	410-263-1815



Market Information

Program	@30%, @60%
Annual Turnover Rate	12%
Units/Month Absorbed	N/A
HCV Tenants	15%
Leasing Pace	Preleased
Annual Chg. in Rent	None
Concession	None
Waiting List	Yes; one year in length

Utilities

A/C	not included -- central
Cooking	not included -- gas
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	1	Garden (3 stories)	N/A	803	N/A	$0	@30%	Yes	0	N/A	no	None
2	1	Garden (3 stories)	N/A	803	$1,100	$0	@60%	Yes	0	N/A	no	None
2	1	Townhouse (2 stories)	N/A	941	$1,225	$0	@60%	Yes	0	N/A	no	None
3	1	Garden (3 stories)	N/A	937	N/A	$0	@30%	Yes	0	N/A	no	None
3	1	Garden (3 stories)	N/A	937	$1,150	$0	@60%	Yes	0	N/A	no	None
3	1.5	Townhouse (2 stories)	N/A	1,092	$1,350	$0	@60%	Yes	0	N/A	no	None
4	2	Garden (3 stories)	N/A	1,238	N/A	$0	@30%	Yes	0	N/A	no	None
4	2	Garden (3 stories)	N/A	1,238	$1,500	$0	@60%	Yes	0	N/A	no	None

Unit Mix

@30%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 1BA	N/A	$0	N/A	-$71	N/A
3BR / 1BA	N/A	$0	N/A	-$105	N/A
4BR / 2BA	N/A	$0	N/A	-$138	N/A

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 1BA	$1,100 - $1,225	$0	$1,100 - $1,225	-$71	$1,029 - $1,154
3BR / 1BA	$1,150	$0	$1,150	-$105	$1,045
3BR / 1.5BA	$1,350	$0	$1,350	-$105	$1,245
4BR / 2BA	$1,500	$0	$1,500	-$138	$1,362

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Amenities

In-Unit

Blinds
Central A/C
Dishwasher
Oven
Carpeting
Coat Closet
Garbage Disposal
Refrigerator

Security

Perimeter Fencing

Services

Afterschool Program

Property

Business Center/Computer Lab
Central Laundry
Off-Street Parking
Playground
Clubhouse/Meeting Room/Community
Library
On-Site Management

Premium

None

Other

None

Comments

This LIHTC property offers 16 units at 30 percent of AMI and 143 units at 60 percent of AMI. Only the rents for the 60 percent units were reported, as all tenants in the 30 percent units currently, and typically utilize Housing Choice Vouchers. The contact confirmed that rents are below the maximum allowable levels, and was unable to provide an explanation for why they are.

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PROPERTY PROFILE REPORT

College Creek Terrace

Effective Rent Date	5/15/2025
Location	199 Obery Court Annapolis, MD 21401 Anne Arundel County
Distance	0.3 miles
Units	64
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (3 stories)
Year Built/Renovated	2012 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Large families from the local area
Contact Name	Angela
Phone	410-263-3248



Market Information

Program	@60%
Annual Turnover Rate	10%
Units/Month Absorbed	21
HCV Tenants	14%
Leasing Pace	Within one month
Annual Chg. in Rent	Increased to 2025 max
Concession	None
Waiting List	Yes; extensive but unspecified

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- gas
Heat	not included -- gas
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	1.5	Garden (3 stories)	45	1,204	$1,525	$0	@60%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	19	1,342	$1,762	$0	@60%	Yes	0	0.0%	yes	None

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 1.5BA	$1,525	$0	$1,525	-$71	$1,454
3BR / 2BA	$1,762	$0	$1,762	-$105	$1,657

Amenities

In-Unit

Blinds
Central A/C
Dishwasher
Refrigerator
Washer/Dryer hookup
Carpeting
Coat Closet
Oven
Washer/Dryer

Security

None

Services

None

Property

Clubhouse/Meeting Room/Community
Playground
On-Site Management

Premium

None

Other

Head Start Program

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Comments

Of the total 64 units, 53 have a PBRA subsidy, and 11 units are under the LIHTC program. Only the LIHTC rents are presented. The waiting list is extensive and maintained through the Housing Authority. The property shares an office and common area amenities with the adjacent property, Obery Court.

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PROPERTY PROFILE REPORT

Homes At The Glen

Effective Rent Date	5/14/2025
Location	73 East Juliana Circle Annapolis, MD 21401 Anne Arundel County
Distance	1.7 miles
Units	56
Vacant Units	0
Vacancy Rate	0.0%
Type	Various
Year Built/Renovated	2002 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Woodside Gardens
Tenant Characteristics	Mixed tenancy
Contact Name	Linda
Phone	410-216-9700



Market Information

Program	@50%
Annual Turnover Rate	5%
Units/Month Absorbed	N/A
HCV Tenants	11%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Kept at 2024 max
Concession	None
Waiting List	Yes; up to three years

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	One-story	2	1,500	$1,068	$0	@50%	Yes	0	0.0%	no	None
2	1	One-story	2	1,700	$1,270	$0	@50%	Yes	0	0.0%	no	None
3	1	Townhouse (3 stories)	52	2,000	$1,455	$0	@50%	Yes	0	0.0%	no	None

Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,068	$0	$1,068	-$55	$1,013
2BR / 1BA	$1,270	$0	$1,270	-$71	$1,199
3BR / 1BA	$1,455	$0	$1,455	-$105	$1,350

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Amenities

In-Unit

Balcony/Patio
Carpeting
Coat Closet
Garbage Disposal
Refrigerator
Washer/Dryer hookup
Blinds
Central A/C
Dishwasher
Oven
Washer/Dryer

Security

None

Services

Adult Education
Computer Tutoring

Property

Clubhouse/Meeting Room/Community
Off-Street Parking
Garage
On-Site Management

Premium

None

Other

None

Comments

The contact provided no additional information.

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PROPERTY PROFILE REPORT

Obery Court Phase I, II, And III

Effective Rent Date	5/15/2025
Location	199 Obery Court Annapolis, MD 21401 Anne Arundel County
Distance	0.3 miles
Units	164
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (3 stories)
Year Built/Renovated	2010 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy
Contact Name	Rene
Phone	410-263-3248



Market Information

Program	@50%, @60%
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	14%
Leasing Pace	Within one month
Annual Chg. in Rent	Increased to 2025 max
Concession	None
Waiting List	Yes; undetermined length

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	included -- gas
Heat	included -- gas
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	N/A	777	$1,277	$0	@50%	Yes	0	N/A	yes	None
1	1	Garden (3 stories)	N/A	777	$1,380	$0	@60%	Yes	0	N/A	yes	None
2	1.5	Garden (3 stories)	N/A	1,204	$1,365	$0	@50%	Yes	0	N/A	yes	None
2	1.5	Garden (3 stories)	N/A	1,122	$1,525	$0	@60%	Yes	0	N/A	yes	None
2	1.5	Garden (3 stories)	N/A	1,204	$1,525	$0	@60%	Yes	0	N/A	yes	None
3	2	Garden (3 stories)	N/A	1,278	$1,415	$0	@50%	Yes	0	N/A	yes	None
3	2	Garden (3 stories)	N/A	1,278	$1,762	$0	@60%	Yes	0	N/A	yes	None

Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,277	$0	$1,277	-$112	$1,165
2BR / 1.5BA	$1,365	$0	$1,365	-$137	$1,228
3BR / 2BA	$1,415	$0	$1,415	-$181	$1,234

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,380	$0	$1,380	-$112	$1,268
2BR / 1.5BA	$1,525	$0	$1,525	-$137	$1,388
3BR / 2BA	$1,762	$0	$1,762	-$181	$1,581

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Amenities

In-Unit

Blinds
Central A/C
Dishwasher
Refrigerator
Washer/Dryer
Carpeting
Coat Closet
Oven
Walk-In Closet
Washer/Dryer hookup

Security

None

Services

None

Property

Clubhouse/Meeting Room/Community
On-Site Management
Off-Street Parking
Playground

Premium

None

Other

Head-start program

Comments

Obery Court has three phases, and has a mixture of townhomes and garden-style apartments throughout all phases. The contact was unable to point out which units are the townhome units. Prices for Phase II and Phase III are the same. Phase I was built in 2010 and has 50 units, of which 40 are Public Housing and 10 are LIHTC-only. The LIHTC units on Phase I are all 60 percent AMI. Phase II was built in 2012, and has a total of 53 units; units are restricted at 50 and 60 percent AMI. Phase III was built in 2015, and has a total of 61 units; units are restricted at 50 and 60 percent AMI. All phases share the community amenities and have the same utilities. The waiting list is maintained through the Housing Authority. The property shares an office and common area amenities with the adjacent property, College Creek Terrace.

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PROPERTY PROFILE REPORT

The Residences At Annapolis Gardens

Effective Rent Date	5/14/2025
Location	250 Croll Drive Annapolis, MD 21403 Anne Arundel County
Distance	1.6 miles
Units	150
Vacant Units	0
Vacancy Rate	0.0%
Type	Various (2 stories)
Year Built/Renovated	1960 / 2010
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mostly families from the Annapolis area
Contact Name	Noah
Phone	410-571-5078



Market Information

Program	@60%
Annual Turnover Rate	4%
Units/Month Absorbed	N/A
HCV Tenants	50%
Leasing Pace	Within one week
Annual Chg. in Rent	Kept at 2024 max
Concession	None
Waiting List	Yes; undetermined length, maintained through the Housing Authority

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	10	563	$1,220	$0	@60%	Yes	0	0.0%	no	None
2	1	Garden (2 stories)	62	743	$1,461	$0	@60%	Yes	0	0.0%	no	None
3	2	Townhouse (2 stories)	59	1,212	$1,694	$0	@60%	Yes	0	0.0%	no	None
4	2	Townhouse (2 stories)	9	1,458	$1,898	$0	@60%	Yes	0	0.0%	no	None
5	2	Townhouse (2 stories)	10	1,500	$2,305	$0	@60%	Yes	0	0.0%	no	None

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,220	$0	$1,220	-$55	$1,165
2BR / 1BA	$1,461	$0	$1,461	-$71	$1,390
3BR / 2BA	$1,694	$0	$1,694	-$105	$1,589
4BR / 2BA	$1,898	$0	$1,898	-$138	$1,760
5BR / 2BA	$2,305	$0	$2,305	-$171	$2,134

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Amenities

In-Unit

Blinds
Carpeting
Central A/C
Coat Closet
Dishwasher
Garbage Disposal
Oven
Refrigerator
Washer/Dryer hookup

Security

None

Services

None

Property

Basketball Court
Business Center/Computer Lab
Clubhouse/Meeting Room/Community
Central Laundry
Non-shelter Services
Off-Street Parking
Playground

Premium

None

Other

None

Comments

Of the property's LIHTC units, 75 are managed by the housing authority and operate as Public Housing where tenants contribute 30 percent of income towards rent. The unit mix reflects the property's total number of units at each bedroom type as the contact was unable to note the number of Public Housing units by bedroom type. The contact stated that the waiting list is maintained through the Housing Authority.

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PROPERTY PROFILE REPORT

Bayshore Landing Apartments

Effective Rent Date	5/15/2025
Location	988 Spa Road Annapolis, MD 21403 Anne Arundel County
Distance	1.1 miles
Units	158
Vacant Units	3
Vacancy Rate	1.9%
Type	Garden (3 stories)
Year Built/Renovated	1984 / 2011
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	West Wind
Tenant Characteristics	Approximately 50 percent of the tenants are from Annapolis
Contact Name	Alana
Phone	410-268-6690



Market Information

Program	Market
Annual Turnover Rate	15%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within one month
Annual Chg. in Rent	None
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	21	468	$1,914	$0	Market	No	0	0.0%	N/A	None
1	1	Garden (3 stories)	45	640	$1,994	$0	Market	No	2	4.4%	N/A	None
1.5	1	Garden (3 stories)	16	750	$2,014	$0	Market	No	0	0.0%	N/A	None
2	1	Garden (3 stories)	2	750	$2,283	$0	Market	No	0	0.0%	N/A	None
2	1	Garden (3 stories)	12	863	$2,427	$0	Market	No	0	0.0%	N/A	None
2	2	Garden (3 stories)	27	857	$2,468	$0	Market	No	1	3.7%	N/A	None
2	2	Garden (3 stories)	6	863	$2,500	$0	Market	No	0	0.0%	N/A	None
2	2	Garden (3 stories)	29	890	$2,536	$0	Market	No	0	0.0%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,914 - $1,994	$0	$1,914 - $1,994	$0	$1,914 - $1,994
1.5BR / 1BA	$2,014	$0	$2,014	$0	$2,014
2BR / 1BA	$2,283 - $2,427	$0	$2,283 - $2,427	$0	$2,283 - $2,427
2BR / 2BA	$2,468 - $2,536	$0	$2,468 - $2,536	$0	$2,468 - $2,536

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Amenities

In-Unit

Balcony/Patio
Blinds
Carpet/Hardwood
Central A/C
Coat Closet
Dishwasher
Ceiling Fan
Fireplace
Garbage Disposal
Microwave
Oven
Refrigerator
Washer/Dryer
Washer/Dryer hookup

Security

None

Services

None

Property

Business Center/Computer Lab
Car Wash
Carport($50.00)
Clubhouse/Meeting Room/Community
Courtyard
Exercise Facility
Off-Street Parking
On-Site Management
Pet Park
Picnic Area
Swimming Pool

Premium

None

Other

SS Appliances; Granite

Comments

Housing Choice Vouchers are accepted and the contact confirmed that there are no vouchers in use. Rents fluctuate daily. Tenants pay a $30 per month valet trash fee, which we have included in the rent, and carports are available for $50 per month. Some units have been renovated in the last two to three years. Kitchen cabinets, countertops, showers, and bathroom flooring have been upgraded.

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PROPERTY PROFILE REPORT

Bell Annapolis On West

Effective Rent Date	5/14/2025
Location	1901 West Street Annapolis, MD 21401 Anne Arundel County
Distance	1.6 miles
Units	326
Vacant Units	4
Vacancy Rate	1.2%
Type	Midrise (4 stories)
Year Built/Renovated	2006 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Newer market rate properties in Parole
Tenant Characteristics	Mix of professionals and some empty nesters
Contact Name	Heather
Phone	410-280-0363



Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	LRO system, generally stable
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- gas
Heat	not included -- gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Midrise (4 stories)	22	567	$1,568	$0	Market	No	N/A	N/A	N/A	None
1	1	Midrise (4 stories)	N/A	834	$1,735	$0	Market	No	2	N/A	N/A	AVG
1	1	Midrise (4 stories)	N/A	982	$1,851	$0	Market	No	N/A	N/A	N/A	HIGH
1	1	Midrise (4 stories)	143	734	$1,620	$0	Market	No	N/A	N/A	N/A	LOW
2	1	Midrise (4 stories)	N/A	991	$1,811	$0	Market	No	4	N/A	N/A	AVG
2	1	Midrise (4 stories)	N/A	1,009	$1,960	$0	Market	No	N/A	N/A	N/A	HIGH
2	1	Midrise (4 stories)	6	972	$1,661	$0	Market	No	N/A	N/A	N/A	LOW
2	2	Midrise (4 stories)	N/A	1,271	$2,604	$0	Market	No	2	N/A	N/A	AVG
2	2	Midrise (4 stories)	N/A	1,464	$2,912	$0	Market	No	N/A	N/A	N/A	HIGH
2	2	Midrise (4 stories)	129	1,067	$2,295	$0	Market	No	N/A	N/A	N/A	LOW
3	2	Midrise (4 stories)	26	1,300	$3,145	$0	Market	No	0	0.0%	N/A	None

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Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	$1,568	$0	$1,568	$0	$1,568
1BR / 1BA	$1,620 - $1,851	$0	$1,620 - $1,851	$0	$1,620 - $1,851
2BR / 1BA	$1,661 - $1,960	$0	$1,661 - $1,960	$0	$1,661 - $1,960
2BR / 2BA	$2,295 - $2,912	$0	$2,295 - $2,912	$0	$2,295 - $2,912
3BR / 2BA	$3,145	$0	$3,145	$0	$3,145

Amenities

In-Unit

- Balcony/Patio
- Blinds
- Carpeting
- Central A/C
- Coat Closet
- Dishwasher
- Garbage Disposal
- Microwave
- Oven
- Refrigerator
- Vinyl Plank Flooring
- Walk-In Closet
- Washer/Dryer
- Washer/Dryer hookup

Security

- Intercom (Buzzer)
- Limited Access

Services

- None

Property

- Business Center/Computer Lab
- Clubhouse/Meeting Room/Community
- Courtyard
- Elevators
- Exercise Facility
- Garage($75.00)
- Off-Street Parking
- On-Site Management
- Picnic Area
- Recreation Areas
- Swimming Pool
- Wi-Fi

Premium

- None

Other

- None

Comments

The contact reported that demand has remained strong for units at the property.

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PROPERTY PROFILE REPORT

Berkshire Annapolis Bay

Effective Rent Date	5/15/2025
Location	721 South Cherry Grove Avenue Annapolis, MD 21401 Anne Arundel County
Distance	1.9 miles
Units	216
Vacant Units	12
Vacancy Rate	5.6%
Type	Garden (3 stories)
Year Built/Renovated	2003 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Stonepoint, Regatta Bay
Tenant Characteristics	Diverse mix
Contact Name	Jasmine
Phone	443-672-5153



Market Information

Program	Market
Annual Turnover Rate	30%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Fluctuate daily
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- gas
Water Heat	not included -- electric
Heat	not included -- gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	N/A	854	$2,133	$0	Market	No	6	N/A	N/A	AVG*
1	1	Garden (3 stories)	N/A	1,016	$2,285	$0	Market	No	0	N/A	N/A	HIGH
1	1	Garden (3 stories)	N/A	692	$1,980	$0	Market	No	0	N/A	N/A	LOW
2	2	Garden (3 stories)	N/A	1,099	$2,546	$0	Market	No	6	N/A	N/A	AVG*
2	2	Garden (3 stories)	N/A	1,177	$2,702	$0	Market	No	0	N/A	N/A	HIGH
2	2	Garden (3 stories)	N/A	1,020	$2,390	$0	Market	No	0	N/A	N/A	LOW
3	2	Garden (3 stories)	20	1,363	$2,989	$0	Market	No	0	0.0%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,980 - $2,285	$0	$1,980 - $2,285	$0	$1,980 - $2,285
2BR / 2BA	$2,390 - $2,702	$0	$2,390 - $2,702	$0	$2,390 - $2,702
3BR / 2BA	$2,989	$0	$2,989	$0	$2,989

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Amenities

In-Unit

Balcony/Patio
Carpeting
Coat Closet
Exterior Storage($25.00)
Fireplace
Microwave
Refrigerator
Vinyl Plank Flooring
Washer/Dryer
Blinds
Central A/C
Dishwasher
Ceiling Fan
Garbage Disposal
Oven
Vaulted Ceilings
Walk-In Closet
Washer/Dryer hookup

Security

In-Unit Alarm
Intercom (Buzzer)
Limited Access
Patrol
Perimeter Fencing
Video Surveillance

Services

None

Property

Business Center/Computer Lab
Exercise Facility
Off-Street Parking
Picnic Area
Swimming Pool
Clubhouse/Meeting Room/Community
Garage($125.00)
On-Site Management
Playground

Premium

None

Other

dog park

Comments

The property offers 16 different floor plans and the contact provided rent ranges for each unit type. The property utilizes daily pricing software and rents fluctuate daily.

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PROPERTY PROFILE REPORT

Crosswinds At Annapolis Town Center

Effective Rent Date	5/15/2025
Location	1903 Towne Center Blvd Annapolis, MD 21401 Anne Arundel County
Distance	2.5 miles
Units	215
Vacant Units	7
Vacancy Rate	3.3%
Type	Midrise (5 stories)
Year Built/Renovated	2013 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mix of students, professionals and some empty nesters
Contact Name	Kai
Phone	410-934-4632



Market Information

Program	Market
Annual Turnover Rate	50%
Units/Month Absorbed	12
HCV Tenants	0%
Leasing Pace	N/A
Annual Chg. in Rent	LRO system, generally stable
Concession	None
Waiting List	No

Utilities

A/C	not included -- central
Cooking	not included -- gas
Water Heat	not included -- gas
Heat	not included -- gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Midrise (5 stories)	N/A	527	$2,057	$0	Market	No	2	N/A	N/A	AVG*
0	1	Midrise (5 stories)	N/A	562	$2,139	$0	Market	No	0	N/A	N/A	HIGH*
0	1	Midrise (5 stories)	N/A	492	$1,974	$0	Market	No	0	N/A	N/A	LOW*
1	1	Midrise (5 stories)	N/A	767	$2,281	$0	Market	No	2	N/A	N/A	AVG*
1	1	Midrise (5 stories)	N/A	859	$2,730	$0	Market	No	0	N/A	N/A	HIGH*
1	1	Midrise (5 stories)	N/A	674	$1,831	$0	Market	No	0	N/A	N/A	LOW*
1.5	1	Midrise (5 stories)	N/A	908	$2,479	$0	Market	No	0	N/A	N/A	AVG*
1.5	1	Midrise (5 stories)	N/A	915	$2,834	$0	Market	No	0	N/A	N/A	HIGH*
1.5	1	Midrise (5 stories)	N/A	901	$2,123	$0	Market	No	0	N/A	N/A	LOW*
2	2	Midrise (5 stories)	N/A	997	$2,883	$0	Market	No	3	N/A	N/A	AVG*
2	2	Midrise (5 stories)	N/A	1,034	$3,070	$0	Market	No	0	N/A	N/A	HIGH*
2	2	Midrise (5 stories)	N/A	959	$2,696	$0	Market	No	0	N/A	N/A	LOW*

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Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	$1,974 - $2,139	$0	$1,974 - $2,139	$0	$1,974 - $2,139
1BR / 1BA	$1,831 - $2,730	$0	$1,831 - $2,730	$0	$1,831 - $2,730
1.5BR / 1BA	$2,123 - $2,834	$0	$2,123 - $2,834	$0	$2,123 - $2,834
2BR / 2BA	$2,696 - $3,070	$0	$2,696 - $3,070	$0	$2,696 - $3,070

Amenities

In-Unit

- Balcony/Patio
- Blinds
- Carpeting
- Central A/C
- Coat Closet
- Dishwasher
- Exterior Storage($55.00)
- Garbage Disposal
- Microwave
- Oven
- Refrigerator
- Walk-In Closet
- Washer/Dryer
- Washer/Dryer hookup

Security

- Intercom (Buzzer)
- Limited Access

Services

- None

Property

- Business Center/Computer Lab
- Clubhouse/Meeting Room/Community
- Courtyard
- Elevators
- Exercise Facility
- Garage
- Off-Street Parking
- On-Site Management
- Recreation Areas
- Swimming Pool

Premium

- None

Other

- None

Comments

This property offers grilling area, bike storage, dry cleaning delivery service, and internet cafe. Garage fee is one time payment of $300 and any additional spots are also a one time payment of $300. The property offers exterior storage units. This property does accept Housing Choice Vouchers but currently has no tenants utilizing a voucher. The rents fluctuate daily.

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PROPERTY PROFILE REPORT

Mariner Bay At Annapolis Town Centre

Effective Rent Date	5/14/2025
Location	1910 Town Centre Boulevard Annapolis, MD 21401 Anne Arundel County
Distance	2.4 miles
Units	208
Vacant Units	11
Vacancy Rate	5.3%
Type	Highrise (11 stories)
Year Built/Renovated	2008 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mix of Navy personnel and local area professionals
Contact Name	Meghan
Phone	443-951-4675



Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	One to two weeks
Annual Chg. in Rent	LRO system, generally stable
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- gas
Water Heat	not included -- gas
Heat	not included -- gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Highrise (11 stories)	N/A	527	$2,150	$0	Market	No	0	N/A	N/A	None
1	1	Highrise (11 stories)	N/A	751	$2,580	$0	Market	No	5	N/A	N/A	AVG
1	1	Highrise (11 stories)	N/A	936	$2,790	$0	Market	No	0	N/A	N/A	HIGH
1	1	Highrise (11 stories)	N/A	682	$2,370	$0	Market	No	0	N/A	N/A	LOW
2	2	Highrise (11 stories)	N/A	1,135	$3,224	$0	Market	No	6	N/A	N/A	AVG
2	2	Highrise (11 stories)	N/A	1,311	$3,461	$0	Market	No	0	N/A	N/A	HIGH
2	2	Highrise (11 stories)	N/A	1,263	$2,986	$0	Market	No	0	N/A	N/A	LOW
3	2	Highrise (11 stories)	N/A	1,489	$3,600	$0	Market	No	0	N/A	N/A	None
3	2	Highrise (11 stories)	N/A	1,521	$3,700	$0	Market	No	0	N/A	N/A	None

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Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	$2,150	$0	$2,150	$0	$2,150
1BR / 1BA	$2,370 - $2,790	$0	$2,370 - $2,790	$0	$2,370 - $2,790
2BR / 2BA	$2,986 - $3,461	$0	$2,986 - $3,461	$0	$2,986 - $3,461
3BR / 2BA	$3,600 - $3,700	$0	$3,600 - $3,700	$0	$3,600 - $3,700

Amenities

In-Unit

Blinds
Carpeting
Central A/C
Coat Closet
Dishwasher
Exterior Storage($50.00)
Garbage Disposal
Microwave
Oven
Refrigerator
Vaulted Ceilings
Vinyl Plank Flooring
Walk-In Closet
Washer/Dryer
Washer/Dryer hookup

Security

Intercom (Buzzer)
Limited Access

Services

None

Property

Bike Storage
Business Center/Computer Lab
Clubhouse/Meeting Room/Community
Commercial/Retail
Concierge
Courtyard
Elevators
Exercise Facility
Garage($25.00)
Off-Street Parking
On-Site Management
Rooftop Deck
Swimming Pool
Theatre
Wi-Fi

Premium

None

Other

None

Comments

The property accepts Housing Choice Vouchers but currently has no tenants utilizing them. Garage spaces are available for a one-time fee of $250 per year and exterior storage units are available for $50 per month. The contact reported higher turnover are typical during the summer months before stabilizing in late August and September.

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PROPERTY PROFILE REPORT

Maris Apartments

Effective Rent Date	5/15/2025
Location	2445 Holly Avenue Annapolis, MD 21401 Anne Arundel County
Distance	2.3 miles
Units	293
Vacant Units	11
Vacancy Rate	3.8%
Type	Midrise (6 stories)
Year Built/Renovated	2018 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy
Contact Name	Diana
Phone	667-200-0670



Market Information

Program	Market
Annual Turnover Rate	14%
Units/Month Absorbed	17
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	LRO system, generally stable
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Midrise (6 stories)	N/A	559	$2,708	$0	Market	No	0	N/A	N/A	HIGH
0	1	Midrise (6 stories)	N/A	564	$3,057	$0	Market	No	0	N/A	N/A	HIGH
0	1	Midrise (6 stories)	N/A	559	$1,794	$0	Market	No	1	N/A	N/A	LOW
0	1	Midrise (6 stories)	N/A	564	$1,894	$0	Market	No	2	N/A	N/A	LOW
1	1	Midrise (6 stories)	N/A	725	$2,738	$0	Market	No	0	N/A	N/A	HIGH
1	1	Midrise (6 stories)	N/A	754	$2,848	$0	Market	No	0	N/A	N/A	HIGH
1	1	Midrise (6 stories)	N/A	725	$2,003	$0	Market	No	3	N/A	N/A	LOW
1	1	Midrise (6 stories)	N/A	754	$2,061	$0	Market	No	3	N/A	N/A	LOW
2	2	Midrise (6 stories)	N/A	1,288	$4,206	$0	Market	No	0	N/A	N/A	HIGH
2	2	Midrise (6 stories)	N/A	1,288	$3,005	$0	Market	No	2	N/A	N/A	LOW

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Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	$1,794 - $3,057	$0	$1,794 - $3,057	$0	$1,794 - $3,057
1BR / 1BA	$2,003 - $2,848	$0	$2,003 - $2,848	$0	$2,003 - $2,848
2BR / 2BA	$3,005 - $4,206	$0	$3,005 - $4,206	$0	$3,005 - $4,206

Amenities

In-Unit

Blinds
Central A/C
Dishwasher
Garbage Disposal
Oven
Tile Flooring
Vinyl Plank Flooring
Washer/Dryer
Carpeting
Coat Closet
Ceiling Fan
Microwave
Refrigerator
Vaulted Ceilings
Walk-In Closet
Washer/Dryer hookup

Security

Intercom (Buzzer)
Limited Access

Services

None

Property

Business Center/Computer Lab
Courtyard
Exercise Facility
On-Site Management
Rooftop Deck
Wi-Fi
Clubhouse/Meeting Room/Community
Elevators
Garage($75.00)
Picnic Area
Swimming Pool

Premium

None

Other

Rooftop deck, stainless steel

Comments

The property offers unassigned garage parking for an additional $25 per month and assigned garage parking for $75 per month. The property utilizes pricing software, causing rents to change daily.

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PROPERTY PROFILE REPORT

The James Apartments

Effective Rent Date	5/15/2025
Location	251 Admiral Cochrane Drive Annapolis, MD 21401 Anne Arundel County
Distance	2.8 miles
Units	236
Vacant Units	4
Vacancy Rate	1.7%
Type	Midrise (5 stories)
Year Built/Renovated	2016 / N/A
Marketing Began	N/A
Leasing Began	6/01/2016
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy, few seniors
Contact Name	Keith
Phone	410-266-3500



Market Information

Program	Market
Annual Turnover Rate	35%
Units/Month Absorbed	9
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	LRO system, generally increased
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Midrise (5 stories)	20	612	$2,135	$0	Market	No	0	0.0%	N/A	None
1	1	Midrise (5 stories)	137	820	$2,420	$0	Market	No	3	2.2%	N/A	AVG*
1	1	Midrise (5 stories)	N/A	946	$2,704	$0	Market	No	0	N/A	N/A	HIGH
1	1	Midrise (5 stories)	137	734	$2,135	$0	Market	No	0	0.0%	N/A	LOW
2	2	Midrise (5 stories)	79	1,278	$2,835	$0	Market	No	1	1.3%	N/A	AVG*
2	2	Midrise (5 stories)	N/A	1,445	$3,110	$0	Market	No	0	N/A	N/A	HIGH
2	2	Midrise (5 stories)	N/A	1,110	$2,560	$0	Market	No	0	N/A	N/A	LOW

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	$2,135	$0	$2,135	$0	$2,135
1BR / 1BA	$2,135 - $2,704	$0	$2,135 - $2,704	$0	$2,135 - $2,704
2BR / 2BA	$2,560 - $3,110	$0	$2,560 - $3,110	$0	$2,560 - $3,110

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Amenities

In-Unit

Balcony/Patio
Carpeting
Coat Closet
Exterior Storage($50.00)
Garbage Disposal
Oven
Vaulted Ceilings
Walk-In Closet
Washer/Dryer hookup
Blinds
Central A/C
Dishwasher
Ceiling Fan
Microwave
Refrigerator
Vinyl Plank Flooring
Washer/Dryer

Security

Intercom (Buzzer)
Limited Access

Services

None

Property

Bike Storage
Clubhouse/Meeting Room/Community
Elevators
Exercise Facility
Off-Street Parking
Picnic Area
Swimming Pool
Business Center/Computer Lab
Courtyard
EV Charging Station
Garage($75.00)
On-Site Management
Rooftop Deck
Wi-Fi

Premium

None

Other

Yoga Room, Tanning Area

Comments

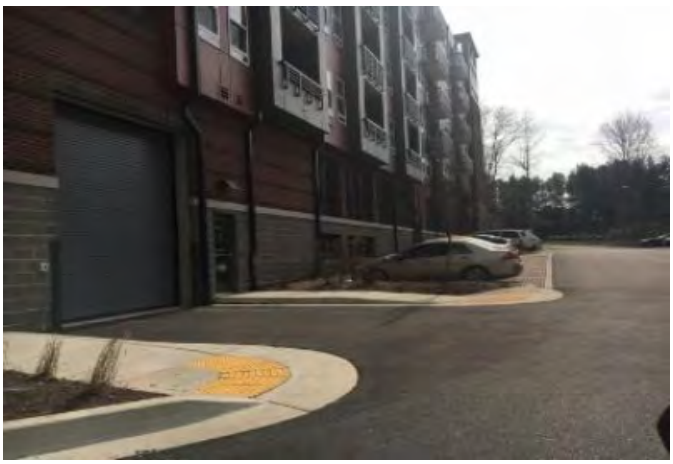
The rents range based on square footage and floor level. Exterior storage is available for $50 to $150 per month, depending on the size. The property does not accept Housing Choice Vouchers.

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PROPERTY PROFILE REPORT

Westwind Apartments

Effective Rent Date	5/13/2025
Location	1029 Spa Road Annapolis, MD 21403 Anne Arundel County
Distance	1.3 miles
Units	210
Vacant Units	8
Vacancy Rate	3.8%
Type	Garden (3 stories)
Year Built/Renovated	1987 / 2020
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	None identified
Contact Name	Alejandra
Phone	410-267-8700



Market Information

Program	Market
Annual Turnover Rate	19%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased up to 6.1 percent
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	24	670	$2,220	$0	Market	No	3	12.5%	N/A	None
1	1	Garden (3 stories)	23	750	$2,230	$0	Market	No	1	4.3%	N/A	None
1.5	1	Garden (3 stories)	6	895	$2,410	$0	Market	No	0	0.0%	N/A	None
2	2	Garden (3 stories)	52	870	$2,465	$0	Market	No	0	0.0%	N/A	None
2	2	Garden (3 stories)	67	975	$2,490	$0	Market	No	3	4.5%	N/A	None
2	2	Garden (3 stories)	32	1,000	$2,500	$0	Market	No	0	0.0%	N/A	None
2.5	2	Garden (3 stories)	6	1,100	$2,535	$0	Market	No	1	16.7%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$2,220 - $2,230	$0	$2,220 - $2,230	$0	$2,220 - $2,230
1.5BR / 1BA	$2,410	$0	$2,410	$0	$2,410
2BR / 2BA	$2,465 - $2,500	$0	$2,465 - $2,500	$0	$2,465 - $2,500
2.5BR / 2BA	$2,535	$0	$2,535	$0	$2,535

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Amenities

In-Unit

- Balcony/Patio
- Carpeting
- Coat Closet
- Garbage Disposal
- Oven
- Vinyl Plank Flooring
- Washer/Dryer
- Blinds
- Central A/C
- Dishwasher
- Microwave
- Refrigerator
- Walk-In Closet
- Washer/Dryer hookup

Security

- Limited Access
- Perimeter Fencing

Services

- None

Property

- Car Wash
- Clubhouse/Meeting Room/Community
- EV Charging Station
- Off-Street Parking
- Pet Park
- Swimming Pool
- Carport($35.00)
- Courtyard
- Exercise Facility
- On-Site Management
- Picnic Area
- Tennis Court

Premium

- None

Other

- None

Comments

The property completed a major renovation in 2020. All of the common areas were upgraded, along with unit renovations.

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MARKET CHARACTERISTICS

For detailed information pertaining to market characteristics, such as rent history, concessions, waiting lists, turnover, etc. please refer to the property profiles presented at the beginning of this section of the report.

Market Vacancy

The chart below illustrates overall vacancy rates at the comparable properties included in the survey.

OVERALL VACANCY

Property Name	Rent Structure	Total Units	Vacant Units	Vacancy Rate
Admiral Farragut Apartments	Market	289	9	3.1%
Annapolis Roads Apartments	Market	282	7	2.5%
Bell Annapolis On West	Market	326	4	1.2%
Berkshire Annapolis Bay	Market	216	12	5.6%
Harbour Gates Apartments	Market	516	11	2.1%
Nautilus Pointe	Market	308	14	4.5%
Quiet Waters Landing	Market	135	5	3.7%
Spa Cove Apartments	Market	178	7	3.9%
Overall Total		**2,250**	**69**	**3.1%**

The comparables reported vacancy rates ranging from 1.2 percent to 5.6 percent, with an overall weighted average of 3.1 percent. All of the market rate properties reported vacancy rates of 5.6 percent or lower.

The Subject is currently 100 percent occupied, and maintains a waiting list of unspecified length. Historical vacancy rates for the Subject was requested; however, this information was not furnished as of the date of this report. As such, we rely upon the comparable properties in our determination of a market-oriented vacancy and collection loss. We believe the Subject will operate with a vacancy rate of five percent or less, inclusive of collection loss.

Rent Analysis "As Is"

The Subject is currently operating as a HUD Public Housing development. Public housing developments operate with the tenants utilizing a flat rent schedule, paying 30 percent of their income to rent. The rent is not market-oriented; the development's operations are subsidized by HUD and operate on a break-even basis, not in a profit-generating manner. As such, valuing the property assuming the current public housing restrictions would essentially lend itself to the development having very low to no value.

The majority of buyers and sellers of multifamily developments utilize the income capitalization approach when valuing and determining the fair market value of a multifamily investment. We believe that the current income and expense structure is not an accurate basis upon which to value the property, as it results in very low to no value to the development when utilizing the income approach. Based upon our conversations with attorneys specializing in public housing, and in particular Section 18 and/or RAD, the existing public housing restrictions could be removed provided that the Housing Authority utilize HUD's "transfer of assistance" to another location and re-invest the sale proceeds for affordable housing purposes.

The highest and best use of the property, in its as is condition, would be one of three likely scenarios: 1) to substantially renovate through the RAD process with LIHTCs, utilizing the CHAP rents with market-based restricted operating expenses, 2) to maintain restricted operations utilizing CHAP award and market oriented operating expense, or 3) remove the public housing restrictions (through HUD's transfer of assistance program) and operate as an unrestricted development.

However, as the purpose of the As Is valuation is to establish the As Is Fair Market Value in support of LIHTC underwriting, we must recognize that the IRS and state LIHTC allocating agencies do not allow establishing a fair market value for a development by including the added value of receiving a LIHTC allocation (which would then be deemed investment value). ***Therefore, of the two remaining options for our estimate of As Is Fair Market Value, we determined that the highest and best use of the Subject, in its as is condition, is for conversion to unrestricted operations*** *(utilizing unrestricted rents, full real estate taxes, and market-oriented operating expenses based upon unrestricted operation) since this results in a higher value than continued restricted Public Housing operations. Likewise, this deal is not currently slated to undergo complete RAD conversion nor are there established as is CHAP rents, so further analysis of this scenario is not possible.*

The following table details locational attributes of the Subject and the comparable properties.

LOCATION COMPARISON

No.	Property Name	Zip Code	Median Income	Median Rent	Median Home Value	Rent Differential
S	**Bloomsbury Square**	**21401**	**$95,244**	**$1,653**	**$452,300**	**-**
1	Admiral Farragut Apartments	21403	$90,818	$1,590	$422,200	-4.0%
2	Annapolis Roads Apartments	21403	$90,818	$1,590	$422,200	-4.0%
3	Bell Annapolis On West	21401	$95,244	$1,653	$452,300	0.0%
4	Berkshire Annapolis Bay	21401	$95,244	$1,653	$452,300	0.0%
5	Harbour Gates Apartments	21401	$95,244	$1,653	$452,300	0.0%
6	Nautilus Pointe	21403	$90,818	$1,590	$422,200	-4.0%
7	Quiet Waters Landing	21403	$90,818	$1,590	$422,200	-4.0%
8	Spa Cove Apartments	21403	$90,818	$1,590	$422,200	-4.0%

As seen in the previous table, while the locational indices vary somewhat, we consider the location of the Subject and the comparable properties to be similar on net.

The following tables detail the unit sizes offered by the Subject compared to the unit sizes offered by the comparable properties.

UNIT SIZE COMPARISON

Bedroom Type	1BR	2BR	3BR
Subject	**776 – 958**	**951 – 1,205**	**1,206 – 1,398**
Average	746	985	1,152
Min	465	775	960
Max	982	1,464	1,363
Advantage/Disadvantage	**4.05% : 28.46%**	**-3.43% : 22.36%**	**4.70% : 21.37%**

SQUARE FOOTAGE RANKING COMPARISON

One Bedroom One Bath		Two Bedroom One Bath		Three Bedroom Two Bath	
Property Name	Size	Property Name	Size	Property Name	Size
Bloomsbury Square (Public Housing)	**958**	Bell Annapolis On West (Market)(2BA)	1,271	**Bloomsbury Square (Public Housing)**	**1,398**
Bloomsbury Square (Public Housing)	**919**	**Bloomsbury Square (Public Housing)**	**1,205**	Berkshire Annapolis Bay (Market)	1,363
Berkshire Annapolis Bay (Market)	854	**Bloomsbury Square (Public Housing)(2BA)**	**1,182**	Annapolis Roads Apartments (Market)	1,325
Quiet Waters Landing (Market)	850	**Bloomsbury Square (Public Housing)**	**1,135**	Bell Annapolis On West (Market)	1,300
Bell Annapolis On West (Market)	834	Berkshire Annapolis Bay (Market)(2BA)	1,099	Spa Cove Apartments (Market)	1,226
Spa Cove Apartments (Market)	822	Annapolis Roads Apartments (Market)(2BA)	1,055	**Bloomsbury Square (Public Housing)**	**1,206**
Annapolis Roads Apartments (Market)	805	Spa Cove Apartments (Market)	1,020	Nautilus Pointe (Market)	1,148
Bloomsbury Square (Public Housing)	**776**	Spa Cove Apartments (Market)(2BA)	1,020	Quiet Waters Landing (Market)(1.5BA)	1,035
Harbour Gates Apartments (Market)	775	Admiral Farragut Apartments (Market)(2BA)	1,000	Harbour Gates Apartments (Market)	1,010
Nautilus Pointe (Market)	722	Bell Annapolis On West (Market)	991	Admiral Farragut Apartments (Market)	1,000
Harbour Gates Apartments (Market)	645	Quiet Waters Landing (Market)	971	Nautilus Pointe (Market)(1BA)	960
Quiet Waters Landing (Market)	638	**Bloomsbury Square (Public Housing)**	**951**		
Nautilus Pointe (Market)	633	Harbour Gates Apartments (Market)(2BA)	950		
Admiral Farragut Apartments (Market)	609	Nautilus Pointe (Market)(1.5BA)	878		
Harbour Gates Apartments (Market)	530	Harbour Gates Apartments (Market)	840		
Admiral Farragut Apartments (Market)	465	Quiet Waters Landing (Market)	789		
		Nautilus Pointe (Market)	782		
		Admiral Farragut Apartments (Market)	775		

As seen in the previous tables, the Subject's unit sizes are generally superior to the comparable properties.

The achievable market rents were determined by comparing the aesthetic quality, amenities, unit sizes, etc. to that of the market rate projects in the area. Novogradac concluded that the Subject will be competitive with the market rate competition; as such, achievable rents are within the market rental range. Achievable rents represent net market rate rent levels that we believe a project of the Subject's condition and quality could reasonably achieve. The following table shows both market rent comparisons and achievable market rents.

MARKET RENT COMPARISON

Property Name	1BR	2BR	3BR
Subject Rent	**N/A**	**N/A**	**N/A**
Admiral Farragut Apartments	$1,576	$2,647	$2,814
	$1,853	$2,600	-
	-	$2,751	-
Annapolis Roads Apartments	$1,976	$2,405	$2,815
Bell Annapolis On West	$1,735	$1,811	$3,145
	$1,851	$1,960	-
	$1,620	$1,661	-
	-	$2,604	-
	-	$2,912	-
	-	$2,295	-
Berkshire Annapolis Bay	$2,133	$2,546	$2,989
Harbour Gates Apartments	$1,851	$2,256	$2,669
	$1,966	$2,411	-
	$2,081	$2,446	-
Nautilus Pointe	$1,811	$2,108	$2,568
	$1,884	$2,456	$2,727
	-	$2,489	-
Quiet Waters Landing	$2,728	$2,962	$2,522
	$1,677	$1,837	-
Spa Cove Apartments	$1,606	$1,792	$2,607
	$1,718	$1,988	-
	$1,759	-	-
Average	**$1,872**	**$2,330**	**$2,762**
Achievable Market Rent	**$1,750-$1,850**	**$2,000-$2,250**	**$2,500-$2,650**

As is, the Subject is considered most similar to Annapolis Roads Apartments. Therefore, we placed the most reliance on the performance of this comparable in our determination of achievable market rents.

Annapolis Roads Apartments is a 282-unit, garden-style development located 1.6 miles east of the Subject site, in a neighborhood considered similar relative to the Subject's location. This property was constructed in 1979 and renovated in 2010. We consider the condition of this property superior relative to the Subject, which was built in 2003 with no subsequent renovations. The manager at Annapolis Roads Apartments reported a low vacancy rate of 2.5 percent, indicating the current rents are accepted in the market. Annapolis Roads Apartments offers balconies/patios, central air conditioning, exterior storage, walk-in closets, washer/dryers, dishwashers, disposals, microwaves, a business center, a fitness center, and a swimming pool, all of which the Subject lacks. The Subject does not offer any notable community amenities not offered by Annapolis Roads Apartments. The in-unit and property amenity packages offered by Annapolis Roads Apartments are both considered superior relative to the Subject's amenities. Further, the Subject offers inferior unit sizes relative to Annapolis Roads Apartments. In overall terms, we believe the Subject to be an inferior product relative to Annapolis Roads Apartments. As a result, we believe achievable rents set below this property are market oriented and in line with the current product offered by the Subject.

Based on the previous analysis, we conclude to achievable rents for the Subject of **$1,750 to $1,850 for one-bedroom units, $2,000 to $2,250 for two-bedroom units, and $2,500 to $2,650 for three-bedroom units.**

Potential Residential Rental Income

Potential rental income for the Subject as is scenario is based upon the previously discussed achievable market rents.

POTENTIAL GROSS RENTAL INCOME (RESTRICTED - AS IS)

Unit Type	Restriction	Number of Units	Unit Size (SF)	Achievable Rent	Monthly Gross Rent	Annual Gross Rent
1BR / 1BA	Public Housing	4	776	$1,750	$7,000	$84,000
1BR / 1BA	Public Housing	4	958	$1,850	$7,400	$88,800
1BR / 1BA	Public Housing	6	919	$1,825	$10,950	$131,400
2BR / 1BA	Public Housing	2	1,205	$2,250	$4,500	$54,000
2BR / 1BA	Public Housing	3	951	$2,000	$6,000	$72,000
2BR / 1BA	Public Housing	3	1,135	$2,150	$6,450	$77,400
2BR / 2BA	Public Housing	10	1,182	$2,200	$22,000	$264,000
3BR / 2BA	Public Housing	2	1,206	$2,500	$5,000	$60,000
3BR / 2BA	Public Housing	17	1,398	$2,650	$45,050	$540,600
Total		**51**			**$114,350**	**$1,372,200**

Other Income

Other income typically includes revenue generated for vending, late fees, damages and cleaning fees, etc. As the Subject has historically operated as a Public Housing development with very limited sources of other income. The comparables reported other income ranging from $554 to $1,878 per unit, with the comparable expense properties having a greater number of sources of other income. Overall, we estimate other income of $100 per unit, below the comparable range.

Vacancy and Collection Loss

As previously determined, we believe the Subject will operate with a vacancy rate of five percent or less, inclusive of collection loss.

EXPENSES

Typical deductions from the calculated Effective Gross Income fall into three categories on real property: fixed, variable, and non-operating expenses. The Subject's historical operating expenses for 2018, 2019, and 2020 were included in this analysis. Of note, Subject-specific expense data was not available; however, we included overall historical expenses for The Housing Authority of the City of Annapolis (HACA) AMP grouping, which is comprised of the Subject and additional Public Housing properties of generally similar nature to the Subject. These properties totaled 712 total units in 2022 and 2023, and decreased to 558 total units in 2024 due to the RAD conversion of the Morris H. Blum Senior Apartments, which removed 154 units from the AMP grouping. Five comparable properties from Annapolis and surrounding counties in Maryland were also referenced in estimating the Subject's operating expenses. We note that the Subject's AMP grouping expenses are generally elevated, which is not atypical for Public Housing properties.

The referenced expense data is illustrated following.

Scenario	SUBJECT		SUBJECT		SUBJECT		SUBJECT		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
Property	Novoco Estimate Restricted - As Is		Subject Historical		Subject Historical		Subject Historical		Confidential		Confidential		Confidential		Confidential		Confidential	
Program	Bloomsbury Square		Annapolis AMP Portfolio		Annapolis AMP Portfolio		Annapolis AMP Portfolio		Market		Market		Market		Market		Market	
Tenancy	Public Housing		Public Housing		Public Housing		Public Housing		Family		Family		Family		Family		Family	
Statement Type	Family		Family		Family		Family		Actuals		Audited		Audited		Audited		Actuals	
Year	-		Audited		Audited		Audited		2024		2023		2023		2023		2023	
City State	-		2024		2023		2022		Rockville, MD		Capitol Heights, MD		Arnold, MD		Elkton, MD		District Heights, MD	
Year Built / Renovated	Annapolis, MD		Annapolis, MD		Annapolis, MD		Annapolis, MD		1967		1951		1970		1974		1966	
Number of Units	1970		1970		1970		1970		121		320		120		96		418	
INCOME CATEGORY	51		558		712		712											
	Total	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**
Rental Income	$1,372,200	$26,906	-	-	-	-	-	-	$3,102,082	$25,637	$4,767,466	$14,898	$2,408,736	$20,073	$1,281,134	$13,345	$7,924,239	$18,958
Other Income	$5,100	$100	-	-	-	-	-	-	$227,244	$1,878	$436,458	$1,364	$89,192	$743	$53,215	$554	($237,846)	($569)
Vacancy Loss	($68,865)	($1,350)	-	-	-	-	-	-	($390,631)	($3,228)	-	-	-	-	($84,251)	($878)	($878,912)	($2,103)
		-5.00%		-		-		-		-11.73%		-		-		-6.31%		-11.43%
SUBTOTAL	$1,308,435	$25,656	-	-	-	-	-	-	$2,938,681	$24,287	$5,203,924	$16,262	$2,497,928	$20,816	$1,250,092	$13,022	$6,807,433	$16,286
EXPENSE CATEGORY																		
ADMINISTRATION																		
Professional Fees	$5,100	$100	-	-	-	-	-	-	$27,753	$229	-	-	$38,061	$317	$26,536	$276	-	-
Other Administrative	$48,450	$950	-	-	-	-	-	-	$117,964	$975	-	-	$69,375	$578	$0	$0	-	-
Advertising/Marketing	$10,200	$200	-	-	-	-	-	-	$18,868	$156	-	-	$28,586	$238	$6,837	$71	-	-
SUBTOTAL	**$63,750**	**$1,250**	**$1,503,217**	**$2,694**	**$1,637,611**	**$2,300**	**$1,456,275**	**$2,045**	**$164,585**	**$1,360**	**$268,063**	**$838**	**$136,022**	**$1,134**	**$33,373**	**$348**	**$368,040**	**$880**
OPERATING, REPAIRS & MAINT.																		
Elevator	$0	$0	-	-	-	-	-	-	$0	$0	-	-	-	-	-	-	-	-
Pest Control	$5,100	$100	-	-	-	-	-	-	$50,152	$414	-	-	-	-	-	-	-	-
Repairs and Supplies	$51,000	$1,000	-	-	-	-	-	-	$360,062	$2,976	-	-	-	-	-	-	-	-
Painting & Decorating	$12,750	$250	-	-	-	-	-	-	$46,620	$385	-	-	-	-	-	-	-	-
Trash Removal	$12,750	$250	-	-	-	-	-	-	$46,258	$382	-	-	-	-	-	-	-	-
Security	$5,100	$100	-	-	-	-	-	-	$2,911	$24	-	-	-	-	-	-	-	-
Pool and Grounds	$15,300	$300	-	-	-	-	-	-	$56,322	$465	-	-	-	-	-	-	-	-
Contract	$25,500	$500	-	-	-	-	-	-	$0	$0	-	-	-	-	-	-	-	-
SUBTOTAL	**$127,500**	**$2,500**	**$1,572,377**	**$2,818**	**$2,545,260**	**$3,575**	**$2,860,411**	**$4,017**	**$562,325**	**$4,647**	**$502,055**	**$1,569**	**$329,824**	**$2,749**	**$50,312**	**$524**	**$1,369,716**	**$3,277**
UTILITIES																		
Heating & Fuel	$0	$0	-	-	-	-	-	-	$0	$0	-	-	-	-	-	-	-	-
Electricity	$10,200	$200	-	-	-	-	-	-	$14,596	$121	-	-	-	-	-	-	-	-
Gas	$10,200	$200	-	-	-	-	-	-	$70,166	$580	-	-	-	-	-	-	-	-
Water & Sewer	$30,600	$600	-	-	-	-	-	-	$97,839	$809	-	-	-	-	-	-	-	-
Other Utilities	$0	$0	-	-	-	-	-	-	$0	$0	-	-	-	-	-	-	-	-
SUBTOTAL	**$51,000**	**$1,000**	**$886,297**	**$1,588**	**$1,207,366**	**$1,696**	**$1,127,239**	**$1,583**	**$182,601**	**$1,509**	**$660,625**	**$2,064**	**$102,028**	**$850**	**$219,338**	**$2,285**	**$457,553**	**$1,095**
PAYROLL																		
Repair & Maintenance Payroll	$40,000	$784	-	-	-	-	-	-	$126,965	$1,049	-	-	-	-	-	-	-	-
Management Payroll	$45,000	$882	-	-	-	-	-	-	$103,979	$859	-	-	-	-	-	-	-	-
Service Coordinator	$0	$0	-	-	-	-	-	-	$0	$0	-	-	-	-	-	-	-	-
Staff Unit	$0	$0	-	-	-	-	-	-	$0	$0	-	-	-	-	-	-	-	-
Benefits/Taxes	$15,200	$298	-	-	-	-	-	-	$30,678	$254	-	-	-	-	-	-	-	-
SUBTOTAL	**$100,200**	**$1,965**	**$3,883,410**	**$6,960**	**$3,168,282**	**$4,450**	**$2,891,399**	**$4,061**	**$261,622**	**$2,162**	**$629,335**	**$1,967**	**$404,740**	**$3,373**	**$174,441**	**$1,817**	**$1,081,341**	**$2,587**
TAXES AND INSURANCE																		
Real Estate Taxes	$155,493	$3,049	$0	$0	$0	$0	$0	$0	$20,085	$166	$327,328	$1,023	$129,048	$1,075	$85,855	$894	$619,498	$1,482
Insurance	$38,250	$750	$290,129	$520	$507,697	$713	$490,996	$690	$67,199	$555	$156,577	$489	$90,291	$752	$44,948	$468	$556,914	$1,332
SUBTOTAL	**$193,743**	**$3,799**	**$290,129**	**$520**	**$507,697**	**$713**	**$490,996**	**$690**	**$87,284**	**$721**	**$483,905**	**$1,512**	**$219,339**	**$1,828**	**$130,803**	**$1,363**	**$1,176,412**	**$2,814**
MANAGEMENT FEE	**$45,795**	**$898**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$75,996**	**$628**	**$323,851**	**$1,012**	**$150,135**	**$1,251**	**$50,004**	**$521**	**$329,181**	**$788**
		3.5%		0.0%		0.0%		0.0%		2.6%		6.2%		6.0%		4.0%		4.8%
REPLACEMENT RESERVES	**$17,850**	**$350**	**$195,300**	**$350**	**$249,200**	**$350**	**$249,200**	**$350**	**$42,350**	**$350**	**$112,000**	**$350**	**$42,000**	**$350**	**$33,600**	**$350**	**$146,300**	**$350**
Total All Expenses	$599,838	$11,762	$8,330,730	$14,930	$9,315,416	$13,083	$9,075,520	$12,747	$1,376,763	$11,378	$2,979,834	$9,312	$1,384,088	$11,534	$691,871	$7,207	$4,928,543	$11,791
Total Expenses less TUR	$375,495	$7,363	$7,249,133	$12,991	$7,858,850	$11,038	$7,699,081	$10,813	$1,131,727	$9,353	$1,879,881	$5,875	$1,111,012	$9,258	$353,078	$3,678	$3,705,192	$8,864

Operating Expense Analysis

General Administrative

This category includes all professional fees for items such as legal, accounting and marketing, as well as other expenses incurred in the project's administration.

Administration													
	Subject			Comp 1	Comp 2	Comp 3	Comp 4	Comp 5					
Type	Audited	Audited	Audited	Actuals	Audited	Audited	Audited	Actuals	Range (Comparables)			Range (Benchmarks)	
Year	2024	2023	2022	2024	2023	2023	2023	2023	Min	Max	Average	Region	Unit Size
Expense ($)	**$2,694**	**$2,300**	**$2,045**	**$1,360**	**$838**	**$1,134**	**$348**	**$880**	$348	$1,360	$912	$895	$814

We concluded to an administration expense of $1,250 per unit. Our conclusion is below the range of the historical data, and within the range of the comparable data.

Operating, Repairs, & Maintenance

Included in this expense are normal items of repair including roof, painting, decorating, maintenance of public areas, cleaning, etc.

Operating, Repairs, and Maintenance													
	Subject			Comp 1	Comp 2	Comp 3	Comp 4	Comp 5					
Type	Audited	Audited	Audited	Actuals	Audited	Audited	Audited	Actuals	Range (Comparables)			Range (Benchmarks)	
Year	2024	2023	2022	2024	2023	2023	2023	2023	Min	Max	Average	Region	Unit Size
Expense ($)	**$2,818**	**$3,575**	**$4,017**	**$4,647**	**$1,569**	**$2,749**	**$524**	**$3,277**	$524	$4,647	$2,553	$1,572	$1,020

We concluded to an operating, repairs and maintenance expense of $2,500 per unit, which is within the range of the comparable expenses and slightly below the historical data. We consider age of the Subject and the unit mix in our concluded expense. Our conclusion is within the range of the historical and comparable data.

Utilities

At present, tenants are responsible for all gas and electric expenses along with cold water and sewer service, while the landlord is responsible for the cost of trash removal. The following table illustrates utility expenses for the Subject from 2022 to 2024 as well as for the comparables and the Novogradac benchmark data.

Utilities													
Subject				Comp 1	Comp 2	Comp 3	Comp 4	Comp 5					
Type	Audited	Audited	Audited	Actuals	Audited	Audited	Audited	Actuals	Range (Comparables)			Range (Benchmarks)	
Year	2024	2023	2022	2024	2023	2023	2023	2023	Min	Max	Average	Region	Unit Size
Expense ($)	$1,588	$1,696	$1,583	$1,509	$2,064	$850	$2,285	$1,095	$850	$2,285	$1,561	$1,087	$918

Due to the fact that properties often vary in terms of utility responsibilities, comparisons are difficult. We concluded to a utility expense of $1,000 per unit. Our conclusion is within the range of the comparable data and below the historical data.

Payroll

Payroll expenses are directly connected to the administration of the complex, including office, maintenance, and management salaries. In addition, employee benefits and employment related taxes are included in the category.

Payroll													
Subject				Comp 1	Comp 2	Comp 3	Comp 4	Comp 5					
Type	Audited	Audited	Audited	Actuals	Audited	Audited	Audited	Actuals	Range (Comparables)			Range (Benchmarks)	
Year	2024	2023	2022	2024	2023	2023	2023	2023	Min	Max	Average	Region	Unit Size
Expense ($)	$6,960	$4,450	$4,061	$2,162	$1,967	$3,373	$1,817	$2,587	$1,817	$3,373	$2,381	$2,102	$1,486

Comparable expense one did not report a standalone payroll expense. Overall, we typically find that properties the size of the Subject operate with a staff of one part-time manager and one part-time maintenance supervisor. Benefits for the Subject's employees are estimated at $2,500 per full-time employee. We concluded to a payroll expense of $1,965 per unit. Our conclusion is within the comparable expense range, and below the Subject's historical range. The following table illustrates our break-down of payroll expense estimates for all scenarios.

PAYROLL

Type	Qty	Annual Salary	Full Cost
Manager (PT)	1	$45,000	$45,000
Maintenance Supervisor (PT)	1	$40,000	$40,000
Subtotal			**$85,000**
Payroll taxes at 12%			$10,200
Benefits			$5,000
Staff Units			$0
Total Payroll			**$100,200**
Total Per Unit			**$1,965**

Taxes

See prior tax discussion.

Insurance

Insurance													
Subject				Comp 1	Comp 2	Comp 3	Comp 4	Comp 5					
Type	Audited	Audited	Audited	Actuals	Audited	Audited	Audited	Actuals	Range (Comparables)			Range (Benchmarks)	
Year	2024	2023	2022	2024	2023	2023	2023	2023	Min	Max	Average	Region	Unit Size
Expense ($)	$520	$713	$690	$555	$489	$752	$468	$1,332	$468	$1,332	$720	$468	$312

We estimated an insurance expense of $750, which is just above the historical range, and within the comparable range. While an insurance quote for the Subject was requested, one was not available. We believe our conclusion is in line with the trend of increasing insurance costs over the past 24 months.

Management Fees

The typical range for professionally managing an apartment property such as the Subject is 3.0 to 7.0 percent of effective gross rental income (EGI), depending upon the size and age of the apartment complex with the latter percentage being charged to smaller or older complexes.

Management Fee													
Subject				Comp 1	Comp 2	Comp 3	Comp 4	Comp 5					
Type	Audited	Audited	Audited	Actuals	Audited	Audited	Audited	Actuals	Range (Comparables)			Range (Benchmarks)	
Year	2024	2023	2022	2024	2023	2023	2023	2023	Min	Max	Average	Region	Unit Size
Expense ($)	$0	$0	$0	$628	$1,012	$1,251	$521	$788	$521	$1,251	$840	$675	$653

The comparables indicate a management fee ranging from 4.0 to 6.2 percent. The Subject has not historically operated with a management fee. We concluded to a management fee of $894, which falls within the comparable range of management fees. Our reconciled management fee is equal to 3.5 percent of EGI.

Replacement Reserves

The reserve for replacement allowance is often considered a hidden expense of ownership not normally seen on an expense statement. Reserves must be set aside for future replacement of items such as the roof, HVAC systems, parking area, appliances, and other capital items. It is difficult to ascertain market information for replacement reserves, as it is not a common practice in the marketplace for properties of the Subject's size and investment status. Underwriting requirements for replacement reserve for existing properties typically ranges from $200 to $400 per unit per year. For the Subject, we estimated a replacement reserve of $350 for the as is scenario given the age of the development.

Summary

Operating expenses were estimated based upon the comparable expense data. Our estimates of market-oriented operating expenses for the Subject (less taxes, utilities, and reserves) are within the range of the comparables.

The reconciled expenses fall above the historical range largely due to the inclusion of real estate taxes. We believe our conclusions are reasonable and market oriented, given the age of the Subject development and considering the per unit expenses reported by the Subject historically.

TOTAL EXPENSES PER UNIT

Subject Expenses	
2024 (Audited)	$14,930
2023 (Audited)	$13,083
2022 (Audited)	$12,747
Comparable Properties	
Comp 1	$11,378
Comp 2	$9,312
Comp 3	$11,534
Comp 4	$7,207
Comp 5	$11,791
Subject Conclusions	
Restricted - As Is	$11,762

TOTAL EXPENSES PER UNIT LESS TUR

Subject Expenses	
2024 (Audited)	$12,991
2023 (Audited)	$11,038
2022 (Audited)	$10,813
Comparable Properties	
Comp 1	$9,353
Comp 2	$5,875
Comp 3	$9,258
Comp 4	$3,678
Comp 5	$8,864
Subject Conclusions	
Restricted - As Is	$7,363

CAPITALIZATION RATE DEVELOPMENT

To quantify the income potential of the Subject, a direct capitalization of a stabilized cash flow is employed. In this analytical method, we estimate the present values of future cash flow expectations by applying the appropriate overall capitalization rate to the forecast net operating income. In order to estimate the appropriate capitalization rate, we relied upon several methods, defined and discussed below.

Market Extraction

The table below summarizes the recent improved sales of comparable properties that were used in our market extraction analysis:

IMPROVED SALES COMPARISON

#	Property Name	Location	Sale Date	Sale Price	Number of Units	Year Built	Year Renovated	Price / Unit	EGIM	Cap Rate
1	The Gardens Of Annapolis	Annapolis, MD	Oct/2024	$21,250,000	106	2002	N/A	$200,472	9.3	5.30%
2	Highland Court Apartments	Odenton, MD	Apr/2024	$14,860,000	78	1962	N/A	$190,513	8.7	5.67%
3	Orchard Meadows	Ellicott City, MD	Jan/2024	$61,800,000	240	2012	N/A	$257,500	10.5	5.24%
4	Concord Park At Russett	Laurel, MD	Jul/2023	$105,500,000	335	2005	N/A	$314,925	12.2	4.70%
5	Beech's Farm Apartments	Columbia, MD	Mar/2023	$29,500,000	135	1984	2018	$218,519	9.7	5.30%
	Average				**179**			**$236,386**	**10.1**	**5.24%**

The comparable improved sales illustrate a range of capitalization rates ranging 4.70 to 5.67 percent with an average of 5.24 percent. The following table details locational attributes of the Subject and the comparable sales.

IMPROVED SALES - LOCATION COMPARISON

No.	Property Name	Zip Code	Median Income	Median Rent	Median Home Value	Income Delta	Rent Delta	Home Value Delta	Average Delta
S	**Bloomsbury Square**	**21401**	**$95,244**	**$1,653**	**$452,300**	-	-	-	-
1	The Gardens Of Annapolis	21403	$90,818	$1,590	$422,200	-5%	-4%	-7%	**-5%**
2	Highland Court Apartments	21113	$97,419	$1,749	$310,700	2%	6%	-31%	**-8%**
3	Orchard Meadows	21043	$114,816	$1,649	$467,900	21%	0%	3%	**8%**
4	Concord Park At Russett	20724	$93,410	$1,801	$299,500	-2%	9%	-34%	**-9%**
5	Beech's Farm Apartments	21046	$101,990	$1,650	$370,800	7%	0%	-18%	**-4%**

As is, the Subject is similar to slightly inferior to the comparables in terms of age/condition. The Subject's location is slightly inferior to similar to that of the comparables which are located in neighborhoods with higher median household incomes, median home values, and median gross rents. We believe that the condition of the Subject warrants a capitalization rate within the comparable range. Taking all of this data into account, we believe a capitalization rate of 5.75 percent is reasonable for the Subject.

The PwC Real Estate Investor Survey

The *PwC Real Estate Investor Survey* tracks capitalization rates utilized by national investors in commercial and multifamily real estate. The following summarizes the information for the national multifamily housing market:

PwC REAL ESTATE INVESTOR SURVEY

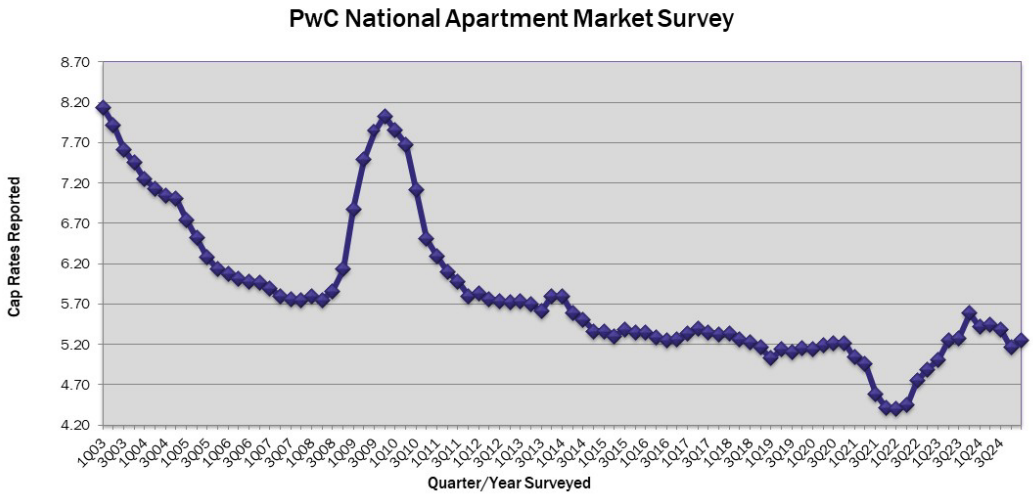
National Apartment Market

Overall Capitalization Rate	
Range:	4.00% -6.25%
Average:	5.25%
Institutional Grade Investments*	
Range:	5.50%-6.00%
Average:	5.75%
Non-Institutional Grade Investments*	
Range:	5.50%-6.50%
Average:	6.00%

Source: PwC Real Estate Investor Survey, Q1 2025

The *PwC Real Estate Investor Survey* defines "Institutional – Grade" real estate as real property investments that are sought out by institutional buyers and have the capacity to meet generally prevalent institutional investment criteria[4]. Typical "Institutional – Grade" apartment properties are newly constructed, well amenitized, market-rate properties in urban or suburban locations. Rarely could subsidized properties, either new construction or acquisition/rehabilitation, be considered institutional grade real estate. Therefore, for our purpose, the Non-Institutional Grade capitalization rate is most relevant; this is currently 25 basis points higher than the Institutional Grade rate on average. However, local market conditions have significant weight when viewing capitalization rates.

[4] PwC Real Estate Investor Survey



PwC Real Estate Investor Survey - National Apartment Market
Overall Capitalization Rate

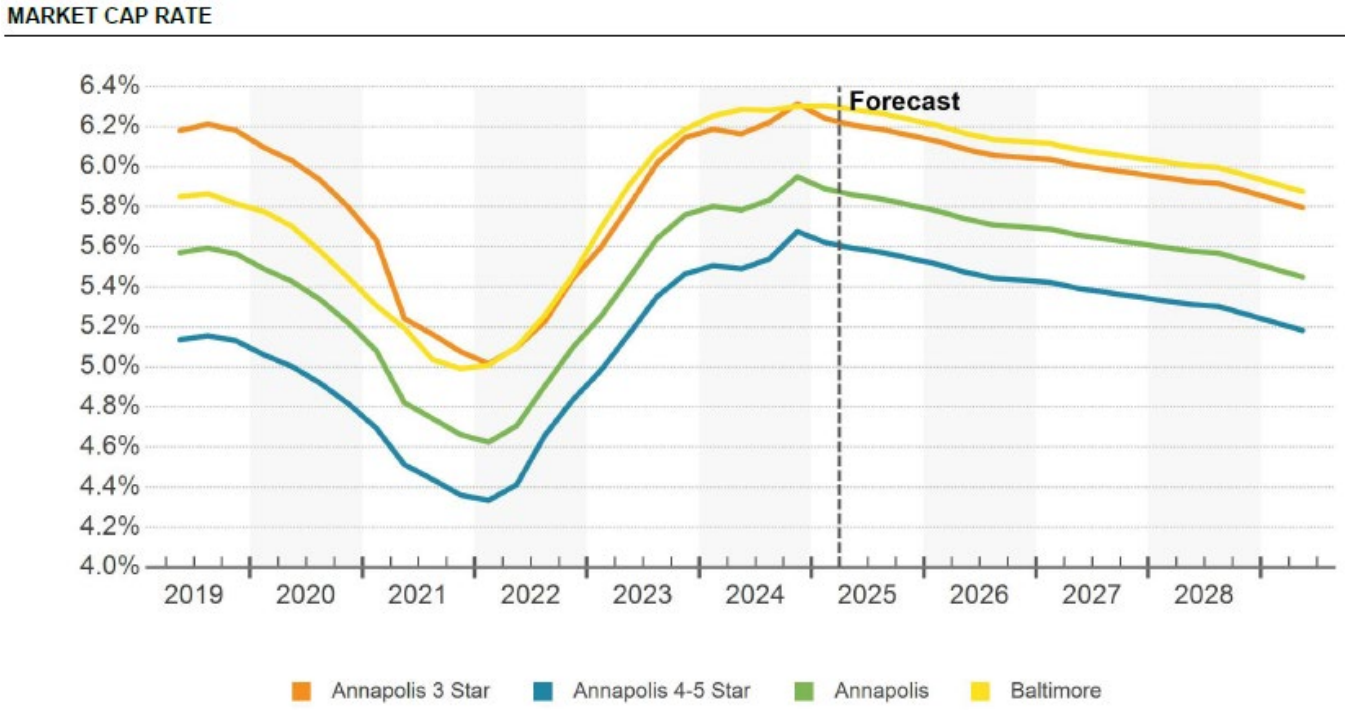
Quarter	Cap Rate	Change	Quarter	Cap Rate	Change	Quarter	Cap Rate	Change
1Q03	8.14	-	4Q10	6.51	-1.34	3Q18	5.23	-0.09
2Q03	7.92	-0.22	1Q11	6.29	-0.22	4Q18	5.16	-0.07
3Q03	7.61	-0.31	2Q11	6.10	-0.19	1Q19	5.03	-0.13
4Q03	7.45	-0.16	3Q11	5.98	-0.12	2Q19	5.14	0.11
1Q04	7.25	-0.20	4Q11	5.80	-0.18	3Q19	5.10	-0.04
2Q04	7.13	-0.12	1Q12	5.83	0.03	4Q19	5.15	0.05
3Q04	7.05	-0.08	2Q12	5.76	-0.07	1Q20	5.14	-0.01
4Q04	7.01	-0.04	3Q12	5.74	-0.02	2Q20	5.19	0.05
1Q05	6.74	-0.27	4Q12	5.72	-0.02	3Q20	5.22	0.03
2Q05	6.52	-0.22	1Q13	5.73	0.01	4Q20	5.22	0.00
3Q05	6.28	-0.24	2Q13	5.70	-0.03	1Q21	5.04	-0.18
4Q05	6.13	-0.15	3Q13	5.61	-0.09	2Q21	4.96	-0.08
1Q06	6.07	-0.06	4Q13	5.80	0.19	3Q21	4.59	-0.37
2Q06	6.01	-0.06	1Q14	5.79	-0.01	4Q21	4.42	-0.17
3Q06	5.98	-0.03	2Q14	5.59	-0.20	1Q22	4.40	-0.02
4Q06	5.97	-0.01	3Q14	5.51	-0.08	2Q22	4.45	0.05
1Q07	5.89	-0.08	4Q14	5.36	-0.15	3Q22	4.75	0.30
2Q07	5.80	-0.09	1Q15	5.36	0.00	4Q22	4.89	0.14
3Q07	5.76	-0.04	2Q15	5.30	-0.06	1Q23	5.01	0.12
4Q07	5.75	-0.01	3Q15	5.39	0.09	2Q23	5.25	0.24
1Q08	5.79	0.04	4Q15	5.35	-0.04	3Q23	5.28	0.03
2Q08	5.75	-0.04	1Q16	5.35	0.00	4Q23	5.59	0.31
3Q08	5.86	0.11	2Q16	5.29	-0.06	1Q24	5.42	-0.17
4Q08	6.13	0.27	3Q16	5.25	-0.04	2Q24	5.44	0.02
1Q09	6.88	0.75	4Q16	5.26	0.01	3Q24	5.38	-0.06
2Q09	7.49	0.61	1Q17	5.33	0.07	4Q24	5.16	-0.22
3Q09	7.84	0.35	2Q17	5.40	0.07	1Q25	5.25	0.09
4Q09	8.03	0.19	3Q17	5.35	-0.05			
1Q10	7.85	-0.18	4Q17	5.32	-0.03			
2Q10	7.68	-0.17	1Q18	5.33	0.01			
3Q10	7.12	-0.56	2Q18	5.26	-0.07			

Source: PwC Real Estate Investor Survey, Q1 2025

As the graph and table indicate, the overall national average capitalization rate decreased 100 basis points from the second quarter of 2017 to the first quarter of 2022 (5.40 percent to 4.40 percent). Over this period, the rate generally decreased quarter-over-quarter, with a few exceptions. However, the recent increases in interest rates appear to be directly impacting capitalization rates as the overall average national capitalization rate increased 0.43 percentage points since the first quarter of 2023. However, capitalization rates decreased for the first time in two years between fourth quarter 2023 and first quarter 2024, and while the capitalization rates continued to decrease in the second half of 2024, capitalization rates increased slightly in the first quarter of 2025. We have considered the current market conditions and we have estimated a capitalization rate of 5.75 percent.

CoStar

According to a May 2025 CoStar report for the Subject's Annapolis submarket, the average capitalization rate is 5.9 percent. The following chart details capitalization rate trends in the submarket.



Source: CoStar, May 2025

Debt Coverage Ratio

The debt coverage ratio (DCR) is frequently used as a measure of risk by lenders wishing to measure the margin of safety and by purchasers analyzing leveraged property. It can be applied to test the reasonableness of a project in relation to lender loan specifications. Lenders typically use the debt coverage ratio as a quick test to determine project feasibility. The debt coverage ratio has two basic components: the properties net operating income and its annual debt service (represented by the mortgage constant).

The ratio used is:

Net Operating Income/ Annual Debt Service = Debt Coverage Ratio

One procedure by which the debt coverage ratio can be used to estimate the overall capitalization rate is by multiplying the debt coverage ratio by the mortgage constant and the lender required loan-to-value ratio.

The indicated formula is:
$R_O = D.C.R \times R_M \times M$

Where:

R_O = Overall Capitalization Rate
D.C.R = Debt Coverage Ratio
R_M = Mortgage Constant
M = Loan-to-Value Ratio

Band of Investment

This method involves deriving the property's equity dividend rate from the improved comparable sales and applying it, at current mortgage rate and terms, to estimate the value of the income stream.

The formula is:

$R_O = M \times R_M + (1-M) \times R_E$

Where:

R_O = Overall Capitalization Rate
M = Loan-to-Value Ratio
R_M = Mortgage Constant
R_E = Equity Dividend

The Mortgage Constant (RM) is based upon the calculated interest rate from the ten-year treasury. The following table summarizes calculations for the two previously discussed methods of capitalization rate derivation. Based on our work files, the typical amortization period is 25 to 30 years and the loan to value ratio is 70 to 80 percent with interest rates between 6.50 and 7.00 percent. Therefore, we believe a 6.75 percent interest rate with a 30-year amortization period and a loan to value of 80 percent is reasonable. The following table illustrates the band of investment for the Subject property.

CAPITALIZATION RATE DERIVATION

Inputs and Assumptions		Interest Rate Calculations	
DCR	1.2	*Treasury Bond Basis**	
Rm	0.0778	10 Year T Bond Rate (May 2025)	4.30%
Interest (per annum)*	6.75%	Interest rate spread	245
Amortization (years)	30	Interest Rate (per annum)	6.75%
M	0.75		
Re	5.00%		

Debt Coverage Ratio									
	Ro	=	DCR	X	Rm	X	M		
	7.00%	=	1.2	X	0.0778	X	75%		
Band of Investment									
	Ro	=	(M	X	Rm)	+	((1-M)	X	Re)
	7.09%		75%	X	0.0778	+	25%	X	5.00%

Source: Bloomberg.com May 2025

Conclusion of Overall Rate Selection

After reviewing the appropriate methods for developing an overall rate, the following ranges of overall capitalization rates are indicated:

CAPITALIZATION RATE SELECTION SUMMARY

Method	Indicated Rate
Market Extraction	5.75%
The PwC Investor Survey	5.75%
CoStar	5.90%
Debt Coverage Ratio	7.00%
Band of Investment	7.09%

The approaches indicate a range from 5.75 to 7.09 percent. Therefore, we reconciled to a 5.75 percent capitalization rate based upon the previously mentioned methods, but with primary reliance upon market extraction. A summary of the direct capitalization analysis can be found on the following page.

We also account for assumed turnover at the Subject based on the conversion to market operations on the assumption that a limited number of current tenants would be income-likely to reside at an unrestricted market rate property. In order to determine a absorption for these calculations, we research recent absorption data for properties in Anne Arundel County and surrounding areas as detailed in the following table.

ABSORPTION

Property Name	Rent	Tenancy	Year	Total Units	Absorption (units/month)
Legacy at Twin Rivers	LIHTC	Family	2024	153	30
Harwood Flats	Market	Family	2022	335	12
BLVD Ansel	Market	Family	2022	250	15
Robinson Overlook	LIHTC	Family	2020	48	12
The Axiom at Cabin Branch	Market	Family	2020	272	27
Maris Apartments*	Market	Family	2018	293	17
Average					**19**

*Used as a comparable property

The comparables experienced absorption ranging from 12 to 30 units per month. We estimate the Subject would experience an absorption pace of 15 units per month post completion, indicating an absorption period of three to four months. We note that this estimate assumes that the Subject is hypothetically vacant.

DIRECT CAPITALIZATION ANALYSIS

Operating Revenues

	Restricted - As Is		
Apartment Rentals	Market Unit Mix	Average Rent (Monthly)	Total Revenue
Total Potential Rental Income	**51**	**$2,242**	**$1,372,200**
Other Income			
Miscellaneous		$100	$5,100
Potential Revenue		**$27,006**	**$1,377,300**
Vacancy Loss		($1,350)	($68,865)
Vacancy Percentage			-5.0%
Effective Gross Income		**$25,656**	**$1,308,435**

Operating Expenses

	Restricted - As Is	
Administration	$1,250	$63,750
Operating, Repairs & Maintenance	$2,500	$127,500
Utilities	$1,000	$51,000
Payroll	$1,965	$100,200
Real Estate Taxes	$3,049	$155,493
Insurance	$750	$38,250
Management Fee	$898	$45,795
Replacement Reserves	$350	$17,850
Total Operating Expenses	**$11,762**	**$599,838**
Expenses as a ratio of EGI		**45.8%**

Valuation

	Restricted - As Is	
Net Operating Income	$13,894	$708,597
Capitalization Rate		**5.75%**
Indicated Value "rounded"	**$241,176**	**$12,300,000**
	Restricted - As Is	
Number of months to lease to 95%		**4**
Income loss	**$4,501**	$229,550
Initial marketing costs		**$10,000**
Total loss to lease		($239,550)
Value as complete		$12,083,874
Indicated As Is Value "rounded"	**$237,255**	**$12,100,000**

Cost of Stabilization – As Is Value

For the as is value, based upon the highest and best use in its as is condition, which is for conversion of the Subject to market-rate operation, we have assumed that the Subject would need to re-lease all 51 units under conventional operations. Based on market data we conservatively estimate the Subject would reach stabilized 95 percent occupancy within three to four months, or an approximate absorption rate of 15 units per month. Additionally, we have added $10,000 in estimated marketing costs over this time period. Therefore, we have deducted a total cost of stabilization, as illustrated in the previous table. The indicated value has been adjusted by this amount to arrive at the as is value.

CONCLUSION

As a result of our investigation and analysis, it is our opinion that, subject to the limiting conditions and assumptions contained herein, the estimated fair market value "As Is" of the leased fee interest, via the income capitalization approach, as of May 9, 2025, is:

TWELVE MILLION ONE HUNDRED THOUSAND DOLLARS
($12,100,000)

We requested, but were not provided with a Phase I Environmental Site Assessment (ESA) report. We did not observe any obvious environmental hazards during our site inspection. However, we are not experts within this field. Our valuation assumes that no environmental contamination exists on the site. Should the presence of such materials be discovered, the value estimate reported herein could be materially affected by remediation costs. It an extraordinary assumption of this report that there are no adverse environmental conditions present at the Subject site. The use of extraordinary assumptions may impact assignment results.

Please refer to the complete Assumptions and Limiting Conditions in the Addenda of this report.

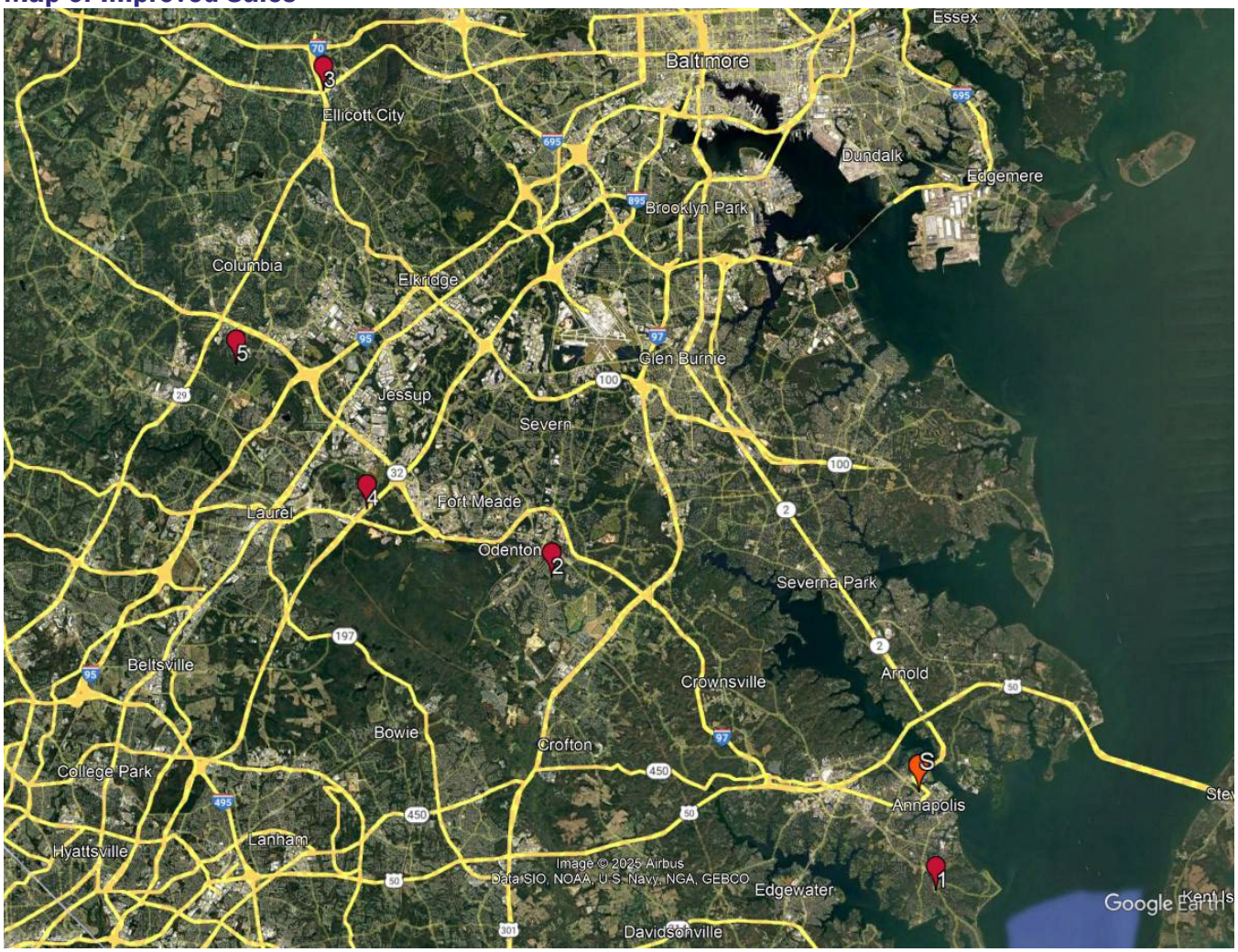
XII. SALES COMPARISON APPROACH

SALES COMPARISON APPROACH

The sales comparison approach to value is a process of comparing market data; that is, the price paid for similar properties, prices asked by owners, and offers made by prospective purchasers willing to buy or lease. Market data is good evidence of value because it represents the actions of users and investors. The sales comparison approach is based on the principle of substitution, which states that a prudent investor would not pay more to buy or rent a property than it will cost him to buy or rent a comparable substitute. The sales comparison approach recognizes that the typical buyer will compare asking prices and work through the most advantageous deal available. In the sales comparison approach, the appraisers are observers of the buyer's actions. The buyer is comparing those properties that constitute the market for a given type and class.

The appraisers have made an intensive search for comparable improved properties sold recently, which are representative of the actions of buyers and sellers in the market. Overall, we were able to locate four transactions in the Annapolis area and adjacent counties in Maryland, including five market rate properties. The following pages detail the improved sales that are utilized in this analysis. A map of these sales is located on the following page.

Map of Improved Sales



IMPROVED SALES COMPARISON

#	Property Name	Location	Sale Date	Sale Price	Number of Units	Year Built	Year Renovated	Price / Unit	EGIM	Cap Rate
1	The Gardens Of Annapolis	Annapolis, MD	Oct/2024	$21,250,000	106	2002	N/A	$200,472	9.3	5.30%
2	Highland Court Apartments	Odenton, MD	Apr/2024	$14,860,000	78	1962	N/A	$190,513	8.7	5.67%
3	Orchard Meadows	Ellicott City, MD	Jan/2024	$61,800,000	240	2012	N/A	$257,500	10.5	5.24%
4	Concord Park At Russett	Laurel, MD	Jul/2023	$105,500,000	335	2005	N/A	$314,925	12.2	4.70%
5	Beech's Farm Apartments	Columbia, MD	Mar/2023	$29,500,000	135	1984	2018	$218,519	9.7	5.30%
	Average				**179**			**$236,386**	**10.1**	**5.24%**

Improved Sale: The Gardens Of Annapolis



Transaction

Name	The Gardens Of Annapolis	Sale Date	10/17/2024
Address	931 Edgewood Road	Sale Price	$ 21,250,000
City	Annapolis	Price Per Unit	$ 200,472
State	MD	Sale Status	closed
Zip Code	21403	Sale Conditions	typical
County	Anne Arundel	Financing	Conventional
Buyer	Raigoa, LLC	Confirmed With	Broker, Public Records
Seller	CH Realty VII/ MF Annapolis Gardens, LLC		

Site and Improvements

No. of Units	106	Land Acres	4.45
Year Built	2002	Land Sq Ft	193,842
Year Renovated	N/A		

Financial Data

EGI	$ 2,292,250	NOI	$ 1,126,250
Total Expenses	$ 1,166,000	Expense Ratio (%)	50.87 %
Cap Rate	5.30 %	EGIM ($)	9.27

Remarks

The sale involved the transfer of a 106-unit age-restricted market rate rental community located in Annapolis. The property offers senior rental units with no additional services apart from optional housekeeping for an additional fee. The property consists of a mix of one and two-bedroom units. Novogradac estimated expenses at $11,000 per unit.

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Improved Sale: Highland Court Apartments



Transaction

Name	Highland Court Apartments	Sale Date	04/12/2024
Address	1221 Scotts Manor Court	Sale Price	$ 14,860,000
City	Odenton	Price Per Unit	$ 190,513
State	MD	Sale Status	closed
Zip Code	21113	Sale Conditions	typical
County	Anne Arundel	Financing	Conventional
Buyer	Highland Court LLC	Confirmed With	CoStar, Broker (Kemp Broujos, CBRE, 202-585-5724), Public records
Seller	Highland Court Apartments LLC		

Site and Improvements

No. of Units	78	Land Acres	2.92
Year Built	1962	Land Sq Ft	127,195
Year Renovated	N/A		

Financial Data

EGI	$ 1,700,562	NOI	$ 842,562
Total Expenses	$ 858,000	Expense Ratio (%)	50.45 %
Cap Rate	5.67 %	EGIM ($)	8.74

Remarks

The sale involved the transfer of a 78-unit market rate property located in Odenton, Maryland. The broker for the sale confirmed the details of the transaction and reported that there were no atypical conditions to the sale. The property offers a mix of one- and two-bedroom units. The capitalization rate is the proforma rate. Novogradac has estimated expenses of $11,000 per unit.

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Improved Sale: Orchard Meadows



Transaction

Name	Orchard Meadows	Sale Date	01/31/2024
Address	3421 Sonia Trail	Sale Price	$ 61,800,000
City	Ellicott City	Price Per Unit	$ 257,500
State	MD	Sale Status	closed
Zip Code	21043	Sale Conditions	typical
County	Howard	Financing	Conventional
Buyer	Howard County Housing Commission	Confirmed With	CoStar, Public records
Seller	Orchard Meadows Apts Owner LLC		

Site and Improvements

No. of Units	240	Land Acres	13.00
Year Built	2012	Land Sq Ft	566,280
Year Renovated			

Financial Data

EGI	$ 5,878,320	NOI	$ 3,238,320
Total Expenses	$ 2,640,000	Expense Ratio (%)	44.91 %
Cap Rate	5.24 %	EGIM ($)	10.51

Remarks

This mixed-income development offers a mix of one and two-bedroom units. Of the 240 total units, 15 were affordable at the time of sale. Novogradac has estimated expenses of $11,000 per unit.

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Improved Sale: Concord Park At Russett



Transaction

Name	Concord Park At Russett	Sale Date	07/12/2023
Address	7903 Orion Circle	Sale Price	$ 105,500,000
City	Laurel	Price Per Unit	$ 314,925
State	MD	Sale Status	closed
Zip Code	20724	Sale Conditions	typical
County	Anne Arundel	Financing	Conventional
Buyer	Excelsa	Confirmed With	CoStar, Public records
Seller	Starwood Real Estate Income Trust, Inc.		

Site and Improvements

No. of Units	335	Land Acres	11.80
Year Built	2005	Land Sq Ft	514,008
Year Renovated	N/A		

Financial Data

EGI	$ 8,643,500	NOI	$ 4,958,500
Total Expenses	$ 3,685,000	Expense Ratio (%)	42.63 %
Cap Rate	4.70 %	EGIM ($)	12.21

Remarks

This market rate development offers 85 one-bedroom, 212 two-bedroom and 38 three-bedroom units. The property was 95 percent occupied at the time of sale. Novogradac estimated expenses at $11,000 per unit. The capitalization rate is the pro forma rate as reported by CoStar.

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Improved Sale: Beech's Farm Apartments



Transaction

Name	Beech's Farm Apartments	Sale Date	03/09/2023
Address	7260 Eden Brook Drive	Sale Price	$ 29,500,000
City	Columbia	Price Per Unit	$ 218,519
State	MD	Sale Status	closed
Zip Code	21046	Sale Conditions	typical
County	Howard	Financing	Conventional
Buyer	Howard County Housing Commission	Confirmed With	CoStar, Public records
Seller	Beech Farm Apartments, LP		

Site and Improvements

No. of Units	135	Land Acres	6.49
Year Built	1984	Land Sq Ft	282,704
Year Renovated	2018		

Financial Data

EGI	$ 3,048,500	NOI	$ 1,563,500
Total Expenses	$ 1,485,000	Expense Ratio (%)	48.71 %
Cap Rate	5.30 %	EGIM ($)	9.68

Remarks

This market rate development offers 135 one-, two-, and three-bedroom units. The sale price, capitalization rate, and occupancy at sale were confirmed by CoStar. Novogradac has estimated operating expenses at $11,000 per unit. The capitalization rate is the pro forma rate as reported by CoStar.

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VALUATION ANALYSIS

The sales selected for this analysis are summarized in the following table.

IMPROVED SALES COMPARISON

#	Property Name	Location	Sale Date	Sale Price	Number of Units	Year Built	Year Renovated	Price / Unit	EGIM	Cap Rate
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4	Concord Park At Russett	Laurel, MD	Jul/2023	$105,500,000	335	2005	N/A	$314,925	12.2	4.70%
5	Beech's Farm Apartments	Columbia, MD	Mar/2023	$29,500,000	135	1984	2018	$218,519	9.7	5.30%
	Average				**179**			**$236,386**	**10.1**	**5.24%**

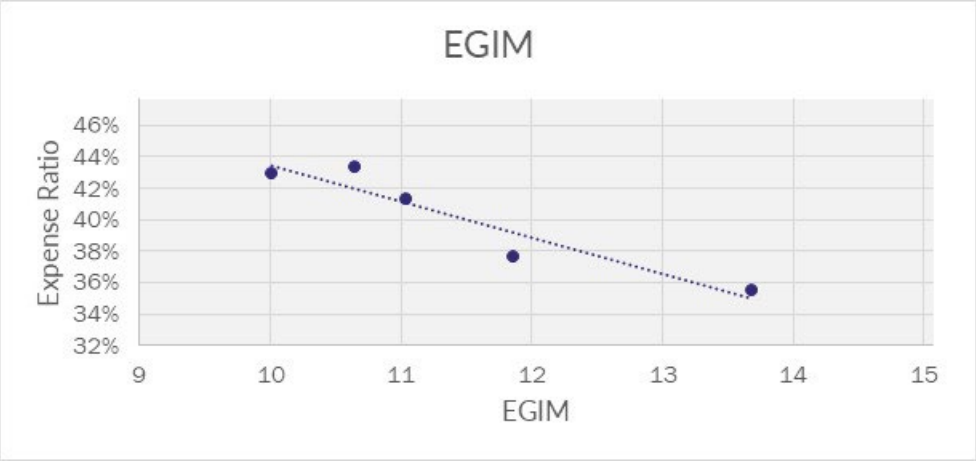
EGIM Analysis

We first estimate the Subject's value using the EGIM analysis. The EGIM compares the ratios of sales price to the annual gross income for the property, less a deduction for vacancy and collection loss. A reconciled multiplier for the Subject is then used to convert the Subject's anticipated effective gross income into an estimate of value. The following chart highlights the correlation between the EGIM, and the expense ratios reported by the comparable sales utilized in our analysis.

Typically, the lower the operating expense ratio, the higher the EGIM. The Subject's expense ratio is 45.8 percent, which is above the surveyed range. As such, we concluded to an EGIM of 9.5.

EGIM

#	Property Name	Sale Price	EGI	Expense Ratio	Total Expenses	EGIM
1	The Gardens Of Annapolis	$21,250,000	$2,292,250	50.9%	$1,166,000	9.3
2	Highland Court Apartments	$14,860,000	$1,700,562	50.5%	$858,000	8.7
3	Orchard Meadows	$61,800,000	$5,878,320	44.9%	$2,640,000	10.5
4	Concord Park At Russett	$105,500,000	$8,643,500	42.6%	$3,685,000	12.2
5	Beech's Farm Apartments	$29,500,000	$3,048,500	48.7%	$1,485,000	9.7
	Restricted - As Is	$12,400,000	$1,308,435	45.8%	$599,838	9.5



EGIM ANALYSIS

Scenario	EGIM	Effective Gross Income	Indicated Value (Rounded)	Cost of Stabilization	Indicated Value (Rounded)
Restricted - As Is	9.5	$1,308,435	$12,400,000	($239,550)	$12,200,000

NOI/Unit Analysis

The available sales data also permits the use of the NOI/Unit analysis. The NOI/Unit analysis examines the income potential of a property relative to the price paid per unit. The sales indicate that, in general, investors are willing to pay more for properties with greater income potential. Based on this premise, we are able to gauge the Subject's standing in our market survey group, thereby estimating a value on a price per unit applicable to the Subject. This analysis allows us to provide a quantitative adjustment process and avoids qualitative, speculative adjustments.

To estimate an appropriate price/unit for the Subject, we examined the change in NOI/Unit and how it affects the price/unit. By determining the percent variance of the comparable properties NOI/Unit to the Subject, we determine an adjusted price/unit for the Subject.

The tables below summarize the calculated adjustment factors and the indicated adjusted prices.

NOI/UNIT ANALYSIS
Restricted - As Is

No.	Subject's Stabilized NOI/Unit	/	Sale's NOI/Unit	=	Adjustment Factor	x	Unadjusted Price/Unit	=	Adjusted Price/Unit
1	$13,894	/	$10,625	=	1.308	x	$200,472	=	$262,152
2	$13,894	/	$10,802	=	1.286	x	$190,513	=	$245,045
3	$13,894	/	$13,493	=	1.030	x	$257,500	=	$265,154
4	$13,894	/	$14,801	=	0.939	x	$314,925	=	$295,618
5	$13,894	/	$11,581	=	1.200	x	$218,519	=	$262,152
	Average		**$12,261**		**1.152**		**$236,386**		**$266,024**

The value indication via the NOI per unit analysis is summarized below.

NOI/UNIT ANALYSIS

Scenario	No. of Units	Price/Unit	Indicated Value (Rounded)	Cost of Stabilization	Indicated Value (Rounded)
Restricted - As Is	51	$250,000	$12,800,000	($239,550)	$12,500,000

Conclusion

We utilized the EGIM and the NOI/Unit analyses to estimate the Subject's value using the sales comparison approach. These two methods must be reconciled into a single value estimate. Both techniques provide a reasonable indication of the Subject's value. While the EGIM analysis is considered to be a reasonable method of valuation, the NOI/unit analysis is typically considered to be the better approach due to its concentration on NOI or a point more reflective of investor returns, and its use with relation to the sales prices.

As a result of our investigation and analysis, it is our opinion that, subject to the limiting conditions and assumptions contained herein, the estimated fair market value "As Is" of the leased fee interest, via the sales comparison approach, as of May 9, 2025, is:

TWELVE MILLION FIVE HUNDRED THOUSAND DOLLARS
($12,500,000)

We requested, but were not provided with a Phase I Environmental Site Assessment (ESA) report. We did not observe any obvious environmental hazards during our site inspection. However, we are not experts within this field. Our valuation assumes that no environmental contamination exists on the site. Should the presence of such materials be discovered, the value estimate reported herein could be materially affected by remediation costs. It an extraordinary assumption of this report that there are no adverse environmental conditions present at the Subject site. The use of extraordinary assumptions may impact assignment results.

Please refer to the complete Assumptions and Limiting Conditions in the Addenda of this report.

XIII. RECONCILIATION

RECONCILIATION

The appraisers have considered the traditional approaches in the estimation of the Subject's value. The resulting value estimates are presented below:

LAND VALUE

Scenario	No. of Units	Price/Unit	Indicated Value (Rounded)
Land Value	51	$35,000	$1,800,000

DIRECT CAPITALIZATION ANALYSIS - AS IS

Scenario	Cap Rate	Net Operating Income	Indicated Value (Rounded)	Cost of Stabilization	Indicated Value (Rounded)
Restricted - As Is	5.75%	$708,597	$12,300,000	($239,550)	$12,100,000

EGIM ANALYSIS

Scenario	EGIM	Effective Gross Income	Indicated Value (Rounded)	Cost of Stabilization	Indicated Value (Rounded)
Restricted - As Is	9.5	$1,308,435	$12,400,000	($239,550)	$12,200,000

NOI/UNIT ANALYSIS

Scenario	No. of Units	Price/Unit	Indicated Value (Rounded)	Cost of Stabilization	Indicated Value (Rounded)
Restricted - As Is	51	$250,000	$12,800,000	($239,550)	$12,500,000

The value indicated by the income capitalization approach reflects a prudent investor's analysis of an income producing property. In this approach, income is analyzed in terms of quantity, quality, and durability. A direct capitalization technique was utilized. Due to the fact that the Subject is income producing in nature, this approach is the most applicable method of valuing the Subject property.

The sales comparison approach reflects an estimate of value as indicated by the sales market. In this approach, we searched the local market for transfers of similar type properties. These transfers were analyzed for comparative units of value based upon the most appropriate indices (i.e., $/Unit, OAR, etc.). Our search revealed several sales over the past three years. While there was substantial information available on each sale, the sales varied in terms of location, quality of income stream, condition, etc. As a result, the appraisers used both the EGIM and NOI/unit analyses. These analyses provide a good indication of the Subject's market value.

The cost approach is, on occasion, one of the main steps of the appraisal process. The value indicated by this approach is derived by first estimating the value of the land. Next, the replacement cost of the improvements, less depreciation from all causes is added to the land value. In essence, value by this approach consists of land value plus the depreciated value of the improvements. As discussed, this method was not developed due to a lack of accurate cost data, the difficulty in estimating accrued depreciation and the fact that most market participants do not place any reliance on this approach for properties of this age.

In the final analysis, the appraisers have considered the influence of the developed approaches in relation to one another and in relation to the Subject. The Subject is an income producing property, and a prudent investor would be most interested in the value indication derived using the income approach.

As a result of our investigation and analysis, it is our opinion that, subject to the limiting conditions and assumptions contained herein, our opinion of the underlying land value of the Subject as if vacant, in the fee simple, as of May 9, 2025, is:

ONE MILLION NINE HUNDRED THOUSAND DOLLARS
($1,900,000)

As a result of our investigation and analysis, it is our opinion that, subject to the limiting conditions and assumptions contained herein, the estimated fair market value "As Is" of the leased fee interest, as of May 9, 2025, is:

TWELVE MILLION ONE HUNDRED THOUSAND DOLLARS
($12,100,000)

We requested, but were not provided with a Phase I Environmental Site Assessment (ESA) report. We did not observe any obvious environmental hazards during our site inspection. However, we are not experts within this field. Our valuation assumes that no environmental contamination exists on the site. Should the presence of such materials be discovered, the value estimate reported herein could be materially affected by remediation costs. It an extraordinary assumption of this report that there are no adverse environmental conditions present at the Subject site. The use of extraordinary assumptions may impact assignment results.

Please refer to the complete Assumptions and Limiting Conditions in the Addenda of this report.

The Subject is currently operating as a HUD Public Housing development. Public housing developments operate with the tenants utilizing a flat rent schedule, paying 30 percent of their income to rent. The rent is not market-oriented; the development's operations are subsidized by HUD and operate on a break-even basis, not in a profit-generating manner. As such, valuing the property assuming the current public housing restrictions would essentially lend itself to the development having very low to no value.

The majority of buyers and sellers of multifamily developments utilize the income capitalization approach when valuing and determining the fair market value of a multifamily investment. We believe that the current income and expense structure is not an accurate basis upon which to value the property, as it results in very low to no value to the development when utilizing the income approach. Based upon our conversations with attorneys specializing in public housing, and in particular Section 18 and/or RAD, the existing public housing restrictions could be removed provided that the Housing Authority utilize HUD's "transfer of assistance" to another location and re-invest the sale proceeds for affordable housing purposes.

The highest and best use of the property, in its as is condition, would be one of three likely scenarios: 1) to substantially renovate through the RAD process with LIHTCs, utilizing the CHAP rents with market-based restricted operating expenses, 2) to maintain restricted operations utilizing CHAP award and market oriented operating expense, or 3) remove the public housing restrictions (through HUD's transfer of assistance program) and operate as an unrestricted development.

However, as the purpose of the As Is valuation is to establish the As Is Fair Market Value in support of LIHTC underwriting, we must recognize that the IRS and state LIHTC allocating agencies do not allow establishing a fair market value for a development by including the added value of receiving a LIHTC allocation (which would then be deemed investment value). ***Therefore, of the two remaining options for our estimate of As Is Fair Market Value, we determined that the highest and best use of the Subject, in its as is condition, is for conversion to unrestricted operations*** *(utilizing unrestricted rents, full real estate taxes, and market-oriented operating expenses based upon unrestricted operation) since this results in a higher value than continued*

restricted Public Housing operations. Likewise, this deal is not currently slated to undergo complete RAD conversion nor are there established as is CHAP rents, so further analysis of this scenario is not possible.

Reasonable Exposure Time:

Statement 6, Appraisal Standards to USPAP notes that reasonable exposure time is one of a series of conditions in most market value definitions. Exposure time is always presumed to precede the effective date of the appraisal.

It is defined as "an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on our read of the market, historical information provided by the *PwC Investor Survey* and recent sales of apartment product, an exposure time of nine to 12 months appears adequate.

Marketing Time Projection:

Marketing Time is defined as the period from the date of initial listing to the settlement date. The projected marketing time for the Subject property "As Is" will vary greatly, depending upon the aggressiveness of the marketing agent, the method of marketing, the market that is targeted, interest rates and the availability of credit at the time the property is marketed, the supply and demand of similar properties for sale or having been recently purchased, and the perceived risks at the time it is marketed.

Discussions with area Realtors indicate that a marketing period of nine to 12 months is reasonable for properties such as the Subject. This is supported by data obtained from several of the comparable sales and consistent with information obtained from the *PwC Survey.* This estimate assumes a strong advertising and marketing program during the marketing period.

ADDENDUM A

ASSUMPTIONS & LIMITING CONDITIONS AND CERTIFICATION

ASSUMPTIONS & LIMITING CONDITIONS

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the appraiser has relied extensively upon such data in the formulation of all analyses.

2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.

3. All encumbrances, including mortgages, liens, leases, and servitudes, were disregarded in this valuation unless specified in the report. It was recognized, however, that the typical purchaser would likely take advantage of the best available financing, and the effects of such financing on property value were considered.

4. All information contained in the report, which was furnished by others, was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.

5. The report was made assuming responsible ownership and capable management of the property.

6. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.

7. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil, or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.

8. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.

9. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the appraiser did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.

10. Any distribution of total property value between land and improvements applies only under the existing or specified program of property utilization. Separate valuations for land and buildings must not be used in conjunction with any other study or appraisal and are invalid if so used.

11. A valuation estimate for a property is made as of a certain day. Due to the principles of change and anticipation, the value estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation are analyzed as of a specific date in time and are only valid as of the specified date.

12. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the

author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organizations of which the appraiser is a member be identified without written consent of the appraiser.

13. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraiser is affiliated: specifically, the Appraisal Institute.

14. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject unless satisfactory additional arrangements are made prior to the need for such services.

15. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.

16. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the Subject will sell or lease for the indicated amounts.

17. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

18. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

19. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time. A final inspection and value estimate upon the completion of said improvements should be required.

20. All general codes, ordinances, regulations, or statutes affecting the property have been and will be enforced and the property is not Subject to flood plain or utility restrictions or moratoriums except as reported to the appraiser and contained in this report.

21. The party for whom this report is prepared has reported to the appraiser there are no original existing condition or development plans that would subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.

22. Unless stated otherwise, no percolation tests have been performed on this property. In making the appraisal, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use, as detailed in this report.

23. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The appraiser does not warrant the condition or adequacy of such systems.

24. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the appraised property. The appraiser reserves the right to review and/or modify this appraisal if said insulation exists on the Subject.

25. Acceptance of and/or use of this report constitutes acceptance of all assumptions and the above conditions. Estimates presented in this report are not valid for syndication purposes.

CERTIFICATION

The undersigned hereby certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions;
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the Subject of this report within the three-year period immediately preceding acceptance of this assignment;
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results;
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*;
- Sarah Childs made a personal inspection of the Subject and comparable market data. Kelly Gorman has not made a personal inspection of the Subject but is familiar with the market area;
- No one provided significant real property appraisal assistance to the persons signing this certification, aside from Tara Rial, David Kermode and Sarah Childs. Tara Rial and David Kermode collected data and assisted with the preparation of the report, while Sarah Childs conducted the site inspection;



Kelly Gorman
Partner
State Certified General Real Estate Appraiser
MD License #04-35108
Expiration Date: 10/4/2026

ADDENDUM B

PHOTOGRAPHS OF SUBJECT



Subject site



Subject site



Subject site



Subject site



Subject site



Subject site



Subject site



Subject site



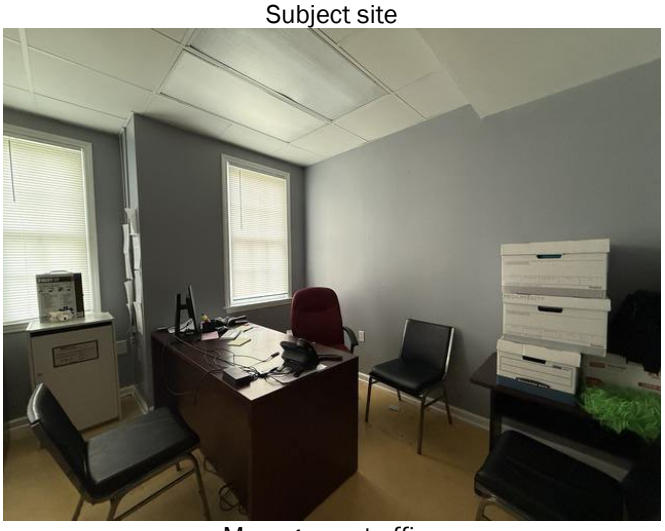
Subject site



Subject site



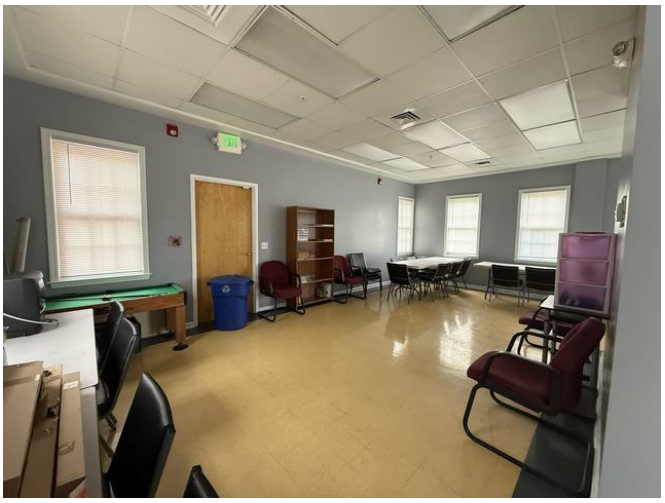
Management office



Management office



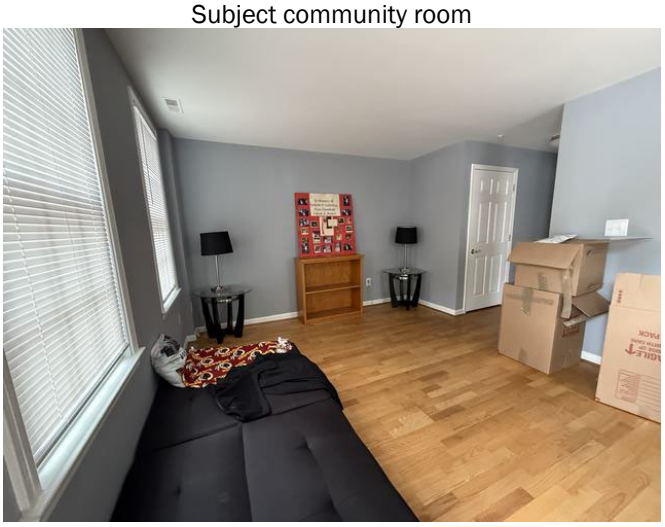
Subject community room



Subject community room



Subject playground



Typical living room



Typical kitchen



Typical kitchen



Typical dining area



Typical bathroom



Typical mechanical closet



Typical laundry closet (only hookups included)



Typical bedroom



Typical bedroom



View west along Bladen Street



View east along Bladen Street



Residential and mixed-use buildings east of Subject site



Residential uses east of Subject site



Residential uses east of Subject site



Residential uses east of Subject site



State government uses east of Subject site



State government uses east of the Subject site



House of worship southeast of Subject site



View toward the Maryland State House east of Subject site



Townhouses southeast of Subject site



Townhouses southeast of Subject site



Single-family homes south of Subject site



Single-family homes south of Subject site



Commercial uses south of Subject site



Commercial uses south of Subject site



Commercial uses southwest of Subject site



Commercial uses southwest of Subject site

ADDENDUM C

QUALIFICATIONS OF CONSULTANTS

STATEMENT OF PROFESSIONAL QUALIFICATIONS
KELLY MCNANY GORMAN

I. Education

Virginia Tech, Blacksburg, VA
Bachelor of Arts in Urban Affairs and Planning

II. Professional Experience

Partner, Novogradac & Company LLP
Principal, Novogradac & Company LLP
Manager, Novogradac & Company LLP
Asset Manager, Housing Opportunities Commission of Montgomery County, MD
Senior Real Estate Analyst, Novogradac & Company LLP
Acquisitions Associate, Kaufman & Broad Multi-Housing Group, Inc. (KBMH)

III. Certifications, Professional Training and Continuing Education

Licensed Certified General Appraiser, CT License #RCG.0001437
Licensed Certified General Appraiser, DC License #GA40000107
Licensed Certified General Appraiser, FL License #RZ4397
Licensed Certified General Appraiser, GA License #CG438495
Licensed Certified General Appraiser, IL License #553.003064
Licensed Certified General Appraiser, MA License #103770
Licensed Certified General Appraiser, MD License #04-35108
Licensed Certified General Appraiser, MS License # GA-1568
Licensed Certified General Appraiser, NC License # A9304
Licensed Certified General Appraiser, NJ License #42RG00245500
Licensed Certified General Appraiser, NY License #46000051239
Licensed Certified General Appraiser, PA License #GA004390
Licensed Certified General Appraiser, TN License #6686
Licensed Certified General Appraiser, TX License #1381382-G
Licensed Certified General Appraiser, VA License #4001018551

Designated Member of the National Council of Housing market Analysts (NCHMA)
Practicing Affiliate of the Appraisal Institute

Attended and presented at tax credit application training sessions and seminars, valuation of GP Interest sessions, numerous conferences and classes in real estate valuation, finance, asset management and affordable housing development using tax credits and tax exempt financing. Authored a variety of blogs and articles pertaining to valuation and market analysis, as well as Novogradac's 2022 and 2023 Income and Expense Report publications.

IV. Valuation Assignments – Examples

A representative sample of Market Study, Due Diligence, Asset Management and Valuation Engagements includes the following:

- Managed and conducted market studies and appraisals of various LIHTC, affordable and market rate properties for numerous clients. Market analysis included; preliminary property screening, market analysis, comparable rent surveys, operating expense and demand analysis. Appraisals included various value scenarios including hypothetical land value as if

vacant, insurable value, value of LIHTC, abatements and PILOTs, below market debt, ground leases, value of historic credits, etc. Work has been national in scope and include users such as various state and local agencies, as well as FannieMae, FreddieMac and for the HUD Multifamily Accelerated Processing program. This includes projects under the 221(d)3, 221(d)4, 223(f), and 232 programs. Market studies were completed for adherence to NCHMA, state guidelines and overall reasonableness. Appraisals completed for adherence to USPAP, state guidelines, reasonableness.

- On a national basis completed and reviewed appraisals of partnership interests for a variety of functions including partnership sale, charitable donation, partner disputes, determination of exit strategies, etc.

- Prepared and reviewed appraisals for portfolios of mixed income properties in accordance with the International Finance Reporting Standards (IFRS) specifically IFRS 13 Fair Market Measurement. Appraisals are used to refinance the assets by creating a bond issuance on the Israeli bond market.

- Provided and reviewed debt valuations for properties with below market debt. Analysis included review of cashflow to determine if repayment of debt can be expected, analysis of loan to value ratio, determine the discounted value of the stream of loan payments and compare to market.

- Managed, reviewed and assisted in the preparation of Rent Comparability Studies according the HUD Section 8 Renewal Policy in the Chapter 9 guidelines. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.

- Performed a variety of asset management services for lenders and syndicators including monitoring and reporting property performance on a monthly basis. Data points monitored include economic vacancy, levels of concessions, income and operating expense levels, NOI and status of capital projects. Data used to determine these effects on the project's ability to meet its income-dependent obligations. Recommendations included a workout for one of the 16 assets.

- Performed and reviewed economic impact analyses using IMPLAN input-output software and data. The resulting projections are used by community development entities "CDE's" to secure federal financing through the New Market Tax Credit "NMTC" program by estimating the impact from job, tax and wage growth that would result from the development or expansion of operations using NMTC funds.

10/05/2023 6,146,762

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 04 35108 KELLY MCNANY GORMAN 6096 10-04-2023

MESSAGE(S):

Maryland DEPARTMENT OF LABOR

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

MARYLAND DEPARTMENT OF LABOR

Wes Moore, Governor
Aruna Miller, Lt. Governor
Portia Wu, Secretary

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

KELLY MCNANY GORMAN

IS AN AUTHORIZED: **04- CERTIFIED GENERAL**

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
35108	10-04-2026	10-04-2023	6146762

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

---

10 04 35108 6,146,762

10 04 35108

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
1100 N. EUTAW STREET
BALTIMORE, MD 21201

KELLY MCNANY GORMAN
100 WALNUT AVE, SUITE 210

CLARK NJ 07066

Maryland DEPARTMENT OF LABOR
LICENSE * REGISTRATION * CERTIFICATION * PERMIT
STATE OF MARYLAND
MARYLAND DEPARTMENT OF LABOR
Wes Moore, Governor
Aruna Miller, Lt. Governor
Portia Wu, Secretary

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:
KELLY MCNANY GORMAN

IS AN AUTHORIZED: 04 - CERTIFIED GENERAL

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
35108	10-04-2026	10-04-2023	6146762

Signature of Bearer
Secretary

STATEMENT OF PROFESSIONAL QUALIFICATIONS
Tara Rial

I. Education

Loyola University Maryland, Baltimore, MD
Bachelors of Business Administration

II. Professional Experience

Manager, Novogradac & Company LLP
Analyst, Novogradac & Company LLP
Senior Research Associate, CoStar Group

III. Research Assignments

- Prepared market studies for proposed Low-Income Housing Tax Credit, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties, on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis, and operating expenses analysis. Property types include proposed multifamily, senior independent living, large family, and acquisition with rehabilitation. Completed market studies in all states.

- Assisted in appraisals of proposed new construction, rehabilitation, and existing Low-Income Housing Tax Credit properties, USDA Rural Development, and market rate multifamily developments. Analysis includes property screenings, valuation analysis, rent comparability studies, expense comparability analysis, determination of market rents, and general market analysis.

- Reviewed appraisals and market studies for various state agencies for LIHTC application. Market studies were reviewed for adherence to NCHMA, state guidelines and overall reasonableness. Appraisals reviewed for adherence to USPAP, state guidelines, reasonableness.

- Assisted with a variety of asset management services for a developer including monitoring and reporting property performance on a quarterly basis. Data points monitored include economic vacancy, levels of concessions, income and operating expense levels, NOI and status of capital projects.

- Conducted valuations of General Partnership or Limited Partnership Interests for LIHTC properties.

- Assisted in appraisal work for retail and commercial properties in various parts of the country for various lenders. The client utilized the study for underwriting purposes.

- Conducted market studies for projects under the HUD Multifamily Accelerated Processing program.

- Assisted in the preparation of Rent Comparability Studies for expiring Section 8 contracts for subsidized properties located throughout the United States. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.

- Performed all aspects of data collection and data mining for web-based rent reasonableness systems for use by local housing authorities.

STATEMENT OF PROFESSIONAL QUALIFICATIONS
DAVID W. KERMODE

I. Education

The University of Cincinnati, Cincinnati, OH
Bachelor of Urban Planning

II. Professional Experience

Thoreau Road Analytics, LLC
Owner / Analyst | *May 2017 – Present*
Novogradac & Company LLP
Manager | *December 2015 – May 2017*
Real Estate Analyst | *October 2011 – December 2015*
Researcher | *April 2010 – October 2011*
Intern | RTKL & Associates | *March 2008 – December 2008*
Intern | Cleveland Metroparks Division of Planning | *March 2007 – June 2007*
Intern | Mead & Hunt | *June 2006 – September 2006*

III. Real Estate Assignments

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Conducted numerous market and feasibility studies for family and senior affordable housing. Local housing authorities, developers, syndicators and lenders have used these studies to assist in the financial underwriting and design of market-rate, Low-Income Housing Tax Credit (LIHTC), HOME-funded, USDA Rural Development and HUD subsidized properties Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis, and operating expenses analysis. Market studies completed in: Alaska, Arizona, Arkansas, California, Colorado, Connecticut, the District of Columbia, Florida, Georgia, Idaho, Illinois, Kansas, Louisiana, Michigan, Minnesota, Mississippi, New Hampshire, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon Pennsylvania, South Carolina, Tennessee, Texas, Utah, Washington, West Virginia, Wisconsin and Wyoming.

- Assisted with numerous appraisals of new construction and existing LIHTC and market-rate properties. Appraisals completed in: Alabama, Alaska, Arizona, Colorado, Connecticut, the District of Columbia, Florida, Georgia, Illinois, Indiana, Kansas, Kentucky, Louisiana, Maryland, Michigan, Minnesota, Mississippi, Nebraska, New Jersey, New Hampshire, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Texas, Virginia, West Virginia and Wisconsin.

- Assisted with numerous market studies for projects under the HUD Multifamily Accelerated Processing program.

- Assisted with numerous appraisals of proposed new construction and existing properties under the HUD Multifamily Accelerated Processing program.

- Assisted with commercial office, retail and specialty use appraisals.

- Completed numerous analyses of overall reasonableness with regard to Revenue Procedure 2014-12. Transactions analyzed include projects involving the use of Historic Tax Credits, New Markets Tax Credits and Investment Tax Credits. Fees and arrangements tested for reasonableness include developer fees, construction management fees, property management fees, asset management fees, various leasing-related payments and overall master lease and sublease terms.

- Assisted with Rent Comparability Studies for project-based rental assistance contracts in accordance with HUD guidelines. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.

- Assisted with various appraisals for the US Army Corps of Engineers relating to the Base Realignment and Closure (BRAC) process, including portions of Walter Reed Army Medical Center, Fort Monmouth and Fort Meade.

- Performed all aspects of data collection and data mining for web-based rent reasonableness systems for use by local housing authorities.

- Assisted in the preparation of the Fair Market Value analyses for renewable energy assets in connection with financing and structuring analyses performed by various clients. The reports are used by clients to evaluate with their advisors certain tax consequences applicable to ownership. Additionally, the reports can be used in connection with the application for the federal grant identified as Section 1603 American Recovery & Reinvestment Act of 2009 and in the ITC funding process.

ADDENDUM D

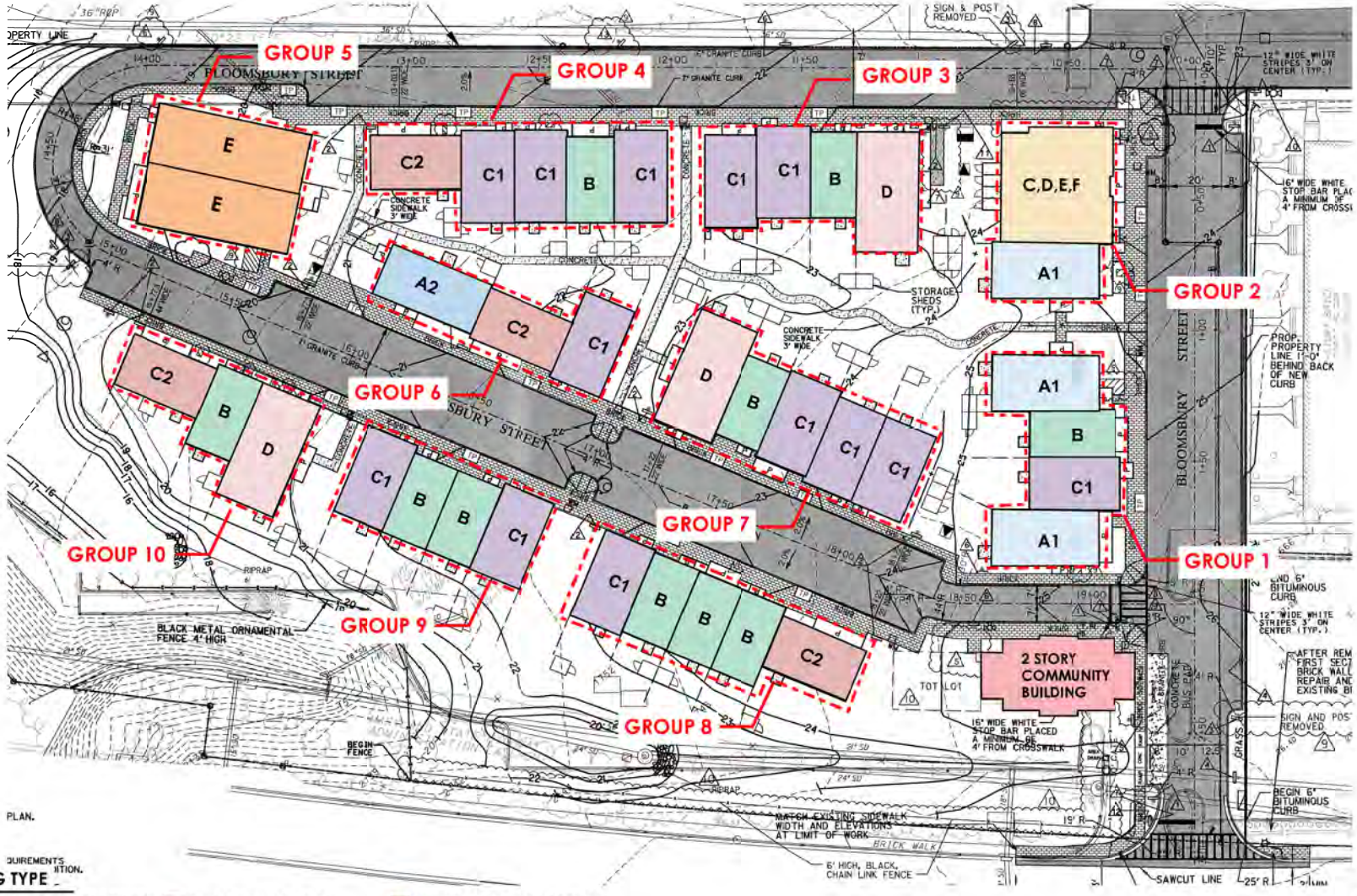
LEGAL DESCRIPTION

(N/AV)

BLOOMSBURY SQUARE
101BLOOMSBURY SQUARE
ANNAPOLIS, MD,21410

06/19/2024

Soto
Architecture & Urban Design, PLLC
www.sotopllc.com



BUILDING TYPE

- A1 - 1BR OVER 1BR (STACKED)
- A2 - 1BR OVER 1BR (STACKED)
- B - 2BR TOWNHOUSE
- C - 3BR TOWNHOUSE
- C2 - 3BR TOWNHOUSE
- D - 2BR OVER 2BR (STACKED)
- E - 2BR OVER 3BR (STACKED)
- F - 6-1BR ELEVATOR BLDG.

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101 BLOOMSBURY SQAURE
ANNAPOLIS, MD, 21401

SITE PLAN

SCALE: 1" = 40'

1

6/19/2024

UNIT MIX

14	ONE BEDROOMS	(10 ground floor units)
18	TWO BEDROOMS	(3 ground floor units)
19	THREE BEDROOMS	(2 ground floor units)
51	UNITS	15 total ground floor units

TYPE	BLDGS	DESCRIPTION	AREA	HC UNITS
A1	3	1BR OVER 1 BR (STACKED)	958SF / 776SF	3 (1BR)
A2	1	1BR OVER 1BR (STACKED)	958SF/ 776SF	1 (1BR)
B	10	2BR TOWNHOUSE	1182SF	
C	13	3BR TOWNHOUSE	1398SF	
C2	4	3BR TOWNHOUSE	1398SF	
D	3	2BR OVER 2BR (STACKED)	1135SF/951SF	3 (2BR)
E	2	2BR OVER 3BR (STACKED)	1205SF/1206SF	2 (3BR)
F	1	6- 1BR ELEVATOR BLDG.	5513SF	6(1BR)
TOTAL	37			15

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ANNAPOLIS, MD, 21401

UNIT MIX CHART

2

6/19/2024

HARKINS BUILDERS, INC. ESTIMATE

PROJECT	**Bloomsbury Square Renovation**
BUDGET DATE	**7/8/2025**
BUDGET NAME/IDENTIFIER	**CDA application**
DESIGN PHASE	**Conceptual**
PLAN SET NAME/DATE	**As Builts**
ESTIMATOR	**AH/TS**
GSF	**76,850**
Residential SF	73,878
Amenity SF	2,972
Retail SF	0
Garage SF	0
NSF	**68,494**
# BLDGS	37
# STORIES (Above Grade)	2
# UNITS	**51**
EFFICIENCY	**89%**

UNIT MIX		
EFF	0	0.00%
1 BR	14	27.45%
2 BR	18	35.29%
3 BR	19	37.25%
4 BR	0	0.00%
TOTAL	**51**	**100.00%**

AVG.GSF/UNIT	**1,507**
AVG.NSF/UNIT	**1,343**
AVG.GARAGE SF/CAR	**-**

	DIVISION	TOTAL	$/GSF	$/NSF	$/UNIT	% TOTAL
1	GENERAL REQUIREMENTS	747,458	9.73	10.91	14,656.04	10.71%
2	SITE WORK	452,775	5.89	6.61	8,877.94	6.49%
3	CONCRETE	0	0.00	0.00	0.00	0.00%
4	MASONRY	180,970	2.35	2.64	3,548.43	2.59%
5	METALS	0	0.00	0.00	0.00	0.00%
6	WOOD AND PLASTIC	239,200	3.11	3.49	4,690.20	3.43%
7	THERMAL AND MOISTURE	492,671	6.41	7.19	9,660.21	7.06%
8	DOORS AND WINDOWS	867,465	11.29	12.66	17,009.12	12.43%
9	FINISHES	1,102,281	14.34	16.09	21,613.36	15.79%
10	SPECIALTIES	42,250	0.55	0.62	828.43	0.61%
11	EQUIPMENT	154,275	2.01	2.25	3,025.00	2.21%
12	FURNISHINGS	317,955	4.14	4.64	6,234.41	4.56%
13	SPECIAL CONSTRUCTION	30,000	0.39	0.44	588.24	0.43%
14	CONVEYING SYSTEMS	17,500	0.23	0.26	343.14	0.25%
15	MECHANICAL	1,144,325	14.89	16.71	22,437.75	16.40%
16	ELECTRICAL	727,000	9.46	10.61	14,254.90	10.42%
17	BONDS AND INSURANCE	136,945	1.78	2.00	2,685.20	1.96%
18	MISCELLANEOUS	0	0.00	0.00	0.00	0.00%
19	DESIGN/INFLATION CONTINGENCY	325,806	4.24	4.76	6,388.36	4.67%
	SUBTOTAL	$ 6,978,876	90.81	101.89	136,840.71	100.00%
	OVERHEAD	139,578	1.82	2.04	2,736.81	2.00%
	FEE	348,944	4.54	5.09	6,842.04	5.00%
	TOTAL	**$ 7,467,397**	**97.17**	**109.02**	**146,419.56**	**107.00%**

Cost Saving Ideas

Remove Contingency	$350,312
Lower Brick point up from 5% to 2%	$79,180
Masonry Cleaning	$58,850
Reduce glazing of tubs back to 10%	$31,185
Window Repairs Only	$695,500
Eliminate Dishwashers	$31,378

HARKINS BUILDERS, INC. ESTIMATE

	COST CODE	DIVISION 1 - GENERAL REQUIREMENTS	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
M	1030	**WORKMAN'S FACILITIES**			9,240	0.12	0.13	181.18
M	1040	**TRUCK & AUTO**			42,228	0.55	0.62	827.99
M	1050	**FIELD OFFICE**			8,870	0.12	0.13	173.92
M	1090	**PROTECTION**			800	0.01	0.01	15.69
L	1410	**SUPERVISION**			388,499	5.06	5.67	7,617.63
B	1410	**SUPERVISION - LOAD**			197,358	2.57	2.88	3,869.76
L	1420	**CLERK/ PAYROLL COMPLIANCE**			12,892	0.17	0.19	252.78
B	1420	**CLERK/ PAYROLL COMPLIANCE - LOAD**			6,397	0.08	0.09	125.43
M	1430	**PROJECT MANAGEMENT SOFTWARE/ TEMPORARY**			32,548	0.42	0.48	638.20
L	1440	**PROJECT AND QUALITY CONTROLS**			23,099	0.30	0.34	452.93
M	1440	**PROJECT AND QUALITY CONTROLS MATERIALS**			426	0.01	0.01	8.35
L	1450	VIRTUAL DESIGN			0	0.00	0.00	0.00
B	1450	VIRTUAL DESIGN - LOAD			0	0.00	0.00	0.00
M	1450	VIRTUAL DESIGN MATERIALS			0	0.00	0.00	0.00
M	1470	**PRINTS & PHOTOS**			2,200	0.03	0.03	43.14
M	1480	**PROJECT SIGN**			2,000	0.03	0.03	39.22
L	1650	**SAFETY PERSONNEL**			16,991	0.22	0.25	333.15
M	1650	**PPE EQUIPMENT**			1,411	0.02	0.02	27.66
M	1900	**PRECON PLANS/REIMBURSABLES**			2,500	0.03	0.04	49.02
M	1901	PER DIEMS			0	0.00	0.00	0.00
		TOTAL DIVISION 1			747,458	9.73	10.91	14,656.04

	COST CODE	DIVISION 2 - SITE WORK	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	2070	**SURVEYING & ENGINEERING**			7,500	0.10	0.11	147.06
		Surveying	*1.00*	*LS*				
C	2110	DEMOLITION			0	0.00	0.00	0.00
C	2112	HAZARDOUS MATERIAL ABATEMENT			0	0.00	0.00	0.00
C	2200	**EARTHWORK-REGRADING FOR DRAINAGE ALLOWANCE**			55,000	0.72	0.80	1,078.43
		Regrading Around Buildings	*11.00*	*BLDGS*				
M	2202	EARTHWORK RENTAL			0	0.00	0.00	0.00
		Earthwork Rental	*-*	*LS*				
C	2211	ROCK REMOVAL			Excluded	0.00	0.00	0.00
C	2230	TESTING			0	0.00	0.00	0.00
C	2281	SOIL TREATMENT			0	0.00	0.00	0.00
C	2300	DEEP FOUNDATIONS			0	0.00	0.00	0.00
C	2420	SHORING/UNDERPINNING			0	0.00	0.00	0.00
C	2500	**STORM DRAINAGE (UTILITIES) -ALLOWANCE**			25,000	0.33	0.36	490.20
		Cleaning of Ponds	*1*	*LS*				
C	2551	WATER DISTRIBUTION			0	0.00	0.00	0.00
C	2552	SANITARY DISTRIBUTION			0	0.00	0.00	0.00
C	2553	GAS DISTRIBUTION			By Owner	0.00	0.00	0.00
C	2610	**PAVING-STRIPING/MARKINGS ONLY**			7,650	0.10	0.11	150.00
		Striping, Lining	*77*	*Spaces*				
C	2610	**PAVING-SEALING/PAVING REPAIRS**			17,500	0.23	0.26	343.14
		Sealing/Paving-500SY	*500*	*SY*				
M	2612	**TEMP. ROADS**			5,000	0.07	0.07	98.04
C	2620	**GRANITE CURB ALLOWANCE**			4,500	0.06	0.07	88.24
		Standard Curb and Gutter	*0*	*LF*				
		Granite Curb	*30*	*LF*				
C	2630	**WALKS/SITE CONCRETE-ALLOWANCE**			190,000	2.47	2.77	3,725.49
		Brick Paver Sidewalks	*4,550*	*SF*				
		Courtyard Sidewalks	*500*	*SF*				
C	2635	UNIT PAVERS			0	0.00	0.00	0.00
C	2640	SYNTHETIC TURF/SURFACING/COURTS			0	0.00	0.00	0.00
C	2650	STREET SIGNS			0	0.00	0.00	0.00
C	2652	PROJECT SIGNAGE			0	0.00	0.00	0.00
C	2710	**FENCES AND GATES**			38,675	0.50	0.56	758.33
		Fence Repairs	*595*	*LS*				
M	2715	**TEMP. FENCE & WALKWAY**			5,250	0.07	0.08	102.94
C	2720	ROAD/PARKING LINES			0	0.00	0.00	0.00
C	2730	RECREATIONAL FACILITIES / PLAYGROUNDS			0	0.00	0.00	0.00
C	2750	DEWATERING			0	0.00	0.00	0.00
C	2751	IRRIGATION			0	0.00	0.00	0.00
C	2760	SITE FURNISHINGS			0	0.00	0.00	0.00
C	2800	**LANDSCAPING ALLOWANCE**			22,950	0.30	0.34	450.00
		New Landscaping	*51*	*EA*				
C	2820	**STREET TREES R&R ALLOWANCE**			10,000	0.13	0.15	196.08
		Trees	*5*	*Trees*				
C	2820	**TREE REMOVAL ALLOWANCE**			18,750	0.24	0.27	367.65
		Tree Removal-25 Trees	*25*	*Trees*				
C	2822	**CERTIFIED ARBORIST ALLOWANCE**			25,000	0.33	0.36	490.20
		Abrorist	*1*	*LS*				
C	2830	TREE PROTECTION			0	0.00	0.00	0.00
C	2980	RETAINING WALLS			0	0.00	0.00	0.00
C	2990	MISC PROJECT SECURITY			0	0.00	0.00	0.00
C	2991	**ADA UPGRADES ALLOWANCE**			20,000	0.26	0.29	392.16
		ADA Path *$20,000.00*	*1*	*EA*				
C	2992	MISC.			0	0.00	0.00	0.00
		TOTAL DIVISION 2			452,775	5.89	6.61	8,877.94

COST CODE	DIVISION 3 - CONCRETE	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT

C	3010	CONCRETE WORK			0	0.00	0.00	0.00
C	3320	GYPSUM UNDERLAYMENT			0	0.00	0.00	0.00
C	3340	PRESTRESSED CONCRETE/PLANK			0	0.00	0.00	0.00
C	3400	ARCHITECTURAL PRECAST CONCRETE			0	0.00	0.00	0.00
C	3501	CONCRETE ELEVATED DECKS			0	0.00	0.00	0.00
M	3801	CONCRETE HEAT			0	0.00	0.00	0.00
M	3802	CONCRETE RENTALS			0	0.00	0.00	0.00
M	3805	HOIST AND TOWER			0	0.00	0.00	0.00
C	3990	CONCRETE PATCHING-1ST FLOOR			0	0.00	0.00	0.00
		TOTAL DIVISION 3			**0**	**0.00**	**0.00**	**0.00**

COST CODE	DIVISION 4 - MASONRY	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	4010 MASONRY WORK			0	0.00	0.00	0.00
M	4014 MASONRY HEAT			0	0.00	0.00	0.00
C	4015 MASONRY REINFORCING			0	0.00	0.00	0.00
M	4151 SCAFFOLDING			0	0.00	0.00	0.00
C	4400 STONE VENEER			0	0.00	0.00	0.00
C	**4500 MASONRY RESTORATION**			**180,970**	**2.35**	**2.64**	**3,548.43**
	Masonry Restoration - Repointing	*2,750*	*SF*				
	Masonry Restoration - Cleaning	*55,000*	*SF*				
	Powerwash Concrete Porches	*2,220*	*SF*				
C	4720 CAST STONE			0	0.00	0.00	0.00
M	4802 MASONRY RENTALS			0	0.00	0.00	0.00
C	4990 MISC.			0	0.00	0.00	0.00
	TOTAL DIVISION 4			**180,970**	**2.35**	**2.64**	**3,548.43**

COST CODE	DIVISION 5 - METALS	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	5100 STRUCTURAL STEEL			0	0.00	0.00	0.00
C	5102 STEEL ERECTION			0	0.00	0.00	0.00
C	5200 METAL JOISTS			0	0.00	0.00	0.00
C	5250 HAMBRO FLOOR SYSTEM			0	0.00	0.00	0.00
C	5300 METAL DECK			0	0.00	0.00	0.00
C	5510 METAL STAIRS			0	0.00	0.00	0.00
C	5520 HANDRAILS/RAILINGS			0	0.00	0.00	0.00
C	5700 ORNAMENTAL METALS			0	0.00	0.00	0.00
C	5800 MISC METALS			0	0.00	0.00	0.00
C	5810 EXPANSION JOINT COVERS			0	0.00	0.00	0.00
C	5990 ARCHITECTURAL EMBELLISHMENTS			0	0.00	0.00	0.00
C	5991 MISC.			0	0.00	0.00	0.00
	TOTAL DIVISION 5			**0**	**0.00**	**0.00**	**0.00**

COST CODE	DIVISION 6 - WOODS AND PLASTICS	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	6001 ROUGH CARPENTRY			0	0.00	0.00	0.00
C	6100 FRAMING LUMBER			0	0.00	0.00	0.00
C	6190 WOOD TRUSSES			0	0.00	0.00	0.00
C	**6200 FINISH CARPENTRY**			**102,000**	**1.33**	**1.49**	**2,000.00**
	Finish Carpentry	*51*	*Units*				
C	6201 FINISH CARPENTRY - CABINETS INSTALL			0	0.00	0.00	0.00
C	**6220 MILLWORK/TRIM REPAIRS-ALLOWANCE**			**10,200**	**0.13**	**0.15**	**200.00**
	Unit/Corridor Trim Package	*51*	*Units*				
C	6400 ARCHITECTURAL WOODWORK			0	0.00	0.00	0.00
C	6430 STAIRWORK			0	0.00	0.00	0.00
M	**6660 SAFETY MATERIAL**			**1,000**	**0.01**	**0.01**	**19.61**
M	**6700 ROUGH HARDWARE**			**1,000**	**0.01**	**0.01**	**19.61**
M	**6720 MISC. CARPENTRY MATERIAL**			**1,000**	**0.01**	**0.01**	**19.61**
M	**6802 CARPENTRY RENTALS**			**1,000**	**0.01**	**0.01**	**19.61**
M	**6830 CARPENTRY TOOLS**			**1,000**	**0.01**	**0.01**	**19.61**
C	6990 EXTERIOR TRIM			0	0.00	0.00	0.00
C	**6991 PREFABRICATED COLUMNS**			**18,500**	**0.24**	**0.27**	**362.75**
	Sealing Fiberglas Columns	*74*	*EA*				
C	**6992 INTERIOR DEMOLITION**			**103,500**	**1.35**	**1.51**	**2,029.41**
	Clubhouse Demolition	*1*	*EA*				
	Unit Demolition	*51*	*Units*				
	TOTAL DIVISION 6			**239,200**	**3.11**	**3.49**	**4,690.20**

COST CODE	DIVISION 7 - THERMAL & MOISTURE	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	7100 WATERPROOFING			0	0.00	0.00	0.00
C	**7210 BUILDING INSULATION**			**66,685**	**0.87**	**0.97**	**1,307.54**
	Attic Insulation - R-49 Supplement	*44,457*	*Attic SF*				
C	7240 EIFS			0	0.00	0.00	0.00
C	7250 SPRAY FIREPROOFING			0	0.00	0.00	0.00
C	7270 FIRESTOPPING			Inc. in Trades	0.00	0.00	0.00
C	**7300 SHINGLES**			**331,136**	**4.31**	**4.83**	**6,492.86**
	Shingles - 30 Year Arch.	*44,457*	*SF*				
	Gutters - 5"	*2,750*	*LF*				
	Downspouts - 3"x4"	*5,500*	*LF*				
	Roof Accessories - Hatches, Etc.	*0*	*EA*				

			QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	7410	**SIDING-TRIM REPAIRS ALLOWANCE**			77,000	1.00	1.12	1,509.80
		Reseal Joints	2,750	LF				
		Repair/Repaint Fascia	11	BLDGS				
		Repair Soffits	11	BLDGS				
		Repair Cornices	11	BKDGS				
C	7420	METAL WALL PANELS			0	0.00	0.00	0.00
C	7510	TPO/BUILT-UP ROOF/EPDM ROOF			0	0.00	0.00	0.00
C	7600	FLASHING/SHEET METAL			0	0.00	0.00	0.00
C	7603	METAL ROOFING			0	0.00	0.00	0.00
C	7631	GUTTERS AND DOWNSPOUTS			0	0.00	0.00	0.00
C	7810	SKYLIGHTS			0	0.00	0.00	0.00
C	**7900**	**CAULK & SEALANTS**			17,850	0.23	0.26	350.00
		Standard Caulk and Sealant Package	51	Units				
C	7910	TRAFFIC DECK SEALANTS			0	0.00	0.00	0.00
C	7990	WEATHER BARRIER - BLUESKIN			0	0.00	0.00	0.00
C	7991	POST DRYWALL AIR SEALING			0	0.00	0.00	0.00
C	7992	MISC.			0	0.00	0.00	0.00
		TOTAL DIVISION 7			492,671	6.41	7.19	9,660.21

		COST CODE DIVISION 8 - DOORS AND WINDOWS	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	8100	METAL DOORS & FRAMES			0	0.00	0.00	0.00
C	**8101**	**UNIT ENTRY DOORS REPAIRS ALLOWANCE**			19,125	0.25	0.28	375.00
		Unit Entry Gasket Replacements	51	EA				
		Kick Plates	51	EA				
C	8200	SOLID CORE WOOD DOORS			0	0.00	0.00	0.00
C	**8220**	**PREHUNG & BIFOLD DOORS REPLACEMENT ALLOWANCE**			20,200	0.26	0.29	396.08
		Unit Interior Doors 25%	101	EA				
C	8305	ACCESS DOORS			0	0.00	0.00	0.00
C	8350	SPECIAL DOORS			0	0.00	0.00	0.00
C	8360	OVERHEAD DOORS			0	0.00	0.00	0.00
C	**8400**	**STOREFRONT-COMMUNITY BUILDING**			16,000	0.21	0.23	313.73
		Storefront Vestibule Entry System	1	EA				
C	8500	ALUMINUM WINDOWS			0	0.00	0.00	0.00
C	**8600**	**WOOD/PVC WINDOWS-HISTORIC**			739,000	9.62	10.79	14,490.20
		New Historic Vinyl	6,650	SF				
		New Shutters	25	EA				
C	8640	BALCONY DOORS			0	0.00	0.00	0.00
C	**8710**	**FINISH HARDWARE-ALL UNIT DOORS**			63,780	0.83	0.93	1,250.59
		Unit Entry-Interconnected	51	EA				
		Unit Interior Doors	432	EA				
C	8800	GLASS AND GLAZING			0	0.00	0.00	0.00
M	**8810**	**GLASS BREAKAGE**			750	0.01	0.01	14.71
M	**8950**	**STORAGE**			6,110	0.08	0.09	119.80
C	**8990**	**WINDOW TESTS**			2,500	0.03	0.04	49.02
C	8991	MISC.			0	0.00	0.00	0.00
		TOTAL DIVISION 8			867,465	11.29	12.66	17,009.12

		COST CODE DIVISION 9 - FINISHES	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	**9100**	**UFAS MODIFICATION ALLOWANCE**			63,000	0.82	0.92	1,235.29
		UFAS Modifications	7	EA				
C	**9250**	**GYPSUM WALLBOARD**			119,340	1.55	1.74	2,340.00
		MEP Drywall repairs	51	Units				
		Point Up-8 hours per Unit	408	HRS				
C	**9300**	**TILE**			23,675	0.31	0.35	464.22
		Tile Surrounds at UFAS Units	7	EA				
		Unit - Ceramic Wall Tile - Kitchen Backsplashes	1,275	SF				
C	**9300**	**TILE REPAIRS FOR TUB/SHOWER DIVERTERS ALLOWANCE**			23,100	0.30	0.34	452.94
		Tub/Shower diverter repairs	77	SF				
C	**9300**	**REGLAZE TUB SURROUNDS**			34,650	0.45	0.51	679.41
		REGLAZE TUB SURROUNDS	77	EA				
C	9500	ACOUSTICAL TREATMENT			0	0.00	0.00	0.00
C	**9550**	**WOOD FLOORING-REFINISH ALLOWANCE**			375,588	4.89	5.48	7,364.47
		Wood Flooring-Stairs Townhomes Only	27	EA				
		Wood Flooring-Everywhere Except Bathrooms	61,618	SF				
C	**9650**	**RESILIENT FLOORING**			30,944	0.40	0.45	606.74
		Unit Flooring - Sheet Vinyl Bathrooms Only	6,876	SF				
C	**9680**	**CARPETING-ALLOWANCE**			19,500	0.25	0.28	382.35
		Carpet Runners at Stairs/Upper Level Units/Townhomes	39	Units				
C	9700	SPECIAL FLOORING			0	0.00	0.00	0.00
C	**9900**	**PAINTING**			250,131	3.25	3.65	4,904.53
		Unit Painting	68,494	NSF				
		Amenity Area Painting	2,972	SF				
M	**9902**	**FINISHES RENTAL**			26,400	0.34	0.39	517.65
L	9910	TEMPORARY LABOR			0	0.00	0.00	0.00
L	**9920**	**CLEAN-UP LABOR**			48,000	0.62	0.70	941.18
B	**9920**	**CLEAN-UP LABOR-LOAD**			18,720	0.24	0.27	367.06
L	**9925**	**PUNCHOUT LABOR**			3,060	0.04	0.04	60.00
B	**9925**	**PUNCHOUT LABOR-LOAD**			1,193	0.02	0.02	23.40
C	9950	WALLCOVERINGS			0	0.00	0.00	0.00
M	9980	HEAT FOR FINISHES			0	0.00	0.00	0.00
C	**9989**	**FINISH CLEAN**			20,400	0.27	0.30	400.00
C	**9990**	**COMMUNITY ROOM FINISHES ALLOWANCES**			44,580	0.58	0.65	874.12
		Finishes	2,972	SF				

			QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
		TOTAL DIVISION 9			**1,102,281**	**14.34**	**16.09**	**21,613.36**
		COST CODE						
		DIVISION 10 - SPECIALTIES	**QTY**	**UOM**	**TOTAL**	**$/GSF**	**$/NSF**	**$/UNIT**
C	10100	CHALKBOARDS / TACK BOARDS			0	0.00	0.00	0.00
C	10160	TOILET / SHOWER PARTITIONS			0	0.00	0.00	0.00
C	10190	CUBICLE TRACK / CURTAINS			0	0.00	0.00	0.00
C	10200	LOUVERS / GRILLES			0	0.00	0.00	0.00
C	10260	INTERIOR WALL / CORNER GUARDS			0	0.00	0.00	0.00
C	10270	ACCESS FLOORING			0	0.00	0.00	0.00
C	10290	PEST CONTROL			0	0.00	0.00	0.00
C	10300	FIREPLACES			0	0.00	0.00	0.00
C	10350	FLAGPOLE			0	0.00	0.00	0.00
C	**10400**	**BUILDING SIGNAGE PACKAGE**			**6,600**	**0.09**	**0.10**	**129.41**
		Signage - Interior	*51*	*Units*				
		Signage - Community Center	*1*	*LS*				
C	10410	DIRECTORIES / DISPLAY CASES			0	0.00	0.00	0.00
C	10500	LOCKERS			0	0.00	0.00	0.00
C	10520	FIRE EXTINGUISHERS			0	0.00	0.00	0.00
C	10530	CANOPIES AND AWNINGS			0	0.00	0.00	0.00
C	10550	POSTAL SPECIALTIES			0	0.00	0.00	0.00
C	10650	FOLDING PARTITIONS			0	0.00	0.00	0.00
C	10670	WIRE SHELVING			ETR	0.00	0.00	0.00
C	**10800**	**TOILET/BATH ACCESSORIES**			**35,650**	**0.46**	**0.52**	**699.02**
		Unit T&B Accessories	*77*	*Baths*				
		Common Area T&B Accessories	*2*	*Baths*				
		Medicine Cabinets - Units	*77*	*EA*				
C	10820	SHOWER DOORS			0	0.00	0.00	0.00
C	10990	MISC.			0	0.00	0.00	0.00
		TOTAL DIVISION 10			**42,250**	**0.55**	**0.62**	**828.43**
		COST CODE						
		DIVISION 11 - EQUIPMENT	**QTY**	**UOM**	**TOTAL**	**$/GSF**	**$/NSF**	**$/UNIT**
C	11132	PROJECTION SCREENS			0	0.00	0.00	0.00
C	11150	PARKING EQUIPMENT			0	0.00	0.00	0.00
C	11160	LOADING DOCK EQUIPMENT			0	0.00	0.00	0.00
C	11172	COMPACTORS/CHUTES			0	0.00	0.00	0.00
C	11400	FOOD SERVICE EQUIPMENT			0	0.00	0.00	0.00
C	**11452**	**RESIDENTIAL APPLIANCES**			**154,275**	**2.01**	**2.25**	**3,025.00**
		Refrigerator - Stainless Steel	*51*	*EA*				
		Dishwasher	*51*	*EA*				
		Range	*51*	*EA*				
		Range Hood	*51*	*EA*				
		Disposal	*51*	*EA*				
C	11459	RANGE HEAT SHIELDS			0	0.00	0.00	0.00
C	11990	MISC.			0	0.00	0.00	0.00
		TOTAL DIVISION 11			**154,275**	**2.01**	**2.25**	**3,025.00**
		COST CODE						
		DIVISION 12 - FURNISHINGS	**QTY**	**UOM**	**TOTAL**	**$/GSF**	**$/NSF**	**$/UNIT**
C	**12300**	**KITCHEN CABINETS**			**219,105**	**2.85**	**3.20**	**4,296.18**
		Kitchen Cabinets (Unit) - Base	*816*	*LF*				
		Kitchen Cabinets (Unit) - Wall	*918*	*LF*				
		Vanity Cabinets - Plywood	*231*	*LF*				
C	**12500**	**WINDOW TREATMENT**			**29,925**	**0.39**	**0.44**	**586.76**
		1" Horizontal Window Treatments - Aluminum - Cordless	*6,650*	*EA*				
C	**12990**	**COUNTERTOPS-PLAM**			**68,925**	**0.90**	**1.01**	**1,351.47**
		Kitchen Countertops (Unit) -PLAM	*2,040*	*SF*				
		Vanity Tops - Cultured Marble	*462*	*SF*				
		Kitchen Sinks	*51*	*EA*				
		Common Area Countertops	*0*	*SF*				
		Countertops - Other	*0*	*EA*				
C	12990	MISC.			0	0.00	0.00	0.00
		TOTAL DIVISION 12			**317,955**	**4.14**	**4.64**	**6,234.41**
		COST CODE						
		DIVISION 13 - SPECIAL CONSTRUCTION	**QTY**	**UOM**	**TOTAL**	**$/GSF**	**$/NSF**	**$/UNIT**
C	**13001**	**COMMUNITY CENTER-BATHROOM MODIFICATIONS ALLOWANCE**			**30,000**	**0.39**	**0.44**	**588.24**
		Bathroom Mods	*2*	*EA*				
C	13600	PREFAB. BUILDINGS			0	0.00	0.00	0.00
C	13850	SWIMMING POOL			0	0.00	0.00	0.00
C	13990	MISC.			0	0.00	0.00	0.00
		TOTAL DIVISION 13			**30,000**	**0.39**	**0.44**	**588.24**
		COST CODE						
		DIVISION 14 - CONVEYING SYSTEMS	**QTY**	**UOM**	**TOTAL**	**$/GSF**	**$/NSF**	**$/UNIT**
C	**14200**	**ELEVATORS CAB MODERNIZATION ALLOWANCE**			**17,500**	**0.23**	**0.26**	**343.14**
		Elevators - Machine Roomless - Traction	*1*	*EA*				
C	14400	LIFTS			0	0.00	0.00	0.00
C	14990	MISC.			0	0.00	0.00	0.00
		TOTAL DIVISION 14			**17,500**	**0.23**	**0.26**	**343.14**

	COST CODE DIVISION 15 - MECHANICAL		QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	**15400 PLUMBING**				**353,675**	**4.60**	**5.16**	**6,934.80**
	Cut/Cap/Make Safe		*51*	*Units*				
	Removal of Gas		*1*	*LS*				
	Scope Lines		*1*	*LS*				
	Water Heaters	*100%*	*51*	*EA*				
	Kitchen Faucets		*51*	*EA*				
	Water Submeters		*51*	*EA*				
	Showerhead/Trim		*77*	*EA*				
	Lavatory Faucet		*77*	*EA*				
	Tub/Shower Diverters		*77*	*EA*				
	UFAS Showers		*7*	*EA*				
	Toilets		*77*	*EA*				
C	**15401 SANITARY MONITORING**				**25,500**	**0.33**	**0.37**	**500.00**
	Sanitary Monitoring - Rough-In & Final		*51*	*EA*				
M	15410 CONSTRUCTION WATER SERVICE				0	0.00	0.00	0.00
	Construction Water Service		*-*	*LS*				
C	15510 SPRINKLER				0	0.00	0.00	0.00
C	**15600 HVAC- BASE**				**765,150**	**9.96**	**11.17**	**15,002.94**
	Cut/Cap/Make Safe		*51*	*Units*				
	New Electric Split System		*51*	*Units*				
	Exhaust Fans		*77*	*Units*				
	NEW GRD's		*51*	*Units*				
C	15600 HVAC-"SPRING CLEANING"				NOT INCLUDED	0.00	0.00	0.00
C	15991 MISC.				0	0.00	0.00	0.00
	TOTAL DIVISION 15				**1,144,325**	**14.89**	**16.71**	**22,437.75**

	COST CODE DIVISION 16 - ELECTRICAL		QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	**16100 ELECTRICAL**				**409,550**	**5.33**	**5.98**	**8,030.39**
	Combo Smokes		*158*	*EA*				
	MEP Connections		*51*	*EA*				
	UFAS Units		*7*	*EA*				
	VHI Units		*2*	*EA*				
	New Wriing for Appliances		*51*	*EA*				
	New Panel and feeder		*51*	*EA*				
	Install Light Fixtures		*51*	*EA*				
M	16110 CONSTRUCTION ELECTRIC SERVICE				0	0.00	0.00	0.00
	Construction Electric Service		*-*	*Units*				
C	**16500 LIGHTING FIXTURES ALLOWANCE**				**143,950**	**1.87**	**2.10**	**2,822.55**
	Unit Light Fixtures	*$81,550.00*	*466*	*Fixtures*				
	Ceiling Fans	*$47,400.00*	*158*	*EA*				
	Amenity Light Fixtures	*$15,000.00*	*1*	*LS*				
	Site Lighting	*$0.00*	*0*	*LS*				
C	**16760 LOW VOLTAGE SYSTEMS ALLOWANCE**				**11,500**	**0.15**	**0.17**	**225.49**
	Access Control-Community Center		*1*	*LS*				
C	**16760 SECURITY SYSTEMS ALLOWANCE**				**45,000**	**0.59**	**0.66**	**882.35**
	Security System		*1*	*LS*				
C	16780 SITE ELECTRIC/DRY UTILITY				0	0.00	0.00	0.00
C	16990 ELECTRICAL - OTHER				0	0.00	0.00	0.00
C	**16991 PANEL/SWITCHGEAR ALLOWANCE**				**102,000**	**1.33**	**1.49**	**2,000.00**
	PANEL/SWITCHGEAR ALLOWANCE		*51*	*UNITS*				
C	**16991 NEW SERVICE - COMMUNITY CENTER ALLOWANCE**				**15,000**	**0.20**	**0.22**	**294.12**
	NEW SERVICE - COMMUNITY CENTER ALLOWANCE		*1*	*EA*				
	TOTAL DIVISION 16				**727,000**	**9.46**	**10.61**	**14,254.90**

	COST CODE DIVISION 17 - BONDS, INSURANCE	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
M	**17001 PERFORMANCE BONDS**			**48,125**	**0.63**	**0.70**	**943.63**
M	17002 PERMIT FEES			0	0.00	0.00	0.00
M	17003 AVAILABILITY & TAP FEES			0	0.00	0.00	0.00
M	**17004 PROJECT CLOSE-OUT**			**15,000**	**0.20**	**0.22**	**294.12**
M	17005 BUILDERS RISK INSURANCE			0	0.00	0.00	0.00
M	**17005 SECURITY MONITORING**			**16,250**	**0.21**	**0.24**	**318.63**
M	**17006 GL AND CONTRACTOR'S INSURANCE**			**52,500**	**0.68**	**0.77**	**1,029.41**
M	17007 LOCAL FEES			0	0.00	0.00	0.00
M	17008 SUBCONTRACTOR DEFAULT INSURANCE			0	0.00	0.00	0.00
M	17990 LETTERS OF CREDIT			0	0.00	0.00	0.00
L	**17991 LEGAL FEES**			**3,647**	**0.05**	**0.05**	**71.52**
B	**17991 LEGAL FEES - LOAD**			**1,423**	**0.02**	**0.02**	**27.89**
C	17992 MISC.			0	0.00	0.00	0.00
	TOTAL DIVISION 17			**136,945**	**1.78**	**2.00**	**2,685.20**

	COST CODE DIVISION 18 - MISC.	QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
C	18990 ARCHITECTURAL DESIGN FEES			0	0.00	0.00	0.00
C	18991 CIVIL DESIGN FEES			0	0.00	0.00	0.00
C	18992 OTHER DESIGN FEES			0	0.00	0.00	0.00
C	18993 MISC.			0	0.00	0.00	0.00
	TOTAL DIVISION 18			**0**	**0.00**	**0.00**	**0.00**

COST CODE

	DIVISION 19 - RESERVED		QTY	UOM	TOTAL	$/GSF	$/NSF	$/UNIT
M	19001	**CONTINGENCY**			325,806	4.24	4.76	6,388.36
		Contingency	*6,516,125*	*Volume Subtotal*				
C	19990	MISC.			0	0.00	0.00	0.00
		TOTAL DIVISION 19			325,806	4.24	4.76	6,388.36

BLOOMSBURY SQUARE
101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401



4% TAX CREDIT SUBMISSION
6/30/2025

UNIT MIX + BUILDING AREA CHART

BLOOMSBURY SQUARE - UNIT MIX

UNIT		A1		A2		B	C1	C2	D		E		F		# OF UNITS
		1BD/1BA FLAT - A	1BD/1BA UNIT - B	1BD/1BA FLAT - A	1BD/1BA UNIT - B	2BD TOWNHOUSE	3BD TOWNHOUSE	3BD TOWNHOUSE	2BD/1BA FLAT - A	2BD/1BA UNIT - B	3BD/1BA FLAT - A	2BD/2	1BD FLAT	1BD TH	
	Approx.	1,750		1,750					2,096		2,462		5,496		
GROUP	Area (sf)	791	875	775	875	1,220	1,408	1,420	963	1,048	1,213	1,116	1,550	3,122	
GROUP 1	5,960	2	2			1	1								6
GROUP 2	17,254	1	1										2	4	8
GROUP 3	6,047					1	2		1	1					5
GROUP 4	6,864					1	3	1							5
GROUP 5	4,658										2	2			4
GROUP 6	4,478			1	1		1	1							4
GROUP 7	7,455					1	3		1	1					6
GROUP 8	6,488					3	1	1							5
GROUP 9	5,256					2	2								4
GROUP 10	4,651					1		1	1	1					4
COMMUNITY BUILDING	2,982														
TOTAL:	72,093	3	3	1	1	10	13	4	3	3	2	2	2	4	51
		6%	6%	2%	2%	20%	25%	8%	6%	6%	4%	4%	4%	8%	100%

1 BED	2 BED	3 BED	UFAS UNITS	VHI UNITS
14	18	19	7	2
27%	35%	37%	13.7%	3.9%

SITE MAP



PROJECT TEAM

CHP DEVELOPMENT	OWNER	448 DEPOT ST NE CHRISTIANBURG, VA 24073 (540)382-2002
HARKINS BUILDERS	GENERAL CONTRACTOR	10490 LITTLE PATUXENT PARKWAY SUITE 400 COLUMBIA, MD 21044 (410)-750-2600
ATWELL	CIVIL ENGINEER	2661 RIVA ROAD BUILDING SUITE 800 ANNAPOLIS, MD 21401 (410)-897-9290
SOTO ARCHITECTURE & URBAN DESIGN	ARCHITECT	1407 T STREET, NW, SUITE 200 WASHINGTON, D.C. 20009 (202)-750-6717

BLOOMSBURY SQUARE - ADDRESS LIST

ADDRESS	TYPE	GROUP #	# BEDS + BATHS	SQUARE FOOTAGE (GROSS UNIT)
#101	CB	-	-	2,982
#103-A	A1-A	1	1BD/1BA	791
#103-B	A1-B	1	1BD/1BA	875
#105	C1	1	3BD TOWNHOUSE	1,408
#107	B	1	2BD TOWNHOUSE	1,220
#109-A	A1-A	1	1BD/1BA	791
#109-B	A1-B	1	1BD/1BA	875
#111-A	A1-A	2	1BD/1BA	791
#111-B	A1-B	2	1BD/1BA	875
#113-A	F	2	1BD/1BA	766
#113-B	F	2	1BD/1BA	784
#113-C	F	2	1BD/1BA	777
#113-D	F	2	1BD/1BA	784
#113-E	F	2	1BD/1BA	777
#113-F	F	2	1BD/1BA	784
#201-A	D-A	3	2BD/1BA	963
#201-B	D-B	3	2BD/1BA	1,048
#203	B	3	2BD TOWNHOUSE	1,220
#205	C1	3	3BD TOWNHOUSE	1,408
#207	C1	3	3BD TOWNHOUSE	1,408
#209	C1	4	3BD TOWNHOUSE	1,408
#211	B	4	2BD TOWNHOUSE	1,220
#213	C1	4	3BD TOWNHOUSE	1,408
#215	C1	4	3BD TOWNHOUSE	1,408
#217	C2	4	3BD TOWNHOUSE	1,420
#219-A	E-A	5	3BD/2BA	1,213
#219-B	E-B	5	2BD/1BA	1,116
#300-A	E-A	5	3BD/2BA	1,213
#300-B	E-B	5	2BD/1BA	1,116
#302-A	A2-A	6	1BD/1BA	775
#302-B	A2-B	6	1BD/1BA	875
#304	C2	6	3BD TOWNHOUSE	1,420
#306	C1	6	3BD TOWNHOUSE	1,408
#308-A	D-A	7	2BD/1BA	963
#308-B	D-B	7	2BD/1BA	1,048
#310	B	7	2BD TOWNHOUSE	1,220
#312	C1	7	3BD TOWNHOUSE	1,408
#314	C1	7	3BD TOWNHOUSE	1,408
#316	C1	7	3BD TOWNHOUSE	1,408
#323	C2	8	3BD TOWNHOUSE	1,420
#321	B	8	2BD TOWNHOUSE	1,220
#319	B	8	2BD TOWNHOUSE	1,220
#317	B	8	2BD TOWNHOUSE	1,220
#315	C1	8	3BD TOWNHOUSE	1,408
#313	C1	9	3BD TOWNHOUSE	1,408
#311	B	9	2BD TOWNHOUSE	1,220
#309	B	9	2BD TOWNHOUSE	1,220
#307	C1	9	3BD TOWNHOUSE	1,408
#305-A	D-A	10	2BD/1BA	963
#305-B	D-B	10	2BD/1BA	1,048
#303	B	10	2BD TOWNHOUSE	1,220
#301	C2	10	2BD/1BA	1,420

TOTAL # OF UNITS:	51

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

soto architecture & urban design

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CHP DEVELOPMENT
448 DEPOT ST NE
CHRISTIANBURG, VA 24073
(540)382-2002
CITY STATE ZIP

BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

TITLE SHEET

DATE	REVISION	#

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4% TAX CREDIT SUBMISSION
6/30/2025

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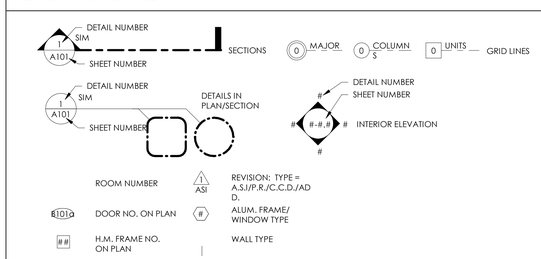
ABBREVIATIONS

AFF	Above finished floor
ACST	Acoustic
APC	Acoustic Panel Ceiling
ADD	Addendum
ALT	Alternate
AL	Aluminum
L	Angle
APPROX	Approximate
ARCH	Architectural
ASB	Asbestos
ASPH	Asphalt
ASST	Assistant
ASSN	Association
AUTO	Automatic
AVG	Average
BP	Base plate
BSMT	Basement
BM	Beam
BRG	Bearing
BR	Bedroom
BM	Benchmark
BD	Board
BLR	Boiler
BOT	Bottom
BRK	Brick
BL	Building line
BLDG	Building
BUR	Built-up-roof
CAB	Cabinet
CPT	Carpet
CAT	Catalog
CH	Ceiling height
CLG	Ceiling
CTR	Center
CL	Centerline
CT	Ceramic Tile
CER	Ceramic
CB	Chalkboard
CLR	Clear
CLO	Closet
CTD	Coated
CR	Cold rolled
COL	Column
CO	Company
COMP	Composition
CMU	Concrete Masonry Unit
CONC	Concrete
CJ	Construction joint
CONSTR	Construction
CONT	"Continue, Continuous"
CORR	Corridor
CSK	Countersink
CU	Cubic
CRV	Curve(d)
DP	Dampproofing
DEG	Degree
DEPT	Department(al)
DET	Detail
DIAG	Diagonal
DIA	Diameter
DIM	Dimension
DW	Dishwasher
DISP	Dispenser
DR	Door
DBL	Double
DH	Double-hung
DN	Down
DS	Downspout
DR	Drain
DWG	Drawing
EA	Each
E	East
EWC	Electric Water Cooler
ELEC	"Electric, electrical"
EL	Elevation
ELEV	Elevator
ENGR	Engineer
ENTR	Entrance
EQ	Equal
EQUIP	Equipment
EXH	Exhaust
EXIST	Existing
EXP JT	Expansion joint
EXP	Exposed
EXT	Exterior
FAB	Fabricate
F. OF S.	Face of Stud
FCU	Fan Coil Unit
FRP	Fiberglass-reinforced plastics
FIN	Finish
FF	Finished Floor
FE	Fire Extinguisher
FEC	Fire Extinguisher & Cabinet
FRT	Fire Retardant Treated
FPRF	Fireproof
FXTR	Fixture
FLG	Flange
FLS	Flashing
FL	Floor
FD	Floor drain
FLG	Flooring
FLUOR	Fluorescent
FTG	Footing
FDN	Foundation
FURN	Furnish(ed), furniture
FURR	Furring
GA	Gage (gauge)
GALV	Galvanize(d
GALVI	Galvanized Iron
GWT	Glazed Wall Tile
GB	Grab Bar
GR	Grade
GVL	Gravel
GWB	Gypsum Wallboard
GYP	Gypsum
HC	Handicapped
HDW	Hardware
HVAC	Heating ventilating and air conditioning
HGT	Height
HPT	High Point
HP	High Performance
HPC	High Performance Coating
HM	Hollow Metal
HORIZ	Horizontal
INCL	Include(d), inclusive
INC	Incorporated
INFO	Information
ID	Inside diameter
INSTL	Install(ed), installation
INSUL	Insulation
INT	Interior
JAN	Janitor
JT	Joint
J, JST	Joist
JB	Junction box
KD	Knock down
LAB	Laboratory
LAV	Lavatory
LH	Left Hand
L	Left
LG	Length
LVL	Level
LT	Light
MACH	Machine
MAINT	Maintenance
MGR	Manager
MNL	Manual
MFG	Manufacturing
MB	Markerboard
MO	Masonry opening
MSNRY	Masonry
MBR	Master bedroom
MATL	Material
MAX	Maximum
MECH	Mechanical
MEMB	Membrane
M	Men
MET, MTL	Metal
MEZZ	Mezzanine
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MTD	Mounted
MTG	Mounting
NEC	Necessary
NRC	Nominal
NOM	Non Combustible
NC, NONCOM	NONCOM
N	North
NIC	Not in Contract
NTS	Not to scale
NA	Not available
NO	Number
OFF	Office
OC	On center
OPNG	Opening
OPP	Opposite
OD	Outside diameter
OA	Overall
OVHD	Overhead
P	Page
PTD	Painted
PR	Pair
PNL	Panel
PTN	Partition
PCT	Percent
PERF	Perforate(d)
PERM	Permanent
PERP	Perpendicular
PC	Piece
PLAM	Plastic Laminate
PLAS.LAM	Plastic Laminate
PL	Plate
PLMB	Plumbing
PLYWD	Plywood
PT	Point
PVC	Polyvinyl chloride
PRCST	Precast
PREFAB	Prefabricated
PRELIM	Preliminary
PREP	Preparation, prepare
PRGM	Program
PS	Projection Screen
PROJ	Project
PROP	Property
PA	Public Address
QC	Quality control
QUAL	Quality
QTY	Quantity
QT	Quarry Tile
RAD	Radius
RL	Rain Leader
RCVD	Received
RCPT	Receptacle
RECPT	Receptionist
REC	Recess(ed)
REF	Refer, reference
REFR	Refrigerate, refrigerator
REINF	Reinforce
RC	Reinforced concrete
RMV	Remove
RPR	Repair
REQD	Required
REV	Revise, revision
RH	Right hand
RD	Road
RD	Roof Drain
RF	Roof
RFG	Roofing
RM	Room
RTF	Rubber tile floor
RBR	Rubber
SCHED	Schedule
SCHEM	Schematic
SECT	Section
SVCE	Service
SHT	"Sheet, sheeting"
SH	Shower
SDG	Siding
SIM	Similar
SL	Slope
STC	Sound-transmission class
S	South
SPKR	Speaker
SPEC	Specification
SPR	Sprinkler
SQ	Square
SS	Stainless steel
STD	Standard
SP	Standpipe
STL	Steel
STOR	Storage
SGFT	Structural Glazed Facing Tile
STRUCT	Structural, structure
SUBST	Substitute
SURF	Surface
SUSP	Suspend(ed)
SW	Switch
SYM	Symmetrical
SYS	System
TB	Tackboard
TS	Tackstrip
TEL	Telephone
TV	Television
TEMP	Temporary
TER	Terrazzo
THK	Thick
THRU	Through
T	Toilet
T&G	Tongue and groove
T&B	Top and bottom
TC	Top chord
TMP	Top of Masonry Parapet
TOFB	Top of Bearing
T.O.S.	Top of Steel
TOPG	Topping
TOT	Total
XFMR	Transformer
TR	Transom
TRANS	Transparent
TRD	Tread
THRESH	Threshold
TYP	Typical
UG	Underground
UL	Underwriters Laboratories
UNF	Unfinished
UV	Unit Ventilator
UON	Unless Otherwise Noted
UR	Urinal
USG	US Gypsum Company
VERT	Vertical
VEST, V	Vestibule
VRS	Vinyl Reducing Strip
VCT	Vinyl Composite Tile
VAT	Vinyl asbestos tile
WARD	Wardrobe
WC	Water closet
WP	Waterproof
WT	Weight
WLD	Welded
WWM	Welded Wire Mesh
W/	With
W/O	Without
W	Women
WD	Wood
WI	Wrought Iron

MATERIAL KEY

- EARTH
- GRAVEL
- CONCRETE
- CONCRETE MASONRY UNITS
- SOLID CONCRETE MASONRY UNITS
- BRICK
- WOOD-FINISHED
- WOOD ROUGH
- PLYWOOD / ORIENTED STRAND BOARD (OSB)
- GYPSUM BOARD
- STEEL - LARGE SCALE
- ALL METALS - SMALL SCALE
- CAST STONE
- GLASS - LARGE SCALE
- BATT INSULATION
- RIGID INSULATION
- CERAMIC TILE
- CARPET
- SPRAY APPLIED FOAM INSULATION (OPEN OR CLOSED CELL)
- CELLULAR PVC
- BLOWN-IN INSULATION

DRAWING KEY



LIST OF DRAWINGS

GENERAL

0000	TITLE SHEET
0001	LIST OF DRAWINGS, GRAPHIC STANDARDS AND GENERAL NOTES
0002	PROJECT NARRATIVE
0003	SITE PLAN
0004	PRODUCT SCHEDULE
0005	SURVEY OF EXISTING CONDITIONS

CIVIL

CIV01	EXISTING CONDITIONS PLAN
CIV02	DEVELOPMENT PLAN

ARCHITECTURAL DEMO

D100	UNIT A1 DEMOLITION PLANS
D101	UNIT A2 DEMOLITION PLANS
D102	UNIT B DEMOLITION PLANS
D103	UNIT C1 DEMOLITION PLANS
D104	UNIT C2 DEMOLITION PLANS
D105	UNIT D DEMOLITION PLANS
D106	UNIT E DEMOLITION PLANS
D107-A	UNIT F DEMOLITION PLAN
D107-B	UNIT F DEMOLITION PLAN
D108	COMMUNITY CENTER DEMOLITION PLANS

ARCHITECTURAL

A100	UNIT A1 NEW CONSTRUCTION PLANS
A101	UNIT A2 NEW CONSTRUCTION PLANS
A102	UNIT B NEW CONSTRUCTION PLANS
A103	UNIT D NEW CONSTRUCTION PLANS
A104	UNIT C1 NEW CONSTRUCTION PLANS
A105	UNIT C2 NEW CONSTRUCTION PLANS
A106	UNIT E NEW CONSTRUCTION
A107-A	UNIT F NEW CONSTRUCTION PLAN
A107-B	UNIT F NEW CONSTRUCTION PLAN
A108	COMMUNITY CENTER NEW CONSTRUCTION PLANS
A200	GROUP 1 ELEVATIONS
A201	GROUP 2 ELEVATIONS
A202	GROUP 3 ELEVATIONS
A203	GROUP 4 ELEVATIONS
A204	GROUP 5 ELEVATIONS
A205	GROUP 6 ELEVATIONS
A206	GROUP 7 ELEVATIONS
A207	GROUP 8 ELEVATIONS
A209	GROUP 9 ELEVATIONS
A210	GROUP 10 ELEVATIONS

GENERAL NOTES

GENERAL NOTES APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAILED, NOTED OR OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.

1. ALL CONSTRUCTION AND WORK SHOWN ON THE COMPLETE SET OF DRAWINGS IS ASSUMED TO BE NEW AND FURNISHED AND INSTALLED BY THE CONTRACTOR, U.N.O.

2. IF A CONFLICT EXISTS BETWEEN DRAWINGS (AND/OR SPECIFICATIONS), THE MORE STRINGENT AND MORE COSTLY REQUIREMENT SHALL APPLY. ITEMS SHOWN ON THE DRAWINGS, BUT NOT SPECIFIED, SHALL APPLY AND BE FURNISHED AND INSTALLED BY THE CONTRACTOR. IF AN ITEM IS SHOWN ON THE DRAWINGS, BUT IS NOT INCLUDED IN THE SPECIFICATIONS, PROVIDE ITEM OF A QUALITY LEVEL CONSISTENT WITH THE GENERAL QUALITY LEVEL OF THE CONTRACT REQUIREMENTS. BRING CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

3. WRITTEN INFORMATION TAKES PRECEDENT OVER DRAWING LINES. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWN LINES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

4. IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION.

5. IN THE ABSENCE OF A WRITTEN DIMENSION, OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION.

6. IF AN AREA OR SPACE IS SHOWN, BUT IS NOT CLEARLY DEFINED OR INDICATED BY NOTES, PROVIDE THE SAME MATERIALS AND FINISHES AS SCHEDULED OR DETAILED FOR AREAS OF SIMILAR USE ELSEWHERE IN THE BUILDING.

7. SECTIONS INDICATED ARE INTENDED TO SHOW THE SPECIFIC CONSTRUCTION WHERE REFERENCED AS WELL AS ESTABLISH THE GENERAL CONSTRUCTION DETAILS FOR SECTIONS THROUGHOUT THE PROJECT WHICH DO NOT HAVE SPECIFIC SECTIONS DRAWN. THE MOST SIMILAR SECTIONS SHALL BE ADAPTED TO ANY SECTIONS NOT DETAILED. ANY SPECIFIC QUESTIONS CONCERNING CONSTRUCTION NOT ADEQUATELY COVERED BY THE ABOVE SHOULD BE DIRECTED TO THE ARCHITECT DURING THE BIDDING.

8. TYPICAL DETAILS THROUGHOUT THE DRAWING SET SHALL APPLY FOR ALL APPLICABLE CONDITIONS EVEN IF NOT SPECIFICALLY SHOWN OR REFERENCED.

9. UNLESS NOTED OTHERWISE, WALLS SHALL EXTEND TO THE ROOF OR RATED FLOOR ASSEMBLY ABOVE.

10. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS AND COLUMNS.

11. REFER TO PLANS AND ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS (C.J.) AND EXPANSION JOINTS (E.J.) IN EXTERIOR MASONRY WALLS. IF A CONFLICT EXISTS BETWEEN JOINT LOCATIONS SHOWN ON THE ELEVATIONS AND PLANS, CONSULT THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.

12. ALL EXTERIOR CAVITY WALLS TO HAVE THRU-WALL FLASHING AT THE BOTTOM OF THE CAVITY WITH WEEP HOLES TO THE OUTSIDE. ALL FLASHING BUILT INTO WALLS SHALL BE LAPPED AND SEALED. REFER TO FLASHING DETAILS INDICATED.

13. REFER TO BUILDING ELEVATIONS AND ELEVATION DETAILS FOR MASONRY PATTERNS.

14. INCLUDE PROJECTIONS, BEAM ENCLOSURES, RECESSES, BULKHEADS, PILASTERS AND SIMILAR ENCLOSURES AS PART OF WALL AND CEILING FINISHES AS SCHEDULED.

15. ALL APPURTENANCES BUILT INTO OR THROUGH WALLS, INCLUDING DOORS, DUCTS, WINDOWS, LOUVERS, GRILLES, MECHANICAL WORK, ETC. SHALL FIT TIGHT AND BE THOROUGHLY SEALED AROUND PERIMETERS. WORK AT EXTERIOR WALLS SHALL BE FLASHED OR OTHERWISE WATERPROOF SEALED.

16. SEE INTERIOR ELEVATIONS AND MILLWORK DETAILS FOR CASEWORK, CABINETS, HANDRAILS, CHAIR RAILS, CASES AND SIMILAR ITEMS.

17. FIELD CHECK ROUGH AND/OR FINISHED DIMENSIONS FOR ACCURATE FITTING OF CABINETS, COUNTERS, DOORS, WINDOWS, FIXTURES, SHELVING, GATES AND OTHER INSTALLATIONS PRIOR TO SHOP OR FACTORY FABRICATION. PROVIDE FILLER STRIPS, SCRIBE STRIPS, BASES, CLOSURE FINISHES AND TRIM FOR A COMPLETE INSTALLATION.

18. PROVIDE APPROPRIATE TRANSITION STRIPS AT CHANGES IN FLOOR ELEVATIONS. REFER TO INTERIOR DESIGN DOCUMENTS FOR MORE INFORMATION (IF AVAILABLE).

19. CONTRACTOR IS RESPONSIBLE FOR REVIEWING CONTRACT DOCUMENTS AND COORDINATING WORK AMONG ALL TRADES. ALL CONFLICTS IN THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITEC.

20. REFER TO PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DESCRIPTIONS OF ACCESS PANELS, LOUVER OPENINGS, VENTILATORS, GRILLES, VALVE CABINETS, FIRE DAMPERS OR OTHER APPURTENANCES AFFECTING WALLS, CEILINGS OR FLOORS.

21. PROVIDE NECESSARY LINTELS, SUPPORT AND ANCHORAGE. SEE STRUCTURAL NOTES FOR LINTEL REQUIREMENTS.

22. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS AND TYPES OF PADS TO BE PROVIDED BELOW OR AROUND EQUIPMENT.

23. MOUNT ELECTRIC SWITCHES, THERMOSTATS, AND OTHER ELECTRONIC CONTROLS LOCATED IN THE SAME VICINITY AT THE SAME HEIGHT ABOVE FINISHED FLOOR IN A UNIFORM, ORDERLY FASHION UNLESS OTHERWISE NOTED. THE MOUNTING HEIGHT SHALL BE 48" A.F.F. TO TOP OF BOX. ALL ELECTRICAL OUTLETS, TELEPHONE & DATA OUTLETS TO BE MOUNTED AT 24" A.F.F. TO CENTER OF BOX. TELEVISION MOUNTING HEIGHT TO BE 24" FROM CEILING OR 24" A.F.F. TO CENTER OF BOX. ELECTRICAL BREAKER BOX IN UNITS SHALL BE MOUNTED AT 48" A.F.F. TO TOP BREAKER SWITCH. SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL PLANS FOR OTHER HIGH OR LOW MOUNTINGS.

24. GRADE THE EXTERIOR SITE IN THE WAY THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE BUILDING EXTERIOR WALLS. PROVIDE EXTERIOR GRADE MINIMUM 8-INCH (U.N.O.) BELOW THE BUILDING FIRST FLOOR ELEVATION EXCEPT IN THE AREA NEAR THE BUILDING ENTRANCE DOORS, U.N.O. PROVIDE EXPANSION AND CONTRACTION JOINTS AS REQUIRED. USE JOINT FILLER WHERE REQUIRED.

25. ALL DIMENSIONS SHOWN ARE DIMENSIONED TO FACE OF STUD U.N.O. SEE WALL TYPES SHEET FOR WALL CONSTRUCTION AND PLANNED MATERIAL THICKNESS. IF A QUESTION OR DISCREPANCY REGARDING A DIMENSION OCCURS, REQUEST CLARIFICATION FROM THE ARCHITECT.

26. ALL UNIT ELECTRICAL PANELS SHALL BE FACTORY PAINTED WHITE.

27. CONTRACTOR SHALL REFER TO PROJECT MANUAL (SPECIFICATIONS) FOR ADDITIONAL INFORMATION NOT CAPTURED IN THESE DRAWINGS.

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

LIST OF DRAWINGS, GRAPHIC STANDARDS AND GENERAL NOTES

DATE	REVISION	#

0001

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

PROJECT NARRATIVE AND SCOPE OF WORK

BLOOMSBURY SQUARE | SCOPE OF WORK
July 1st, 2025

Soto

Background:
Bloomsbury Square is a Public Housing property owned and operated by HACA (Housing Authority of the City of Annapolis). The community was originally built in 2003 and includes 51 dwelling units with the following unit mix: 14 one-bedroom units (including 10 handicap units) + 18 two-bedroom units (including 7 handicap units) + 19 three-bedroom units (including 3 handicap units).
Bloomsbury Square also includes a small, 2-story community building. We will be bringing 7 of the handicap units of to meet UFAS standards (+5% of units), and making 2 units (2% of units) meet VHI (Visual and Hearing Impairment) regulations.

This SOW has been prepared based on our site visit with HACA, CHP, and Harkins Builders on 5/7/2024 and CHP + HACA on 5/29/2025.

EXTERIOR

1) **Unit Entry Door**
   a) Provide allowance for replacing in-kind 5 unit entry doors, including frame and threshold.
   b) Repaint all of the existing to-remain unit entry doors, including wood trim/frame.
   c) Provide new door hardware, including lockset with interconnected lever, peepholes, gasketing, threshold and kick plate.
   d) Provide new storm doors in the back.
2) **Windows**
   a) Remove all windows, trim, blinds and related accessories.
   b) Provide new single-hung, vinyl, EnergyStar windows, of same size and style (with muntins; as this will be required by the Historic District).
   c) Seal around windows, masonry and drywall.
3) **Shutters**
   a) Paint all shutters; replace where necessary.
4) **Porches**
   a) Repaint all of the porches, including columns, fieze boards, etc.
   b) Replace in-kind all damaged fiber cement trim and siding.
   c) Remove all soffits; replace with inviisvent vinyl soffit
5) **Roofing**
   a) Remove existing layers of asphalt shingles and roofing underlayment.
   b) Review conditions of existing roof sheathing and replace all damaged roof panels.
   c) Provide new roof underlayment on the entire roof surface.
   d) Provide new ice & water dam protection at all eaves.
   e) Provide new 30 yr architectural grade roof shingles with all accessories (ridge vent, drip edge flashing, vent pipe flashing, etc.).
   f) Remove and replace in-kind all aluminum fascia, gutters and downspouts.
6) **Brick**
   a) Include allowance for Painting-up 3% of the exposed brick.

6) **Power-wash all masonry.**
7) **Insulation**
   a) Provide allowance for adding blown-in insulation in the attic to achieve R-49 (assume R-30 is existing). GC to price fiberglass and cellulose options.
   b) Provide low-expansion foam insulation around all exterior doors, windows, and louvers.
8) **Site**
   a) Tree roots have affected the community pavers and created tripping hazards and ADA accessibility issues. We will be working with a certified arborist to evaluate the overall health of the site trees and work with the City of Annapolis to remove a number of trees that are having negative effects on sidewalks and possibly foundations. Contractor to provide an allowance for the removal of 10% of the trees (including roots), and repairing/replacing 30% of sidewalk pavers for ADA compliance.
   b) Provide an allowance for re-striping on-site parking spaces, including HC spaces.









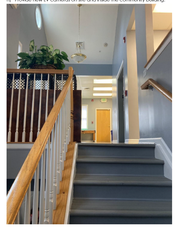




INTERIORS (COMMUNITY BUILDING AND ELEVATOR BUILDING)

a) Provide new paint and replace finishes with in-kind throughout.
   i) Contractor to provide allowance for new wallpaper and flooring (LVT) in upstairs space and offices.
b) Replace upstairs kitchen with new cabinets, countertops, and appliances.
c) Select demolition of walls at upstairs kitchen space to allow for open kitchen concept.
d) The public restrooms at the community building need revisions to make them ADA-compliant. Move walls per plans.
   i) Replace fixtures, grab bars, and accessories per plans.

e) Replace all light fixtures in the community building, including stairs, and back-of-the-house rooms with LED fixtures.
f) Elevators - Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling, and finish floor. Equipment modernization is not anticipated.
g) Provide new Low-voltage access control system at the Community building.
h) Provide new CV cameras on site and inside the community building.





DWELLING UNIT) – INTERIOR

1. **Flooring**
   a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
   b. Refinish the existing hardwood flooring.
   c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms that do not have hardwood flooring.

   d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
   e. Replace marble threshold at all bathrooms.
2. **Base**
   a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
   b. Provide new paint to existing-to-remain wood base.
3. **Stairs**
   a. Refinish existing wood treads and risers.
   b. Provide allowance for replacing the treads at 5 of the units.
4. **Kitchens**
   a. Remove all kitchen cabinets and countertops.
   b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
   c. Provide new plywood box cabinets and solid-surface (Corin quartz or granite) countertops and sink.
   d. Provide tiled backsplash between countertop and underside of wall cabinets.
5. **Bathrooms**
   a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
   b. Reglaze existing tubs.
   c. Clean wall tile and re-caulk all joints between tubs and tile.
   d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
   e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod). ADA compliant at UFAS Units.
   f. Replace all damaged wall tile.
6. **Interior Doors**
   a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
   b. Replace hardware, including hinges. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
      i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
   c. Provide semi-gloss paint on all doors.
7. **Drywall and Paint**
   a. Include 8hrs of drywall point-up per dwelling unit.
   b. Caulk all intersections between different materials (i.e. wood trim and drywall).
   c. Provide primer and 2 coats of paint on all walls and ceilings.
   d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home shall receive flat paint.
8. **Window blinds**
   a. Remove all window blinds; replace them with cordless vinyl mini-blinds.
9. **Closet Shelving**
   a. Closet shelving - Replace damaged shelving only; provide new wire-shelves.
10. **Appliances**

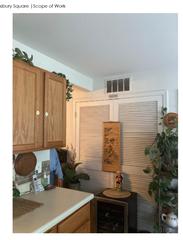
   a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.
11. **UFAS Specific Units**
   a. At UFAS Units - Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk-in closets - remove door and frame.
   b. Replace existing grab bars and fixures with in-kind be UFAS/ANSI accessible fixtures.
   c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
   d. Provide wood blocking for all new grab bars and wall cabinets.
12. **VHI Specific Units**
   a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

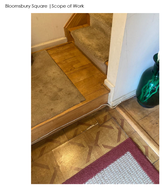
EXISTING SYSTEMS

13. **Natural Gas**
   a. Gas service is scheduled to be removed from this property and be replaced with electric service. Owner's dry utilities consultant to coordinate with BG&E.
   b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters).
14. **HVAC**
   a. Remove existing mechanical units (indoor furnaces, and outdoor condenser), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
   b. Provide new energy-efficient split system with condenser on the ground (in the back yard) and air handler in mechanical closet. Basis of design: Goodman, SEER2 15.2 heat pump & 80% furnace.
   c. Provide condenser pad and pump-up legs.
   d. Provide new digital, programmable thermostat.
   e. AHU shall be provided with steel drip pan and moisture sensor.
   f. Fresh air shall be provided via ApeMee unit hard-ducted to the AHU.
   g. Replace all registers.
15. **HVAC - Exhaust**
   a. Replace existing bathroom exhaust fans with new EnergyStar fans.
   b. Provide new range hoods exhausted to the outdoors.
16. **ELECTRICAL – Power**
   a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
   b. Replace existing feeder from the meter to the panel.
   c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
   d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
   e. Provide allowance for removing and replacing all cover plates (in-kind).
   f. Identify and label switched outlet in bedrooms.
17. **ELECTRICAL – Lighting**

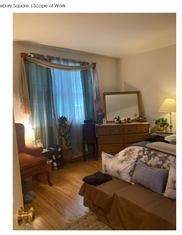
   a. Replace all light fixtures with new LED fixtures.
   b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.
18. **PLUMBING**
   a. Remove all existing plumbing fixtures; cap all plumbing connections.
   b. Remove gas-powered water heaters; replace them with electric WHs.
   c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
   d. Provide new WaterSense plumbing fixtures of common area spaces; faucets, showerheads, valves and trim, 2-piece elongated toilet, etc.
   e. Provide new stainless steel kitchen sink.
   f. Extend water connections to new dishwashers.
   g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathrooms, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
   h. Provide water submeters.
   i. Provide new, ADA, Water Sense labeled plumbing fixtures of dwelling units:
      i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
      ii. 1.75 GPM shower faucet and valve, CFG Edgestone, SN finish.
      iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
      iv. 1.28 GPF or better, ADA height toilet.
      v. Fiberglass, 60"x30" Alcove-the-floor bathtub, Sterling Ensemble.
      vi. 18"x60" Fiberglass shower stall, Sterling, undetermined.
   j. At UFAS Unit 113A in Building 1, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.
19. **FIRE PROTECTION & FIRE ALARM**
   a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.



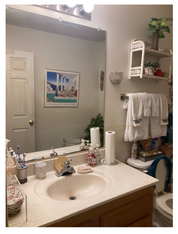






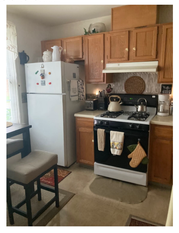
















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PROJECT NARRATIVE

DATE	REVISION	#

0002

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

8 7 6 5 4 3 2 1

GENERAL NOTES - SITE PLAN

RELEVANT POINTS FROM DHCD DEVELOPMENT QUALITY THRESHOLDS AND PROJECT DURABILITY AND ENHANCEMENTS, FOR THE PROJECT PLANS:

- **3.13.1.10** (EV CHARGING SPACES)
- **4.6.1** (CONVENIENT ACCESS)
- **4.6.2** (BUILDING ENTRANCE AND RECREATIONAL AND SOCIAL OPPORTUNITIES)
- **4.6.12** (LOCATION CONSISTENT WITH SURROUNDING AREA)

4.6.1 - The building, parking areas, and other improvements are laid out for convenient access by the residents, including those with disabilities, to site and community amenities, including public transportation.

4.6.2 - Building entrances are designed and located to provide security and weather protection for the targeted resident group, and the project includes green space areas, play areas,courtyards, or exterior seating areas that provide recreational and social opportunities for the targeted resident community.

4.6.12 - The project is not located in an area with nearby land uses that are inconsistent with residential activities.



4.6.2 - Building entrances are designed and located to provide security and weather protection for the targeted resident group, and the project includes green space areas, play areas,courtyards, or exterior seating areas that provide recreational and social opportunities for the targeted resident community.

B7 SITE PLAN
1" = 20'-0"

1" = 20'

4.6.1 - The building, parking areas, and other improvements are laid out for convenient access by the residents, including those with disabilities, to site and community amenities, including public transportation.

4.6.12 - The project is not located in an area with nearby land uses that are inconsistent with residential activities.

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SITE PLAN

DATE	REVISION	#

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PRODUCT SCHEDULE

Bloomsbury Square – Product Schedule | Updated 06/11/2025



Refrigerator (Amenity Space)
GE GYE18JYLFS ($2,799 MSRP)
17.5 Cu. Ft. | Bottom-Freezer | Stainless Steel finish | Energy Star |ADA | Provide icemaker



Range (At HC units)
GE JB480SMSS ($1,049 MSRP) Electric | Smooth top |Front controls | ADA | Self-clean | SS finish



Range (At standard units)
GE JBS60PRSS ($759 MSRP) Electric | Smooth top |Self clean | SS finish



Refrigerator (At all apartments)
GE GIE18GSNRSS ($989 MSRP)
17.5 Cu. Ft. | Top-Freezer | Stainless Steel finish Energy Star | ADA | Provide icemaker IMD4D



Dishwasher (At HC units)
GE GDT225SSLSS ($849 MSRP)
Energy Star | ADA Compliant (32"H) | 51dBA | SS finish



Dishwasher (At standard units)
GE GDF510PSMSS ($559 MSRP)
Energy Star | 59dBA | SS finish

Bloomsbury Square – Product Schedule | Updated 06/11/2025



Refrigerator (At HC Units)
GE GYE18JYLFS ($2799 MSRP)
17.5 Cu. Ft. | 35"W | Bottom-Freezer | Stainless Steel finish | Energy Star |ADA |



Clothes washer (All apartments)
GE GFW550SNWW ($899 MSRP)
4.8 Cu. Ft. | Energy Star| ADA | White finish | Front loaded | GC shall provide overflow pan PM7X2 (white)



Clothes Dryer (All apartments)
GE GFD55ESSNWW ($899 MSRP)
7.8 Cu. Ft. |White finish | Front loaded | Exhausted to outdoors | GC shall provide rigid 90deg elbow at rear + stacking kit GEFLSTACK

Bloomsbury Square – Product Schedule | Updated 06/11/2025



Over-the-range Microwave Oven/Hood (At standard units only)
GE JNM3160RFSS ($289 MSRP)
1.6 Cu. Ft. | SS finish |
Exhausted to the outdoors



Over-the-range Hood (At HC units only)
GE JVX3300SJSS ($169 MSRP)
Energy star | SS finish
Exhausted to the outdoors | Provide light and power switch at ADA height



Microwave (HC apartments + Amenity)
GE PES7227SLSS ($399 MSRP)
2.2 Cu. Ft. | SS finish | ADA compliant



Food disposer (All apartments)
GE GFC533N ($137MSRP)
1/2 HP | Corded



Kitchen sink faucet
Moen Model # 7882SRS
1.5 GPM | Spot Resist Stainless| ADA compliant | Pulldown hose |One-hole application



Kitchen sink (Standard unit)
Moen Model #GS20192| 1 bowl
20 gauge | Under-mount sink | Stainless steel

Kitchen sink (HC units only)
ADA Model: GS20194B | 1 bowl

Bloomsbury Square – Product Schedule | Updated 06/11/2025

20 gauge | Under-mount sink | Stainless steel



Bathroom sink
Lenova UBR03W($130MSRP)
17" x 13"ID | rectangular sink
White finish |under-mount | ADA

Bloomsbury Square – Product Schedule | Updated 06/11/2025



Bathroom sink faucet
Moen Model #6702BN
1.2 GPM | Brushed Nickel finish | ADA | Cartridge: 1255 Duralast



Toilet
Niagara Stealth Original
0.8 GPF | White finish | ADA compliant | Water Sense labeled | Elongated | GC Shall include seat, bolt caps, angle supply w/stop.

Bathroom accessories
Moen Genta collection in Brushed Nickel finish
Every bathroom shall receive: Robe hook at every bathroom door + 24" W towel bar set + European toilet paper holder + Towel ring + Toilet lever



Tub
Sterling Ensemble 711711120
60" L x 30" W x 16" H | Vikrell | White finish
ADA compliant



Roll-in shower pan
Freedom APF6030FPANC ($589 MSRP)
62 ½" x 32 ¼" OD | 60" x 30" ID | ADA
Center drain | ½" threshold |
Collapsible water retainer



Tub/Shower rod
Pamex BSR-552 /652
60" L | Satin Nickel finish | Curved shower rod & flange set

Bloomsbury Square – Product Schedule | Updated 06/11/2025



Tub/Shower trim & valve
Moen Model # 480038NGR
1.75 GPM | Slate Brushed Nickel finish | ADA | Water Sense labeled | GC shall include matching drain and anti-scald mixing valve Moen Model #62370 |



Shower trim & Valve
Moen Model #480028NGR
1.75 GPM | Slate Brushed Nickel finish | ADA | Water Sense labeled | GC shall include anti-scald mixing valve Moen Model #62370 |



Handheld shower kit (HC shower)
Moen Model # 3671EPBN
Handheld adjustable shower head | ADA 30" Slide bar | 60" L shower hose | 1.75 GPM Include anti-scald mixing valve Moen Model #62370 + Coordinating Trim| Brushed nickel



Surface mounted LED (LU3)
Living + Bedroom
Visual Comfort Studio VCS11950I9 ($219 MSRP)
15.75" D x 7.75" H | Midnight Black | 75W | Energy Star qualified



Surface mounted Linear Fluorescent (LU2)
Bathrooms (vanity)
DALS Lighting DLS1106033.46161915-962
36" L x 5" H | Black |
36W | 1280 Lumens LED | Energy Star qualified | Listed for damp locations



Surface mounted LED (LU1)
- Entry + Kitchen, Tub/shower, WICs-
DMF Lighting DRDSS ($42 MSRP)
4" Round x 1.94" H | White finish | 1,000 Lumen LED | Wet listed | Energy Star qualified | IC-rated

Bloomsbury Square – Product Schedule | Updated 06/11/2025



Closet, Bathroom & Bedroom Doors
Masonite, Heritage Series
Lincoln Park ($129 - $159 MSRP)
Pre-hung | 1-Panel | Solid at bedroom + bathroom | Hollow core at closets only | Primed Composite | ADA



Door Lever & Hardware (other than entry door)
Schlage Latitude Lever w/ Century trim
ADA Lever | Grade 2 |
All hardware to be Satin Nickel finish



Removable Tub Seat (Type A and UFAS units)
SHPQ **265150-PWS** Edge mounted 26.5" x 15" adjustable seat



Toilet (Amenity)
Sterling Windham ($280 MSRP)
1.28 GPF | White finish | ADA compliant | Water Sense labeled | Elongated | GC Shall include seat, bolt caps, angle supply w/stop.

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PRODUCT SCHEDULE

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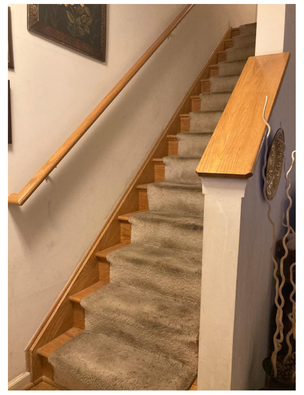
EXISTING EXTERIOR



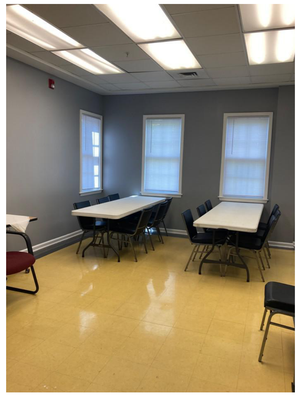
EXISTING KITCHEN



EXISTING BATHROOM

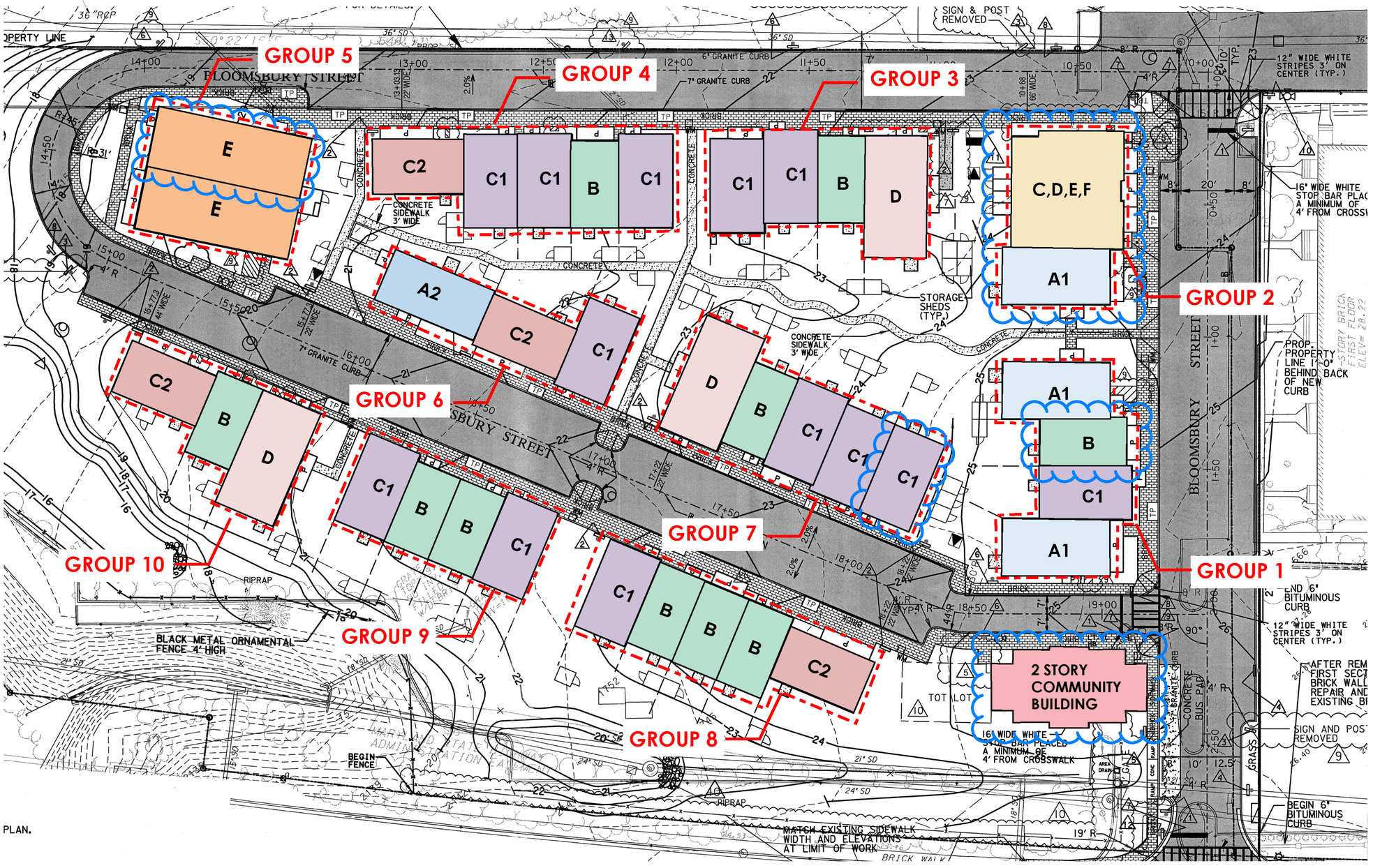


EXISTING STAIRS



EXISTING COMMUNITY LOUNGE

10 UNITS SURVEYED ON 5/29/2025 - LOCATION INDICATED BY BLUE CLOUDS



PLAN.

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SURVEY OF EXISTING CONDITIONS

DATE	REVISION	#

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ST JOHN'S COLLEGE
TAX MAP 052A - GRID 0007 - PARCEL 0458
TAX ACCT# 06-000-90005005
60 COLLEGE AVE ANNAPOLIS MD 21401

HOUSING AUTHORITY CITY OF ANNAPOLIS
TAX MAP 051C - GRID 0012 - PARCEL 0186
TAX ACCT# 06-000-07679328
LIBER 14027/ FOLIO 47
PLAT REF 258/24
BLADEN ST ANNAPOLIS MD 21401

STATE OF MARYLAND
BOARD OF PUBLIC WORKS
TAX MAP 051C - GRID 0012 - PARCEL 0393
TAX ACCT# 06-000-90024415
LIBER 14027/ FOLIO 113 PLAT REF 270/23
ST JOHN ST ANNAPOLIS MD 21401

STATE OF MARYLAND
BOARD OF PUBLIC WORKS
TAX MAP 051C - GRID 0012 - PARCEL 0417
TAX ACCT# 06-000-07679325
PLAT REF 270/23
BLADEN ST ANNAPOLIS MD 21401

BLOOMSBURY SQUARE
ST JOHNS ST
ROWE BLVD
BLADEN ST
COLLEGE CREEK
EX BLDG
EX SIDEWALK
PROPERTY LINE
CURB DEPRESSION
HC RAMP
EX EASEMENT
EX SWM FACILITY
EX WATERSHED (GIS)
MH–SANITARY RIM: 18.66
MH–SANITARY RIM: 22.22
MH–STORM RIM: 22.08
MH–SANITARY RIM: 22.11
MH–STORM RIM: 14.27
MH–STORM RIM: 16.35
MH–STORM RIM: 15.87
MH–STORM RIM: 18.12
MH–SANITARY RIM: 18.75
MH–STORM RIM: 21.28
MH–ELECTRIC
MH–SANITARY RIM: 23.29
MH–STORM RIM: 24.27
SIGN
N 479,700
E 1,455,700
N 479,400
E 1,456,000
N 479,490
E 1,455,500
117+00
118+00
119+00
120+00
121+00
121+42

LEGEND:

PROPERTY LINE / RIGHT-OF-WAY	
EXISTING EASEMENT LINE	
EXISTING MAJOR CONTOUR	20
EXISTING MINOR CONTOUR	18
PROPOSED MAJOR CONTOUR	20
PROPOSED MINOR CONTOUR	18
EXISTING SPOT ELEVATION	×6.01
PROPOSED SPOT ELEVATION	×23.02
EXISTING STORM DRAIN	SD
EXISTING SEWER W/ MANHOLE	S
EXISTING WATER	W
EXISTING STORM DRAIN MANHOLE	R
EXISTING CATCH BASIN	CB
EXISTING GAS VALVE	G
EXISTING FIRE HYDRANT	
EXISTING VALVE	
EXISTING FENCE	X

GRAPHIC SCALE: 1"=20'
20 0 20 40 60

PLOTTED: Jul 03 , 2025 - 1:55pm

Revisions

Rev. #	By	Date	Description

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License No. | Exp./Renewal Date

Date

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Date
JUNE, 2025

Job Number
25005030

Scale
1" = 20'

Drawn By
J. CHAVEZ

Checked By
J. JANIS

Approved By
T. SCHUMAN

Folder Reference
25005030 101 BLOOMSBURY SQUARE UPGRADES

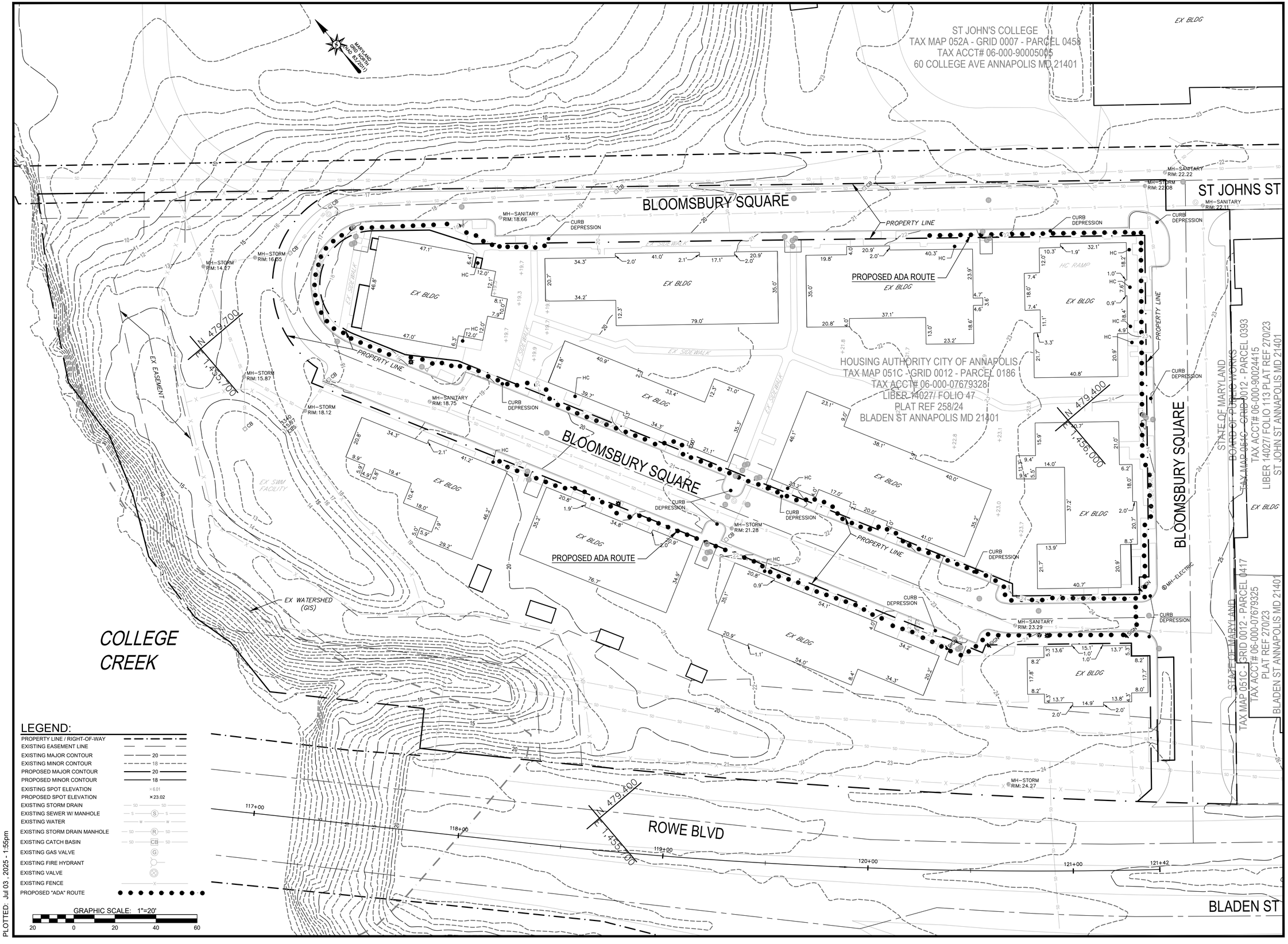
EXISTING CONDITIONS PLAN

SITE PLANS
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HOUSING AUTHORITY CITY OF ANNAPOLIS
BLADEN ST, ANNAPOLIS, MD 21401
TAX MAP 051C, GRID 0012, PARCEL 0186
TAX ACCT. #06-000-07679328

6TH DISTRICT CITY OF ANNAPOLIS, MARYLAND 21401

Sheet No. 1 OF 2

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LEGEND:

- PROPERTY LINE / RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR — 20
- EXISTING MINOR CONTOUR — 18
- PROPOSED MAJOR CONTOUR — 20
- PROPOSED MINOR CONTOUR — 18
- EXISTING SPOT ELEVATION ×6.01
- PROPOSED SPOT ELEVATION ×23.02
- EXISTING STORM DRAIN
- EXISTING SEWER W/ MANHOLE
- EXISTING WATER
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING FENCE
- PROPOSED "ADA" ROUTE

GRAPHIC SCALE: 1"=20'

20 0 20 40 60

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Revisions

Rev. #	By	Date	Description

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Checked By	J. JANIS
Approved By	T. SCHUMAN
Folder Reference	25005030 101 BLOOMSBURY SQUARE UPGRADES

PROPOSED SITE PLAN

SITE PLANS

101 BLOOMSBURY SQUARE

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Sheet No. 2 OF 2

K:\25005030 101 BLOOMSBURY SQUARE UPGRADES\DWG\EXHIBITS\101 BLOOMSBURY SQ.DWG /PROP SITE PLAN

GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD <u>DEVELOPMENT QUALITY THRESHOLDS</u> AND <u>PROJECT DURABILITY AND ENHANCEMENTS</u>, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
- **3.13.1.15** (AIR QUALITY)
- **3.13.1.21** (WATER CONSERVATION)
- **3.13.1.26** (APPLIANCES)
- **3.13.1.28** (WINDOWS)
- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

3.13.1.29 - Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood,and the finishes and hardware are durable.

3.13.3.3 - Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.

3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

3.13.3.7 - A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

4.6.6 - Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement. (550 -600 net square feet area for predominantly studio/efficiency and one (1)-bedroom units and 20% more area for each additional bedroom unit, with the primary bedroom not less than 10 feet x 11 feet in clear size, and in multiple bedroom units the smallest bedroom shall be not less than 9 feet-0 inches in one direction with a minimum of ninety (90) net square feet in area. Note the dimensions are for clear area and do not include the closet space).

4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

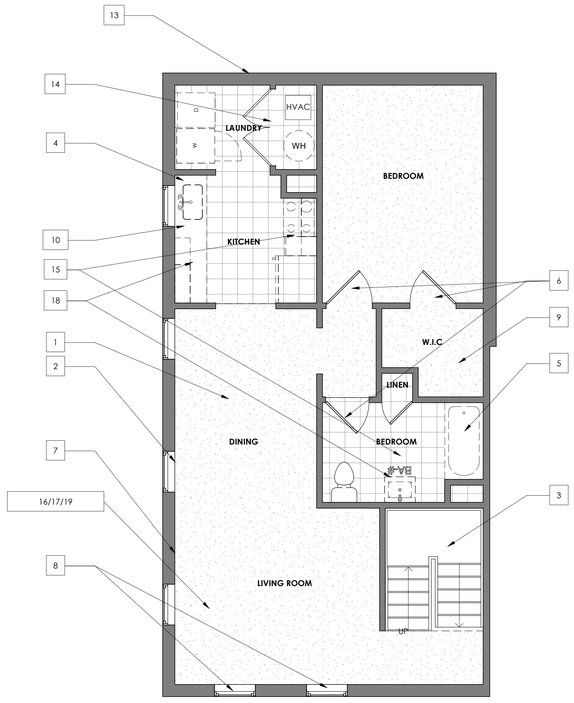
16. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

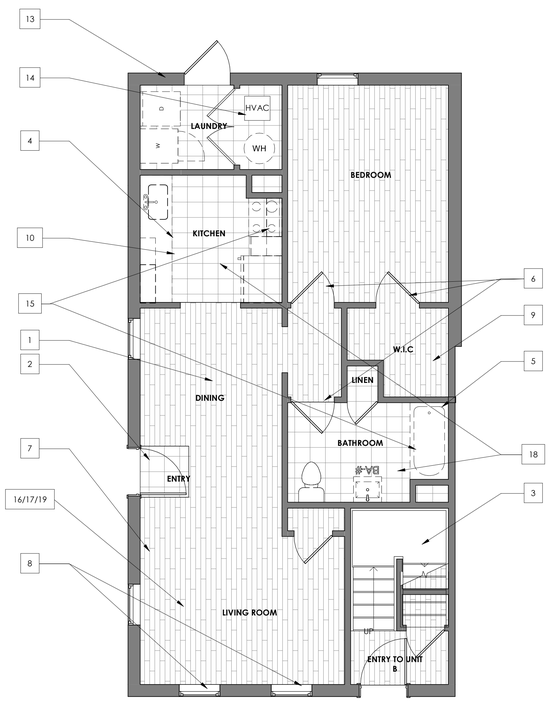
18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B5 UNIT A1 SECOND FLOOR - UNIT B
1/4" = 1'-0"



B3 UNIT A1 GROUND FLOOR - UNIT A
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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CITY STATE ZIP

BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT A1
DEMOLITION
PLANS

DATE	REVISION	#

D100

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD DEVELOPMENT QUALITY THRESHOLDS AND PROJECT DURABILITY AND ENHANCEMENTS, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
- **3.13.1.15** (AIR QUALITY)
- **3.13.1.21** (WATER CONSERVATION)
- **3.13.1.26** (APPLIANCES)
- **3.13.1.28** (WINDOWS)
- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

3.13.1.29 - Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood,and the finishes and hardware are durable.

3.13.3.3 - Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.

3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

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4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

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1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
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4. Kitchens:
a. Remove all kitchen cabinets and countertops.
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c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

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a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
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d. Provide wood blocking for all new grab bars and wall cabinets.

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f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

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b. Provide new range hoods exhausted to the outdoors.

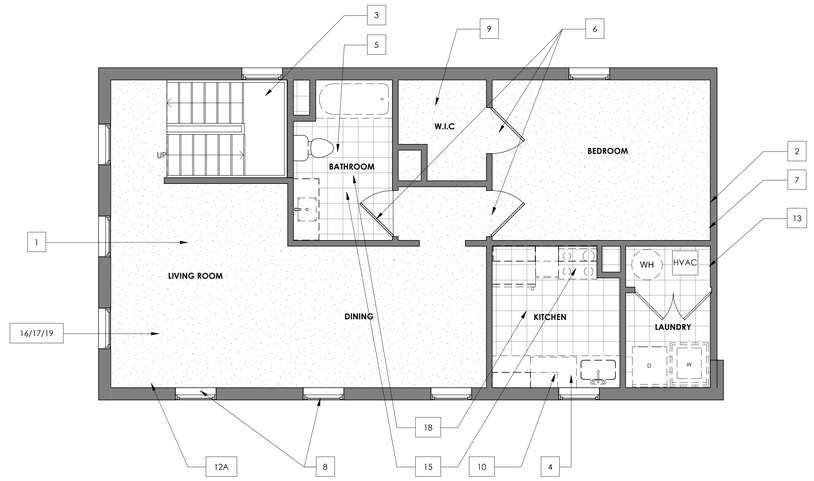
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a. Replace all light fixtures with new LED fixtures.
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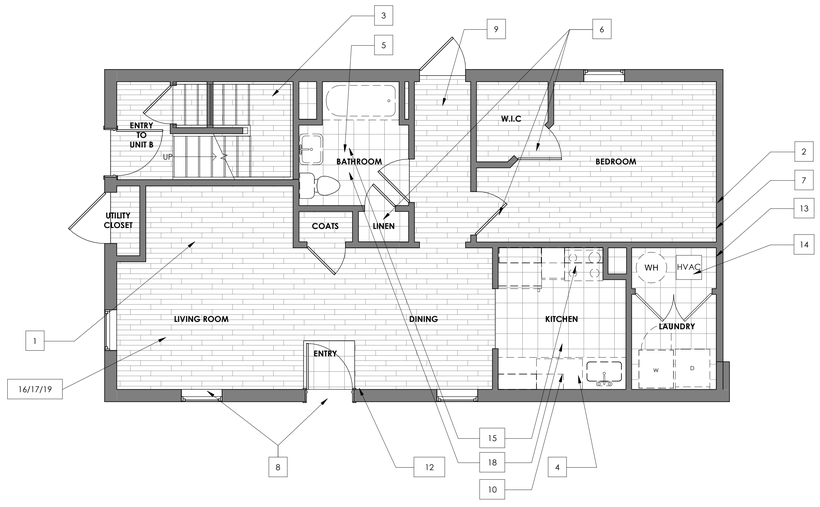
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   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
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   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



C4 UNIT A2 SECOND FLOOR DEMOLITION PLAN - UNIT B
1/4" = 1'-0"



A4 UNIT A2 GROUND FLOOR DEMOLITION PLAN - UNIT A
1/4" = 1'-0"

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BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT A2 DEMOLITION PLANS

DATE	REVISION	#

D101

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6/30/2025

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2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

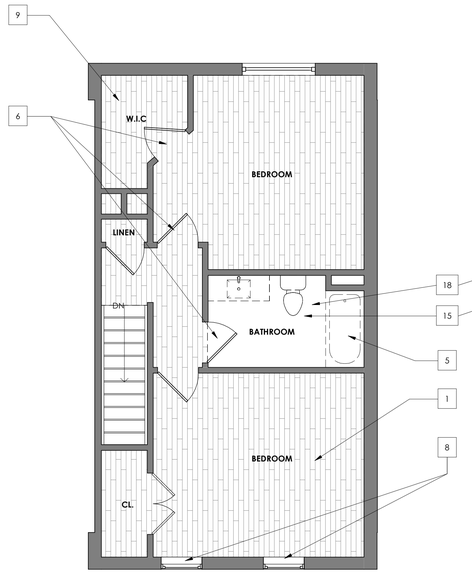
16. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

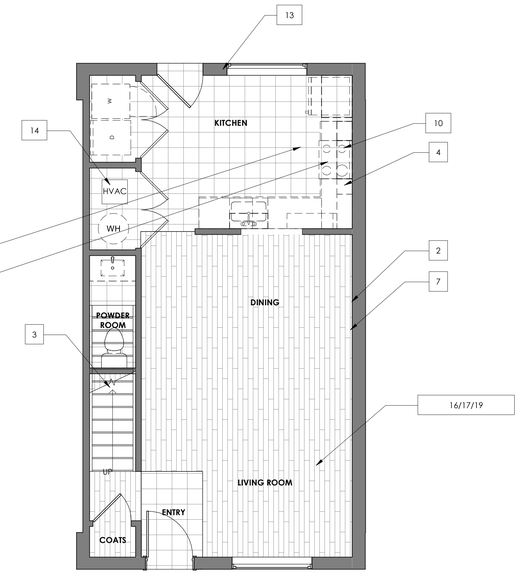
18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B5 UNIT B SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



B UNIT B GROUND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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448 DEPOT ST NE
CHRISTIANBURG, VA 24073
(540)382-2002
CITY STATE ZIP

BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT B DEMOLITION PLANS

DATE	REVISION	#

D102

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

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GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD <u>DEVELOPMENT QUALITY THRESHOLDS</u> AND <u>PROJECT DURABILITY AND ENHANCEMENTS</u>, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
- **3.13.1.15** (AIR QUALITY)
- **3.13.1.21** (WATER CONSERVATION)
- **3.13.1.26** (APPLIANCES)
- **3.13.1.28** (WINDOWS)
- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

3.13.1.29 - Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood,and the finishes and hardware are durable.

3.13.3.3 - Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.

3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

3.13.3.7 - A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

4.6.6 - Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement. (550 -600 net square feet area for predominantly studio/efficiency and one (1)-bedroom units and 20% more area for each additional bedroom unit, with the primary bedroom not less than 10 feet x 11 feet in clear size, and in multiple bedroom units the smallest bedroom shall be not less than 9 feet-0 inches in one direction with a minimum of ninety (90) net square feet in area. Note the dimensions are for clear area and do not include the closet space).

4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
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b. Provide new range hoods exhausted to the outdoors.

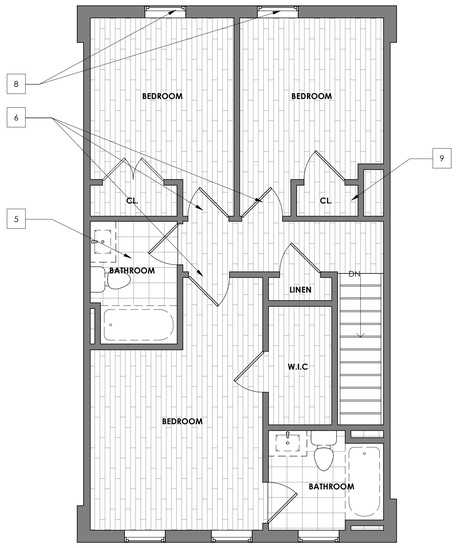
16. Electrical – Power:
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b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

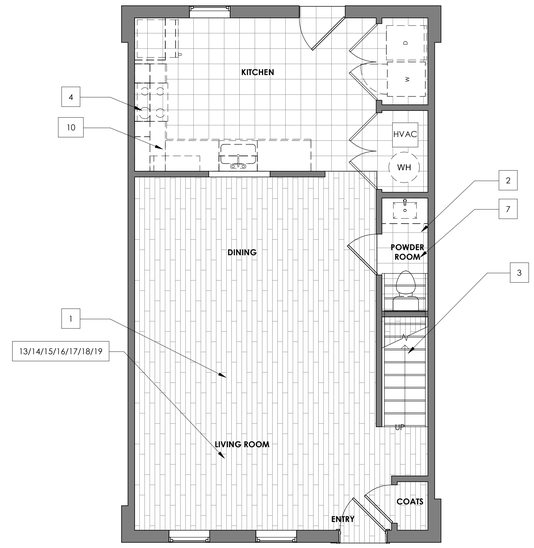
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d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



A5 UNIT C1 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



A2 UNIT C1 GROUND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT C1 DEMOLITION PLANS

DATE	REVISION	#

D103

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

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6. Interior doors:
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b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
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a. Include 8hrs of drywall point-up per dwelling unit.
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a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

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11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

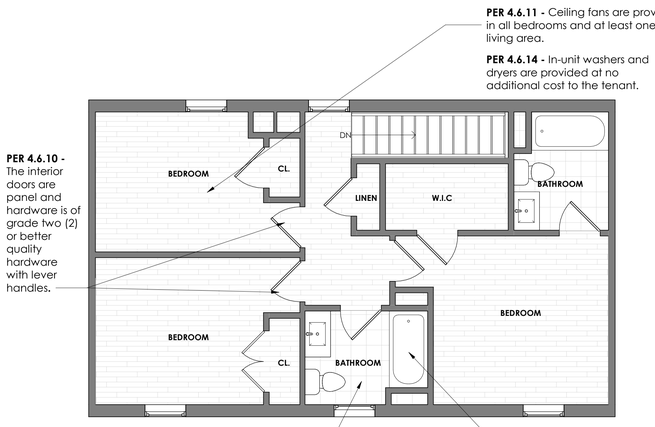
16. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

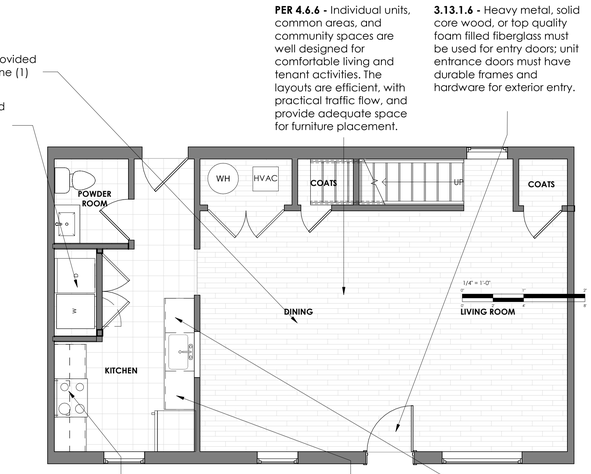
18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub, Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B5 UNIT C2 NEW CONSTRUCTION SECOND FLOOR
1/4" = 1'-0"



B3 UNIT C2 NEW CONSTRUCTION GROUND FLOOR
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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CITY STATE ZIP

BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT C2 DEMOLITION PLANS

DATE	REVISION	#

D104

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

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GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD DEVELOPMENT QUALITY THRESHOLDS AND PROJECT DURABILITY AND ENHANCEMENTS, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
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- **3.13.1.21** (WATER CONSERVATION)
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- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

3.13.1.29 - Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood,and the finishes and hardware are durable.

3.13.3.3 - Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.

3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

3.13.3.7 - A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

4.6.6 - Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement. (550 -600 net square feet area for predominantly studio/efficiency and one (1)-bedroom units and 20% more area for each additional bedroom unit, with the primary bedroom not less than 10 feet x 11 feet in clear size, and in multiple bedroom units the smallest bedroom shall be not less than 9 feet-0 inches in one direction with a minimum of ninety (90) net square feet in area. Note the dimensions are for clear area and do not include the closet space).

4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

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a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
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g. Replace all registers.

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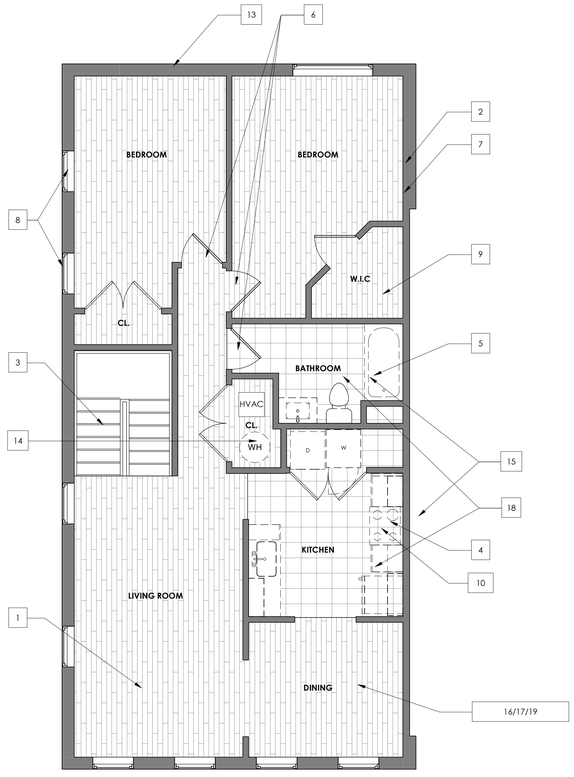
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d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

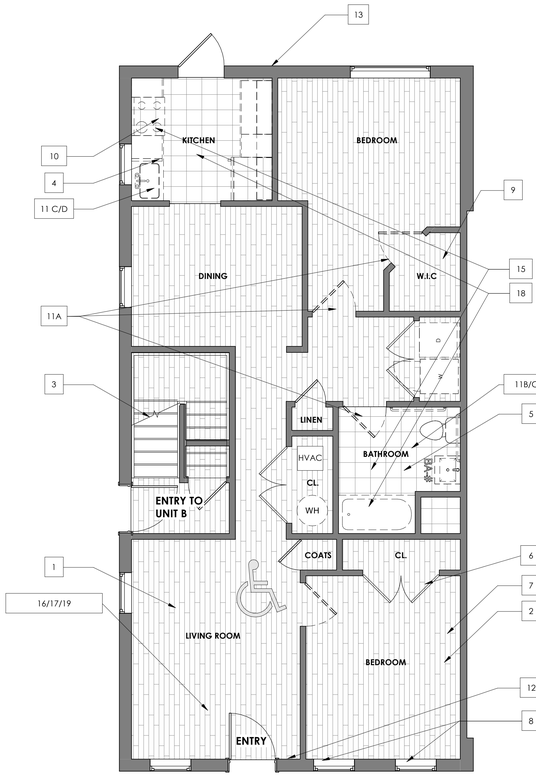
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e. Provide new stainless steel kitchen sink.
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   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B5 UNIT D SECOND FLOOR DEMOLITION PLANS - UNIT B
1/4" = 1'-0"



B3 UNIT D GROUND FLOOR DEMOLITION PLANS - UNIT A - UFAS
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

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BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT D
DEMOLITION PLANS

DATE	REVISION	#

D105

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

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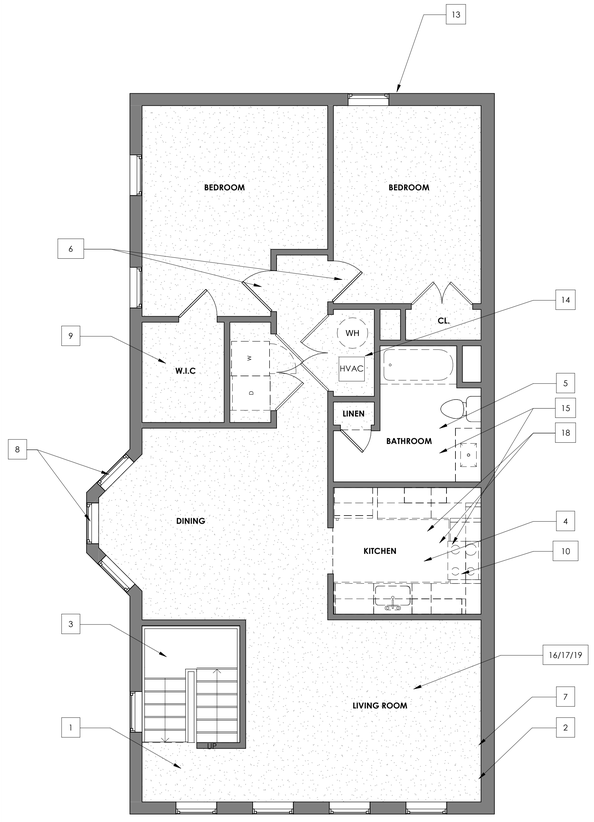
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f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

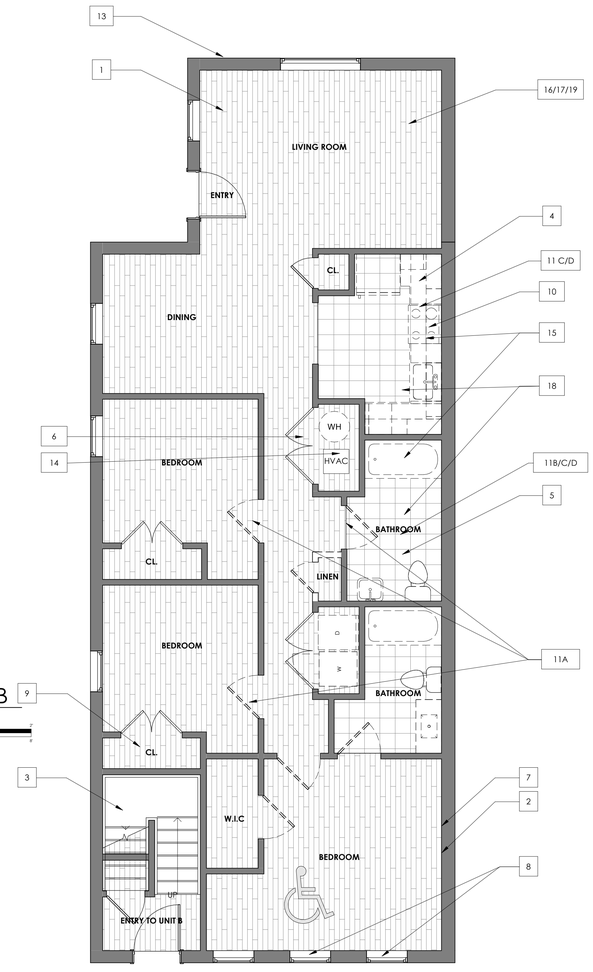
18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathrooms, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



A5 UNIT E SECOND FLOOR DEMOLITION PLANS - UNIT B
1/4" = 1'-0"



A3 UNIT E GROUND FLOOR DEMOLITION PLANS - UNIT A UFAS
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

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(540)382-2002
CITY STATE ZIP

BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT E
DEMOLITION
PLANS

DATE	REVISION	#

D106

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

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GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD DEVELOPMENT QUALITY THRESHOLDS AND PROJECT DURABILITY AND ENHANCEMENTS, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
- **3.13.1.15** (AIR QUALITY)
- **3.13.1.21** (WATER CONSERVATION)
- **3.13.1.26** (APPLIANCES)
- **3.13.1.28** (WINDOWS)
- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

3.13.1.29 - Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood,and the finishes and hardware are durable.

3.13.3.3 - Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.

3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

3.13.3.7 - A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

4.6.6 - Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement. (550 -600 net square feet area for predominantly studio/efficiency and one (1)-bedroom units and 20% more area for each additional bedroom unit, with the primary bedroom not less than 10 feet x 11 feet in clear size, and in multiple bedroom units the smallest bedroom shall be not less than 9 feet-0 inches in one direction with a minimum of ninety (90) net square feet in area. Note the dimensions are for clear area and do not include the closet space).

4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

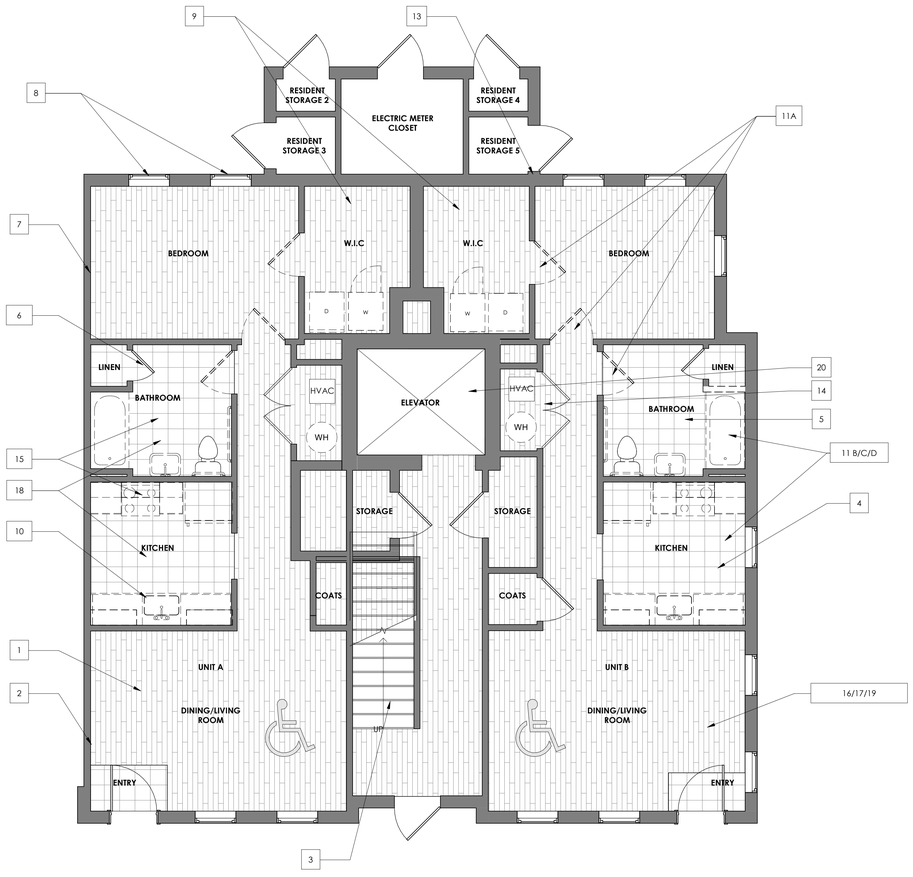
16. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
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j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B3 BUILDING F GROUND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

1/4" = 1'-0"

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BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT F
DEMOLITION
PLAN

DATE	REVISION	#

D107-A

4% TAX CREDIT SUBMISSION
6/30/2025

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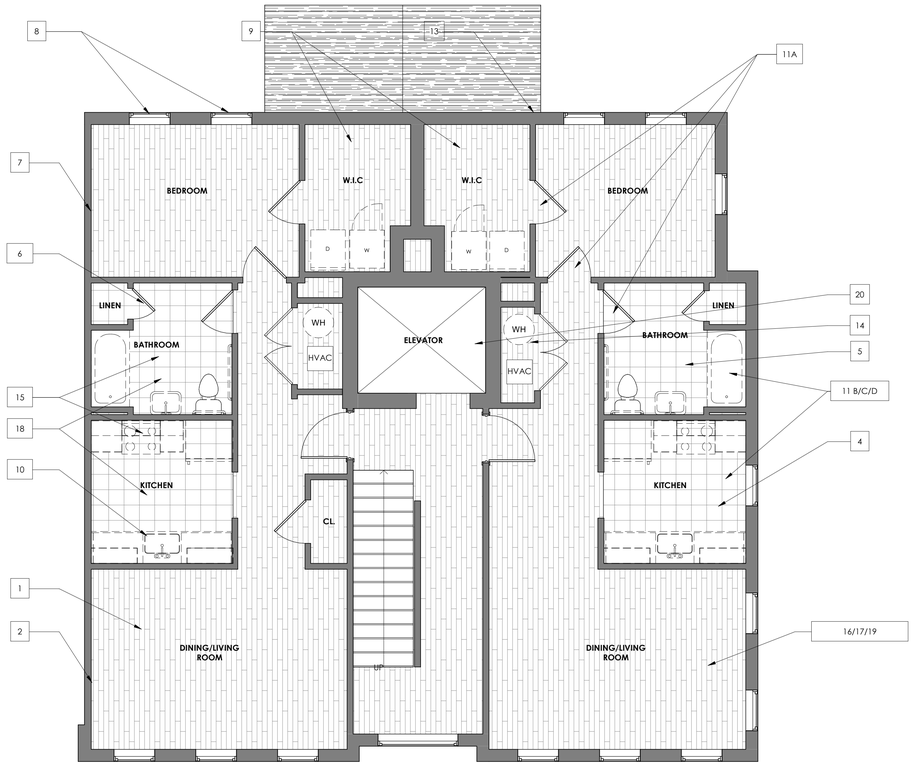
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B4 BUILDING F 2ND & 3RD FLOOR DEMOLITION PLAN
1/4" = 1'-0"

1/4" = 1'-0"
0 1' 2' 4' 8'

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BLOOMSBURY SQUARE

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ANNAPOLIS, MD 21401

UNIT F
DEMOLITION PLAN

DATE	REVISION	#

D107-B

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

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GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD DEVELOPMENT QUALITY THRESHOLDS AND PROJECT DURABILITY AND ENHANCEMENTS, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
- **3.13.1.15** (AIR QUALITY)
- **3.13.1.21** (WATER CONSERVATION)
- **3.13.1.26** (APPLIANCES)
- **3.13.1.28** (WINDOWS)
- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

3.13.1.29 - Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood,and the finishes and hardware are durable.

3.13.3.3 - Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.

3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

3.13.3.7 - A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

4.6.6 - Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement. (550 -600 net square feet area for predominantly studio/efficiency and one (1)-bedroom units and 20% more area for each additional bedroom unit, with the primary bedroom not less than 10 feet x 11 feet in clear size, and in multiple bedroom units the smallest bedroom shall be not less than 9 feet-0 inches in one direction with a minimum of ninety (90) net square feet in area. Note the dimensions are for clear area and do not include the closet space).

4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. Community Center
a. Provide new paint and replace finishes with in-kind throughout.
b. Contractor to provide allowance for new wallpaper and flooring (LVT) in upstairs space and offices.
c. Replace upstairs kitchen with new cabinets, countertops, and appliances.
d. Select demolition of walls at upstairs kitchen space to allow for open kitchen concept.
e. The public restrooms at the community building need revisions to make them ADA-compliant. Move walls per plans.
f. Replace fixtures, grab bars, and accessories per plans.
g. Replace all light fixtures in the community building, including stairs, and back-of-the-house rooms with LED fixtures.
h. Elevators - Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling, and finish floor. Equipment modernization is not anticipated.
i. Provide new Low-voltage access control system at the Community building.
j. Provide new LV cameras on site and inside the community building.

2. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

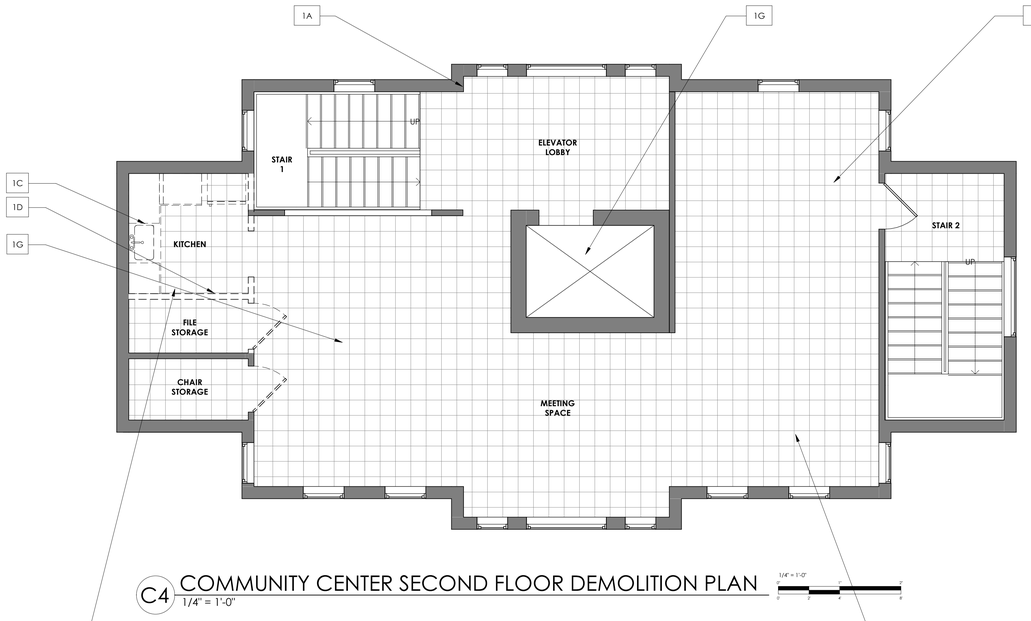
3. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

4. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

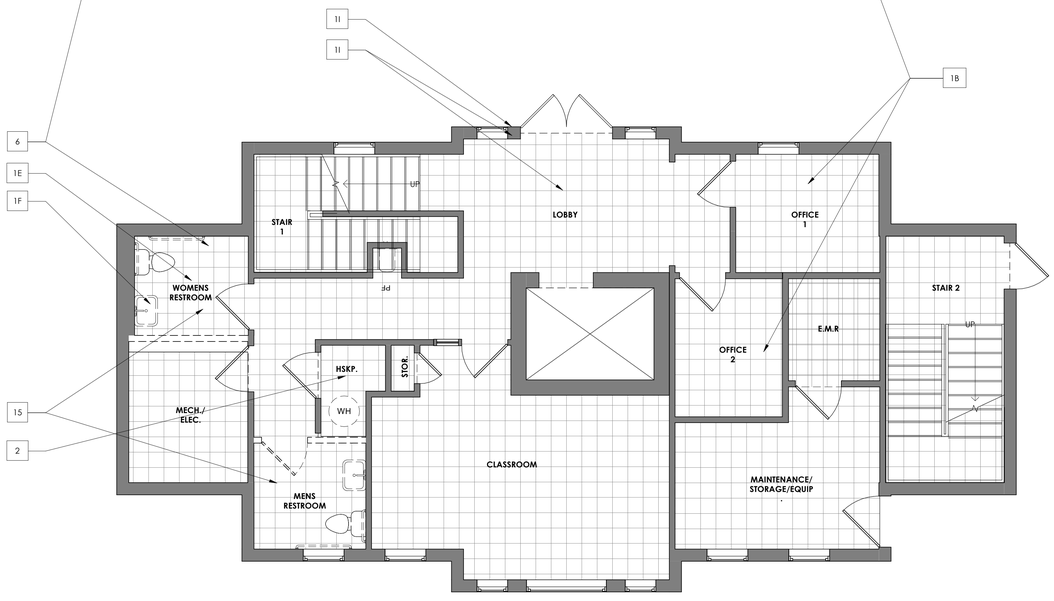
5. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

6. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
iv.1.28 GPF or better, ADA height toilet.
v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

7. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.



C4 COMMUNITY CENTER SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



A4 COMMUNTIY CENTER GROUND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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COMMUNITY CENTER DEMOLITION PLANS

DATE	REVISION	#

D108

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4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
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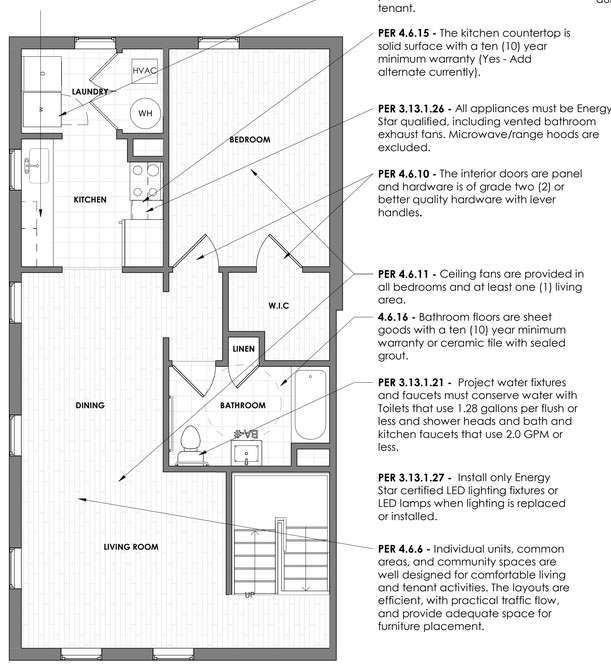
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   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
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   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.

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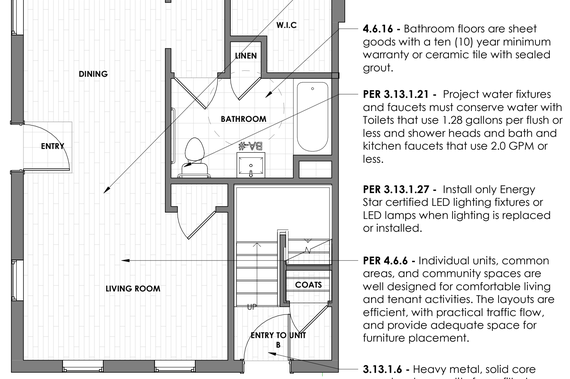
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B5 UNIT A1 NEW CONSTRUCTION SECOND FLOOR - UNIT B
1/4" = 1'-0"

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B3 UNIT A1 NEW CONSTRUCTION GROUND FLOOR - UNIT A
1/4" = 1'-0"

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UNIT A1 NEW CONSTRUCTION PLANS

DATE	REVISION	#

A100

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3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

3.13.3.7 - A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

4.6.6 - Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement. (550 -600 net square feet area for predominantly studio/efficiency and one (1)-bedroom units and 20% more area for each additional bedroom unit, with the primary bedroom not less than 10 feet x 11 feet in clear size, and in multiple bedroom units the smallest bedroom shall be not less than 9 feet-0 inches in one direction with a minimum of ninety (90) net square feet in area. Note the dimensions are for clear area and do not include the closet space).

4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

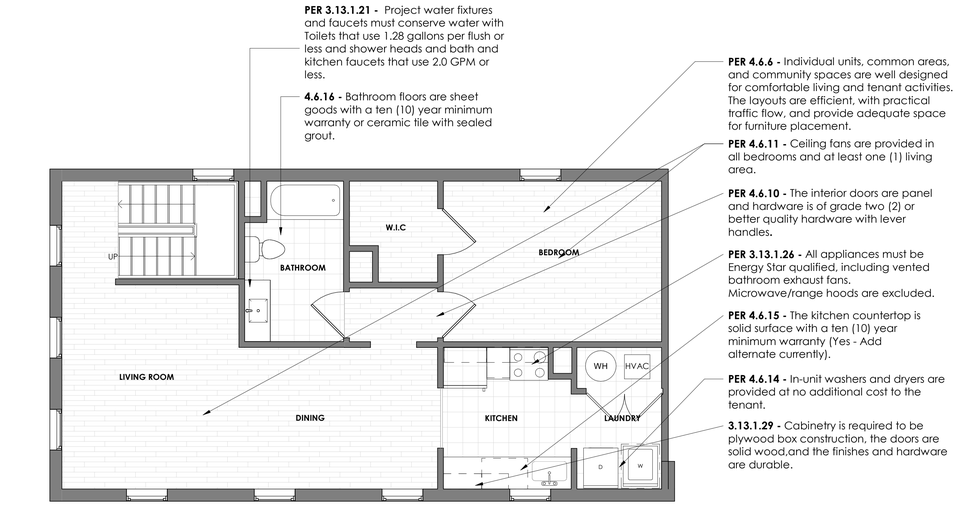
16. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

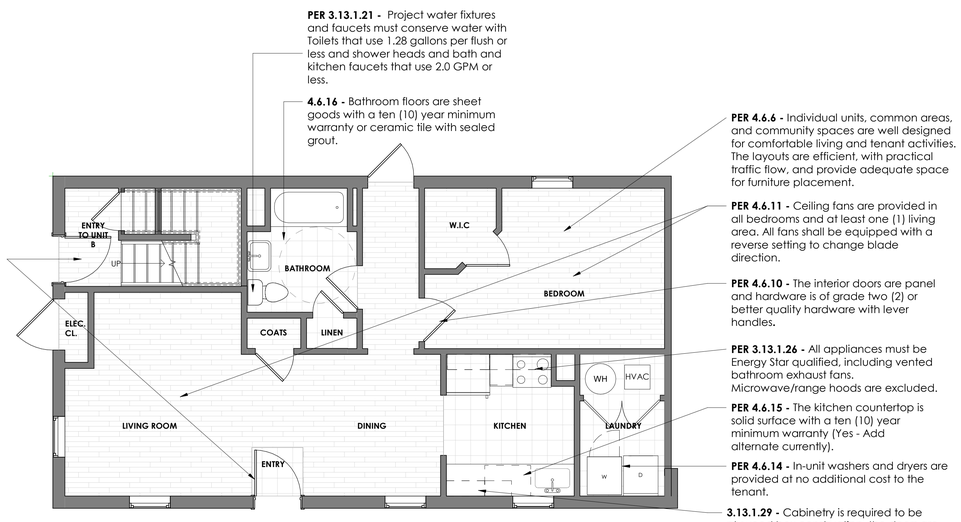
19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



C4 UNIT A2 NEW CONSTRUCTION SECOND FLOOR - UNIT B
1/4" = 1'-0"

3.13.1.6 - Heavy metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry.



A4 UNIT A2 NEW CONSTRUCTION GROUND FLOOR - UNIT A
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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CITY STATE ZIP

BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT A2 NEW CONSTRUCTION PLANS

DATE	REVISION	#

A101

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

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GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD DEVELOPMENT QUALITY THRESHOLDS AND PROJECT DURABILITY AND ENHANCEMENTS, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
- **3.13.1.15** (AIR QUALITY)
- **3.13.1.21** (WATER CONSERVATION)
- **3.13.1.26** (APPLIANCES)
- **3.13.1.28** (WINDOWS)
- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

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4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

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a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

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a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

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a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
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14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
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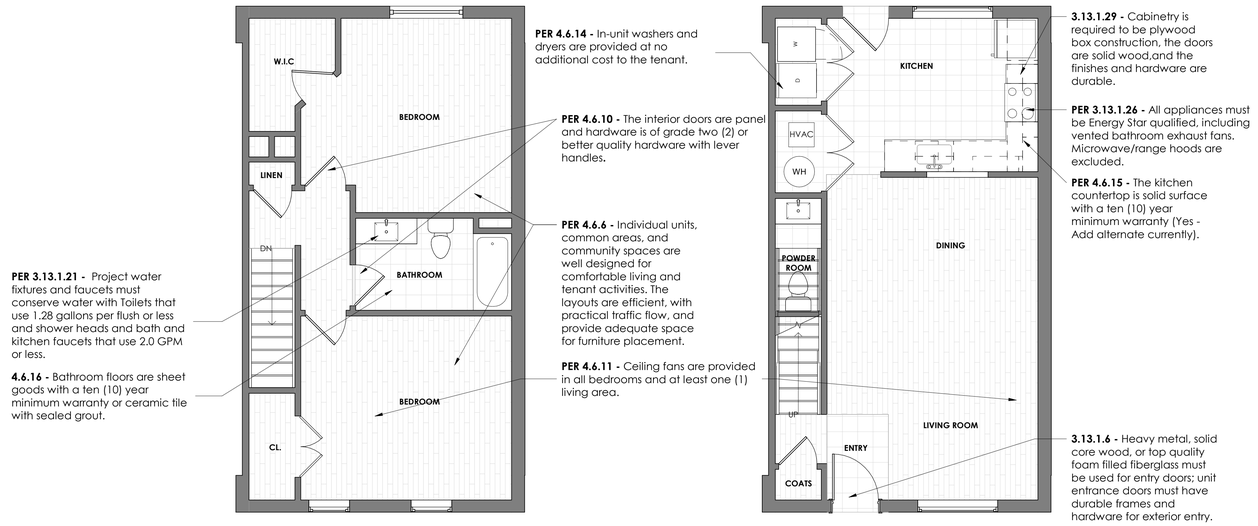
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f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
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g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
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   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
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   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B5 UNIT B NEW CONSTRUCTION SECOND FLOOR PLAN
1/4" = 1'-0"

B3 UNIT B NEW CONSTRUCTION GROUND FLOOR PLAN
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

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UNIT B NEW CONSTRUCTION PLANS

DATE	REVISION	#

A102

4% TAX CREDIT SUBMISSION
6/30/2025

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2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, rabe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

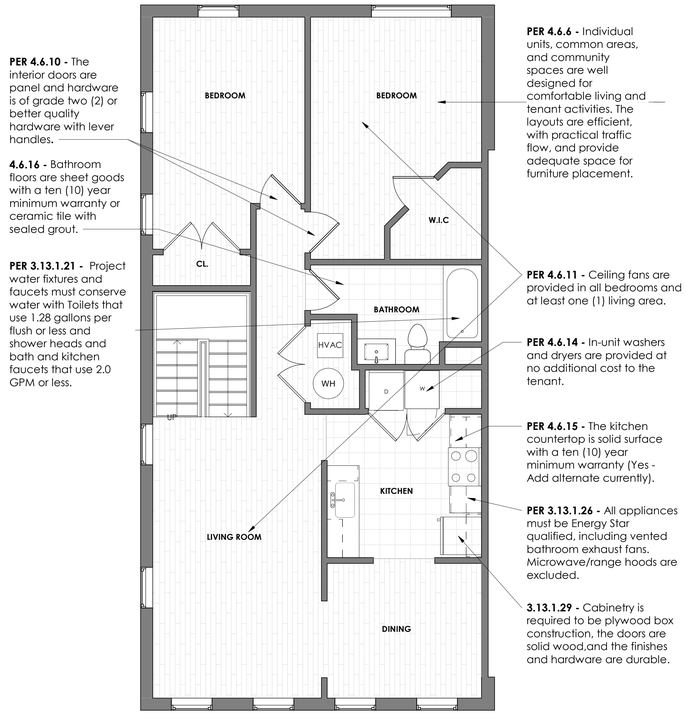
16. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

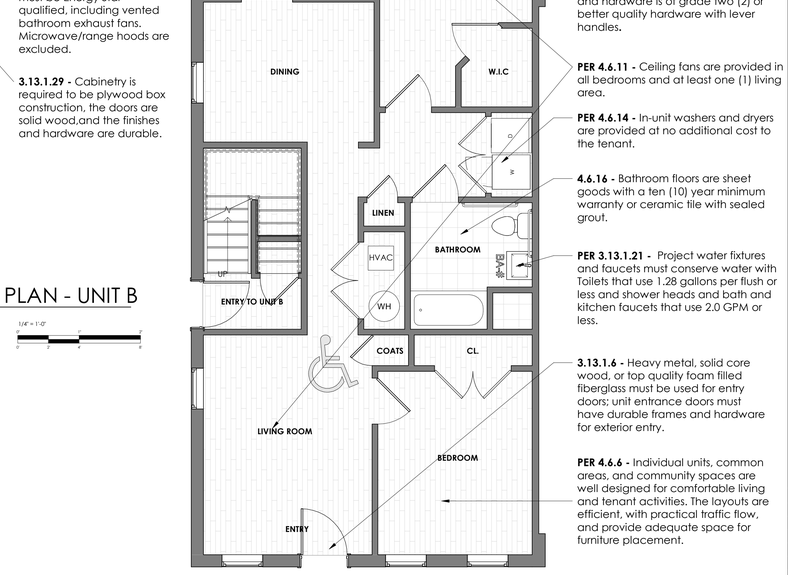
18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv. 1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi. 18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B5 UNIT D NEW CONSTRUCTION SECOND FLOOR PLAN - UNIT B
1/4" = 1'-0"



B3 UNIT D NEW CONSTRUCTION GROUND FLOOR PLAN - UNIT A UFAS
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT D NEW CONSTRUCTION PLANS

DATE	REVISION	#

A103

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

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GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD DEVELOPMENT QUALITY THRESHOLDS AND PROJECT DURABILITY AND ENHANCEMENTS, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
- **3.13.1.15** (AIR QUALITY)
- **3.13.1.21** (WATER CONSERVATION)
- **3.13.1.26** (APPLIANCES)
- **3.13.1.28** (WINDOWS)
- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

3.13.1.29 - Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood,and the finishes and hardware are durable.

3.13.3.3 - Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.

3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

3.13.3.7 - A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

4.6.6 - Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement. (550 -600 net square feet area for predominantly studio/efficiency and one (1)-bedroom units and 20% more area for each additional bedroom unit, with the primary bedroom not less than 10 feet x 11 feet in clear size, and in multiple bedroom units the smallest bedroom shall be not less than 9 feet-0 inches in one direction with a minimum of ninety (90) net square feet in area. Note the dimensions are for clear area and do not include the closet space).

4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

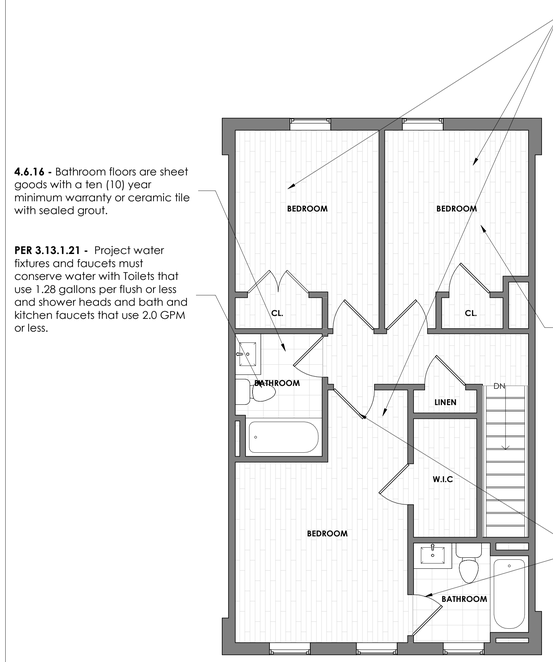
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b. Replace existing feeder from the meter to the panel.
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d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

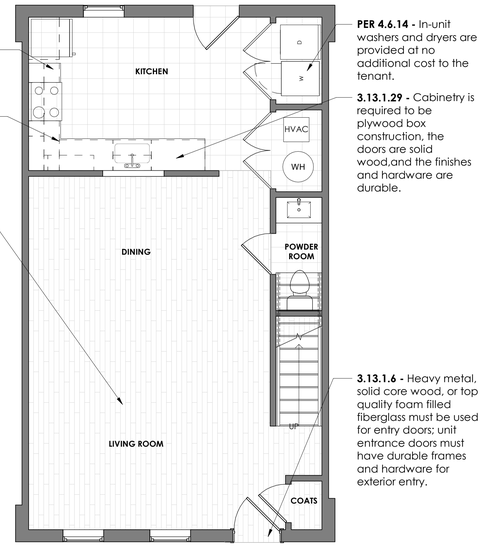
18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
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c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



C5 UNIT C1 NEW CONSTRUCTION SECOND FLOOR PLAN
1/4" = 1'-0"



C3 UNIT C1 NEW CONSTRUCTION GROUND FLOOR PLAN
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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ANNAPOLIS, MD 21401

UNIT C1 NEW CONSTRUCTION PLANS

DATE	REVISION	#

A104

4% TAX CREDIT SUBMISSION
6/30/2025

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b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
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f. Replace all damaged wall tile.

6. Interior doors:
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b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
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7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
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a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

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a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

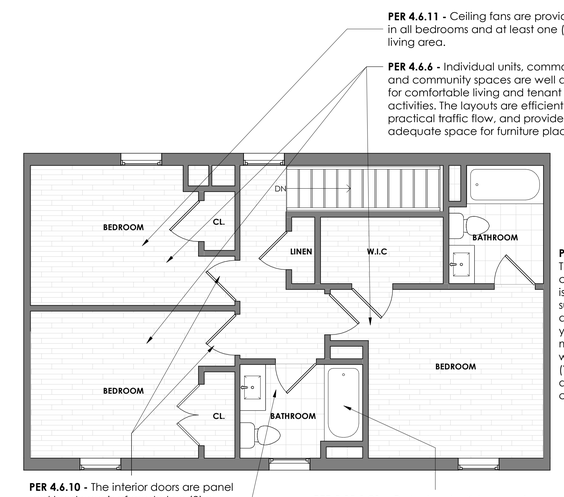
16. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

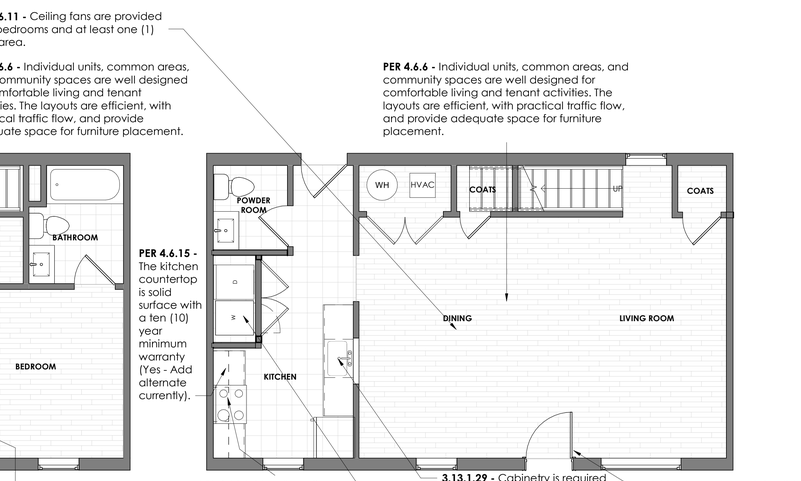
18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new file surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



C5 UNIT C2 NEW CONSTRUCTION SECOND FLOOR PLAN
1/4" = 1'-0"



C3 UNIT C2 NEW CONSTRUCTION GROUND FLOOR PLAN
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT C2 NEW CONSTRUCTION PLANS

DATE	REVISION	#

A105

4% TAX CREDIT SUBMISSION
6/30/2025

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GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD DEVELOPMENT QUALITY THRESHOLDS AND PROJECT DURABILITY AND ENHANCEMENTS, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
- **3.13.1.15** (AIR QUALITY)
- **3.13.1.21** (WATER CONSERVATION)
- **3.13.1.26** (APPLIANCES)
- **3.13.1.28** (WINDOWS)
- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

3.13.1.29 - Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood,and the finishes and hardware are durable.

3.13.3.3 - Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.

3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

3.13.3.7 - A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

4.6.6 - Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement. (550 -600 net square feet area for predominantly studio/efficiency and one (1)-bedroom units and 20% more area for each additional bedroom unit, with the primary bedroom not less than 10 feet x 11 feet in clear size, and in multiple bedroom units the smallest bedroom shall be not less than 9 feet-0 inches in one direction with a minimum of ninety (90) net square feet in area. Note the dimensions are for clear area and do not include the closet space).

4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, rabe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

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a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

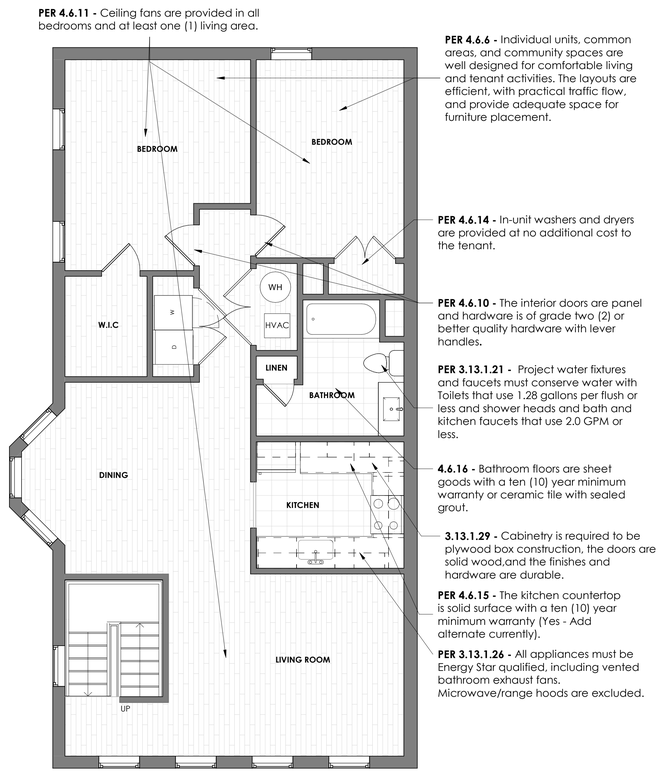
16. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

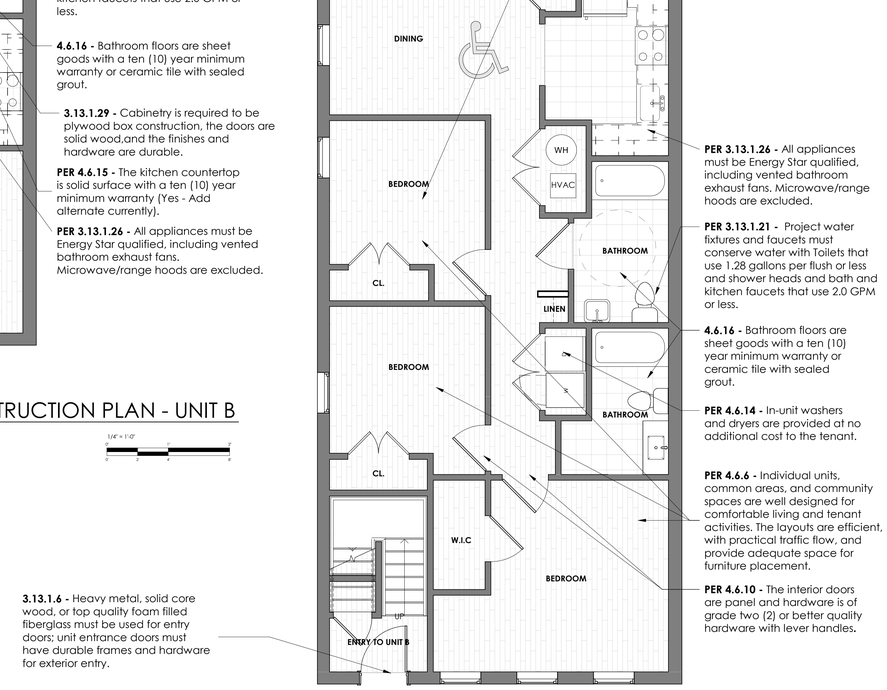
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d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B5 UNIT E SECOND FLOOR NEW CONSTRUCTION PLAN - UNIT B
1/4" = 1'-0"



A3 UNIT E GROUND FLOOR NEW CONSTRUCTION PLAN - UNIT A - UFAS
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

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101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT E NEW CONSTRUCTION

DATE	REVISION	#

A106

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

GENERAL NOTES - PROPOSED UNITS

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c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

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b. Provide new paint to existing-to-remain wood base.

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a. Refinish existing wood treads and risers.
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d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
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c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
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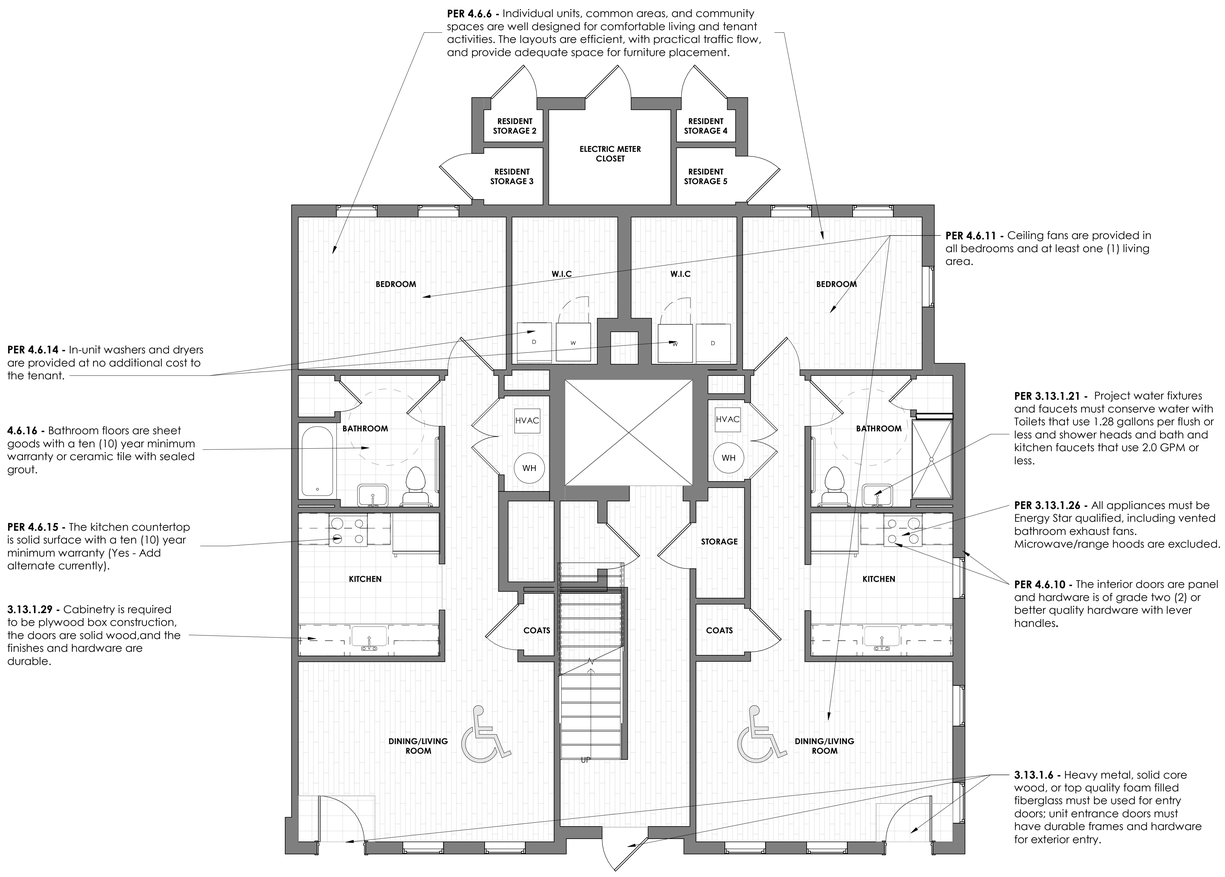
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d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B4 BUILDING F GROUND FLOOR NEW CONSTRUCTION PLAN - UFAS
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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CITY STATE ZIP

BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
ANNAPOLIS, MD 21401

UNIT F NEW CONSTRUCTION PLAN

DATE	REVISION	#

A107-A

4% TAX CREDIT SUBMISSION
6/30/2025

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GENERAL NOTES - PROPOSED UNITS

RELEVANT POINTS FROM DHCD DEVELOPMENT QUALITY THRESHOLDS AND PROJECT DURABILITY AND ENHANCEMENTS, FOR UNITS:

- **3.13.1.2** (ACCESSIBILITY)
- **3.13.1.6** (DOORS)
- **3.13.1.15** (AIR QUALITY)
- **3.13.1.21** (WATER CONSERVATION)
- **3.13.1.26** (APPLIANCES)
- **3.13.1.28** (WINDOWS)
- **3.13.1.29** (CABINETRY)
- **4.6.3.6** (UNIT SIZE AND DIMENSIONS)
- **4.6.3.9** (VISITABLE RESTROOM)
- **4.6.3.10** (INTERIOR DOORS)
- **4.6.3.13** (FLOOR COVERINGS)
- **4.6.3.14** (CABINETRY)
- **4.6.3.15** (BATHROOM FLOORS)
- **4.6.3.16** (TUB/SHOWER SURROUNDS)

3.13.1.6 - Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.

3.13.1.21 - Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.

3.13.1.25 - HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed.

3.13.1.26 - Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.

3.13.1.27 - Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).

3.13.1.29 - Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood,and the finishes and hardware are durable.

3.13.3.3 - Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.

3.13.3.6 - Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.

3.13.3.7 - A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

4.6.6 - Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement. (550 -600 net square feet area for predominantly studio/efficiency and one (1)-bedroom units and 20% more area for each additional bedroom unit, with the primary bedroom not less than 10 feet x 11 feet in clear size, and in multiple bedroom units the smallest bedroom shall be not less than 9 feet-0 inches in one direction with a minimum of ninety (90) net square feet in area. Note the dimensions are for clear area and do not include the closet space).

4.6.10 - The interior doors are panel and hardware is of grade two (2) or better quality hardware with lever handles.

4.6.11 - Ceiling fans are provided in all bedrooms and at least one (1) living area. All fans shall be equipped with a reverse setting to change blade direction.

4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. **Flooring:**
a. Remove all resilient floor finishes (i.e. LVT, sheet vinyl, VCT) throughout the dwelling unit to expose the structural floor. All accessories such as thresholds, transition strips, carpet tack strips & pads, grout, thinset mortar, and adhesives shall be removed.
b. Refinish the existing hardwood flooring.
c. Provide new LVT flooring at living areas, kitchen, hallways and bedrooms.
d. Review condition of tiled floors in the bathrooms; provide allowance for replacing 5% of the bathroom floors.
e. Replace marble threshold at all bathrooms.

2. Base:
a. Remove and replace in-kind vinyl wall base (where it exists) throughout the dwelling unit.
b. Provide new paint to existing-to-remain wood base.

3. Stairs:
a. Refinish existing wood treads and risers.
b. Provide allowance for replacing the treads at 5 of the units.

4. Kitchens:
a. Remove all kitchen cabinets and countertops.
b. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
c. Provide new plywood box cabinets and solid surface (2cm quartz or granite) countertops and pulls.
d. Provide tiled backsplash between countertop and underside of wall cabinets.

5. Bathrooms:
a. Remove all bathroom vanities, countertops, mirrors, medicine cabinets, toilets, faucets, and all toilet accessories.
b. Reglaze existing tubs.
c. Clean wall tile and recaulk all joints between tubs and tile.
d. Temporarily cap all plumbing connections and plug all exposed electrical wiring.
e. Provide new plumbing fixtures, mirrors/ medicine cabinets and accessories (toilet paper holder, robe hook, towel bar, towel ring, shower/tub rod).
f. Replace all damaged wall tile.

6. Interior doors:
a. Provide allowance for replacing 25% of the existing pre-hung swing doors.
b. Replace hardware, including hinges. Hardware shall be lever style, satin nickel finish. Hardware shall be Grade 2 Hardware - lever style, satin nickel finish. Include hinges, levers, and door stops.
   i. Provide deadbolts at mechanical closets; passage sets at closets with single doors, dummy levers at closets with double doors; privacy sets at bedrooms and bathrooms.
c. Provide semi-gloss paint on all doors.

7. Drywall and paint:
a. Include 8hrs of drywall point-up per dwelling unit.
b. Caulk all intersections between different materials (i.e. wood trim and drywall).
c. Provide primer and 2 coats of paint on all walls and ceilings.
d. Bathrooms and wood trim shall receive semi-gloss paint; the rest of the home should receive flat paint.

8. Window blinds:
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

9. Closet shelving
a. Remove all window blinds; replace them with cordless vinyl mini-blinds.

10. Appliances:
a. Appliances shall be stainless steel, Energy Star, by GE. Refrigerator, Dishwasher, food disposal, range (electric), range hood (exhausted to outdoors). Washers & dryers are being replaced. ADA compliant at UFAS Units.

11. UFAS Specific Units
a. At UFAS Units – Replace 2'-10" wide door with 3'-0" wide door at bathrooms, bedrooms, and walk in closets – remove door and frame.
b. Replace existing grab bars and fixures with in kind be UFAS/ANSI accessible fixtures.
c. Replacement of in-kind kitchen cabinets, appliances and plumbing fixtures to be UFAS/ANSI accessible.
d. Provide wood blocking for all new grab bars and wall cabinets.

12. VHI Specific Units
a. Add additional wiring for strobes and doorbell to make unit comply with VHI standards.

13. Natural Gas:
a. Gas service is scheduled to be removed from this property and be replaced with electric service; Owner's dry utilities consultant to coordinate with BG&E.
b. Disconnect gas meters and remove gas piping from meter to appliances (ranges, furnaces, and applicable water heaters)

14. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

15. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

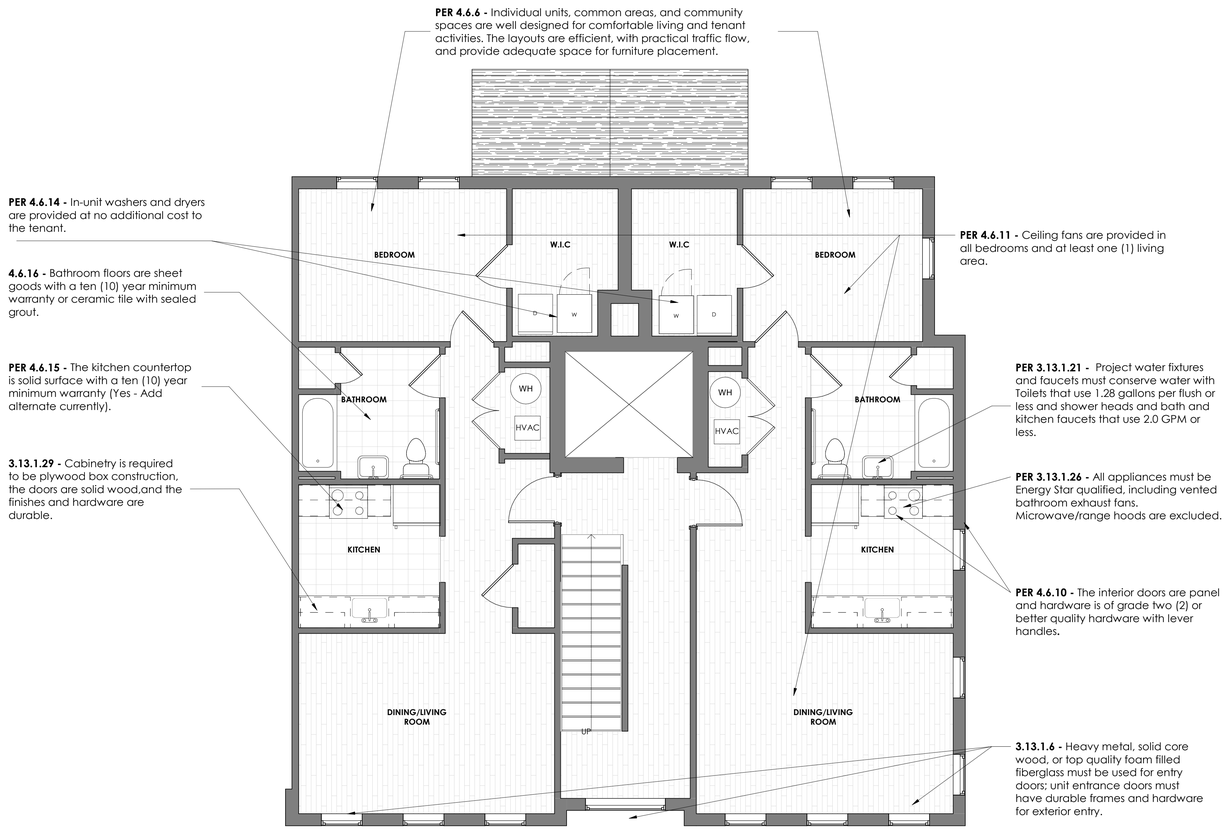
16. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

17. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

18. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
   i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
   ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
   iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
   iv.1.28 GPF or better, ADA height toilet.
   v. Fiberglass, 60"x30" Above-the-floor drain tub, Sterling Ensemble.
   vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

19. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.

20. Elevators:
a. Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling and finish floor. Equipement modernization is not anticipated.



B4 BUILDING F LEVEL 2 & 3 NEW CONSTRUCTION PLAN
1/4" = 1'-0"

1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

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ANNAPOLIS, MD 21401

UNIT F NEW CONSTRUCTION PLAN

DATE	REVISION	#

A107-B

4% TAX CREDIT SUBMISSION
6/30/2025

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8 7 6 5 4 3 2 1
F E D C B A

GENERAL NOTES - PROPOSED UNITS

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4.6.14 - In-unit washers and dryers are provided at no additional cost to the tenant.

4.6.15 - The kitchen countertop is solid surface with a ten (10) year minimum warranty (Yes - Add alternate currently).

4.6.16 - Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.

PROJECT SCOPE OF WORK - INTERIOR

1. Community Center
a. Provide new paint and replace finishes with in-kind throughout.
b. Contractor to provide allowance for new wallpaper and flooring (LVT) in upstairs space and offices.
c. Replace upstairs kitchen with new cabinets, countertops, and appliances.
d. Select demolition of walls at upstairs kitchen space to allow for open kitchen concept.
e. The public restrooms at the community building need revisions to make them ADA-compliant. Move walls per plans.
f. Replace fixtures, grab bars, and accessories per plans.
g. Replace all light fixtures in the community building, including stairs, and back-of-the-house rooms with LED fixtures.
h. Elevators - Assume the elevator cab interior will be modernized with new stainless steel panels, ceiling, and finish floor. Equipment modernization is not anticipated.
i. Provide new Low-voltage access control system at the Community building.
j. Provide new LV cameras on site and inside the community building.

2. HVAC:
a. Remove existing mechanical units (indoor furnaces, and outdoor condenses), exposed condensate lines, and thermostats. Assume that the refrigerant lines can be reused.
b. Provide new energy-efficient split system with condenser on the ground (in the back) and AHU in the mechanical closet. Basis of design: Goodman, SEER2 15.2 min, with R-32 refrigerant.
c. Provide condenser pad and pump-up legs.
d. Provide new digital, programmable thermostat.
e. AHU shall be provided with steel drip pan and moisture sensor.
f. Fresh air shall be provided via AprilAire unit hard-ducted to the AHU.
g. Replace all registers.

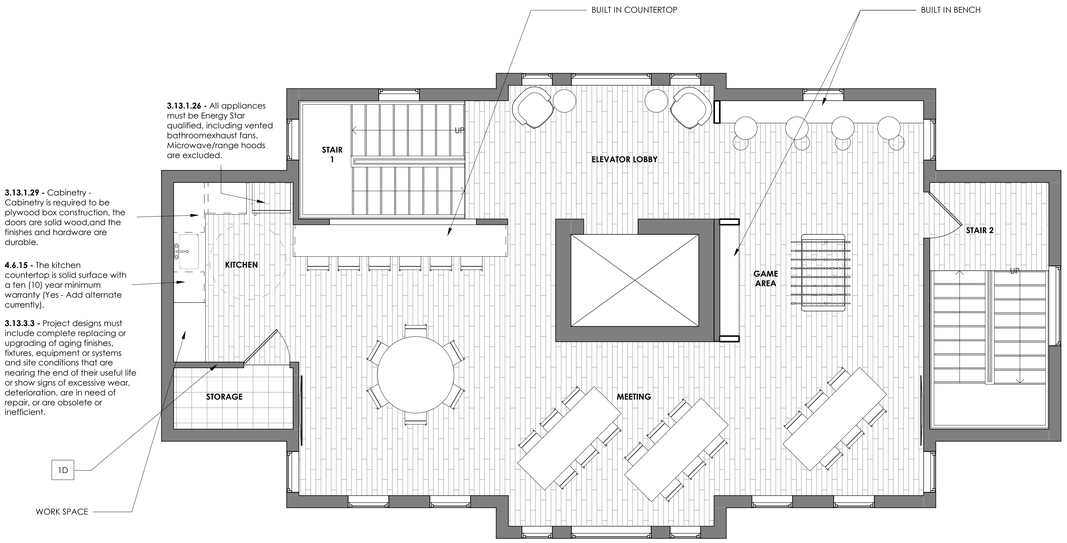
3. HVAC – Exhaust:
a. Replace existing bathroom exhaust fans with new EnergyStar fans.
b. Provide new range hoods exhausted to the outdoors.

4. Electrical – Power:
a. The electrical panels shall be upgraded to 150A; new cover shall be factory-painted white.
b. Replace existing feeder from the meter to the panel.
c. Provide new wiring for new electric appliances (range, dishwasher, AHU, and water heaters). Wiring shall be Romex and be installed behind the drywall.
d. Remove and replace switches and outlets; ensure that wire screw caps are provided at all wire connections.
e. Provide allowance for removing and replacing all cover plates (in-kind).
f. Identify and label switched outlet in bedrooms.

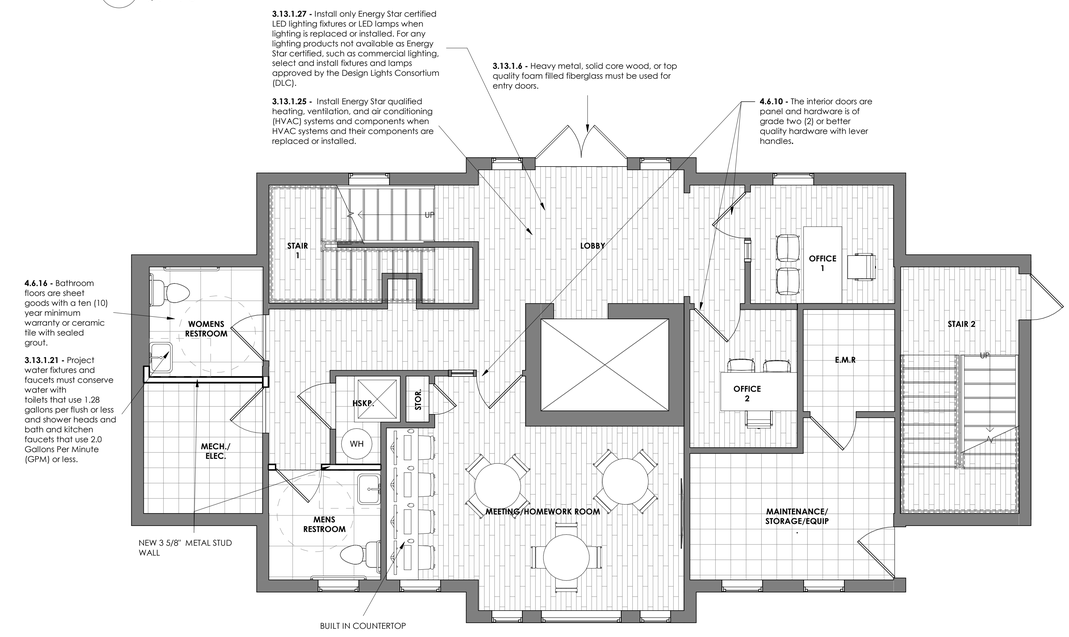
5. Electrical – Lighting:
a. Replace all light fixtures with new LED fixtures.
b. Add new ceiling fans and wiring to each bedroom and the living room in each unit.

6. Plumbing:
a. Remove all existing plumbing fixtures; cap all plumbing connections.
b. Remove gas-powered water heaters; replace them with electric WHs.
c. All new piping is solid core PVC (foam-core PVC is not allowed). Insulate all new pipes.
d. Provide new WaterSense plumbing fixtures at common area spaces: faucets, tub/shower valves and trim, 2-piece elongated toilet, etc.
e. Provide new stainless steel kitchen sink.
f. Extend water connections to new dishwashers.
g. UFAS units only: Provide new wall-mounted ADA-compliant sink at bathroom, ADA-compliant toilet, ADA kitchen sink with offset drain, adjustable shower head with 60"L hose, and grab bars.
h. Provide water submeters.
i. Provide new, ADA, Water Sense labeled plumbing fixtures at dwelling units:
  i. 1.5 GPM kitchen sink faucet, CFG Edgestone, SN finish.
  ii. 1.75 GPM Shower faucet and valve, CFG Edgestone, SN finish.
  iii. 1.5 GPM bathroom sink faucet, CFG Edgestone, SN finish.
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  v. Fiberglass, 60"x30" Above-the-floor drain tub. Sterling Ensemble.
  vi.18" x 24" kitchen sink, stainless steel, 18ga, undermount.
j. At UFAS Unit 113A in Building F, demo tub surround and tub and replace with roll-in shower, new tile surround, and new ADA compliant fixtures.

7. FIRE PROTECTION & FIRE ALARM:
a. Provide new smoke detectors with 10-yr warranty batteries at all of the dwelling units.



C5 COMMUNITY CENTER NEW CONSTRUCTION SECOND FLOOR
1/4" = 1'-0"



A5 COMMUNTIY CENTER NEW CONSTRUCTION GROUND FLOOR
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

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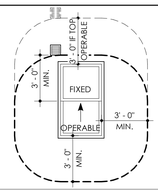
COMMUNITY CENTER NEW CONSTRUCTION PLANS

DATE	REVISION	#

A108

4% TAX CREDIT SUBMISSION
6/30/2025

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EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)

GENERAL ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

3.13.1.5 - Roofing - High performance roofing specified for durability must be used for new construction projects and when roofing is replaced for rehabilitation projects. Warranties must equal or exceed twenty (20) years for flat roofs and thirty (30) years for pitched shingled roofs.

3.13.1.28 - Windows – Except for high rise projects, install Energy Star qualified windows in accordancewith current Energy Star Standards as appropriate to project location when windows are replaced or installed.

4.6.3 - The building architecture, structure, and mass complement the existing neighborhood, and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).

4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details, or other special features are provided and are of composite or other durable materials.

3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.

4.6.18 - Building exterior is at least 75% masonry or other highly durable materials such as cement fiber siding, stucco or stone. (worth 2 points)

HATCH KEY:

BRICK VENEER

ROOF SHINGLES

SCOPE OF WORK - EXTERIOR

1. Unit Entry Door
a. Provide allowance for replacing in-kind 5 unit entry doors, including frame and threshold.
b. Repaint all of the existing-to-remain unit entry doors; including wood trim/frame.
c. Provide new door hardware, including lockset with interconnected lever, peepholes, gasketing, threshold and kick plate.
d. Provide new storm doors in the back.

2. Windows
a. Remove all windows, trim, blinds and related accessories.
b. Provide new single-hung, vinyl, EnergyStar windows; of same size and style (with muntins; as this will be required by the Historic District).
c. Seal around windows, masonry and drywall.

3. Shutters
a. Paint all shutters; replace where necessary.

4. Porches
a. Repaint all of the porches; including columns, frieze boards, etc.
b. Replace in-kind all damaged fiber cement trim and siding.
c. Remove all soffits; replace with invisivent vinyl soffit.

5. Roofing
a. Remove existing layers of asphalt shingles and roofing underlayment.
b. Review conditions of existing roof sheathing and replace all damaged roof panels.
c. Provide new roof underlayment on the entire roof surface.
d. Provide new ice & water dam protection at all eaves.
e. Provide new 30-yr architectural grade roof shingles with all accessories (ridge vent, drip edge flashing, vent pipe flashing, etc).
f. Remove and replace in-kind all aluminum fascia, gutters and downspouts.

6. Brick
a. Include allowance for Pointing-up 5% of the exposed brick.
b. Power-wash all masonry.

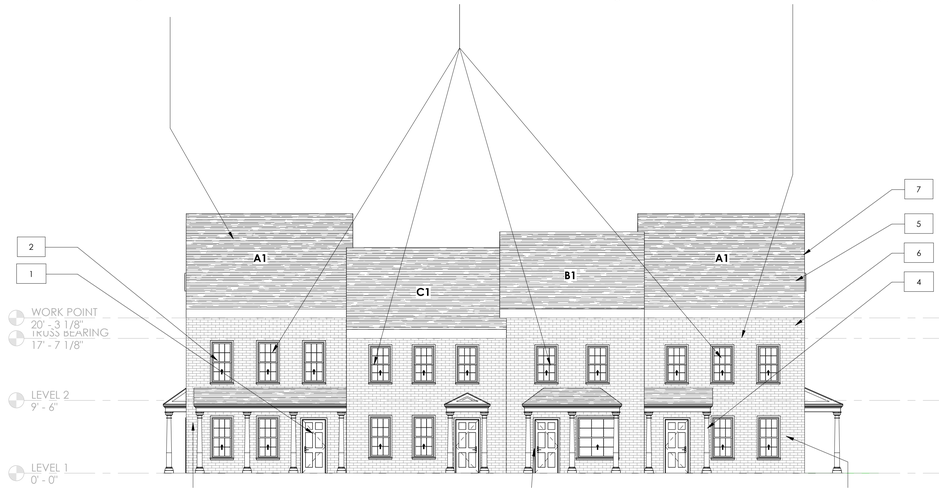
7. Insulation
a. Provide allowance for adding blown-in insulation in the attic to achieve R-49 (assume R-30 is existing); GC to price fiberglass and cellulose options.
b. Provide low-expansion foam insulation around all exterior doors, windows, and louvers.

8. Site
a. Tree roots have affected the community pavers and created tripping hazards and ADA compliance concerns. Development team shall engage an arborist to review the overall health of the site trees and work with the City of Annapolis to remove a number of trees that are having negative effects on sidewalks and possibly foundations. Contractor to provide an allowance for the removal of 10% of the trees (including roots), and repairing/replacing 50% of sidewalk pavers for ADA compliance.
b. Provide an allowance for re-striping on-site parking spaces, including HC spaces.

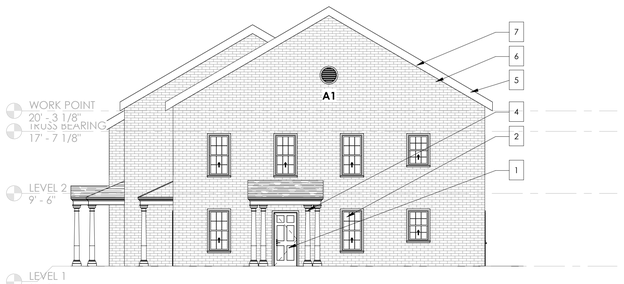
3.13.1.5 - High performance roofing specified for durability must be used when roofing is replaced for rehabilitation projects. Warranties must equal or exceed twenty (20) years for flat roofs and thirty (30) years for pitched shingled roofs.

3.13.1.28 - Install Energy Star qualified windows in accordancewith current Energy Star Standards as appropriate to project location when windows are replaced or installed.

4.6.3 - The building architecture, structure, and mass complement the existing neighborhood, and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).



C6 GROUP 1 - FRONT ELEVATION
1/8" = 1'-0"



C3 GROUP 1 - RIGHT ELEVATION
1/8" = 1'-0"

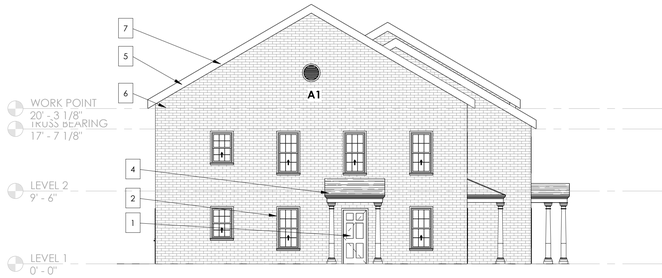
4.6.18 - Building exterior is at least 75% masonry or other highly durable materials such as cement fiber siding, stucco or stone.

4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details, or other special features are provided and are of composite or other durable materials.

3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.



A6 GROUP 1 - REAR ELEVATION
1/8" = 1'-0"



A3 GROUP 1 - LEFT ELEVATION
1/8" = 1'-0"

PROFESSIONAL CERTIFICATION

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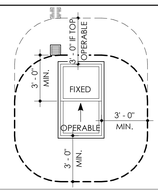
GROUP 1 ELEVATIONS

DATE	REVISION	#

A200

4% TAX CREDIT SUBMISSION
6/30/2025

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EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)

GENERAL ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

3.13.1.5 - Roofing - High performance roofing specified for durability must be used for new construction projects and when roofing is replaced for rehabilitation projects. Warranties must equal or exceed twenty (20) years for flat roofs and thirty (30) years for pitched shingled roofs.

3.13.1.28 - Windows – Except for high rise projects, install Energy Star qualified windows in accordancewith current Energy Star Standards as appropriate to project location when windows are replaced or installed.

4.6.3 - The building architecture, structure, and mass complement the existing neighborhood, and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).

4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details, or other special features are provided and are of composite or other durable materials.

3.13.3.2 - Building exterior and site improvements - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.

4.6.18 - Building exterior is at least 75% masonry or other highly durable materials such as cement fiber siding, stucco or stone. (worth 2 points)

HATCH KEY:

BRICK VENEER

ROOF SHINGLES

SCOPE OF WORK - EXTERIOR

1. Unit Entry Door
a. Provide allowance for replacing in-kind 5 unit entry doors, including frame and threshold.
b. Repaint all of the existing-to-remain unit entry doors; including wood trim/frame.
c. Provide new door hardware, including lockset with interconnected lever, peepholes, gasketing, threshold and kick plate.
d. Provide new storm doors in the back.

2. Windows
a. Remove all windows, trim, blinds and related accessories.
b. Provide new single-hung, vinyl, EnergyStar windows; of same size and style (with muntins; as this will be required by the Historic District).
c. Seal around windows, masonry and drywall.

3. Shutters
a. Paint all shutters; replace where necessary.

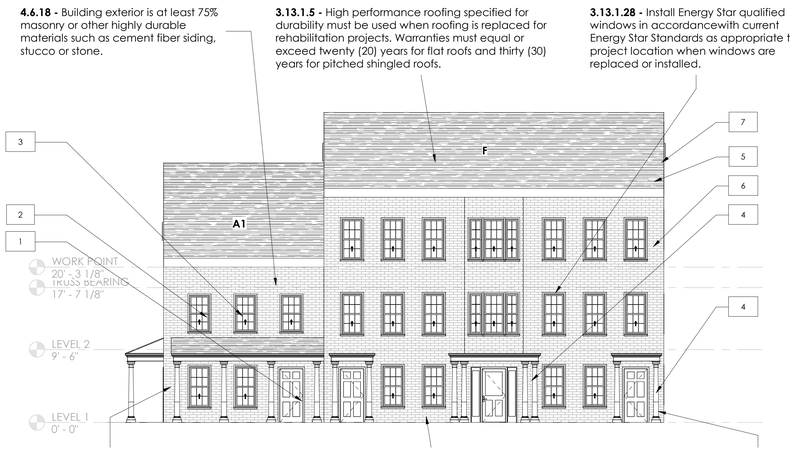
4. Porches
a. Repaint all of the porches; including columns, frieze boards, etc.
b. Replace in-kind all damaged fiber cement trim and siding.
c. Remove all soffits; replace with invisivent vinyl soffit.

5. Roofing
a. Remove existing layers of asphalt shingles and roofing underlayment.
b. Review conditions of existing roof sheathing and replace all damaged roof panels.
c. Provide new roof underlayment on the entire roof surface.
d. Provide new ice & water dam protection at all eaves.
e. Provide new 30-yr architectural grade roof shingles with all accessories (ridge vent, drip edge flashing, vent pipe flashing, etc).
f. Remove and replace in-kind all aluminum fascia, gutters and downspouts.

6. Brick
a. Include allowance for Pointing-up 5% of the exposed brick.
b. Power-wash all masonry.

7. Insulation
a. Provide allowance for adding blown-in insulation in the attic to achieve R-49 (assume R-30 is existing); GC to price fiberglass and cellulose options.
b. Provide low-expansion foam insulation around all exterior doors, windows, and louvers.

8. Site
a. Tree roots have affected the community pavers and created tripping hazards and ADA compliance concerns. Development team shall engage an arborist to review the overall health of the site trees and work with the City of Annapolis to remove a number of trees that are having negative effects on sidewalks and possibly foundations. Contractor to provide an allowance for the removal of 10% of the trees (including roots), and repairing/replacing 50% of sidewalk pavers for ADA compliance.
b. Provide an allowance for re-striping on-site parking spaces, including HC spaces.



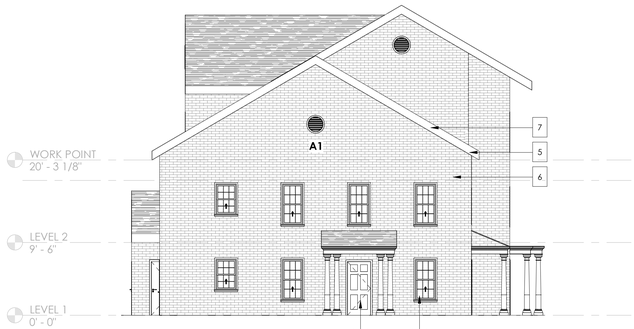
C6 GROUP 2 - FRONT ELEVATION
1/8" = 1'-0"



C3 GROUP 2 - RIGHT ELEVATION
1/8" = 1'-0"



A6 GROUP 2 - REAR ELEVATION
1/8" = 1'-0"



A3 GROUP 2 - LEFT ELEVATION
1/8" = 1'-0"

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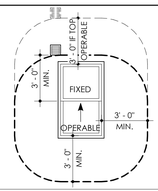
GROUP 2 ELEVATIONS

DATE	REVISION	#

A201

4% TAX CREDIT SUBMISSION
6/30/2025

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EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)

GENERAL ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

3.13.1.5 - Roofing - High performance roofing specified for durability must be used for new construction projects and when roofing is replaced for rehabilitation projects. Warranties must equal or exceed twenty (20) years for flat roofs and thirty (30) years for pitched shingled roofs.

3.13.1.28 - Windows – Except for high rise projects, install Energy Star qualified windows in accordancewith current Energy Star Standards as appropriate to project location when windows are replaced or installed.

4.6.3 - The building architecture, structure, and mass complement the existing neighborhood, and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).

4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, comice and column details, or other special features are provided and are of composite or other durable materials.

3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.

4.6.18 - Building exterior is at least 75% masonry or other highly durable materials such as cement fiber siding, stucco or stone. (worth 2 points)

HATCH KEY:

BRICK VENEER

ROOF SHINGLES

SCOPE OF WORK - EXTERIOR

1. Unit Entry Door
a. Provide allowance for replacing in-kind 5 unit entry doors, including frame and threshold.
b. Repaint all of the existing-to-remain unit entry doors; including wood trim/frame.
c. Provide new door hardware, including lockset with interconnected lever, peepholes, gasketing, threshold and kick plate.
d. Provide new storm doors in the back.

2. Windows
a. Remove all windows, trim, blinds and related accessories.
b. Provide new single-hung, vinyl, EnergyStar windows; of same size and style (with muntins; as this will be required by the Historic District).
c. Seal around windows, masonry and drywall.

3. Shutters
a. Paint all shutters; replace where necessary.

4. Porches
a. Repaint all of the porches; including columns, frieze boards, etc.
b. Replace in-kind all damaged fiber cement trim and siding.
c. Remove all soffits; replace with invisivent vinyl soffit.

5. Roofing
a. Remove existing layers of asphalt shingles and roofing underlayment.
b. Review conditions of existing roof sheathing and replace all damaged roof panels.
c. Provide new roof underlayment on the entire roof surface.
d. Provide new ice & water dam protection at all eaves.
e. Provide new 30-yr architectural grade roof shingles with all accessories (ridge vent, drip edge flashing, vent pipe flashing, etc).
f. Remove and replace in-kind all aluminum fascia, gutters and downspouts.

6. Brick
a. Include allowance for Pointing-up 5% of the exposed brick.
b. Power-wash all masonry.

7. Insulation
a. Provide allowance for adding blown-in insulation in the attic to achieve R-49 (assume R-30 is existing); GC to price fiberglass and cellulose options.
b. Provide low-expansion foam insulation around all exterior doors, windows, and louvers.

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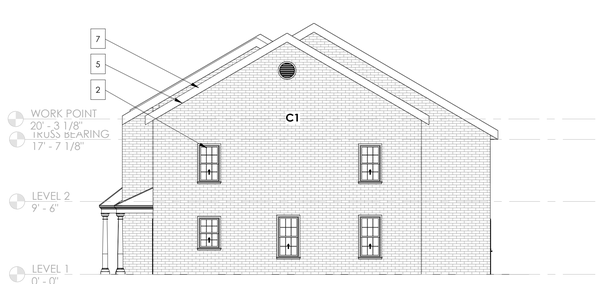


4.6.18 - Building exterior is at least 75% masonry or other highly durable materials such as cement fiber siding, stucco or stone.

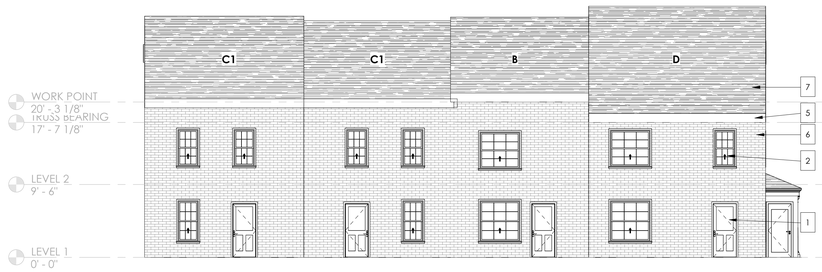
C6 GROUP 3 - FRONT ELEVATION
1/8" = 1'-0"

4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details, or other special features are provided and are of composite or other durable materials.

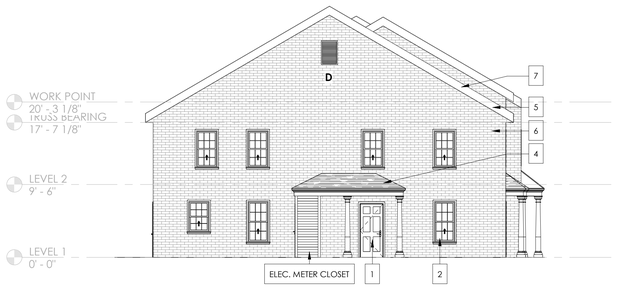
3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.



C3 GROUP 3 - RIGHT ELEVATION
1/8" = 1'-0"



A6 GROUP 3 - REAR ELEVATION
1/8" = 1'-0"



A3 BUILDING 3 - LEFT ELEVATION
1/8" = 1'-0"

PROFESSIONAL CERTIFICATION

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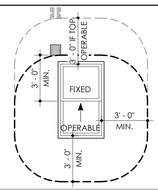
GROUP 3 ELEVATIONS

DATE	REVISION	#

A202

4% TAX CREDIT SUBMISSION
6/30/2025

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EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)

GENERAL ELEVATION NOTES:

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2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

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HATCH KEY:

BRICK VENEER

ROOF SHINGLES

SCOPE OF WORK - EXTERIOR

1. Unit Entry Door
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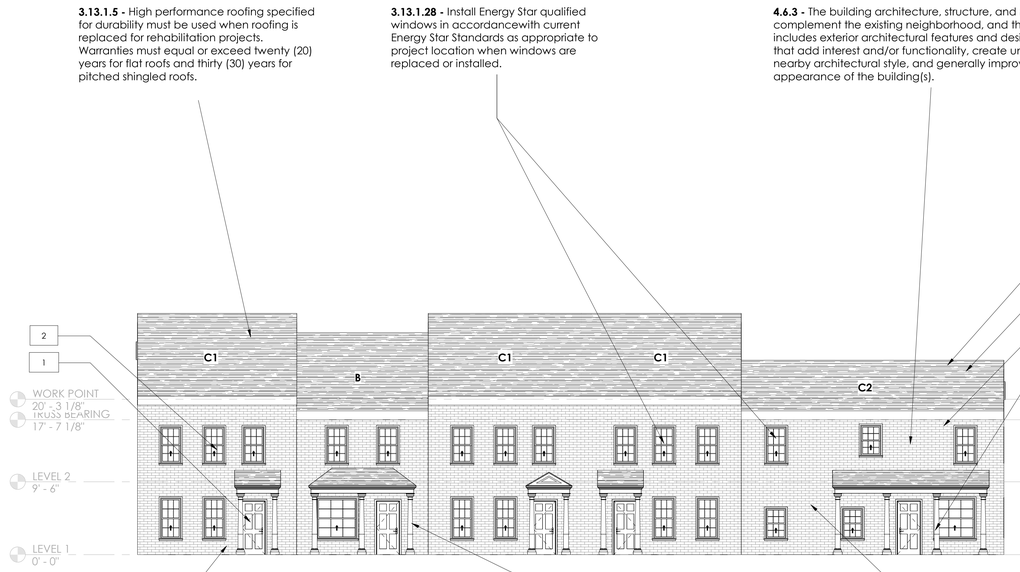
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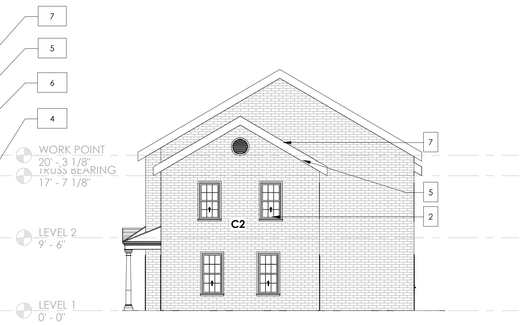
6. Brick
a. Include allowance for Pointing-up 5% of the exposed brick.
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7. Insulation
a. Provide allowance for adding blown-in insulation in the attic to achieve R-49 (assume R-30 is existing); GC to price fiberglass and cellulose options.
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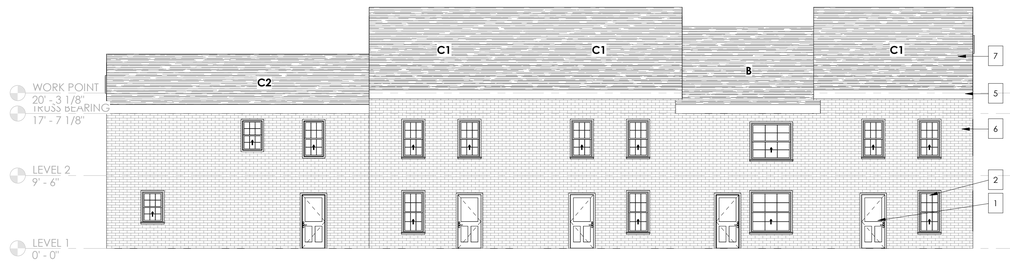
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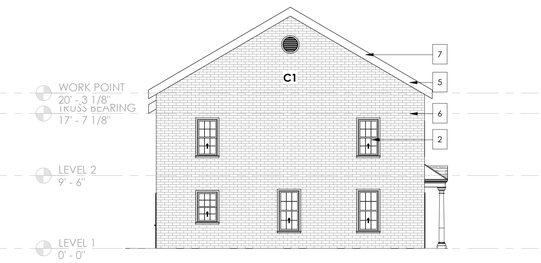
C6 GROUP 4 - FRONT ELEVATION
1/8" = 1'-0"



C3 GROUP 4 - RIGHT ELEVATION
1/8" = 1'-0"



A6 GROUP 4 - REAR ELEVATION
1/8" = 1'-0"



A3 GROUP 4 - LEFT ELEVATION
1/8" = 1'-0"

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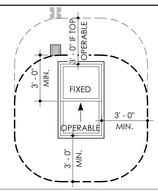
GROUP 4 ELEVATIONS

DATE	REVISION	#

A203

4% TAX CREDIT SUBMISSION
6/30/2025

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GENERAL ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

3.13.1.5 - Roofing - High performance roofing specified for durability must be used for new construction projects and when roofing is replaced for rehabilitation projects. Warranties must equal or exceed twenty (20) years for flat roofs and thirty (30) years for pitched shingled roofs.

3.13.1.28 - Windows – Except for high rise projects, install Energy Star qualified windows in accordancewith current Energy Star Standards as appropriate to project location when windows are replaced or installed.

4.6.3 - The building architecture, structure, and mass complement the existing neighborhood, and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).

4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details, or other special features are provided and are of composite or other durable materials.

3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.

4.6.18 - Building exterior is at least 75% masonry or other highly durable materials such as cement fiber siding, stucco or stone. (worth 2 points)

HATCH KEY:

BRICK VENEER

ROOF SHINGLES

SCOPE OF WORK - EXTERIOR

1. Unit Entry Door
a. Provide allowance for replacing in-kind 5 unit entry doors, including frame and threshold.
b. Repaint all of the existing-to-remain unit entry doors; including wood trim/frame.
c. Provide new door hardware, including lockset with interconnected lever, peepholes, gasketing, threshold and kick plate.
d. Provide new storm doors in the back.

2. Windows
a. Remove all windows, trim, blinds and related accessories.
b. Provide new single-hung, vinyl, EnergyStar windows; of same size and style (with muntins; as this will be required by the Historic District).
c. Seal around windows, masonry and drywall.

3. Shutters
a. Paint all shutters; replace where necessary.

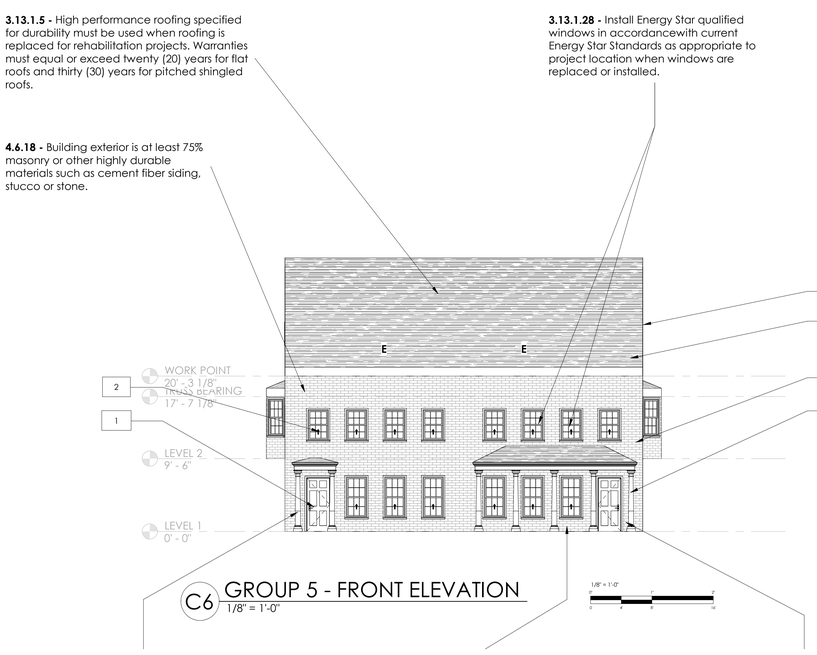
4. Porches
a. Repaint all of the porches; including columns, frieze boards, etc.
b. Replace in-kind all damaged fiber cement trim and siding.
c. Remove all soffits; replace with invisivent vinyl soffit.

5. Roofing
a. Remove existing layers of asphalt shingles and roofing underlayment.
b. Review conditions of existing roof sheathing and replace all damaged roof panels.
c. Provide new roof underlayment on the entire roof surface.
d. Provide new ice & water dam protection at all eaves.
e. Provide new 30-yr architectural grade roof shingles with all accessories (ridge vent, drip edge flashing, vent pipe flashing, etc).
f. Remove and replace in-kind all aluminum fascia, gutters and downspouts.

6. Brick
a. Include allowance for Pointing-up 5% of the exposed brick.
b. Power-wash all masonry.

7. Insulation
a. Provide allowance for adding blown-in insulation in the attic to achieve R-49 (assume R-30 is existing); GC to price fiberglass and cellulose options.
b. Provide low-expansion foam insulation around all exterior doors, windows, and louvers.

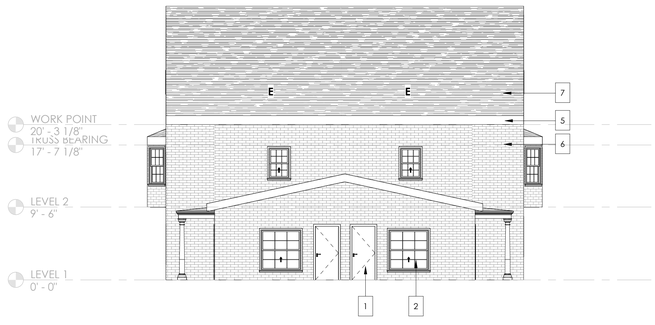
8. Site
a. Tree roots have affected the community pavers and created tripping hazards and ADA compliance concerns. Development team shall engage an arborist to review the overall health of the site trees and work with the City of Annapolis to remove a number of trees that are having negative effects on sidewalks and possibly foundations. Contractor to provide an allowance for the removal of 10% of the trees (including roots), and repairing/replacing 50% of sidewalk pavers for ADA compliance.
b. Provide an allowance for re-striping on-site parking spaces, including HC spaces.



C6 GROUP 5 - FRONT ELEVATION
1/8" = 1'-0"



C3 GROUP 5 - RIGHT ELEVATION
1/8" = 1'-0"



A6 GROUP 5 - REAR ELEVATION
1/8" = 1'-0"



A3 GROUP 5 - LEFT ELEVATION
1/8" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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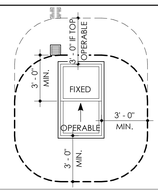
GROUP 5 ELEVATIONS

DATE	REVISION	#

A204

4% TAX CREDIT SUBMISSION
6/30/2025

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EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)

GENERAL ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

3.13.1.5 - Roofing - High performance roofing specified for durability must be used for new construction projects and when roofing is replaced for rehabilitation projects. Warranties must equal or exceed twenty (20) years for flat roofs and thirty (30) years for pitched shingled roofs.

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4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, comice and column details, or other special features are provided and are of composite or other durable materials.

3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.

4.6.18 - Building exterior is at least 75% masonry or other highly durable materials such as cement fiber siding, stucco or stone. (worth 2 points)

HATCH KEY:

BRICK VENEER

ROOF SHINGLES

SCOPE OF WORK - EXTERIOR

1. Unit Entry Door
a. Provide allowance for replacing in-kind 5 unit entry doors, including frame and threshold.
b. Repaint all of the existing-to-remain unit entry doors; including wood trim/frame.
c. Provide new door hardware, including lockset with interconnected lever, peepholes, gasketing, threshold and kick plate.
d. Provide new storm doors in the back.

2. Windows
a. Remove all windows, trim, blinds and related accessories.
b. Provide new single-hung, vinyl, EnergyStar windows; of same size and style (with muntins; as this will be required by the Historic District).
c. Seal around windows, masonry and drywall.

3. Shutters
a. Paint all shutters; replace where necessary.

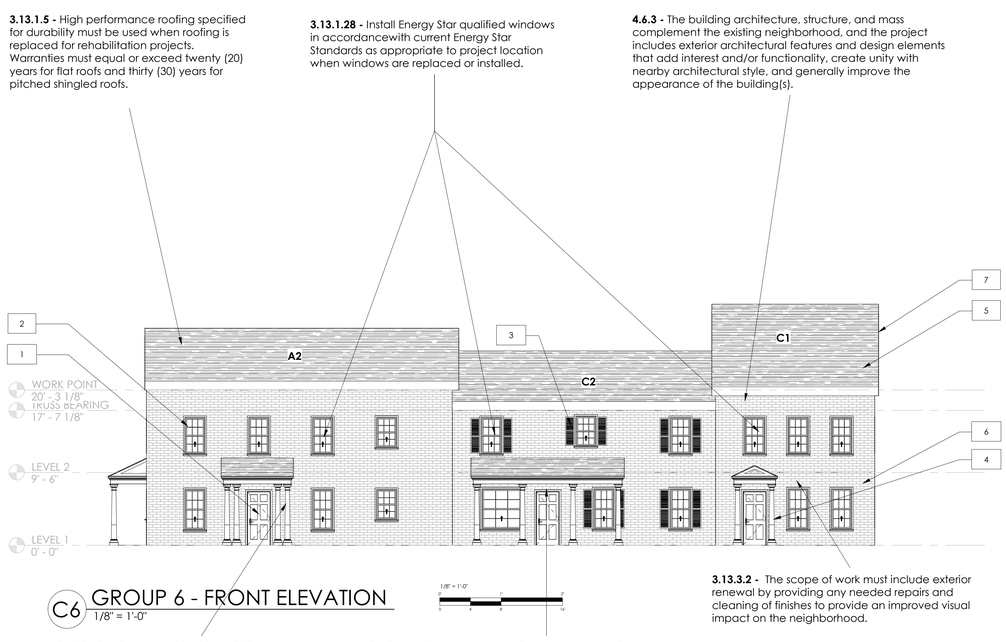
4. Porches
a. Repaint all of the porches; including columns, frieze boards, etc.
b. Replace in-kind all damaged fiber cement trim and siding.
c. Remove all soffits; replace with invisivent vinyl soffit.

5. Roofing
a. Remove existing layers of asphalt shingles and roofing underlayment.
b. Review conditions of existing roof sheathing and replace all damaged roof panels.
c. Provide new roof underlayment on the entire roof surface.
d. Provide new ice & water dam protection at all eaves.
e. Provide new 30-yr architectural grade roof shingles with all accessories (ridge vent, drip edge flashing, vent pipe flashing, etc).
f. Remove and replace in-kind all aluminum fascia, gutters and downspouts.

6. Brick
a. Include allowance for Pointing-up 5% of the exposed brick.
b. Power-wash all masonry.

7. Insulation
a. Provide allowance for adding blown-in insulation in the attic to achieve R-49 (assume R-30 is existing); GC to price fiberglass and cellulose options.
b. Provide low-expansion foam insulation around all exterior doors, windows, and louvers.

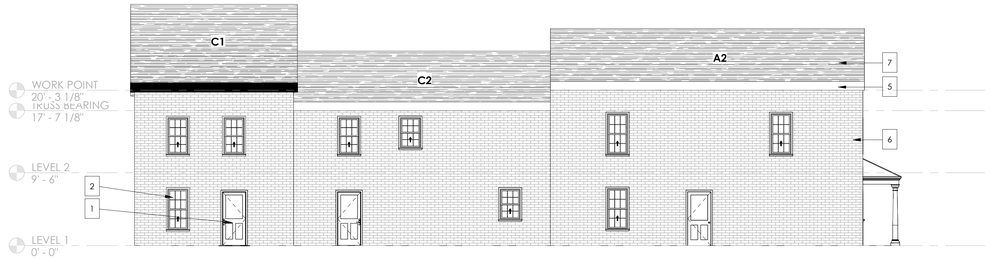
8. Site
a. Tree roots have affected the community pavers and created tripping hazards and ADA compliance concerns. Development team shall engage an arborist to review the overall health of the site trees and work with the City of Annapolis to remove a number of trees that are having negative effects on sidewalks and possibly foundations. Contractor to provide an allowance for the removal of 10% of the trees (including roots), and repairing/replacing 50% of sidewalk pavers for ADA compliance.
b. Provide an allowance for re-striping on-site parking spaces, including HC spaces.



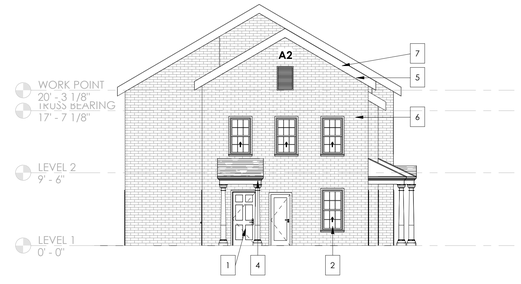
C6 GROUP 6 - FRONT ELEVATION
1/8" = 1'-0"



C2 GROUP 6 - RIGHT ELEVATION
1/8" = 1'-0"



A6 GROUP 6 - REAR ELEVATION
1/8" = 1'-0"



A2 GROUP 6 - LEFT ELEVATION
1/8" = 1'-0"

PROFESSIONAL CERTIFICATION

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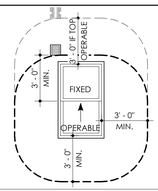
GROUP 6 ELEVATIONS

DATE	REVISION	#

A205

4% TAX CREDIT SUBMISSION
6/30/2025

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EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)

GENERAL ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

3.13.1.5 - Roofing - High performance roofing specified for durability must be used for new construction projects and when roofing is replaced for rehabilitation projects. Warranties must equal or exceed twenty (20) years for flat roofs and thirty (30) years for pitched shingled roofs.

3.13.1.28 - Windows – Except for high rise projects, install Energy Star qualified windows in accordancewith current Energy Star Standards as appropriate to project location when windows are replaced or installed.

4.6.3 - The building architecture, structure, and mass complement the existing neighborhood, and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).

4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, comice and column details, or other special features are provided and are of composite or other durable materials.

3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.

4.6.18 - Building exterior is at least 75% masonry or other highly durable materials such as cement fiber siding, stucco or stone. (worth 2 points)

HATCH KEY:

BRICK VENEER

ROOF SHINGLES

SCOPE OF WORK - EXTERIOR

1. Unit Entry Door
a. Provide allowance for replacing in-kind 5 unit entry doors, including frame and threshold.
b. Repaint all of the existing-to-remain unit entry doors; including wood trim/frame.
c. Provide new door hardware, including lockset with interconnected lever, peepholes, gasketing, threshold and kick plate.
d. Provide new storm doors in the back.

2. Windows
a. Remove all windows, trim, blinds and related accessories.
b. Provide new single-hung, vinyl, EnergyStar windows; of same size and style (with muntins; as this will be required by the Historic District).
c. Seal around windows, masonry and drywall.

3. Shutters
a. Paint all shutters; replace where necessary.

4. Porches
a. Repaint all of the porches; including columns, frieze boards, etc.
b. Replace in-kind all damaged fiber cement trim and siding.
c. Remove all soffits; replace with invisivent vinyl soffit.

5. Roofing
a. Remove existing layers of asphalt shingles and roofing underlayment.
b. Review conditions of existing roof sheathing and replace all damaged roof panels.
c. Provide new roof underlayment on the entire roof surface.
d. Provide new ice & water dam protection at all eaves.
e. Provide new 30-yr architectural grade roof shingles with all accessories (ridge vent, drip edge flashing, vent pipe flashing, etc).
f. Remove and replace in-kind all aluminum fascia, gutters and downspouts.

6. Brick
a. Include allowance for Pointing-up 5% of the exposed brick.
b. Power-wash all masonry.

7. Insulation
a. Provide allowance for adding blown-in insulation in the attic to achieve R-49 (assume R-30 is existing); GC to price fiberglass and cellulose options.
b. Provide low-expansion foam insulation around all exterior doors, windows, and louvers.

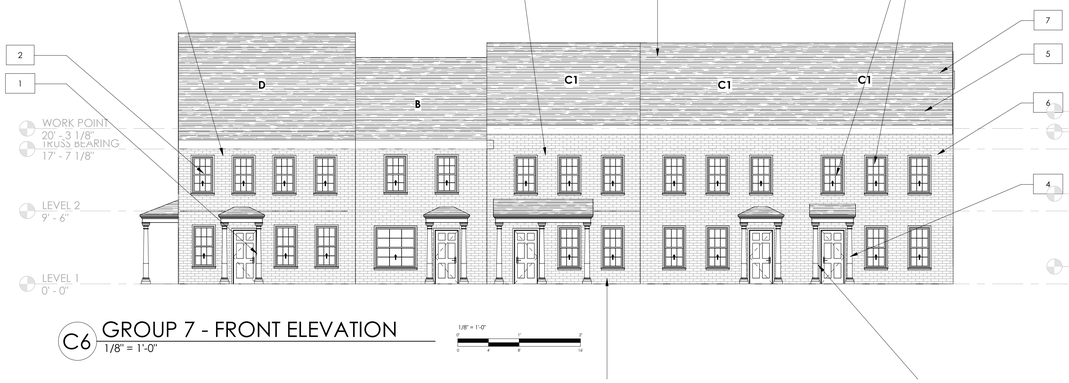
8. Site
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b. Provide an allowance for re-striping on-site parking spaces, including HC spaces.

3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.

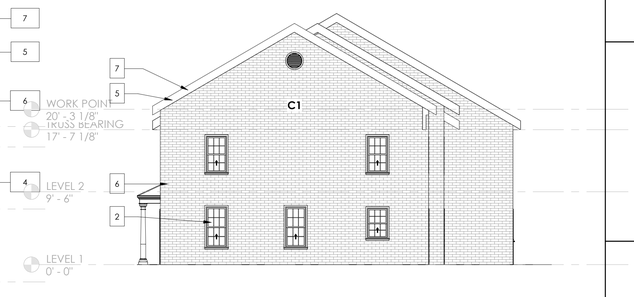
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3.13.1.28 - Install Energy Star qualified windows in accordancewith current Energy Star Standards as appropriate to project location when windows are replaced or installed.



C6 GROUP 7 - FRONT ELEVATION
1/8" = 1'-0"



C2 GROUP 7 - RIGHT ELEVATION
1/8" = 1'-0"

4.6.3 - The building architecture, structure, and mass complement the existing neighborhood, and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).

4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details, or other special features are provided and are of composite or other durable materials.



A6 GROUP 7 - REAR ELEVATION
1/8" = 1'-0"



A2 GROUP 7 - LEFT ELEVATION
1/8" = 1'-0"

PROFESSIONAL CERTIFICATION

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GROUP 7 ELEVATIONS

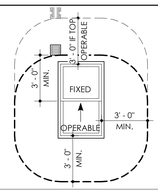
DATE	REVISION	#

A206

4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A



EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)

GENERAL ELEVATION NOTES:

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HATCH KEY:

BRICK VENEER

ROOF SHINGLES

SCOPE OF WORK - EXTERIOR

1. Unit Entry Door
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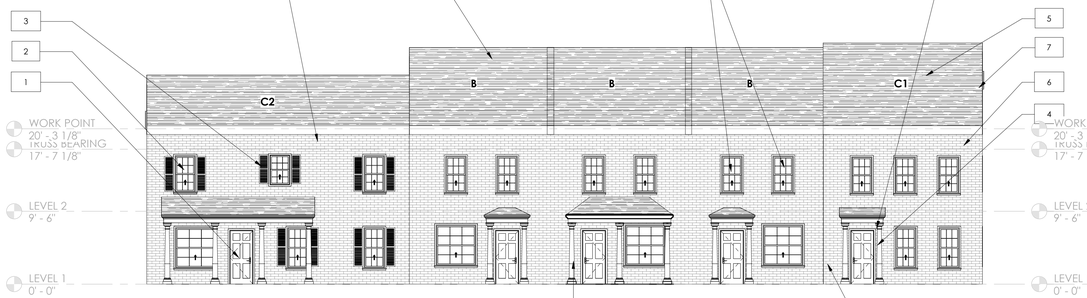
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b. Provide an allowance for re-striping on-site parking spaces, including HC spaces.



C6 GROUP 8 - FRONT ELEVATION
1/8" = 1'-0"



3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.

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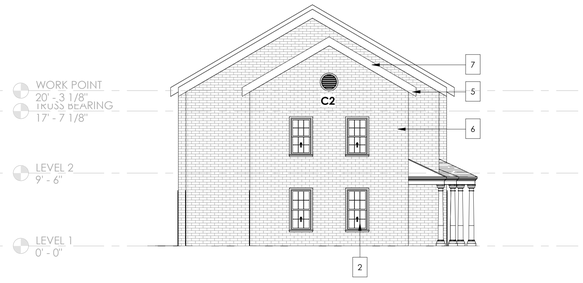
C2 GROUP 8 - RIGHT ELEVATION
1/8" = 1'-0"





A6 GROUP 8 - REAR ELEVATION
1/8" = 1'-0"





A2 GROUP 8 - LEFT ELEVATION
1/8" = 1'-0"



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GROUP 8 ELEVATIONS

DATE	REVISION	#

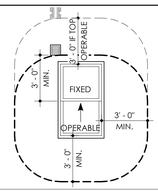
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4% TAX CREDIT SUBMISSION
6/30/2025

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F E D C B A

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EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE - UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)

GENERAL ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

3.13.1.5 - Roofing - High performance roofing specified for durability must be used for new construction projects and when roofing is replaced for rehabilitation projects. Warranties must equal or exceed twenty (20) years for flat roofs and thirty (30) years for pitched shingled roofs.

3.13.1.28 - Windows – Except for high rise projects, install Energy Star qualified windows in accordancewith current Energy Star Standards as appropriate to project location when windows are replaced or installed.

4.6.3 - The building architecture, structure, and mass complement the existing neighborhood, and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).

4.6.4 - Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details, or other special features are provided and are of composite or other durable materials.

3.13.3.2 - The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.

4.6.18 - Building exterior is at least 75% masonry or other highly durable materials such as cement fiber siding, stucco or stone. (worth 2 points)

HATCH KEY:

BRICK VENEER

ROOF SHINGLES

SCOPE OF WORK - EXTERIOR

1. Unit Entry Door
a. Provide allowance for replacing in-kind 5 unit entry doors, including frame and threshold.
b. Repaint all of the existing-to-remain unit entry doors; including wood trim/frame.
c. Provide new door hardware, including lockset with interconnected lever, peepholes, gasketing, threshold and kick plate.
d. Provide new storm doors in the back.

2. Windows
a. Remove all windows, trim, blinds and related accessories.
b. Provide new single-hung, vinyl, EnergyStar windows; of same size and style (with muntins; as this will be required by the Historic District).
c. Seal around windows, masonry and drywall.

3. Shutters
a. Paint all shutters; replace where necessary.

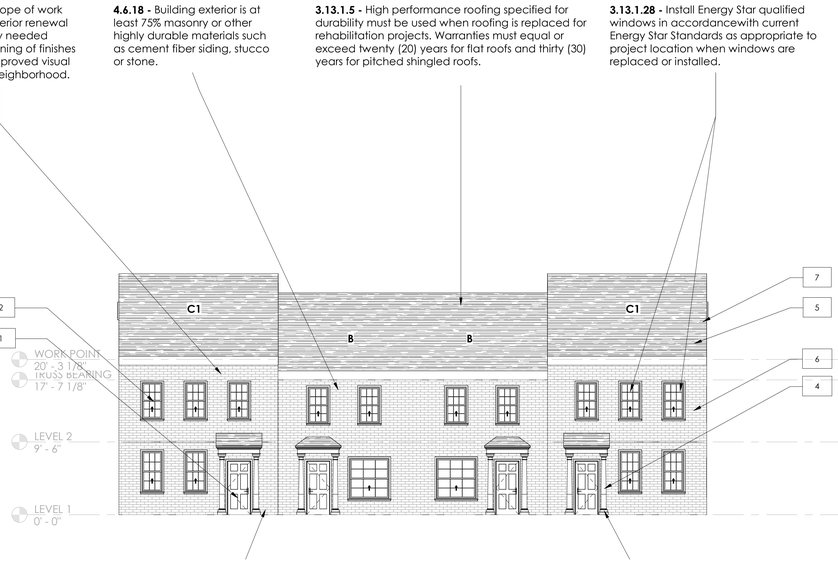
4. Porches
a. Repaint all of the porches; including columns, frieze boards, etc.
b. Replace in-kind all damaged fiber cement trim and siding.
c. Remove all soffits; replace with invisivent vinyl soffit.

5. Roofing
a. Remove existing layers of asphalt shingles and roofing underlayment.
b. Review conditions of existing roof sheathing and replace all damaged roof panels.
c. Provide new roof underlayment on the entire roof surface.
d. Provide new ice & water dam protection at all eaves.
e. Provide new 30-yr architectural grade roof shingles with all accessories (ridge vent, drip edge flashing, vent pipe flashing, etc).
f. Remove and replace in-kind all aluminum fascia, gutters and downspouts.

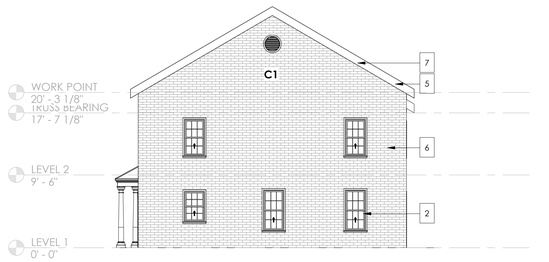
6. Brick
a. Include allowance for Pointing-up 5% of the exposed brick.
b. Power-wash all masonry.

7. Insulation
a. Provide allowance for adding blown-in insulation in the attic to achieve R-49 (assume R-30 is existing); GC to price fiberglass and cellulose options.
b. Provide low-expansion foam insulation around all exterior doors, windows, and louvers.

8. Site
a. Tree roots have affected the community pavers and created tripping hazards and ADA compliance concerns. Development team shall engage an arborist to review the overall health of the site trees and work with the City of Annapolis to remove a number of trees that are having negative effects on sidewalks and possibly foundations. Contractor to provide an allowance for the removal of 10% of the trees (including roots), and repairing/replacing 50% of sidewalk pavers for ADA compliance.
b. Provide an allowance for re-striping on-site parking spaces, including HC spaces.



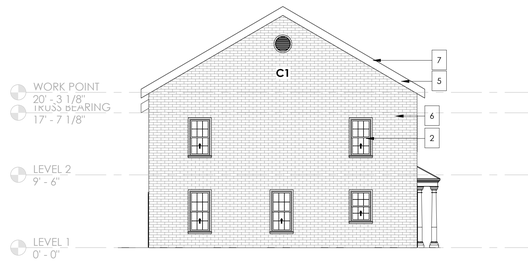
C6 GROUP 9 - FRONT ELEVATION
1/8" = 1'-0"



C3 GROUP 9 - RIGHT ELEVATION
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A6 GROUP 9 - REAR ELEVATION
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A3 GROUP 9 - LEFT ELEVATION
1/8" = 1'-0"

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027.

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CITY STATE ZIP

BLOOMSBURY SQUARE

101 BLOOMSBURY SQUARE
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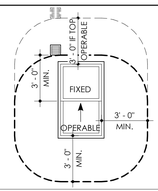
GROUP 9 ELEVATIONS

DATE	REVISION	#

A209

4% TAX CREDIT SUBMISSION
6/30/2025

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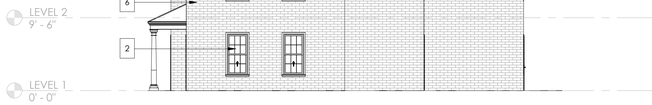


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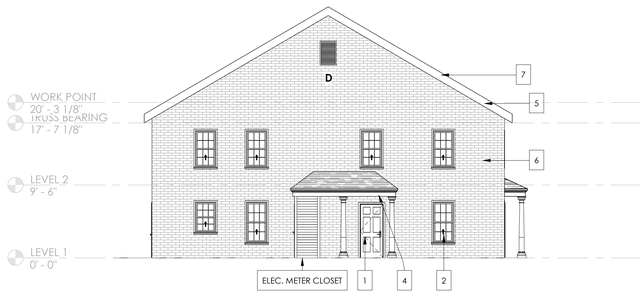
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ANNAPOLIS, MD 21401

GROUP 10 ELEVATIONS

DATE	REVISION	#

A210

4% TAX CREDIT SUBMISSION
6/30/2025

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BLOOMSBURY SQUARE

Annapolis, MD

OUTLINE SPECIFICATIONS | June 30, 2025
CDA Tax Credit Application

Owner: Housing Authority of the City of Annapolis
1217 Madison St | Annapolis, MD 21403
[410] 267-8000 | www.hacamd.org

Developer: Community Housing Partners
448 Depot St NE | Christiansburg, VA 24073
[540] 382-2002 | www.communityhousingpartners.org

Architect: Soto Architecture & Urban Design, PLLC
1407 T Street, NW | Suite 200 | Washington, DC 20009
[202] 750-6717 | www.sotopllc.com

General Contractor: Harkins Builders
10490 Little Patuxent Pkwy #400 | Columbia, MD 21044
[410] 750-2600| www.harkinsbuilders.com

Sustainability Consultant: Lorax Partnerships
808 St. Paul Street | Baltimore, MD 21202
[443] 449-6319 | www.loraxllc.com

Civil Engineer & Landscape Architect: Atwell, LLC
2661 Riva Road Building 800 | Annapolis, MD 21401
[410] 897-9295 | www.atwell-group.com

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DIVISION 01 - GENERAL REQUIREMENTS

SECTION 01000 – SUMMARY AND INFORMATION AVAILABLE TO BIDDERS

A. PROJECT DESCRIPTION
1. Project Name and Location: Bloomsbury Square, located in Annapolis, MD.
2. Project Summary: Renovation of an existing community consisting of 51 dwelling units, a Community building, and outdoor amenities.
3. Project will be constructed under a single contract.

B. INFORMATION AVAILABLE TO BIDDERS
1. Original construction drawings are available and can be accessed using this link.
2. Electrical report is available and can be accessed using this link.
3. Annapolis Historic District Design Manual: https://www.annapolis.gov/DocumentCenter/View/2157/Historic-District-Design-Manual-PDF

C. CDA'S DEVELOPMENT QUALITY THRESHOLD (SECTION 3.13.1)

The following development quality thresholds are minimum mandatory standards and must be provided for a project to pass threshold.

1. Codes - All projects must demonstrate compliance with all applicable State and local building codes, which includes the latest version of the Building and Energy Code and the accessibility code incorporated by the Maryland Codes Administration into the Maryland Building Performance Standards (MBPS).
2. Accessibility - All projects, regardless of the source of funding, must comply with UFAS and any other applicable laws or requirements, including without limitation Section 504 of the Rehabilitation Act of 1973 (Section 504), the regulations implementing Section 504 at 24 CFR Part 8, the Americans with Disabilities Act (ADA), and the 2010 ADA Standards (as modified by HUD). Provide a certification that the project, if funded, will employ a building accessibility consultant to work with the Development Team to ensure accessibility compliance as listed above.
3. Energy Consultant – Provide a certification that the project, if funded, will employ a Residential Energy Services Network (RESNET) Certified Home Energy Rating System (HERS) rater for new construction projects, or a RESNET Certified HERS rater or Building Performance Institute (BPI) Certified Professional (Multifamily Building Analyst or Envelope Professional) for rehabilitation projects to work with the Development Team using accepted practices and levels of professional care to achieve applicant-stated energy goals, DHCD requirements, and the State's adopted energy codes. If the project is funded, the certified energy professional must be engaged to review and verify the design, provide construction quality assurance, and perform necessary in-progress performance testing and evaluation.

4. Pest Management - The project must implement an integrated pest management program equivalent to the HUD Healthy Homes Initiative upon completion.
5. Roofing - High performance roofing specified for durability must be used for new construction projects and when roofing is replaced for rehabilitation projects. Warranties must equal or exceed twenty (20) years for flat roofs and thirty (30) years for pitched shingled roofs.
6. Doors - Heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.
7. Laundry - Laundry facilities must be adequate for the project and located for safe, convenient access. There must be a minimum of one (1) washer and dryer for every fourteen (14) units in family projects and one (1) washer and dryer for every twenty-five (25) units in elderly projects. A common or shared laundry room must include, at a minimum, a utility sink, folding table, and seating. Additionally, the laundry room should have a means to drain should an overflow occur, dryers vented to the exterior, and must meet all state and federal accessibility requirements. For in-unit laundry rooms, side by side units are preferred.
8. Internet - All projects must have the capacity for high-speed Internet in each unit. Internet service provided in each unit may be the responsibility of the tenant. Free wireless internet access must be available to tenants in all designated indoor community spaces and indoor Lovable Places amenities as detailed in Section 4.6.4.
9. Installation - All products and materials must be installed in accordance with the manufacturer's installation instructions.
10. Electric Vehicle Charging - All projects must provide and install at least one (1) dual level two (2) or higher electric vehicle (EV) charging station. Parking spaces with access to EV charging stations shall be labeled for their intended use for electric vehicle charging. In addition, the EV charging stations shall be on the accessible path and provide convenient access to residents. Where individual driveways are provided, the charging station shall be centrally located. **Note that Development team is requesting a waiver for this, given that parking is not private.**
11. Demolition Plan – For projects where demolition will occur, submit a schematic demolition plan at application which includes plans and/or specifications which identify sound practices for managing waste and hazardous materials. Specify methods which are environmentally sensitive and create less pollution. Identify opportunities for recycling in the specifications.
12. Site work – Employ Maryland Department of the Environment (MDE) 2011 Standards for Soil Erosion and Sediment Control during construction (or latest standard). Limit area of disturbance to immediate work area. Site

work at building pad, parking areas, and storm water structures must be completed with the approval and direction of the geotechnical engineer. Limit access to the site when vehicles or construction activity environmentally degrade the site.

13. Landscaping – New plantings shall utilize at least 50% native or regionally adapted plantings. Select native, highly suitable, drought /disease tolerant plantings suitable for the project soil and microclimate. Where there are healthy large existing trees, consider preserving mature trees in the site plan. Utilize shade, windbreak and screening benefits of plantings in the project design. Protect trees and root zones during construction.
14. Construction Waste Recycling/Deconstruction – The project must implement a construction waste recycling plan in which construction waste materials are collected, separated and recycled instead of being sent to a land fill. The plan shall include a recordkeeping function that shows the weight, type and disposition of materials processed.
15. Air Quality – The project shall make primary use of all of the following Interior Air Quality criteria: low toxic, low volatile organic compound (VOC) paint, primer, sealers, and adhesives. The architect must reference a national standard such as Green Seal, South Coast Air Quality Management District, Bay Area Air Quality Management District, or equivalent standard. In addition, unsealed engineered or composite wood products free of added urea formaldehyde must be used. (See American National Standards Institute (ANSI) A208.) The architect must verify compliance with use of green products during the submittal review and construction verification process.
16. Carpets – Any carpet products must meet the Carpet and Rug Institute's Green Label Plus Certification for carpet, pad, and carpet adhesives. Waivers of this requirement may be requested for existing projects with recently installed carpet products.
17. Chlorofluorocarbons (CFC) – Where new HVAC equipment is specified, there must be no use of CFC refrigerant. Where CFC refrigerant equipment is being removed, specify standards for capturing and disposal of CFC materials. For retained CFC refrigerant equipment, include a comprehensive inspection, maintenance, and phase out or conversion plan.
18. Mold, Moisture, and Mildew – Correct all observed areas of mold, mildew, and moisture infiltration within the building. On existing structures, the Building Evaluation Report or environmental report must identify these areas. Plans or specifications must anticipate and identify remedies and accepted practices for treatment. Detailed plans must be included in the Development Quality Threshold Narrative portion of the application.
19. Radon Gas – For Projects located in EPA Radon Area Zone 1, install a passive radon gas reduction pipe system with vertical venting convertible to mechanical venting unless testing indicates there is no radon gas hazard as determined by EPA standards. This requirement is only for

projects in EPA Radon Zone 1 where radon gas poses a legitimate hazard. **Note that Annapolis is in EPA's Zone 2; therefore, this is not applicable.**

20. Recycling Plan, Post Completion – Provide space and containers on site for household recycling. Encourage residents to recycle. Address recycling in tenant education and management plan.
21. Water Conserving Features – Project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 Gallons Per Minute (GPM) or less.
22. Smoking Areas –Project must have a non-smoking policy applicable to all interior space, including units and common areas. Outside designated smoking areas must be at least twenty-five (25) ft. away from entry air intakes and windows.
23. Site Location – New Construction projects are not to be located in FEMA Flood Zone Areas. Projects located in zones C or X may submit a waiver request, which must be accompanied by a flood mitigation plan.
24. Habitat Protection – Where development of the project removes the prime habitat for a protected or endangered species, the developer must provide an offsite conservation lease or easement for a replacement habitat which is a minimum of three times the area of the habitat lost in the development of the project or consistent with State or Federal requirements, whichever is greater. The conservation lease or easement shall be a minimum of fifty (50) years.
25. HVAC – Install Energy Star qualified heating, ventilation, and air conditioning (HVAC) systems and components when HVAC systems and their components are replaced or installed. HVAC units must be at least 10% greater efficiency than code minimum when Energy Star equipment is not available. The closest efficient system available to 10% must be used if a model meeting the 10% efficiency minimum is not available. Packaged, thru the wall HVAC units, if proposed, must have duct work serving all major rooms, and the overall system design must include an adequate air return path. Projects that certify at the time of application to achieve Department of Energy (DOE) Zero Energy Ready Home (ZERH) or comparable DHCD-approved energy savings certification or rating designation in Section 4.6.2 may request a waiver of the Energy Star HVAC requirements.
26. Appliances – All appliances must be Energy Star qualified, including vented bathroom exhaust fans. Microwave/range hoods are excluded.
27. Lighting – Install only Energy Star certified LED lighting fixtures or LED lamps when lighting is replaced or installed. For any lighting products not available as Energy Star certified, such as commercial lighting, select and install fixtures and lamps approved by the Design Lights Consortium (DLC).
28. Windows – Except for high rise projects, install Energy Star qualified windows in accordance with current Energy Star Standards as appropriate to project location when windows are replaced or installed.

29. Cabinetry - Cabinetry is required to be plywood box construction, the doors are solid wood, and the finishes and hardware are durable.

D. CDA'S ADDITIONAL CRITERIA APPLICABLE ONLY TO SUBSTANTIAL REHABILITATION (SECTION 3.13.3)

1. Total hard construction costs (exclusive of fees or overhead items) of rehabilitation for projects must be at least $25,000 per unit and supported by a building evaluation report performed by an engineer or other qualified professional.
2. The scope of work must include exterior renewal by providing any needed repairs and cleaning of finishes to provide an improved visual impact on the neighborhood.
3. Project designs must include complete replacing or upgrading of aging finishes, fixtures, equipment or systems and site conditions that are nearing the end of their useful life or show signs of excessive wear, deterioration, are in need of repair, or are obsolete or inefficient.
4. Newly installed mechanical ventilation must terminate at the exterior of the building, not the attic or other unconditioned or interstitial space. Best efforts must be made to extend existing mechanical ventilation to terminate at the exterior of the building.
5. If a rehabilitation project receives an award of LIHTC and/or RHFP, a comprehensive energy audit must be submitted to DHCD within ninety (90) days of issuance of a reservation letter.
   For non-competitive MBP and RHW projects with or without LIHTC, the energy audit must be submitted on a schedule set by the underwriter and construction manager. As determined by the energy audit, rehabilitation projects must achieve a minimum of 15% energy savings for the rehabilitated building(s) over the existing building condition If the 15% energy use reduction is not able to be achieved, a project may complete one of the energy or green certifications stated in Section 4.6. Energy audits and resulting reports must be performed by a DHCD listed Qualified Auditor and be prepared in accordance with DHCD Energy Audit Guidance. More information can be found on the MEEHA page on the DHCD website.
6. Install programmable thermostats where thermostats are installed or replaced. Project specifications must include thermostats to be programmed in accordance with IECC thermostat set-back guidance by the installer as part of equipment installation and commissioning.
7. A building draft- stopping and air-sealing scope of work is to be included in the project specifications with minimum verification completed by sampling 10% of the units with a blower door test. Schematic drawings indicating typical air-sealing details for the project building type(s) is to be included in the construction section of the Application Submission Package. Air-sealing details must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal

envelope; including attic and basement/crawl space. Effective attic air-sealing may require temporary displacement or removal of existing insulation. Typical details must include sealing inherent design deficiencies specific to the building type(s).

8. A building duct-sealing and insulation scope of work must be included in the project specifications (for ducts located outside the building envelope with minimum verification completed by sampling 10% of the units, utilizing a duct blaster or similar diagnostic test). Schematic drawings for typical duct air-sealing and insulation details must be included in the construction section of the Application Submission Package. It may not be feasible to insulate ducts that are not accessible. See Energy Star or the Department of Energy Building America Best Practice, Volume 4.
9. Heating and cooling equipment must be sized in accordance with the Air Conditioning Contractors of America (ACCA) Manuals, Parts J and S, or ASHRAE handbooks for the post-rehabilitation building condition. The smallest available size may be used when the calculated size is smaller than the available equipment. Calculation worksheets must be submitted to DHCD at Viability Commitment if the project is approved for funding.
10. A project specific Operations and Maintenance (O&M) manual shall be created to optimize the energy efficiency of the equipment installed in the project. The O&M manual must include: evaluation criteria, operation parameters, maintenance schedules, and checklists for systems and equipment on the project. The building maintenance staff must utilize the O&M manual as an operational standard.
11. The project management staff must provide continuing tenant education and reminders on how to conserve energy at minimal intervals of tenant turnover and heating/cooling changeovers in the spring and fall. Property Management Staff must have written material containing energy-saving tips distributed to tenants.
12. Projects that are currently occupied must submit a relocation plan to DHCD in accordance with the memo dated 8/8/24 posted on the DHCD website.
13. Rehabilitation projects are required to submit an inspection report and warranty for review by DHCD. Roof replacement will be required for all flat roofs with a remaining warranty of less than 7 years or pitched shingle roofs with less than 10 years warranty at the time of project construction start. 3.13.4

Lead Hazard Elimination (Section 3.13.4)

Upon completion of any rehabilitation, all existing buildings must be certified by the Maryland Department of the Environment (MDE) as lead-safe and meet HUD/EPA clearance standards. All abatement and clean-up must be carried out in accordance with MDE requirements (COMAR 26.02.07, Procedures for Abating Lead Containing Substances in Buildings). All abatement contractors or subcontractors must be certified and accredited by MDE. All projects originally constructed before 1978 must register with MDE's lead poisoning prevention

program. Additionally, all contractors and subcontractors engaging in the following activities on projects built before 1978 must be Lead-Safe Certified, as mandated by the EPA Lead-Based Paint Renovation, Repair and Painting (RRP) Rule:

- Remodeling and repair/maintenance;
- Electrical;
- Plumbing; • Painting;
- Carpentry; and
- Window Replacement.

For more information regarding licensing procedures and guidelines please contact the EPA Lead Safe Hotline, 1-800-424-5323 or refer to the Lead Renovation, Repair, and Painting Program page on the EPA website. For information on abatement contractors or subcontractors, registration forms, requirements, and fees for the MDE lead poisoning prevention program contact the MDE Lead Hotline, 1-800- 776-2706 or refer to the Lead Poisoning Prevention page on the MDE website

14. Project will be constructed under a single contract; however, construction will be phased.
15. The Work of the Project is defined by the Contract Documents and includes, but is not limited to the following:
    a. Stake Out/Civil Survey
    b. Utility Extensions
    c. Project engineer and contractor are responsible for coordination with utility companies on placement of all utilities.
    d. Soil compaction Testing
    e. Concrete Testing
    f. Contractor's Liability
    g. SWPP Monitoring
    h. NGBS checklist.
16. Provide passive radon control system with a junction box in the attic for future installation of a fan.
17. ATTIC STOCK:
    a. Provide attic stock material as required by the development team.

E. PAYMENT PROCEDURES
1. Application for Payment: AIA G702 with G703, Continuation Sheet.
2. Payment Application Time: Submit to Architect by 25th day of each month for period covering one month.

F. TESTING
1. Testing Agency: Independent testing agency engaged and paid for by Owner.
2. Contractor Responsibilities: Quality-control services specified and required by authorities having jurisdiction.

G. COORDINATION
1. Coordination: Coordination of site work, utilities, andconstruction.
2. Schedule: Critical path method (CPM) project schedule, including early procurement (long lead) items.
3. Trade Permits: General Contractor shall be responsible for all trade and temporary permits including parking, traffic control, public space, etc.

H. FIELD ENGINEERING
1. Underground Utilities: Verification and location of existing underground utilities, facilities, and equipment (by the Contractor).
2. Site Utilization and Traffic Control Plan: by General Contractor.

I. PROJECT MEETINGS
1. Pre-Construction Conference: Attendance by Owner, Architect, Contractor, Engineers, major subcontractors, and suppliers.
2. Pre-installation Conferences: Before each construction activity that requires coordination with other construction.
3. Progress Meetings: Twice monthly; attendance by Owner, Architect, Contractor, Engineers, applicable subcontractors, and suppliers.
4. Coordination Meetings& Architectural Site visits: At regular intervals, in addition to specific meetings held for other purposes.
5. Clarification of the Contract Documents: CSI Form 13.2A, "Request for Interpretation."

J. SUBMITTALS& REQUESTS FOR INFORMATION DOCUMENTS (RFIs)
1. Project will use ProCore software for items such as RFIs, submittals, and other project related documentation.
2. Project Submittals: General Contractor shall present a Submittal Schedule within 10 days of the Notice to Proceed. Electronic submittalswill be provided to the Architect to distribute to the design team for response and shall be accompanied by three (3) representative units for any physical samples.
3. Installation of materials: Contractor shall install all products and materials in accordance with manufacturer's installation instructions.
4. Record Documents: As-built drawings, record specifications, maintenance manuals, and final property survey.
5. RFIs: General Contractor shall submit all Requests for Information in electronic format for Architect to respond.

K. TEMPORARY FACILITIES
1. Temporary Utility Service: Existing in Public Space; refer to Civil drawings.
2. Temporary Facilities: Temporary construction, support facilities, and security measures (which may include a Pedestrian/sidewalk shed).

3. Temporary Office Equipment: Wi-Fi internet available for use by all team members.
4. Temporary Heat: As needed to complete the construction within the scheduled timeframe.
5. Temporary Light: As needed to complete the construction within the scheduled timeframe.
6. Staging: General Contractor to present staging, parking, loading &unloading plan to Owner for review.

L. INTEGRATED PEST MANAGEMENT PROGRAM
1. Development will implement an Integrated Pest Management program equivalent to the HUD Healthy Home Initiative during construction and management of the project: www.hud.gov/program_offices/healthy_homes/healthyhomes/ipm

M. CLOSEOUT PROCEDURES
1. Submit record documents including shop drawings, as-built drawings and surveys, operation and maintenance manuals, tools, keys and similar operational items.
2. Demonstration and start-up of systems.
3. Final cleaning.
4. Substantial completion and final inspections.
5. One-year warranty inspection and report.

N. PROJECT OPERATION AND MAINTENANCE DATA
1. Shall be provided by the contractor.

O. DEMONSTRATION AND TRAINING
1. Shall be provided by the contractor.

SECTION 01400 - WASTE MANAGEMENT & RECYCLING PRACTICES

A. General Contractor shall submit Waste Management Plan within 10 calendar days after receipt of Notice to Proceed, or prior to any trash or waste removal, whichever occurs sooner; submit projection of all trash and waste that will require disposal and alternatives to landfilling.

B. Waste Management Plan: Include the following information:

a. Analysis of the trash and waste projected to be generated during the entire project construction cycle, including types and quantities.
b. Landfill Options: The name, address, and telephone number of the landfill(s) where trash/waste will be disposed of, the applicable landfill tipping fee(s), and the projected cost of disposing of all project trash/waste in the landfill(s).
c. Landfill Alternatives: List all waste materials that will be diverted from landfills by reuse, salvage, or recycling.

d. List each material proposed to be salvaged, reused, or recycled.
e. List the local market for each material.
f. State the estimated net cost, versus landfill disposal.
g. Meetings: Describe regular meetings to be held to address waste prevention, reduction, recycling, salvage, reuse, and disposal.
h. Materials Handling Procedures: Describe the means by which materials to be diverted from landfills will be protected from contamination and prepared for acceptance by designated facilities; include separation procedures for recyclables, storage, and packaging.
i. Transportation: Identify the destination and means of transportation of materials to be recycled; i.e. whether materials will be site-separated and self-hauled to designated centers, or whether mixed materials will be collected by a waste hauler.

C. Waste Disposal Reports: Submit at specified intervals, with details of quantities of trash and waste, means of disposal or reuse, and costs; show both totals to date and since last report, as required by the Construction Codes.
a. Submit updated Report with each Application for Progress Payment; failure to submit Report will delay payment.
b. Submit Report on a form acceptable to Owner and required by the Construction Codes.
c. Landfill Disposal: Include the following information:
1) Identification of material.
2) Amount, in tons or cubic yards, of trash/waste material from the project disposed of in landfills.
3) State the identity of landfills, total amount of tipping fees paid to landfill, and total disposal cost.
4) Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
d. Incinerator Disposal: Include the following information:
1) Identification of material.
2) Amount, in tons or cubic yards, of trash/waste material from the project delivered to incinerators.
3) State the identity of incinerators, total amount of fees paid to incinerator, and total disposal cost.
4) Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
e. Recycled and Salvaged Materials: Include the following information for each:
1) Identification of material, including those retrieved by installer for use on other projects.
2) Amount, in tons or cubic yards, date removed from the project site, and receiving party.
3) Transportation cost, amount paid or received for the

material, and the net total cost or savings of salvage or recycling each material.

4) Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.

5) Certification by receiving party that materials will not be disposed of in landfills or by incineration.

f. Material Reused on Project: Include the following information for each:

1) Identification of material and how it was used in the project.

2) Amount, in tons or cubic yards.

3) Include weight tickets as evidence of quantity.

g. Other Disposal Methods: Include information similar to that described above, as appropriate to disposal method.

DIVISION 02 – SITE CONSTRUCTION

SECTION 02200 SITE PREPARATION

A. SCOPE:

1. Protection of adjacent structures, existing trees, vegetation, landscaping materials, and site improvements not scheduled for clearing which might be damaged by construction activities.
2. Clearing and grubbing of stumps, vegetation, debris, rubbish, designated trees, and site improvements.
3. Temporary erosion control, siltation control, and dust control per EPA's Best Management Practices.
4. Removal and legal disposal of cleared materials: Off-site.
5. Employ Maryland Department of the Environment (MDE) Standards (latest version) for Soil Erosion and Sediment Control during construction. Limit area of disturbance to immediate work area. Site work at building pad, parking areas, and storm water structures must be completed with the approval and direction of the geotechnical engineer. Limit access to the site when vehicles or construction activity environmentally degrade the site.

SECTION 02220 SELECTIVE DEMOLITION

A. PROJECT INCLUDES:

1. Selective interior demolition.
2. Replacement of roofing, exterior doors and windows.
3. Removal and legal disposal of materials and debris.
4. Protecting existing adjacent/neighboring structuresand trees to remain.
5. Disconnecting and capping utilities as required.
6. Safety measures (partitions, signs, fire extinguishers, barricades, etc) are responsibility of General Contractor.

Recycle and/or salvage non-hazardous construction and demolition. Develop and implement a construction waste management plan that identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled. Designate a specific area(s) on the construction site for segregated or comingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site.

SECTION 02500 - UTILITY SERVICES

A. SCOPE

1. Removal of all natural gas equipment (piping, meters, valves, etc) servicing the property. GC shall coordinate with BG&E.
2. Installation of infrastructure for upgraded electrical system (i.e. switchgears, meters, etc), as required by the Electrical Code, BG&E, and local requirements. Refer to the Electrical report prepared by CTA.

SECTION 02513 PAVING

A. SCOPE:

1. Repair sidewalks to ensure ADA compliance and proper drainage. Existing sidewalks are built of brick pavers on a concrete mat. Repairs includes:
    a. Removal and salvaging of existing brick pavers.
    b. Removal and disposal of concrete base.
    c. Removal of tree roots under the sidewalks.
    d. New reinforced concrete base.
    e. Placement of salvaged brick pavers (Civil engineer to provide spot elevations) and sand grout.
2. Re-striping of parking spaces.

SECTION 02930 EXTERIOR PLANTS

A. SCOPE:

a. Existing mature trees shall be reviewed by an arborist (engaged by the Owner) to identify potential trees/roots that will be removed or trimmed.
b. New plantings and landscaped areas at buildings. Provide non-invasive species plantings only. Plantings are to be at least 50% native plants, highly suitable, drought tolerant/disease tolerant plantings suitable for the project soil and micro climate. Hardy perennials, evergreens, and drought-tolerant shrubbery shall be specified to ensure the landscaping provides for year round color interest.
c. Mulch obtained from chipping of trees removed during on-site clearing operations shall be used in landscaped areas. Trees sited for building landscaping must be at least 1 ½“ caliper. Trees sited for streetscape

landscaping must be at least 2 ½"caliper. A one-year guarantee shall apply.

d. Preserve mature trees and protect trees not scheduled to be removed, during construction.

DIVISION 03 - CONCRETE

SECTION 03200 – CONCRETE REINFORCING

A. PROJECT INCLUDES
   a. Welded wire fabric (not epoxy-coated) 6x6 W2.1 x W2.1 for sidewalk mats and slabs on grade.
   b. Bolsters, chairs, spacers and other devices for spacing, supporting and fastening reinforcement in place.

B. QUALITY ASSURANCE
   a. Reinforcing Bars: ASTM A 615, Grade 60, deformed.
   b. Steel Wire: ASTM A 82.
   c. Steel Wire Fabric: ASTM A 185, welded.

SECTION 03300 - CAST-IN-PLACE CONCRETE

A. PROJECT INCLUDES
   1. Plant-Mixed Cast-In-Place Concrete:
      a. Slabs-on-grade.
      b. Concrete sidewalks that need to be repaired around the building(s) as needed to meet accessibility requirements.
      c. Refer to site plan for areas requiring concrete paving.
      d. Provide concrete at accessible parking spaces, and accessible route (refer to the Civil drawings).
   2. Under-slab vapor barrier at occupied slabs (10 mil).

B. PRODUCTS
   1. Concrete Design Mixes, ASTM C 94, 28 Day Compressive Strength:
      a. Grade slabs: 3,500psi
      b. Sidewalks: 4" thick, 3500 psi on 4" gravel reinforced with 6 x 6 W1.4,W1.4 WWF or fiber mesh.
      c. Patios: 4" thick, 3500 psi with 6% air-entrainment on 4" crushed stone reinforced with 6 x 6 W1.4xW1.4 WWF or fiber mesh (ASTM 185) and turned down edge as required.
   2. Formwork: Plywood or metal panel formwork.
   3. Concrete Materials: ASTM C 150, Type I, Portland cement; ASTM C 33 normal wei ght aggregates;potable water.
      a. ASTM C 33, normal weight aggregates.
   4. Concrete Admixtures: Containing less than 0.1 percent chloride ions.
      a. Air-entraining Admixture: ASTM C 260, for exterior exposed concrete and foundations exposedto freeze-thaw.
   5. Auxiliary Materials:
      a. Curing Materials: Clear, waterborne, membrane-forming curing,

dissipating; and clear, waterborne, membrane-forming curing and sealing compound
b. Bonding Compound: Polyvinyl acetate or acrylic base.
c. Epoxy Adhesive: ASTM C 881, two-component material.
d. Waterstops: Self-expanding bentonite strip.
e. Vapor barrier: 10mil, taped. Seal all penetrations.
f. Coordinate with location of Radon Vent pipes.

DIVISION 04 - MASONRY

SECTION 04200 - UNIT MASONRY

A. PROJECT INCLUDES
1. Power-washing of existing brick and cast stone material.

DIVISION 05 – METALS (NOT APPLICABLE)

DIVISION 06 – WOOD, PLASTIC, AND COMPOSITES

SECTION 062023 - INTERIOR FINISH CARPENTRY

A. PROJECT INCLUDES
a. Interior trim such as door casing, wall base, window sills and aprons.
b. Wall base: match existing.
c. Door trim: match existing.
d. Use paint-grade, Finger joined pipe or poplar.
e. Miter all corners.
f. Provide caulk at all trim/wall intersections.

SECTION 06400 - ARCHITECTURAL WOODWORK

A. PROJECT INCLUDES
a. Interior & Exterior Architectural Woodwork:
1) Millwork and countertops
2) Interior frames for doors and openings
3) Wood sills and aprons
4) Formed millwork
b. See Section 12300 for Kitchen Cabinets.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

SECTION 07210 - BUILDING INSULATION

A. PROJECT INCLUDES
1. Building Insulation and Vapor Retarders:

a. Thermal insulation at roof assembly:
    i. Blow-in insulation.
b. Low pressure foam plastic insulation at perimeter of doors and windows.

B. PRODUCTS
1. Fiberglass Insulation:
    a. Type: Glass fiber ASTM C665, Type I (unfaced). R-39 at the interstitial roof assembly (Blown-In).

C. MANUFACTURERS
1. Glass-Fiber Loose Fill Insulation:
    a. Certain Teed Corporation
    b. Owens-Corning Fiberglass Corporation
    c. Schuller International, Inc.
2. Low expansion closed cell foam:
    a. Hilti CF 812
    b. Dupont Window and Door Foam

SECTION 073110 – ASPHALT SHINGLES

A. PROJECT INCLUDES
1. Architectural-grade asphalt fiberglass shingles.
2. Felt underlayment.
3. Self-adhering sheet underlayment (ice barrier).
4. Ridge vents.

B. PRODUCTS
1. Glass-fiber-reinforced asphalt shingles: 30-year warranty, architectural grade shingles; BOD: Tamko, Heritage Premium; provided with anti-fungal protection and fastened (not stapled) to substrate.
2. Self-adhered Underlayment: 40-mil thick, polyethylene-film-reinforced top surface, laminated to SBS-modified asphalt adhesive. BOD: Grace, WR & Co, Ice and Water Shield, installed a minimum of 24" from exterior wall.

SECTION 077100 - ROOF SPECIALTIES

A. PROJECT INCLUDES
a. Prefabricated Roof Specialties:
    1) Aluminum gutters (half-round).
    2) Aluminum roof drains and downspouts (round); provide straps, elbows, and all other accessories required for complete installation.

B. PRODUCTS
a. Products are made of Aluminum sheet, 0.050 inch thick and finished with Fluoropolymer, Kynar 500.

SECTION 07841 - PENETRATION FIRESTOPPING

A. PROJECT INCLUDES:
   a. Firestopping for the following:
      1) Penetrations through fire-rated construction.
      2) Constructions gaps occurring within fire-rated construction.
      3) Sealant joints in fire-rated construction.

B. PRODUCTS
   a. Firestop Systems: Through-penetration systems or devices listed in the UL Fire Resistance Directory, the Warnock Hersey Firestop Systems Directory, or another qualified testing agency.

SECTION 07840 - FIRE RESISTIVE JOINT SEALANTS

A. PROJECT INCLUDES
   a. Fire-resistive joint systems for the following applications:
      1) Floor-to-wall joints.
      2) Head-of-wall joints.
      3) Wall-to-wall joints.

SECTION 07920 - JOINT SEALANTS

A. PROJECT INCLUDES
   a. Joint sealers at interior and exterior vertical and horizontal joints.

DIVISION 08 - OPENINGS

SECTION 08110 - STEEL DOORS AND FRAMES

A. PROJECT INCLUDES
   1. Exterior steel doors and frames.
   2. Interior steel doors and frames.
   3. Apartment entry doors.
   4. See section 08410 for Aluminum Storefront doors.
   5. See section 081400 for doors inside the apartments.

B. PRODUCTS
   1. Exterior Doors are 20 gauge steel (or better), insulated with polyurethane foam core, and provided with welded steel frame. Provide factory-primed; field-paint.
   2. Interior Doors are 20 gauge steel with knock-down frame. Provide factory-primed; field-paint. Provide fire-rated where required.
   3. Apartment Entry Doors:
      a. Doors are 20-gauge Metal Clad doors, 1 ¾" thick, polyurethane foamcore, and 45-min fire-rated (elevator building only).
      b. Frames are 14-gauge, adjustable by Masonite "Fast-frame".
      c. Provide unit entry doors factory-primed; field-painted.

d. All unit entry doors shall have peepholes, door-knocker and kick-plate.
e. Basis-of-design is WestGuard 1-Panel Flat Shaker by Taylor Entrance Systems, Inc.

C. MANUFACTURERS
1. Taylor Entrance Systems, Inc.
2. Provia Doors.
3. Amweld Building Products, Inc.
4. Ceco Door Products; a United Dominion Company.

SECTION 081400 – MOLDED WOOD DOORS

A. PROJECT INCLUDES
1. Paneled wood doors with hardboard faces, pre-hung on wood frames for the doors inside the apartment; solid doors at bedrooms, bathrooms and mechanical closets; hollow doors at all closets. Bi-fold doors are not acceptable.

C. PRODUCTS
1. Apartment doors (interior): High density fiberboard, 6-panel, hollow and solid core. Basis-of-design: Matching existing 6-panel doors by Masonite.
2. Jambs: Solid hardwood, rabbited and screwed with profiled stops.
3. Edge Banding: Western White - Fir or Denser Wood Species
4. Provide doors with standard lockset bore and hinges, see hardware schedule
5. Pre-hung wood frames with wood casing
6. Include wood blocking or shims as required for proper installation.
7. All doors shall be primed and spray-painted on all 6-sides (roller paint is not acceptable).

C. MANUFACTURERS
1. Masonite Corp or equal.

SECTION 083113 - ACCESS DOORS AND FRAMES

A. PROJECT INCLUDES
1. Access panels for mechanical and plumbing access.

B. PRODUCTS
1. Access Doors - Mechanical and Plumbing Access:
a. Frames: 16 gage sheet steel with flange suitable for adjacent material; 16 gage stainless steel, AISI No. 4 satin finish with flange suitable for adjacent material in areas exposed to moisture.
b. Doors: 14 gage sheet steel; 14 gage stainless steel, AISI No. 4 satin finish in areas exposed to moisture.
c. Door Type: Flush panel.
d. Locking Devices: Cylinder locks.

C. MANUFACTURERS
1. J. L. Industries, Inc or equal.

SECTION 08410 - METAL FRAMED ENTRANCES AND STOREFRONTS

A. PROJECT INCLUDES
   1. Aluminum Entrances and Storefront (Community Building only):
      a. Exterior entrance doors.
      b. Storefront-type framing system.

B. PRODUCTS
   1. Aluminum Entrances and Storefront:
      a. Door Style: Widestile and rail doors.
      b. Aluminum Members: ASTM B 221, B 209 and B 211.
      c. Steel Reinforcement: ASTM A 36, ASTM A 611, and ASTM A 570.
      d. Thermally broken aluminum profile.
      e. Glass and Glazing: Insulating glass.
      f. Aluminum Finish: Fluoropolymer 2-coat system; color as selected.
   2. Auxiliary Materials:
      a. Push/pulls, door stops, overhead holders, and deadlocks.
      b. Weatherstripping and thresholds.
      c. Exit devices.

C. MANUFACTURERS
   1. Kawneer Company, Inc.
   2. YKK AP America Inc.

SECTION 085300 - VINYL WINDOWS

A. PROJECT INCLUDES
   1. Energy Star Vinyl-framed Double-Hung and fixed Windows 3.25" deep frame complying with IBC requirements (opening limiting devices) and meeting Annapolis Historic District standards.
   2. Composite shutters with historic hardware.

B. PRODUCTS
   1. Double hung, 3/4", Low E, insulated glass units. Clear glass; refer to Glazing Section.
   2. Internal muntins/grids: Yes, Standard.
   3. Color: White, standard.
   4. Energy values: U-factor ≤ .25 and SHGC ≤ .40.
   5. STC: Typical STC rating of 28.
   6. Provide Insect Screens and window opening limiter devices.

C. MANUFACTURERS
   1. MI Windows, Double-hung and fixed V5500series, replacement windows. Energy Star-rated.
   2. Composite shutters shall be replaced where scheduled (assume 5 pairs) with Larson's Rockbridge Composite shutters

SECTION 08710 - DOOR HARDWARE

A. SCOPE:

1. Furnish and install the following typical hardware (Grade2 Schlage) for all doors in the project.
2. Unit entry doors shall be master keyed. There will be two (2) universal (open all doors) master keys/fobs made for each community – one for Fire Department use and one for maintenance emergencies. In addition, there will be one (1) common area key/fob that opens only the common areas for use by service providers.
3. Provide fob system at amenity spaces.
4. Provide automatic door openers at all exterior doors that are part of the accessible route to the building (Community and elevator building).

B. PRODUCTS:

1. Provide lever style hardware throughout.
2. Provide closers, gasketing and door sweep at all rated doors.
3. At unit entry door (elevator building): Provide spring hinge closers, interconnected levers, kick plate, door viewer/knocker; one on each entry door; two on UFAS unit entry doors.
4. At unit entry door (Townhome-style units): Provide interconnected levers, kick plate, weather-stripping, door viewer/knocker; one on each entry door; two on UFAS unit entry doors.

SECTION 08800 - GLAZING

A. PROJECT INCLUDES
   1. Glazing of Doors
   2. Glazing of windows

B. PRODUCTS
   1. Glass at doors: 5/8" tempered insulated glass in exterior doors.
   2. Glass at windows: ¾" thick insulated glass units; E270/argon/i89 glass.

SECTION 08830 - MIRRORS

A. PROJECT INCLUDES
   1. Film-backed silvered flat glass mirrors qualifying as safety glazing.

B. PRODUCTS
   1. Clear Glass Mirrors: ASTM C 1503, Mirror Select Quality.
      a. Nominal Thickness: 6.0 mm.

SECTION 08900 - LOUVERS AND VENTS

A. PROJECT INCLUDES
   1. Aluminum Louvers

B. PRODUCTS

1. Aluminum Louvers
   a. Manufacturer: Seiho Aluminum vent caps (model SX and SFX); size

per Mechanical drawings.

2. Louver Accessories:
   a. Insect screens
   b. Anodized aluminum finish

DIVISION 09 - FINISHES

SECTION 092116 - GYPSUM BOARD ASSEMBLIES

A. PROJECT INCLUDES
   1. Gypsum Drywall Systems:
      a. Interior walls, partitions, and ceilings for tape and joint compound finish.
   2. Gypsum Drywall Attachment:
      a. Gypsum board screw-attached.

B. PRODUCTS
   1. Gypsum Board:
      a. Gypsum Wallboard: ASTM C 36, regular, and fire-rated types, ½-inch and 5/8-inch typical thicknesses.
      b. Type C, 5/8" thick gypsum wallboard at ceilings.
      c. Sag-Resistant Gypsum Wallboard
      d. Mold Resistant Wallboard (Tilebacker).
      e. Finishing products and accessories.

C. MANUFACTURERS
   1. Gypsum Board and Related Products:
      a. Georgia-Pacific Corp.
      b. National Gypsum Co.; GoldBondBuilding Products Division.
      c. United States Gypsum Co.

SECTION 09300 - TILING

A. PROJECT INCLUDES:
   1. Interior Tile installed following ANSI 108 series standard specifications and Tile Council of America, Handbook for Ceramic Tile Installation (including installation of tile over a cementitious backer board).

B. PRODUCTS:
   1. Wall tile: Glazed 3"x4" Subway tile
   2. Floor tile: Glazed 12"x24", slip resistant at public restrooms and private bathrooms; 2"x2" at roll-in showers.
   3. Manufacturer: Dal-Tile, or equal
   4. Installation: Tile adhesive as per TCA Standard No. B413-95.
   5. Backer: Cement backer board at wet areas per ASTM C1178/C1278/C1288/ C1325.
   6. Comply with Scientific Certification Systems (SCS) FloorScore program criteria or as required by the applicable green standard.

SECTION 09510 - ACOUSTICAL CEILINGS

A. PROJECT INCLUDES
1. Acoustical lay-in panel ceilings, trim, and exposed metal suspension system.

B. WARRANTY
1. Sag-Resistance Warranty: 10 year warranty against sag of ceiling panels and rusting of grid.

C. MANUFACTURERS
1. Armstrong World Industries, Inc.

SECTION 09650 – RESILIENTFLOORING AND BASE

A. SCOPE:
1. Resilient vinyl plank in living/ dining areas, kitchens and bedrooms.
2. Wood base where scheduled.
3. GC shall provide Flash patch where required to meet flatness (3/16" per 10ft maximum).
4. Provide a sound mat at upper level floors with resilient flooring.

B. PRODUCTS:
1. High-performance luxury vinyl plank ASTM F 1700, Composition 1, non-asbestos formulated, Class 3, Type 3 (embossed) wearing surface, minimum 10-year warranty.
2. 5-1/4" wood base.
3. Comply with Scientific Certification Systems (SCS) FloorScore program criteria or as required by the applicable green standard.

SECTION 09652 - SHEET VINYL FLOORING

A. SCOPE:
1. Sheet vinyl in utility/storage/laundry closets in the apartments.
2. Flash patch floors where required.
3. Provide a sound mat at upper level floors with resilient flooring.

B. PRODUCTS:
1. 60-mil thick sheet vinyl with backing: ASTM F 1303, Type 1, Grade 3, Class A backing.
2. 4" vinyl cove base throughout apartment.
3. All adhesives to be low or no VOC.
4. Minimum 10 year warranty.
5. Comply with Scientific Certification Systems (SCS) FloorScore program criteria or as required by the applicable green standard.

SECTION 09900 - PAINTING

A. SCOPE:
1. Painting at all new drywall interior surfaces.

2. Paint walls, ceilings and trim throughout entire unit and common areas.
3. Exterior trim.

B. PRODUCTS:
1. Nationally recognized manufacturer - first line commercial-quality products.
2. All paint products including paint, primer, sealers and adhesives, to be low or
3. no-VOC and comply with Green Seal standard.
4. Paint Schedule: (see specific Exterior & Interior Schedule)
    a. Exterior Paint Schedule:
        i. Painted Exterior Trim, Plywood, Handrails, soffit ceilings; Low. Luster Finish: 1 finish coat over primer.
        ii. Ferrous Metal; Semi-Gloss Enamel: 2 coats over primer.
    b. Interior Paint Schedule:
        i. Gypsum Drywall Systems; Lusterless (flat) or Eggshell Latex at unit interiors: 2 finish coats on 1 primer coat. Semi-Gloss Latex at kitchens and baths: 2 finish coats on one primer coat. Amenity Areas: Semi- Gloss Latex: 2 finish coats on one primer coat.
        ii. Painted doors and woodwork; Semi-Gloss Latex: 2 finish coats on 1 primer coat.

DIVISION 10 - SPECIALTIES

SECTION 101400 - SIGNAGE

A. PROJECT INCLUDES:
1. Amenity / Apartment Building Signage:
    a. Panel signage, comply with ADA and UFAS requirements
2. Panel Signs (interior):
    a. Type: Framed.
    b. Material: Plastic
    c. Copy: Raised lettering.
3. Panel Signs (exterior):
    a. Type: Frameless, Individual.
    b. Material: Metal
    c. Copy: Reflective at FDC; Individual numbers for building numbers.
4. Handicapped Signs:
    a. Comply with ADA, UFAS and COMAR requirements.
5. Project Signs: Per funding agency specifications.

SECTION 10290 PEST CONTROL

1. SCOPE:
   a. Implement an integrated pest management program equivalent to the HUD Healthy Homes Initiative during construction and long-term management of the project.

SECTION 104416 - FIRE EXTINGUISHERS

A. PROJECT INCLUDES
   1. Portable fire extinguishers at each FE cabinet.
   2. Semi-recessed fire extinguisher cabinets at common areas.

B. MANUFACTURERS
   1. J.L. Industries, Inc.
   2. Larsen's Manufacturing Company.

SECTION 10550 - POSTAL SPECIALTIES

A. PROJECT INCLUDES
   1. Tenant mailboxes replacement.

B. PRODUCTS
   1. Tenant mail boxes: one for each apartment unit, aluminum, wall-mounted.

C. MANUFACTURERS
   1. Salsbury Industries, Salsbury Traditional Mailbox - Standard - Vertical Style – in black finish, or similar. Mounted to meet ADA and USPS regulations.

SECTION 10670 - WIRE STORAGE SHELVING

A. PROJECT INCLUDES
   1. Wire shelves and "free-slide"coat rod in every clothes closet.
   2. Wire shelves in pantries and linen closets.

B. PRODUCTS
   1. Rubbermaid FreeSlide Shelves vinyl coated steel rod shelving, including shelves and rods, 16" corner shelves, 12" wide by length of the closet.
   2. Rubbermaid Wardrobe Shelves at linen & pantry closets.
   3. Accessories:
      a. Inserts and Anchors: Furnish inserts and anchoring devices for installing units to substrate.
      b. Fasteners: Provide suitable screws and other fastening devices of same material as item fastened.

c. Brackets: Furnish shelving support brackets @ 36" o.c. and at each end of shelf not resting on a wall.

C. MANUFACTURERS
1. Rubbermaid.
2. ClosetMaid.

SECTION 10810 - TOILET ACCESSORIES

A. PROJECT INCLUDES:
1. Items for each of the Amenity area restrooms:
   a. One toilet paper holder
   b. One paper towel dispenser
   c. One soap dispenser (wall-mounted)
   d. One large mirror to match vanity length
   e. One coat/shoulder bag hook
   f. Grab bars at toilet (per plans)
   g. All accessories shall be mounted within accessibility reach requirements.
   h. Electric hand dryer.
2. Items in each Apartment Bathroom:
   a. One shower curtain rod, extra-heavy-duty type
   b. One toilet paper holder
   c. One 24" towel bar
   d. One mirrored, recessed medicine cabinet in non-rated wall
   e. One large mirror to match vanity length
   f. At mobility-impaired units, install blocking and grab bars as indicated on drawings.
3. All finishes for accessories shall be Brushed Nickel.
4. Refer to product schedule for additional information.

DIVISION 11 - EQUIPMENT

SECTION 11450 - APPLIANCES

A. SCOPE:
1. Appliances in kitchens of all apartment units. Appliances to be Energy Star rated where applicable. ADA-compliant appliances at common areas and UFAS and Type A apartments.

B. PRODUCTS:
1. Range: 30" wide 4-burner free-standing electric range with oven and viewing window. Provide self-cleaning feature and front mounted controls for ranges located in accessible units only.
2. Range Hood (UFAS units): Energy Star, 30" wide, plug-in type with light and vented to exterior. Install at all units. Provide Range Queen stove top fire stop canisters.

Accessible units shall be provided with a separate, wall mounted control switch for lights and fan within accessibility reach ranges at UFAS units only.

3. Microwave (UFAS units): 900 watt minimum and 1.1 minimum cubic foot volume microwave. Counter installation within accessibility reach ranges.
4. Combination microwave/range hood at non-UFAS units only.
5. Refrigerator: Energy Star rated, self-defrosting refrigerator, minimum of 15cubic foot volume. Provide up to 22 cubic foot volume at larger units. Provide accessible controls and freezer area for refrigerators in accessible units only.
6. Dishwasher: Energy Star rated dishwasher. Provide accessible controls (and lower height) for dishwashers in accessible units only.
7. Garbage Disposer: 1/2 horsepower motor.
8. Washers and dryers: provide ADA-compliant side-by-side at UFAS and Type A units.
9. Refer to Product Schedule for additional information.

DIVISION 12 - FURNISHINGS

SECTION 12490 - HORIZONTAL LOUVER BLINDS

A. PROJECT INCLUDES
   1. Horizontal louver miniblinds.
B. PRODUCTS
   1. Horizontal Blinds:
      a. Slats: vinyl.
      b. Slat Width: 1 inch.
      c. Slat thickness: Not less than 0.006 inch.
      d. Finish: Ionized antistatic, dust-repellent, baked polyester finish.
      e. Color: Alabaster #112
      f. Manual Operation: Tilting and lifting mechanisms.
      g. Location: All apartment windows
      h. Provide Springs Window Fashions Division, Inc., SWF contract, Bali® Classics Mini Blinds.
      i. Provide single head rail with independent operating blind for each vertical sash.
C. MANUFACTURERS
   1. Marietta Drapery & Window Coverings.

SECTION 12300- MANUFACTURED CASEWORK

A. SCOPE:
   1. Base and wall cabinet in all unit kitchens, and in Amenity.
   2. Vanity cabinets in all baths (removable cabinet in accessible units as needed) and in Amenity restrooms.
   3. Plastic Laminate countertop in all unit kitchens, and Amenity areas.
   4. Cultured marble vanity tops in all baths.

5. Support brackets/apron at vanity tops at accessible Amenity restrooms.

B. PRODUCTS:

1. Cabinets to be certified by the National Kitchen Cabinet Association. Basis-of-design: SMART Cabinets, Summit, Plywood box construction, with Stain finish (not painted).
2. Cabinets shall be certified per ANSI A161.1-86.
3. Cabinet boxes shall be constructed of plywood.
4. 3/4" solid wood face frames, door frames and drawer fronts.
5. Shelves shall be minimum 5/8" thick.
6. Durable Hardware: European style concealed hinges and Origin-21, 5-1/16-in Center to Center Matte Black Square Handle Drawer Pullon all doors and drawers and full extension drawer slides.
7. Common area Countertops shall be 2cm, Level 1 Granite with eased edges, 4" Granite back-splash.
8. Apartment kitchen countertops: 2cm thick quartz countertops and 4" high backsplash.
9. Vanity Tops at baths and Amenity Area restrooms: Cultured marble tops with integral bowl and overflow drain.
10. All cabinet and countertop products shall be urea formaldehyde-free.
11. At least one wall cabinet and one base cabinet must have a 15-inch clear opening and a drawer with a 12-inch opening.

DIVISION 13 - SPECIAL CONSTRUCTION

SECTION 13700 - SECURITY ACCESS AND SURVEILLANCE

A. PROJECT INCLUDES
   1. Touch screen LED telephone entry panel
   2. Programmable proximity FOB entry system.
   3. Electric strikes

B. PRODUCTS:
   1. Programmable entry system
      a. Multiple inputs/outputs for door control, elevator control and lighting control
      b. Remotely programmable
      c. High definition camera
      d. Integral proximity reader
      e. Communicates with cellular service and landlines
      f. Touch screen
      g. Manufacturers:
         1) Mircom TX3
         2) Viscount MESH
   2. Rutherford Controls 0161 electric strikes.

3. Entire system to be on emergency power.

SECTION 13850 – FIRE ALARM

A. SCOPE

a. Buildings currently have an existing Fire Alarm system in accordance with NFPA72 (National Fire Alarm and Signaling Code). Scope of work includes:

1. Testing Fire Alarm system.
2. Replacing smoke detectors with ones having 10-yr batteries.

DIVISION 14 - CONVEYING SYSTEMS

SECTION 14200 – ELEVATORS

A. PROJECT INCLUDES

1. Cosmetic and performance upgrades to the existing elevators.

B. QUALITY ASSURANCE

1. Safety Code: ASME/ANSI A17.1, local regulations and handicapped requirements.

C. PRODUCTS

1. Car Enclosures:
   a. Front and Rear Walls: High density plastic laminate.
   b. Side Wall Panels: High density plastic laminate.
   c. Reveals and Handrails: Satin stainless steel.
   d. Interior Door Faces: Satin stainless steel.
   e. Floors: Luxury Vinyl Plank
2. Auxiliary Requirements:
   a. Protective blanket hooks in each car and complete set of full-height blankets.
   b. Inspection certificate in each car.
   c. Connect elevator to emergency power.
   d. Automatic Dispatching of Loaded Car
   e. Emergency Operation

D. MANUFACTURERS

1. KONE Inc.
2. Otis Elevator Co.
3. Schindler Elevator Corp.
4. ThyssenKrupp Elevator.

DIVISION 15 – MECHANICAL

This Division applies to existing mechanical and plumbing components that are scheduled to be replaced or upgraded. Refer to Scope of Work for additional

information.

SECTION 15050 BASIC MECHANICAL MATERIALS AND METHODS

A. SCOPE:

Materials and methods for application with mechanical equipment and piping system inside the building.

SECTION 15060 HANGERS AND SUPPORTS

A. SCOPE:

Hangers and supports for mechanical system piping and equipment.

SECTION 15081 DUCT INSULATION

A. SCOPE:

Rigid and flexible duct and plenum insulation at all supply ducts and fieldappliedjackets for HVAC systems.

SECTION 15083 PIPE INSULATION

A. SCOPE:

Preformed pipe insulation and field-applied jackets for plumbing and HVAC piping systems.

SECTION 15100 VALVES

A. SCOPE:

General duty valves common to most mechanical piping systems. Valves in this section include gate, globe, ball, butterfly, plug, and check valves.

SECTION 15122 METERS AND GAGES

A. SCOPE:

Common meters and gages used in most mechanical systems.

SECTION 15170 MOTORS

A. SCOPE:

Requirements for small and medium electric motors for use up to 208V according to NEMA standards.

SECTION 15241 MECHANICAL VIBRATION CONTROLS AND SEISMIC RESTRAINTS

A. SCOPE:

Requirements for vibration isolators, vibration isolation bases, and seismic restraints.

SECTION 15400 PLUMBING FIXTURES AND EQUIPMENT

A. SCOPE:

All conventional, and specialty plumbing fixtures and related components. Provide all drains, valves, and related accessories throughout the building.
All toilets and faucets in all units and common areas shall be low flow, Water-Sense labeled fixtures.

B. PRODUCTS: Plumbing fixtures and equipment in the apartments shall include:

1. Faucets:
    a. Kitchen sink: 1.5 GPM max; single lever, ADA compliant

b. Bathroom lavatory: 0.5 GPM max; single lever, ADA compliant
c. Tub/Showerheads: 1.5 GPM max; single lever, ADA compliant

2. Toilets: 1.28 GPF, elongated bowl, ADA height at all apartments.
3. Tub: Full size, better grade fiberglass tub. Provide seats at UFAS units.
4. Kitchen sink: 20-gauge, regular depth, stainless steel, single bowl at standard units. UFAS units and sinks at common areas to receive ADA-compliant sink with offset drain.
5. Hose bibb: provide frost proof hose bibb with vacuum breaker at each side of the building.
6. Drain Pan: provide new fiberglass drain pan under all washers, and water heaters.
7. Provide high-efficient low-boy water heaters under the AHU.
8. Refer to product schedule for additional information.

SECTION 15411 DOMESTIC WATER PIPING

A. SCOPE:

Requirements for domestic water piping inside the building. All piping shall be CPVC.

SECTION 15420 SANITARY WASTE AND VENT PIPING

A. SCOPE:

Requirements for soil and waste, sanitary drainage and vent piping inside the building. Solid wall PVC piping shall be utilized.

SECTION 15430 PLUMBING SPECIALITIES

A. SCOPE:

Requirements for all plumbing specialties for domestic, sanitary, and vent systems. This includes backflow preventers, water regulators, balancing valves, strainers, thermostatic water mixing valves and water tempering valves, hose bibs, outlet boxes and washer-supply outlets, cleanouts, floor drains, etc.

Provide new water submeters at all of the units.

SECTION 15700 HVAC SYSTEMS

A. SCOPE:

Requirements for energy-efficient split-system heat pump systems (Apartments and Amenity Areas). Fresh air and dehumidification is provided to each apartment.

B. PRODUCTS:

1. Apartments: Energy Star DX split system with condensers on the ground (rear of townhomes) and ducted AHUs in the apartments. SEER2 15.2 or better.
2. Amenity Areas: High-efficiency, Energy Star qualified split-system heat pump, sized in accordance with ACCA
3. Fresh Air: Provide a ventilating dehumidifier (basis-of-design: AprilAire E100V/8190) at each apartment.
4. Manuals J and S (or ASHREA handbooks). Use of CFC refrigerant in systems is prohibited.
5. Exhaust Fans: All kitchen and bath exhaust fans shall be vented directly to

the exterior. Exhaust fans shall be Energy Star qualified.
6. Provide air cyclers for outside air/ventilation requirements.
7. All existing ducts are assumed to be rigid and air-tight sealed with mastic; therefore, they are scheduled to remain.
8. Provide vent caps at each termination of exhaust fan and dryer vent; vent caps shall be by Seiho, as indicated in section 08900.
9. Replace all HVAC registers.

SECTION 15900 HVAC INSTRUMENTATION AND CONTROLS

A. SCOPE:

Requirements for control components, necessary for a complete control system, found in most HVAC control systems.

B. PRODUCTS:

1. Provide an Energy Star programmable thermostat in each unit.
2. All of the apartment bathrooms and kitchens are currently exhausted to the outdoors. Laundry rooms are also exhausted to the outdoors.

SECTION 15940 SEQUENCE OF CONTROL

A. SCOPE:

1. Requirements for control sequences for unit HVAC systems.

SECTION 15950 TESTING, ADJUSTING, AND BALANCING

A. SCOPE:

1. Requirements for the testing, adjusting, and balancing of the air distribution systems, setting quantitative performance of the HVAC equipment, verifying that automatic control devices are properly functioning, and reporting results.

DIVISION 16 – ELECTRICAL

This Division applies to the existing electrical system that is scheduled to be replaced or upgraded. Refer to Scope of Work for additional information.

16010 GENERAL ELECTRICAL REQUIREMENTS

A. SCOPE:

1. All work shall comply with latest edition of National Electrical Code (NFPA 72), Life Safety Code (NFPA 101), and all other applicable codes and standards. Section covers requirements for quality assurance, submittals, material handling, identification, fire-stopping, underground work and miscellaneous requirements.

16050 BASIC ELECTRICAL MATERIALS AND METHODS

A. SCOPE:

1. Section covers supporting devices for raceways, boxes and miscellaneous equipment.

16060 GROUNDING AND BONDING

A. SCOPE:

1. Materials for equipment grounding and for bonding and grounding service to building steel and water piping.

16120 CONDUCTORS AND CABLES

A. SCOPE:

1. Wire will be type THHN/THWN copper. Conductor sizes #12 and #10 will be solid. Larger sizes will be stranded. Branch circuits 30 amps and less may be type NM cable.

16130 RACEWAYS AND BOXES

A. SCOPE:

1. Conduit run exposed will be RGS or IMC for exterior work and EMT for interior
2. work. Where required by utility company for unmetered conductors run inside the building, conduits will be RGS or IMC, or concrete encased PVC if run underground.
3. PVC conduit will be used for underground work other than that described above and where run in concrete slabs. Conduit for connection to vibrating equipment will be flexible metallic for interior work and liquid-tight flexible metallic for exterior work.
4. Wireways will be screw cover type.

16140 WIRING DEVICES

A. SCOPE:

1. Receptacles will be provided in all areas per the specific requirements of the NEC. Provide ground fault circuit interrupter-type receptacles in unit bathrooms and kitchens (above counters). Additional weatherproof, ground fault circuit interrupter-type receptacles will be located on the exterior as required. Local switches will be provided for common areas.
2. Provide at least one USB outlet per apartment.
3. Provide two (2) dual EV charging stations (total of 4), and are located for convenient access to the residents on the accessible path.

16145 LIGHTING CONTROL DEVICES

A. SCOPE:

1. Requirements for astronomical dial solid-state time clocks, photocells and contactors, for use with exterior lighting.

16300 ELECTRICAL DISTRIBUTION SYSTEM

A. SCOPE:

1. Each dwelling unit will have 150-amp (or as required by loads and code) service with individual electric meter.
    a. Electrical Panels shall be factory-painted white.
    b. Replace outlet covers.
2. Refer to the electrical report for additional information related to the anticipated

Scope of Work.

16410 ENCLOSED SWITCHES AND CIRCUIT BREAKERS

A. SCOPE:

1. Requirements for enclosed circuit breakers used in feeder distribution and for fused and non-fused disconnect switches for equipment.

16500 LIGHTING

A. SCOPE:

1. All of the light fixtures shall be Energy Star rated or LED type.
2. Provide switched-controlled light fixtures in the living areas, bedrooms, kitchens and bathrooms.
3. Site lighting is to be all LED and on photocell operation.
4. Exterior fixtures shall be IDA Dark Sky-approved.

16700 - COMMUNICATIONS

A. SCOPE:

1. Provide High Speed Internet connections in all apartments and common areas. Provide necessary hook-up, data jacks, and junction boxes for cable provider's connections at the apartments.
2. Ensure power and data cabling in Fitness area will accommodate a wall-mounted TV in a location visible to the entire room. Provide electrical outlets for exercise equipment, including some dedicated circuits for treadmills.
3. Pre-wire for security cameras at building entrances, community spaces and parking lots, and as otherwise coordinated with management and Portfolio Management

END OF OUTLINE SPECIFICATIONS

July 3, 2025

Community Housing Partners
448 Depot St NE
Christiansburg, VA 24073

RE: Pricing narrative for grant application
Atwell Project Number: 25005030

Dear Ms. Aybar,

This letter is to serve as a project narrative for estimated pricing for brick sidewalk renovation at the 101 Bloomsbury Square site. The existing sidewalk is composed of brick paver and granite curb compliant with the City of Annapolis's historic district requirements. Currently the brick sidewalks are showing signs of heaving from subsurface pressure, breakage, warping and slopes that are not ADA compliant. The goal of the sidewalk renovation project is to identify an ADA route that connects residential building handicap entrances to the community center building and adjacent bus stop.

Atwell has identified ADA routes as shown on the proposed site plan. The square footage of this proposed route is approximately 6500 square feet. The linear feet is approximately 1300'. We estimate that roughly 70% of this brick sidewalk will need to be replaced to come into compliance with ADA regulations. The construction document set from the original construction shows a 2" concrete subbase with a 1" min dry mortar bed beneath the brick paver. The curb is granite. New sitework will comply with City of Annapolis standards for brick paving and granite curbs.

The existing granite curb appears to be in good shape from preliminary visual surface inspection and we will work to find resolutions that do not include replacing the curb. However, a small allotment should be included if there is an instance where the curb needs to be replaced.

Reference exhibits A and B for City of Annapolis standard details.

Since it is unclear how much of the subbase can be preserved, for pricing purposes, it should be assumed that the concrete base and bricks will need to be removed and replaced in order to obtain the correct ADA compliant slope. Care will be needed in merging existing brick elevations to remain and proposed brick to be replaced. We assume, for pricing purposes, that approximately 30' of granite curb may need to be replaced. We assume that utility valve tops and vault covers will need to be releveled to meet proposed ADA compliant sidewalk elevations. However, we also assume that actual utility lines and stormwater facilities will not need to be relocated. We assume, for pricing purposes, that approximately 5 street trees may need to be removed and replaced in order to repair root damage. This includes 4' depth of replacement soil, 2" of mulch and any irrigation devices currently present. Any landscape material provided will be in association with sidewalk work and will not include drainage repairs that are adjacent to existing structures. We assume approximately 400

square feet of additional planting soil and plant material may be needed. This is in addition to the street tree replacement and standard reseeding associated with construction impacts.

Respectfully,

Jenny Janis

Project Manager

ATWELL, LLC

101 Bloomsbury Square, Pricing Narrative

EXHIBIT A:
CITY OF ANNAPOLIS, STANDARD BRICK PAVER DETAIL. 5’ WIDTH IS NOTED AS AN UPDATED CITY PREFERENCE.

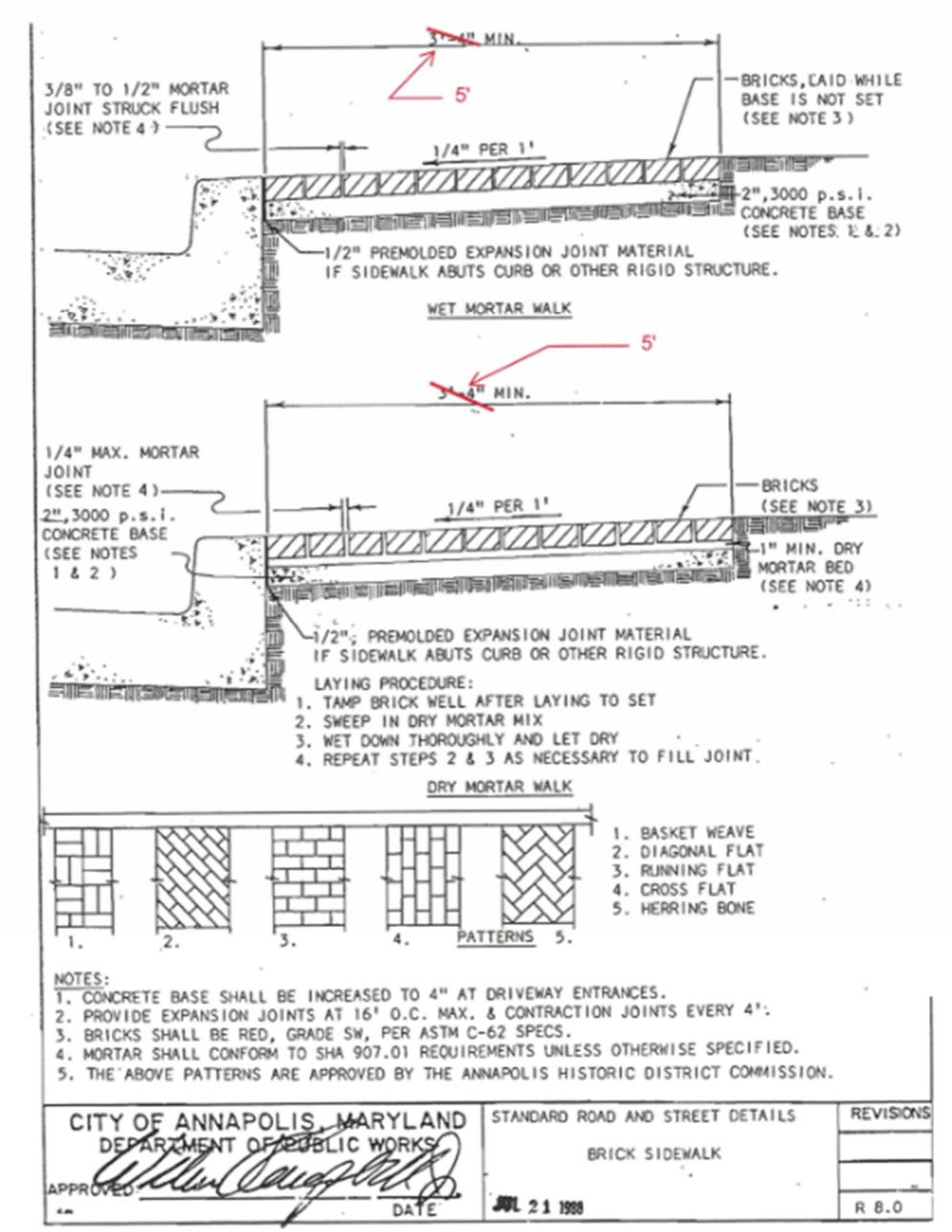
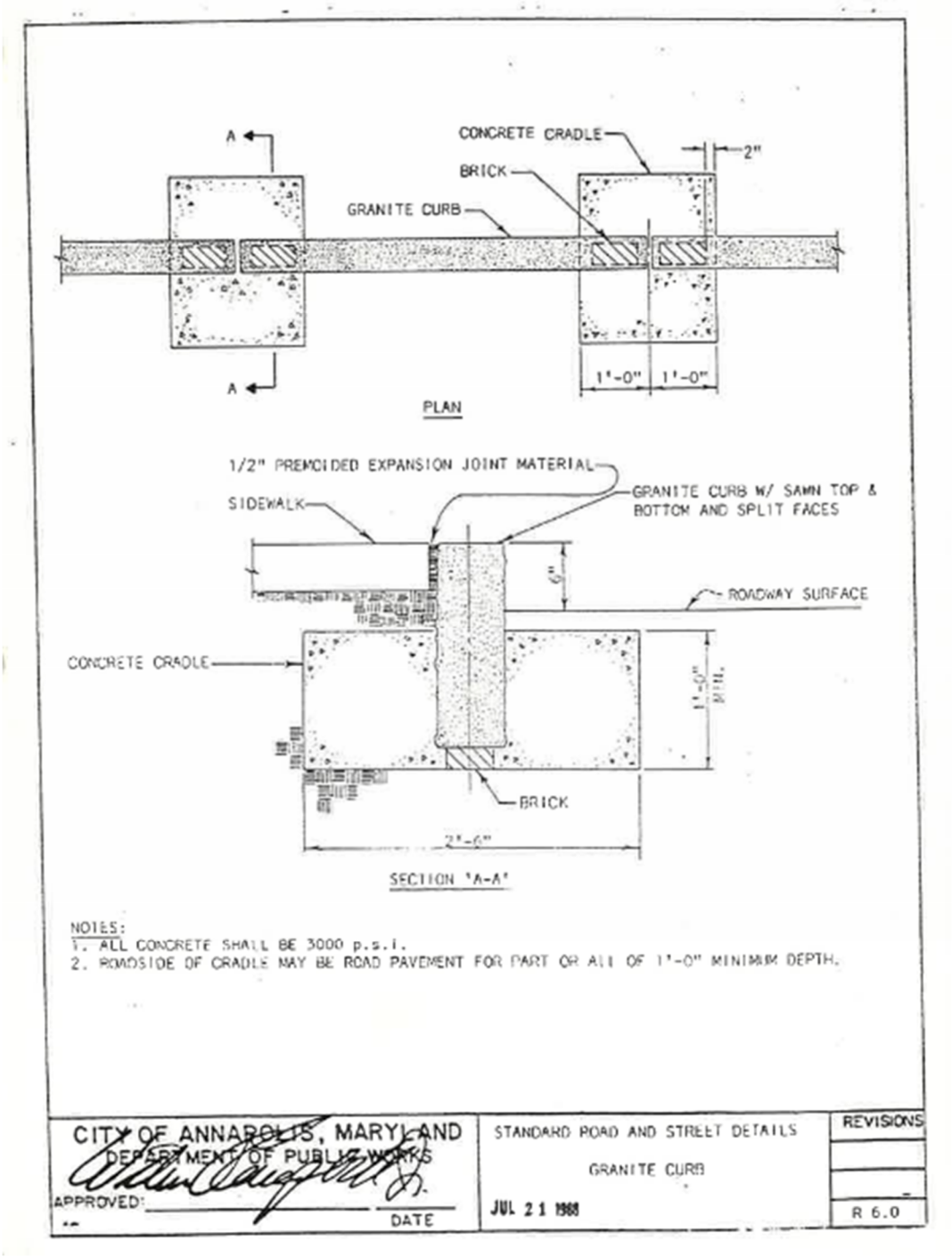


EXHIBIT B:
CITY OF ANNAPOLIS, STANDARD GRANITE CURB DETAIL.



Appendix J:

Municipal Compliance Letters

No documents have been associated with this appendix.

Appendix K:

Resumes

DOMINION
DUE DILIGENCE

CHRISTIAN SPENCER

Property Needs Assessor
c.spencer@d3g.com / 804-543-9678

EDUCATION

Limestone College — B.A. in Psychology

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Building Performance Institute (BPI) Multifamily Building Analyst
- ASTM Phase I and II Environmental Site Assessments for Commercial Real Estate
- HUD Multi-Family Accelerated Processing (MAP) Training (D3G Internal Training)
- Fair Housing Act Accessibility Training (D3G Internal Training)
- Environmental Site Assessment (D3G Internal Training)
- Uniform Federal Accessibility Standards Training (D3G Internal Training)
- Americans with Disabilities Act Training (D3G Internal Training)

SUMMARY OF EXPERIENCE

Christian Spencer is a Property Needs Assessor for Dominion Due Diligence Group. Mr. Spencer is directly responsible for conducting and preparing Property Condition Reports and Capital Needs Assessments performed throughout the United States. Prior to joining Dominion Due Diligence Group, Mr. Spencer was a Property Damage Mitigation Manger with Puroclean Disaster Restoration Services for 5 years. Working primarily on residential real estate, performing property inspections and remediation of fire, water, smoke, and mold damage homes. Mr. Spencer was responsible for managing each remediation, coordinating work with specialty contractors, structural engineers, and local municipalities, as well as providing accurate invoices and reports to insurance adjustors, financial institutions, and homeowners.

SAMPLE PROJECTS

HUD MAP 223(f)

- Station Point I & II (*Mansfield, MA*)
- Abberly Grove & Abberly Place (*Raleigh, NC*)
- Farmington Townhouses (*Hopewell, VA*)
- Open Door Senior Citizens Apartments (*New York, NY*)
- Everlasting Pines (*New York, NY*)
- The Southern (*Bowling Green, KY*)
- Walbrook Mill Apartments (*Baltimore, MD*)
- Clarendon Hill Towers (*Somerville, MA*)
- Legacy at Linden Park (*Lynchburg, VA*)
- MarMain Apartments (*South Bend, IN*)

HUD MAP 223(a)7

- Windy Hill Key Apartments (*Roanoke, VA*)
- Bella Vista – Phase II & III (*New Haven, CT*)
- Redwood Findlay (*Findlay, OH*)
- Homestead Village Apartments (*Van Wert, OH*)

ASTM

- Regency Tower (*New Bedford, MA*)

LEAN 232/232(a)7

- Willow Towers (*New Rochelle, NY*)
- Noble Senior Living at Louisa (*Louisa, VA*)

DOMINION
DUE DILIGENCE

EDMUND SMITH

Engineering Team Manager
e.smith@d3g.com / 804-237-1896

EDUCATION

Virginia Commonwealth University — Bachelor of Science

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Environnemental Site Assessment (D3G Internal Training)
- Fair Housing Act Accessibility Training (D3G Internal Training)
- HUD Multi-Family Accelerated Processing (MAP) Training *(Washington, D.C.)*
- Principles of Environmental Site Assessments – ASTM E 1527-05
- Occupational Safety and Health Administration 10-hr program on Construction Safety and Health
- Integrated Pest management in Multifamily House Course – National Healthy Homes Training Center
- Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
- VHDA Universal Design Course
- Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional (expired)

SUMMARY OF EXPERIENCE

Mr. Smith is a Senior Project Manager for Dominion Due Diligence Group with over twelve years of experience. He assist with inspection and reports (SAC, Repositioning Studies, and large portfolios) for the Housing Preservation Services Team. Prior to his role as a Senior Project Manager, he worked as an Property Needs Assessor since 2009 conduction and preparing Property Condition Reports, Capital Needs Assessments, and Phase I Environmental Site Assessments throughout the United States. He has hands on experience in several construction trades to planning and design incorporation proper structural and code requirements. Mr. Smith has nineteen (19) years of experience in all phases of construction. He has experience with HUD's Rental Assistance Demonstration (RAD), Section 202 Project Rental Assistance Contracts (PRAC), and tax credit programs throughout the United States.

SAMPLE PROJECTS

RAD PHYSICAL CONDITION ASSESSMENTS

- Brenham Housing Authority *(Brenham, X)*
- Rosa Park *(San Francisco, CA)*
- 350 Ellis *(San Francisco, CA)*
- Hilliard Towers Apartments, Phase I *(Chicago, IL)*
- ChevyBrook Estates *(Parma, OH)*
- Park View Apartments *(Antigo, WI)*
- Housing Authority of the City of Eatonton, AMP 1, Scattered Sites *(Oregon, OH)*
- City of Hornell Housing Authority, AMP 1, Scattered Sites *(Hornell, NY)*
- Florence Housing Authority, AMP 1, Cherry Hill *(Florence, AL)*
- Burlington Housing Authority, AMP 2, Scattered Sites *(Burlington, VT)*

HUD MAP 223(f)

- The Villas at Gulf Breeze *(Gulf Breeze, FL)*
- Pilgrim Village Apartments *(Canton, MI)*
- Northfield Ridge Apartments *(Murfreesboro, TN)*
- Fairmont on San Felipe *(Houston, TX)*
- Burnt Mills Crossing I & II *(Silver Springs, MD)*
- Applecreek Commons *(Anderson, IN)*

DOMINION
DUE DILIGENCE

MIKE FERGUSON, PE, PMP

President

m.ferguson@d3g.com / 804-237-1879

EDUCATION

Averett University – Master of Business Administration (M.B.A.)
University of Toronto – M. Eng. in Civil Engineering
Ryerson University – B. Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Licensed Professional Engineer, VA, MA, & IN
- PMI – Project Manager Professional (PMP)
- Building Performance Institute Certified Multifamily Building Analyst (BPI-MFBA)
- Multifamily Property Inspection Training – Mortgage Bankers Association (Campus MBA)
- Fair Housing Act Training – Design and Construction Requirements
- AHERA Asbestos Accreditation

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial construction and design issues. Prior to joining Dominion Due Diligence Group, Mike worked as a structural engineer with Tectonic Engineering Consultants, and as a commercial roof inspector for Davroc and Associates. Mike also has experience working with various independent contractors prior to joining Dominion Due Diligence Group. In his former employment he was responsible for managing construction projects, structural design and analysis, specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal, and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design to structural requirements and site development.

SAMPLE PROJECTS

HUD MAP 223(f)

- Commerce Apts. *(Roxbury, MA)*
- Terrell Senior Terrace *(Terrell, TX)*
- St. Augustine Apts. *(Miami, FL)*
- Cooper Square Apts. *(New York, NY)*
- Scheuer House of Coney Island *(Brooklyn, NY)*
- Evelyn & Louis Green Residence *(Far Rockaway, NY)*
- Julianna Apts. *(Buffalo, NY)*
- Pendleton Place Apts. *(Indianapolis, IN)*

HUD MAP 223(f) – Cost not Attributable (CNA-SNA)

- Head of the Harbor *(Norwalk, CT)*
- Jack will Flats *(San Diego, CA)*
- Santa Barbara Luxury Apts. *(Rialto, CA)*
- 716-717 Indiana Court *(El Segundo, CA)*
- Bayberry Apts. *(New Bedford, MA)*

LIHTC

- Christian Towers *(KHC – Lexington, KY)*

DOMINION
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MIKE FERGUSON, PE, PMP

President

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SUMMARY OF EXPERIENCE *(cont'd)*

Mike is currently the President of Dominion Due Diligence Group and is responsible for day-to-day operations of all technical departments. Prior to his current role, Mike was the Director of Engineering Services for 14 years. As the Director of Engineering Services, Mike was responsible for managing Dominion's staff of Property Needs Assessors, scheduling projects, providing technical support as well as performing quality control measures, development of a training program, and training of staff. Mike was also responsible for communication with HUD staff and development of tools/software to complete necessary reporting, such as internal proprietary software used to populate HUD's CNA e Tool. Mike has been directly involved in the inspection, review, and reporting of over 10,000 Capital Needs Assessments – primarily for HUD. Mike is a subject matter expert for D3G and has extensive knowledge and expertise with handicapped design and construction issues.

SAMPLE PROJECTS

Accessibility Corrective Plans

- Martin House at Adamsville Place Apts. *(Atlanta, GA)*
- Smith's Landing *(Blacksburg, VA)*
- Brooklyn Place Apts. *(Evansville, IN)*
- The Vineyard at Castlewoods *(Brandon, MS)*

HUD LEAN 232/223(f)

- United Helpers Nursing Home *(Ogdensburg, NY)*
- Susguehanna Nursing Home *(*Johnson City*, NY)*
- Worcester Skilled Nursing Center (Worcester, MA*)*
- Beechwood Continuing Care *(Getzville, NY)*
- Livingston Convalescent Center *(*Livingston*,* TX*)*
- Zionsville Meadows *(*Zionsville, IN*)*