



Date: August 23, 2006
To: Mitchell Johnson, City Manager
From: Internal Audit Division
Subject: Richardson Village Limited Partnership

The Internal Audit Division has reviewed the Richardson Village Limited Partnership in conjunction with a Programmatic Review by the Housing & Community Development Department for the 2004-2005 fiscal year. Attached you will find our review report; the programmatic report; the agency response; the departmental response and our replies to their responses. We feel that sufficient corrective actions have been implemented to our recommendations as we move forward. If you have any questions or need additional information, please let us know. Thanks.

A handwritten signature in black ink, appearing to read 'Len Lucas', is written over a horizontal line.

Len Lucas
Internal Audit Director

Cc: Ben Brown, Assistant City Manager for Economic Development
Andy Scott, Director of Housing & Community Development



Date: August 4, 2006
To: Andy Scott, Director of Housing & Community Development
From: Internal Audit Division
Subject: Richardson Village Limited Partnership 2004-2005

The Internal Audit Division has performed our compliance review of the year ended December 31, 2005 of Richardson Village Limited Partnership. This property received a loan provided by the City of Greensboro in support of Affordable Housing in Greensboro and is managed by Beacon Management Corporation.

RICHARDSON VILLAGE APARTMENTS are comprised of 24 units located at 600 DeWitt Street. The City provided a loan to help in the acquisition and rehabilitation in the amount of \$750,000 on March 14, 2002. This loan bears interest at one-half (1/2%) percent per annum and is to be repaid to the City based upon a percentage of cash flow starting on the first day of May 2025, and continuing on each May 1st thereafter. This loan is due in full May 1, 2044. No payments are due at this time.

We accompanied Mr. Doug Booth, Housing Construction Manager of Housing & Community Development, as he inspected approximately 15 percent of the units and some repairs were noted for the property. These issues have been forwarded to the Apartment Manager to address before they escalate into costly problems.

We examined selected financial transactions maintained by the entity for compliance with the loan agreements. Based on our review, it appears that the funds have been spent according to the terms of the loan agreements except for the findings described below:

FINDING:

In regard to the Partnership's financials for calendar year ended December 31, 2005, please note the following findings:

1. Partnership Equity decreased (\$40,787) from 2004.
2. A Management Letter was not provided to us.
3. Per the Partnership's income statement, the vacancy rate was 10% for 2005 and 9% for 2004.

RECOMMENDATION:

The Partnership will need to advise the City concerning ways to improve its profitability. As requested the Partnership should provide the City a Management Letter for 2005 or a letter from their CPA stating that there was no Management Letter issued. The Partnership should explain how it plans to lower the Apartment's vacancy rate.

We request a written signed response from Beacon Management Corporation and the Department of Housing & Community Development by August 17, 2006.

We would like to thank Ms. Ann Costner, Property Manager; Mr. Bob Duncan, Vice President-Regional Manager and the staff of Beacon Management Corporation for their courtesy and cooperation shown to us during this visit. If there are any questions or comments concerning the details of this visit, we can be reached at 373-2821.

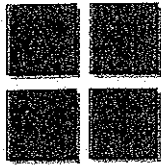


Mickey Kerans
Internal Auditor



Len Lucas
Internal Audit Director

Cc: Ben Brown, Assistant City Manager for Economic Development
George Carr, President of Beacon Management Corporation



HCD

Department of Housing & Community Development

Date: August 4, 2006
To: George Carr, Beacon Management, Richardson Village Ltd. Part.
From: Michael Blair, City of Greensboro HCD
RE: FY06/07 Richardson Village Apartments Programmatic Review

Project Information:

Richardson Village Apartments feature 24 units located at 600 Dewitt Street and is managed by Beacon Management Corporation.

The Richardson Village Apartment property was an acquisition and rehabilitation of a 24 2-BR apartment complex which has become a very appealing and livable environment for its residents.

The property was rehabilitated with a combination of private, City and North Carolina Housing Finance Agency dollars (NCHFA). City funding consisted of \$750,000 which was made up of \$725,000 in federal Section 108 funds and \$25,000 in Community Development Block Grant (CDBG) funds. Also the NCHFA contributed \$280,026 in Low Income Housing Tax Credit dollars. Additional financing was provided by Carolina Bank (\$1,520,000 reduced to \$357,000 post construction), and the Community Affordable Housing Equity Corp. (CAHEC) (\$853,435).

The 24 units would be made affordable to individuals and families whose gross income is less than or equal to 60% of the area median income. These restrictions are for 40 years or until obligations to the Lender are fulfilled. Gross Rent would not exceed 30% of a qualified resident's income.

Contractual and Funding Source Compliance:

There are five basic goals of this programmatic review:

1. Ensure continuing affordability.
2. Determine that units are occupied by qualified families.
3. Enforce property standards.
4. Assess the effectiveness of affirmative marketing plans.
5. Ensure lease terms are allowable under the agreement.

With a 2-BR at \$575 (\$495/m rent and \$80/m utility allowance; 2 inspected files showed a utility allowance of \$69/m), the units rented fall below the 50% affordability of \$635 (Rent plus Utility) for a 2-BR unit.

Incomes of residents must be certified annually by the managing agency according to the City agreement and the NCHFA. The NCHFA RCRS dated 01.01.2005 thru 12.31.05 show annual income recertification taking place.

Four (4) tenant files were examined by HCD staff and were found to be well maintained. All files contained current eligible income verifications and backup documents along with executed leases and inspection forms.

Paragraph 4.3 states a report on tenant eligibility shall be submitted to HCD within 90 days of the agency fiscal year end. This was also mentioned in the FY05/06 report and HCD is not aware of receiving said report following the fiscal year end date of December 31. In the future HCD will requests that this report be delivered by 90 days of fiscal year end, December 31.

Section 8 tenants are accepted and occupy 4 units per the RCRS report dated 01.01.05 to 12.31.05.

Beacon Management has a fair marketing plan that meets City Affirmative Marketing Requirements. Various additional training (SAMHA workshops, Quadel, etcetera) is also employed. The Tenant Selection Policy is clear and understandable.

The leases do not contain any prohibited provisions and leases are greater than or equal to 12 months in length and not on a transient basis.

Contractual affordability and income requirements are satisfactory.

Financial Review:

The Internal Audit (IA) report mentions a decrease in partnership equity from 2004. In addition a current CPA management letter has not been made available to Internal Audit. This item should be made available as requested.

Richardson Village does not have any other external audit or IA issues which are of concern to this review and no payments are currently due to the City.

Condition:

The HCD inspection report dated 07.19.06 notes that property is in above average condition with some exterior paint aging as a minor concern. Only minor maintenance repairs were found. Please review the inspection report for details and forward any repairs to the City of Greensboro Internal Audit department.

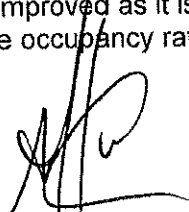
Occupancy:

From January 2006 to July 2006 Richardson Village maintained a 91% occupancy rate (9% vacancy). This is an average rate since the area vacancy for the Greensboro MSA was 9.1% in October of 2005 according to Carolinas Real Data and NE Greensboro had 10.5% vacancy rate at that time. This is also a 1% drop in occupancy from the previous HCD report.

While occupancy is within the area average it should be improved as it is an attractive property and well maintained. Please include a plan to improve the occupancy rate in the reply to the Internal Audit report.



Michael Blair
Specialist Grants Compliance



Andy Scott
Director HCD

R- 8/9/06

BEACON MANAGEMENT CORPORATION
408 BATTLEGROUND AVENUE
GREENSBORO, NORTH CAROLINA 27401

OFFICE: (336) 545-9000
FAX: (336) 545-9004

WWW.BEACON-NC.COM

August 7, 2006

Andrew S. Scott
Director HCD
City of Greensboro
P. O. Box 3136
Greensboro, NC 27402-3136

Re: Richardson Village Limited Partnership
Greensboro, NC
1. Internal Audit Report from Mickey Kerans and Len Lucas dated 08/04/2006
2. Richardson Village Programmatic Review by Michael Blair and Andy Scott dated 08/04/2006

Dear Mr. Scott:

We received by mail this morning the above mentioned internal audit report and programmatic review on the subject property. Regretfully, Bob Duncan, Beacon's Regional Supervisor, has just left for a two week vacation and he will not be returning until August 21st. In as much as you have requested a response before August 17, 2006, I will endeavor to offer our comments without having the benefit of chatting with Bob.

With respect to your internal audit report, my comments to your findings are as follows:

INTERNAL AUDIT REPORT

1. Partnership Equity decreased \$40,787 from 2004.

Response: If you examine the profit and loss statement for 2005, you will note that the depreciation (a non-cash item) amounted to \$49,794. Because depreciation is included in the property's annual operating expenses, a \$40,787 operating loss was incurred. This loss was actually less than the operating loss for the prior year of 2004. Partnership accounting requires that depreciation generated losses transfer through to the balance sheet which inevitably reduces the equity calculation. This is an important reason as to why investors choose to contribute capital to subsidized properties, i.e., tax

MAILING ADDRESS:
P.O. Box 29229
GREENSBORO, NORTH CAROLINA 27429-9229

Andrew S. Scott
August 7, 2006
Page Two

savings can occur without experiencing cash losses. This condition is normal and most common in the affordable housing industry and does not usually change until a property is fully depreciated.

2. A management letter was not provided to us. *(Received 8/8/06)*

Response: We have discussed this matter with the property's CPA, O. Douglas Covington, and it is our understanding that a management letter was not issued due to insufficient need or cause. We were completely unaware that management letters are required. Mr. Covington has indicated however that he will prepare correspondence to this effect later today. That letter has just arrived in our office and is being enclosed herewith.

3. Per the partnership's income statement, the vacancy rate was 10% for 2005 and 9% for 2004.

Response: As you have pointed out, Richardson Village vacancies approximate the city average. We feel fortunate that we have been able to do this well given the fact that a large deeply subsidized HOPE VI family community has recently opened just down the street. Inasmuch as Richardson lacks both ACC and project based Section 8, it has become extremely difficult to compete in this neighborhood. Matters are made worse given the reality that this property is located in one of the very lowest income areas of Greensboro. Nevertheless efforts are taking place to distribute brochures and to advertise to give greater visibility to the Richardson communities. We also are attempting to recruit voucher based residents. This effort however has been stalled pending the release of additional vouchers by the Greensboro Housing Authority.

PROGRAMMATIC REVIEW

1. A report on tenant eligibility shall be submitted to HCD within 90 days of the agency fiscal year-end.

Response: This finding indicates that HCD will request that such report be delivered in the future. In so doing we would strongly urge that the City simply adopt the Rental Compliance Reporting System (RCRS) utilized by the

Andrew S. Scott
August 7, 2006
Page Three

North Carolina Housing Finance Agency. In this regard, I am happy to enclose the agency required RCRS Project Activity Report for Richardson Village for the years 2001, 2002, 2003, 2004 and 2005. Please note that the information is very detailed and covers all dwellings annually in terms of tax credit compliance. These reports will also provide to you compliance data which apparently was not forwarded in prior years.

2. Decrease in partnership equity from 2004 and the absence of a CPA management letter.

Response: These comments are addressed as a part of our response to your Internal Audit Report covered in earlier portions of this letter.

If we can be of further help in discussing or addressing your concerns, please do not hesitate to call.

Cordially,



George E. Carr III

cc: GEC file
RV file
Ann Costner
Bob Duncan
Tony Jones
Len Lucas
Mickey Kerans
Michael Blair

City of Greensboro
North Carolina

August 9, 2006

Mr. George E. Carr III
President
Beacon Management Corporation
408 Battleground Avenue
Greensboro, NC 27401

Re: Richardson Village Limited Partnership Year-2004 to 2005

Dear Mr. Carr:

We are in receipt of your letter dated August 7, 2006 reference the City's Internal Audit report letter dated August 4, 2006 for the 2004 to 2005 Year. Your timely response to our report is appreciated. We have reviewed your letter and agree with your responses and corrective measures. We received the Management Letter on August 8, 2006.

Sincerely,



Mickey Kerans
Internal Auditor




Len Lucas
Internal Audit Director

Cc: Ben Brown, Assistant City Manager for Economic Development
Andy Scott, Director of Housing & Community Development



Department of Housing & Community Development

MEMO

 **Date: August 17, 2006**
To: Len Lucas, Internal Audit Director
From: Michael Blair, Specialist Grants Compliance
RE: HCD Review of the Richardson Village Report

After review of the July 31, 2006 Internal Audit report of the Richardson Village Limited Partnership, for FY2004-2005, HCD submits the following:

IA FINDING 1:

In regard to the Partnership's financials for calendar year ended December 31, 2005, please note the following findings:

1. Partnership Equity decreased (\$40,787) from 2004.
2. A Management Letter was not provided to us.
3. Per the Partnership's income statement, the vacancy rate was 10% for 2005 and 9% for 2004.

IA RECOMMENDATION 1:

The Partnership will need to advise the City concerning ways to improve its profitability. As requested the Partnership should provide the City a Management Letter for 2005 or a letter from their CPA stating that there was no Management Letter issued. The Partnership should explain how it plans to lower the Apartment's vacancy rate.

- **HCD reply to Recommendation 1:** *Concur with points 1 through 2. On point 3 the vacancy rate appears to have improved and is reported to be 5% over the last six months per the rent rolls.*

Summary: HCD concurs with the Internal Audit report.



Date: August 21, 2006
To: Andy Scott, Director of Housing & Community Development
From: Internal Audit Division
Subject: HCD Reply to IA Report-Richardson Village Apartments- 2004-2005

Thank you for your reply of August 17, 2006. Internal Audit agrees with Housing & Community Development's response to Internal Audit's subject report dated August 4, 2006. Please note we received the Borrower's Management Letter on August 8, 2006.

A handwritten signature in black ink, appearing to read 'M. Kerans'.

Mickey Kerans
Internal Auditor

A handwritten signature in black ink, appearing to read 'Len Lucas'.

Len Lucas
Internal Audit Director

Cc: Ben Brown, Assistant City Manager for Economic Development

**O. Douglas Covington, C.P.A., P.A.**

1031 Summit Avenue, Suite 2E-1

Greensboro, NC 27405

Phone: 336-272-5618

Fax: 336-272-7655

PENNYDOUG@MSN.COM

August 7, 2006

Richardson Village Limited Partnership
408 Battleground Avenue
Greensboro, NC 27401

To the General Partners:

Please be informed that I have not issued a management letter for the year ended December 31, 2005, as I had no findings to address in a management letter.

Sincerely,

O. Douglas Covington, CPA

Return

Rental Compliance Reporting System (RCRS) Project Activity Report

Report Period: 1/1/2001 to 12/31/2001

08/07/2006 11:05 AM

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field.

Project Number: 1539 **Project Name:** Richardson Village

Allocation Year: 2000

Project Based Subsidy: 0

Owner Contact: GEORGE E CARR, III

City: Greensboro

New / Rehab: N / Y

Phone: (336)282-6000

County: Guilford

Supportive Services: False

Owner: RICHARDSON VILLAGE LIMITED PARTNERSHIP

Total Units: 24

Syndicator: Cabec

Owner Address: P.O. BOX 29229

Low Income Units: 24

Lender: CAROLINA BANK

GREENSBORO, NC 27429

Total Buildings: 4

Recent Waiver: No

Owner Type: FP

Years Extended Use: 15

Management Contact: George Carr

Project Type: Family

DHHS Targeting Plan Required Units: 0

Phone: (336) 545-9000

Allowance Type: Private

DHHS Targeting Plan Reported Units: 0

Agent: Beacon Management Corporation

Special: No

DHHS Targeting Plan Reported Units: 0

Management Address: P.O. Box 29229

GREENSBORO, NC 27429-9229

Affordable Housing Products Received from NCHFA

- Tax Credit Equity
- Other Non-Agency Funded sources
- Conventional Primary Loan
- Local Government Secondary Loan
- Other Grant

Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income. (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)

BIN: NC-00-00229

Building Address:
600 DEWITT STREET

Required Units

Total Units

LI Units

MKT Units

EMP Units

PIS Date:
5/31/2002

Efficiency Units

1 Bedroom Units

2 Bedroom Units

3 Bedroom Units

4 Bedroom Units

Reported Units

Total Units

LI Units

MKT Units

EMP Units

Efficiency Units

1 Bedroom Units

2 Bedroom Units

3 Bedroom Units

4 Bedroom Units

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LHHC Rent	DHHS	Katrina Displaced	Student Use
600C	2	896	Clara Baldwin	LI	1	07/23/01	MI	07/23/01	4,845	22,320	375	0	N/A	80	455	645			N/A

BIN: NC-00-00230

Building Address 602 DEWITT STREET		Required Units		Total Units		LI Units		MKT Units		EMP Units	
PIS Date 5/31/2002		Efficiency Units		1 Bedroom Units		6		0		0	
		0		0		6		0		0	

Reported Units		Total Units		LI Units		MKT Units		EMP Units	
6		6		6		0		0	
Efficiency Units		1 Bedroom Units		2 Bedroom Units		3 Bedroom Units		4 Bedroom Units	
0		0		6		0		0	

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
602A	2	896	Mary Woodard	LI		1/07/23/01	MI	07/23/01	15,600	22,320	375	0	N/A	113	488	645			N/A
602D	2	896	Hattie Gathers	LI		2/09/24/01	MI	09/24/01	16,219	25,500	375	0	N/A	113	488	645			N/A

BIN: NC-00-00231		Building Address 604 DEWITT STREET		Required Units		Total Units		LI Units		MKT Units		EMP Units	
PIS Date 5/31/2002				Efficiency Units		1 Bedroom Units		6		0		0	
				0		0		6		0		0	

Reported Units		Total Units		LI Units		MKT Units		EMP Units	
6		6		6		0		0	
Efficiency Units		1 Bedroom Units		2 Bedroom Units		3 Bedroom Units		4 Bedroom Units	
0		0		6		0		0	

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
604C	2	896	Edith Godfrey	LI		1/09/24/01	MI	09/24/01	16,420	22,320	375	0	N/A	113	488	645			N/A
604D	2	896	London Hairston	LI		1/07/23/01	MI	07/23/01	13,650	22,320	375	0	N/A	113	488	645			N/A

BIN: NC-00-00232		Building Address 615 DEWITT STREET		Required Units		Total Units		LI Units		MKT Units		EMP Units	
PIS Date 5/31/2002				Efficiency Units		1 Bedroom Units		6		0		0	
				0		0		6		0		0	

Reported Units		Total Units		LI Units		MKT Units		EMP Units	
6		6		6		0		0	
Efficiency Units		1 Bedroom Units		2 Bedroom Units		3 Bedroom Units		4 Bedroom Units	
0		0		6		0		0	

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
615A	2	896	Lakisha Mack	LI	4	11/19/01	MI	11/19/01	20,800	31,860	480	0	N/A	113	593	645			N/A
615B	2	896	Carolyn Smith	LI	3	09/24/01	MI	09/24/01	22,982	28,680	462	0	N/A	113	575	645			N/A
615D	2	896	Katrina King	LI	3	07/23/01	MI	07/23/01	11,752	28,680	420	0	N/A	113	533	645			N/A
615D	2	896	Katrina King	LI	0	07/23/01	MO	11/21/01	0	0	0	0	S8V	0	0	0			N/A
615E	2	896	Michael Frazier	LI	2	07/23/01	MI	07/23/01	24,064	25,500	462	0	N/A	113	575	645			N/A
615F	2	896	Lorraine Pierce	LI	3	09/24/01	MI	09/24/01	25,135	28,680	462	0	N/A	113	575	645			N/A

Return

Rental Compliance Reporting System (RCRS) Project Activity Report

Report Period: 1/1/2002 to 12/31/2002

08/07/2006 11:02 AM

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field.

Project Number: 1539 Project Name: Richardson Village

Allocation Year: 2000

Project Based Subsidy: 0

Owner Contact: GEORGE E CARR, III

City: Greensboro

New / Rehab: N / Y

Phone: (336)282-6000

County: Guilford

Supportive Services: False

Owner: RICHARDSON VILLAGE LIMITED PARTNERSHIP

Total Units: 24

Syndicator: Catec

Owner Address: P.O. BOX 29229

Low Income Units: 24

Lender: CAROLINA BANK

GREENSBORO, NC 27429

Total Buildings: 4

Recent Waiver: No

Owner Type: FP

Years Extended Use: 15

Management Contact: George Carr

Project Type: Family

Phone: (336) 545-9000

Allowance Type: Private

DHHS Targeting Plan Required Units: 0

Agent: Beacon Management Corporation

Special: No

DHHS Targeting Plan Reported Units: 0

Management Address: P.O. Box 29229

GREENSBORO, NC 27429-9229

Affordable Housing Products Received from NCHFA

- Tax Credit Equity

Other Non-Agency Funded sources

- Conventional Primary Loan

- Local Government Secondary Loan

- Other Grant

Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)

BIN: NC-00-00229

Building Address
600 DEWITT STREET

Required Units

Total Units

LI Units

MKT Units

EMP Units

PIS Date
6/31/2002

Efficiency Units

1 Bedroom Units

2 Bedroom Units

3 Bedroom Units

4 Bedroom Units

Reported Units

Total Units

LI Units

MKT Units

EMP Units

Efficiency Units

1 Bedroom Units

2 Bedroom Units

3 Bedroom Units

4 Bedroom Units

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LI/HTC Rent	DHHS	Katrina Displaced	Student Use
600A	2	896	Pauline Hughes	LI	1	04/29/02	MI	04/29/02	20,446	23,580	480	0	N/A	80	560	682			N/A
600B	2	896	VIRGINIA	LI	1	08/01/02	MI	08/01/02	14,164	23,580	244	218	S&V	80	324	682			N/A

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type	# of Occu-pents	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt	Housing Assist Pmt	Type of Assist Pmt	Utility Allow.	Total Rent	Max LH+TC Rent	DHHS	Katrina Displaced	Student Use
BIN: NC-00-00230																			
Building Address: 602 DEWITT STREET																			
PIS Date: 5/31/2002																			
600C	2	896	Clara Baldwin	LI		1 07/23/01	R	07/23/02	11,940	23,580	375	0	N/A	80	455	682			N/A
600D	2	896	Kim Flanagan	LI		2 05/30/02	MI	05/30/02	10,390	26,940	462	0	N/A	80	542	682			N/A
600E	2	896	Deitrich Morton	LI		2 04/28/02	MI	04/26/02	0	26,940	0	480	S8V	80	80	682			N/A
600F	2	896	Kisha Thompson	LI		2 04/01/02	MI	04/01/02	5,928	26,940	0	480	S8V	80	80	682			N/A
Reported Units Total Units: 6 LI Units, 0 MKT Units, 0 EMP Units Efficiency Units 1 Bedroom Units: 6, 2 Bedroom Units: 0, 3 Bedroom Units: 0, 4 Bedroom Units: 0																			

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type	# of Occu-pents	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt	Housing Assist Pmt	Type of Assist Pmt	Utility Allow.	Total Rent	Max LH+TC Rent	DHHS	Katrina Displaced	Student Use
BIN: NC-00-00231																			
Building Address: 804 DEWITT STREET																			
PIS Date: 5/31/2002																			
602A	2	896	Mary Woodard	LI		1 07/23/01	R	07/23/02	16,229	23,580	375	0	N/A	80	455	682			N/A
602B	2	896	Karla Hamilton	LI		2 09/20/02	MI	09/20/02	24,744	26,940	462	0	N/A	80	542	682			N/A
602C	2	896	Kendrick Jones	LI		3 03/15/02	MI	03/15/02	16,090	30,300	480	0	N/A	80	560	682			N/A
602D	2	896	Hattie Gathers	LI		2 09/24/01	R	09/24/02	23,668	26,940	375	0	N/A	80	455	682			N/A
602E	2	896	William Crite	LI		1 08/01/02	MI	08/01/02	20,757	23,580	462	0	N/A	80	542	682			N/A
602F	2	896	Stacy Glover	LI		2 07/11/02	MI	07/11/02	14,710	26,940	170	292	S8V	80	250	682			N/A
Reported Units Total Units: 6 LI Units, 0 MKT Units, 0 EMP Units Efficiency Units 1 Bedroom Units: 6, 2 Bedroom Units: 0, 3 Bedroom Units: 0, 4 Bedroom Units: 0																			

Unit No	Num. of Square	Name	Unit	# of Occu-	Move In	Event	Event Date	Annual Gross	Max Eligible	Tenant Rent	Housing Assist	Type of Assist	Utility	Total	Max LH+TC	DHHS	Katrina	Student	
BIN: NC-00-00231																			
Building Address: 804 DEWITT STREET																			
PIS Date: 5/31/2002																			
Required Units Total Units: 6 LI Units, 0 MKT Units, 0 EMP Units Efficiency Units 1 Bedroom Units: 1, 2 Bedroom Units: 2, 3 Bedroom Units: 3, 4 Bedroom Units: 4																			
Reported Units Total Units: 6 LI Units, 0 MKT Units, 0 EMP Units Efficiency Units 1 Bedroom Units: 1, 2 Bedroom Units: 2, 3 Bedroom Units: 3, 4 Bedroom Units: 4																			

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
604A	2	896	D Lewis	LI	1	01/18/02	MI	01/18/02	10,950	22,320	480	0	N/A	80	560	645			N/A
604A	2	896	D Lewis	LI	0	01/18/02	MO	04/15/02	10,950	22,320	480	0	N/A	80	560	682			N/A
604A	2	896	Tasha Crews	LI	2	08/01/02	MI	08/01/02	14,400	26,940	462	0	N/A	80	542	682			N/A
604B	2	896	Chiemere Davis	LI	1	04/29/02	MI	04/29/02	20,073	23,580	480	0	N/A	80	560	682			N/A
604B	2	896	Chiemere Davis	LI	0	04/29/02	MO	11/12/02	20,073	23,580	480	0	N/A	80	560	682			N/A
604C	2	896	Edith Godfrey	LI	1	09/24/01	R	09/24/02	18,547	23,580	375	0	N/A	80	455	682			N/A
604D	2	896	London Hairston	LI	1	07/23/01	R	07/23/02	4,360	23,580	400	0	N/A	80	480	682			N/A
604E	2	896	Carolyn Barber	LI	2	04/30/02	MI	04/30/02	22,694	26,940	480	0	N/A	80	560	682			N/A
604F	2	896	Ebony Jackson	LI	1	05/30/02	MI	05/30/02	3,827	23,580	70	392	S8V	80	150	682			N/A

BIN: NC-00-00232

Building Address	Required Units	Total Units	LI Units	MKT Units	EMP Units
615 DEWITT STREET	6	6	6	0	0
PIS Date 5/31/2002	Efficiency Units 0	1 Bedroom Units 1	2 Bedroom Units 2	3 Bedroom Units 3	4 Bedroom Units 4

Reported Units Total Units 6 LI Units 6 MKT Units 0 EMP Units 0
 Efficiency Units 0 1 Bedroom Units 1 2 Bedroom Units 2 3 Bedroom Units 3 4 Bedroom Units 0

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
615A	2	896	Lakisha Mack	LI	0	11/19/01	MO	01/26/02	0	0	0	0	S8V	0	0	0			N/A
615A	2	896	Arita Wheeler	LI	2	07/03/02	MI	07/03/02	16,400	26,940	462	0	N/A	80	542	682			N/A
615B	2	896	Carolyn Smith	LI	2	09/24/01	R	09/24/02	23,944	26,940	462	0	N/A	80	542	682			N/A
615C	2	896	Ronnie Quick	LI	1	06/28/02	MI	06/28/02	15,300	23,580	462	0	N/A	80	542	682			N/A
615D	2	896	Tiffany Coleman	LI	2	06/14/02	MI	06/14/02	16,880	26,940	462	0	N/A	80	542	682			N/A
615E	2	896	Tiffany Coleman	LI	0	06/14/02	MO	11/12/02	16,880	26,940	462	0	N/A	80	542	682			N/A
615E	2	896	Michael Frazier	LI	2	07/23/01	R	07/23/02	24,979	26,940	462	0	N/A	80	542	682			N/A
615F	2	896	Lorraine Pierce	LI	0	09/24/01	MO	07/31/02	25,135	30,300	462	0	N/A	80	542	682			N/A
615F	2	896	Crystal Miles	LI	3	10/19/02	MI	10/19/02	24,649	30,300	462	0	N/A	80	542	682			N/A

Return

Rental Compliance Reporting System (RCRS) Project Activity Report

Report Period: 1/1/2003 to 12/31/2003

08/07/2006 11:02 AM

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field.

Project Number: 1539 **Project Name:** Richardson Village

Allocation Year: 2000

Project Based Subsidy: 0

Owner Contact: GEORGE E CARR, III

City: Greensboro

New / Rehab: N / Y

Phone: (336)282-6000

County: Guilford

Supportive Services: False

Owner: RICHARDSON VILLAGE LIMITED PARTNERSHIP

Total Units: 24

Syndicator: Cahoc

Owner Address: P.O. BOX 29229

Low Income Units: 24

Lender: CAROLINA BANK

GREENSBORO, NC 27429

Total Buildings: 4

Recert Waiver: No

Management Contact: George Carr

Owner Type: FP

Years Extended User: 15

Phone: (336) 545-9000

Project Type: Family

DHHS Targeting Plan Required Units: 0

Agent: Beacon Management Corporation

Allowance Type: Private

DHHS Targeting Plan Reported Units: 0

Management Address: P.O. Box 29229

Special: No

GREENSBORO, NC 27429-9229

Affordable Housing Products Received from NCHFA

- Tax Credit Equity

- Other Non-Agency Funded sources
- Conventional Primary Loan
- Local Government Secondary Loan
- Other Grant

Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)

BIN: NC-00-00229

Building Address:
600 DEWITT STREET

PIS Date:
5/31/2002

Required Units	Total Units	LI Units	MKT Units	EMP Units
6	6	6	0	0
Efficiency Units	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	4 Bedroom Units
0	0	6	0	0
Reported Units	Total Units	LI Units	MKT Units	EMP Units
0	6	6	0	0
Efficiency Units	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	4 Bedroom Units
0	0	6	0	0

Unit No	Num. of Bldms	Square Feet	Name	Unit Type	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
600A	2	896	Pauline Hughes	LI	1	04/29/02	R	04/01/03	21,050	23,580	480	0	N/A	80	560	682			N/A
600B	2	896	VIRGINIA	LI	1	08/01/02	R	08/01/03	13,915	23,580	260	230	S8V	80	340	682			N/A

Unit No	Num of Adrms	Square Feet	Name	Unit Type	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LHTC Rent	DHHS	Katrina Displaced	Student Use
JOHNSON																			
600C	2	896	Cara Baldwin	LI		1/07/23/01	R	07/01/03	9,760	23,580	410	0	N/A	80	490	682			N/A
600D	2	896	Kim Flanagan	LI		2/05/30/02	R	05/01/03	23,712	26,940	462	0	N/A	80	542	682			N/A
600E	2	896	Detriech Morton	LI		04/26/02	MO	04/15/03							0				
600E	2	896	Perquida Jones	LI		1/10/16/03	MI	10/16/03	21,798	23,580	490	0	N/A	80	570	682			N/A
600F	2	896	Krista Thompson	LI		2/04/01/02	R	10/27/03	7,800	26,940	128	352	S8V	80	208	682			N/A

BIN: NC-00-00230																			
Building Address 602 DEWITT STREET																			
PIS Date 5/31/2002																			
Required Units										Total Units									
Efficiency Units										LI Units									
0										6									
1 Bedroom Units										2 Bedroom Units									
0										6									
3 Bedroom Units										MKT Units									
0										0									
4 Bedroom Units										EMP Units									
0										0									
Reported Units																			
Total Units										LI Units									
6										6									
1 Bedroom Units										2 Bedroom Units									
0										6									
3 Bedroom Units										MKT Units									
0										0									
4 Bedroom Units										EMP Units									
0										0									

Unit No	Num of Adrms	Square Feet	Name	Unit Type	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LHTC Rent	DHHS	Katrina Displaced	Student Use
602A	2	896	Mary Woodard	LI		1/07/23/01	R	10/10/03	18,028	26,580	410	0	N/A	80	490	682			N/A
602B	2	896	Karla Hamilton	LI		2/09/20/02	R	10/28/03	22,881	26,940	490	0	N/A	80	570	682			N/A
602C	2	896	Kendrick Jones	LI		03/15/02	MO	03/06/03							0				
602C	2	896	Mary Tatum	LI		2/03/28/03	MI	03/28/03	14,564	26,940	490	0	N/A	80	570	682			N/A
602D	2	896	Hattie Gathers	LI		2/09/24/01	R	09/09/03	24,757	26,940	410	0	N/A	80	490	682			N/A
602E	2	896	William Crite	LI		08/01/02	MO	03/04/03							0				
602E	2	896	Jannie Goode	LI		2/03/14/03	MI	03/14/03	12,324	26,940	462	0	N/A	80	542	682			N/A
602F	2	896	Stacy Glover	LI		2/07/11/02	R	11/24/03	13,110	26,940	101	389	S8V	80	181	682			N/A

BIN: NC-00-00231																			
Building Address 604 DEWITT STREET																			
PIS Date 5/31/2002																			
Required Units										Total Units									
Efficiency Units										LI Units									
0										6									
1 Bedroom Units										2 Bedroom Units									
0										6									
3 Bedroom Units										MKT Units									
0										0									
4 Bedroom Units										EMP Units									
0										0									
Reported Units																			
Total Units										LI Units									
6										6									
1 Bedroom Units										2 Bedroom Units									
0										6									
3 Bedroom Units										MKT Units									
0										0									
4 Bedroom Units										EMP Units									
0										0									

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
604A	2	896	Tasha Crews	LI		08/01/02	MO	07/31/03							0				
604B	2	896	Teresa Miller	LI		2/01/10/03	MI	01/10/03	21,060	26,940	462		0	N/A	80	542	682		N/A
604C	2	896	Edith Godfrey	LI		1/09/24/01	R	09/01/03	21,907	23,580	410		0	N/A	80	490	682		N/A
604D	2	896	Lendon Hairston	LI		1/07/23/01	R	08/11/03	4,416	23,580	420		0	N/A	80	500	682		N/A
604E	2	896	Carolyn Barber	LI		2/04/30/02	R	04/23/03	26,796	26,940	490		0	N/A	80	570	682		N/A
604F	2	896	Ebony Jackson	LI		1/05/30/02	R	12/31/03	12,036	23,580	2	460	S8V	80	82	682			N/A

Building Address 615 DEWITT STREET																			
PIS Date 5/31/2002																			
Required Units										Total Units									
Efficiency Units 0										LI Units 6									
1 Bedroom Units 0										2 Bedroom Units 6									
2 Bedroom Units 0										3 Bedroom Units 0									
3 Bedroom Units 0										4 Bedroom Units 0									
4 Bedroom Units 0										MKT Units 0									
5 Bedroom Units 0										EMP Units 0									

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
615A	2	896	Anita Wheeler	LI		2/07/03/02	R	07/01/03	13,977	26,940	490		0	N/A	80	570	682		N/A
615B	2	896	Carolyn Smith	LI		09/24/01	MO	06/23/03							0				
615B	2	896	Tiffany Shaw	LI		2/08/29/03	MI	08/29/03	22,222	26,940	490		0	N/A	80	570	682		N/A
615C	2	896	Ronnie Quick	LI		06/28/02	MO	03/17/03							0				
615C	2	896	Tamahl Gorham	LI		3/06/11/03	MI	06/11/03	28,086	30,300	490		0	N/A	80	570	682		N/A
615D	2	896	Donna Tyson	LI		2/01/30/03	MI	01/30/03	15,971	26,940	462	295	S8V	80	542	682			N/A
615E	2	896	Michael Frazier	LI		2/07/23/01	R	12/31/03	23,144	26,940	490		0	N/A	80	570	682		N/A
615F	2	896	Crystal Miles	LI		3/10/19/02	R	10/01/03	27,757	30,300	490		0	N/A	80	570	682		N/A

Return

Rental Compliance Reporting System (RCRS) Project Activity Report

Report Period: 1/1/2004 to 12/31/2004

08/07/2006 11:01 AM

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field.

Project Number: 1539 Project Name: Richardson Village

Allocation Year: 2000

Project Based Subsidy: 0

Owner Contact: GEORGE E CARR, III

City: Greensboro

New / Rehab: N / Y

Phone: (336)282-6000

County: Guilford

Supportive Services: False

Owner: RICHARDSON VILLAGE LIMITED PARTNERSHIP

Total Units: 24

Syndicator: Cahac

Owner Address: P.O. BOX 29229

Low Income Units: 24

Lender: CAROLINA BANK

GREENSBORO, NC 27429

Total Buildings: 4

Owner Type: FP

Recent Waiver: No

Management Contact: George Carr

Project Type: Family

Years Extended Use: 15

Phone: (336) 545-9000

Allowance Type: Private

DHHS Targeting Plan Required Units: 0

Agent: Beacon Management Corporation

DHHS Targeting Plan Reported Units: 0

Management Address: P.O. Box 29229

Affordable Housing Products Received from NCHFA

Other Non-Agency Funded sources

- Tax Credit Equity

- Conventional Primary Loan

- Local Government Secondary Loan

- Other Grant

Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)

BIN: NC-00-00229

Building Address
600 DEWITT STREET

PIIS Date
5/31/2002

Required Units
Total Units 6
LI Units 6
Efficiency Units 0
1 Bedroom Units 0
2 Bedroom Units 6
3 Bedroom Units 0
4 Bedroom Units 0

Reported Units
Total Units 6
LI Units 6
MKT Units 0
1 Bedroom Units 1
2 Bedroom Units 2
3 Bedroom Units 3
4 Bedroom Units 0

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt	Housing Assist Pmt	Type of Assist Pmt	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
600A	2	896	Pauline Hughes	LI	1	04/29/02	R	04/01/04	22,050	23,580	480	0	N/A	30	560	682			N/A
600B	2	896	VIRGINIA	LI	1	08/01/02	R	08/01/04	7,748	23,580	0	490	S8V	80	80	682			N/A

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LHHC Rent	DHHS Displaced	Katrina Student Use	
JOHNSON																			
600C	2	896	Ciera Baldwin	LI		1/07/23/01	R	07/01/04	8,446	23,560	410	0	N/A	80	490	682			N/A
600D	2	896	Kim Flanagan	LI		2/05/30/02	R	04/01/04	28,496	26,940	490	0	N/A	80	570	682			N/A
600E	2	896	Parquida Jones	LI		1/10/16/03	R	10/01/04	26,125	23,560	490	0	N/A	80	570	682			N/A
600F	2	896	Kisha Thompson	LI		2/04/01/02	R	04/01/04	13,533	26,940	134	346	S8V	80	214	682			N/A

BIN: NC-00-00230

Building Address	Required Units	Total Units	LI Units	MKT Units	EMP Units
602 DEWITT STREET	6	6	6	0	0
PIS Date 5/31/2002	Efficiency Units 0	1 Bedroom Units 0	2 Bedroom Units 6	3 Bedroom Units 0	4 Bedroom Units 0

Building Address	Reported Units	Total Units	LI Units	MKT Units	EMP Units
602 DEWITT STREET	6	6	6	0	0
PIS Date 5/31/2002	Efficiency Units 0	1 Bedroom Units 0	2 Bedroom Units 6	3 Bedroom Units 0	4 Bedroom Units 0

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LHHC Rent	DHHS Displaced	Katrina Student Use	
602A	2	896	Mary Woodard	LI		1/07/23/01	R	07/01/04	16,640	23,580	425	0	N/A	80	505	682			N/A
602B	2	896	Karla Hamilton	LI		09/20/02	MO	04/04/04							0				
602B	2	896	Janie Penn	LI		2/05/01/04	MI	05/01/04	2,544	26,940	154	316	S8V	80	234	682			N/A
602C	2	896	Mary Tatum	LI		2/03/28/03	R	03/01/04	25,984	26,940	490	0	N/A	80	570	682			N/A
602D	2	896	Hattie Gathers	LI		2/09/24/01	R	09/01/04	25,238	26,940	410	0	N/A	80	490	682			N/A
602E	2	896	Jannie Goode	LI		03/14/03	MO	06/30/04							0				
602E	2	896	Jade Mc Millan	LI		2/11/01/04	MI	11/01/04	21,334	26,940	490	0	N/A	80	570	682			N/A
602F	2	896	Stacy Glover	LI		07/11/02	MO	08/31/04							0				

BIN: NC-00-00231

Building Address	Required Units	Total Units	LI Units	MKT Units	EMP Units
604 DEWITT STREET	6	6	6	0	0
PIS Date 5/31/2002	Efficiency Units 0	1 Bedroom Units 0	2 Bedroom Units 6	3 Bedroom Units 0	4 Bedroom Units 0

Building Address	Reported Units	Total Units	LI Units	MKT Units	EMP Units
604 DEWITT STREET	6	6	6	0	0
PIS Date 5/31/2002	Efficiency Units 0	1 Bedroom Units 0	2 Bedroom Units 6	3 Bedroom Units 0	4 Bedroom Units 0

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
604A	2	896	Hattie Fuller	LI		1/03/11/04	MI	03/11/04	7,004	23,580	105	385	S8V	80	185	682			N/A
604B	2	896	Teresa Miller	LI		2/01/10/03	R	01/01/04	22,464	26,940	490	0	N/A	80	570	682			N/A
604C	2	896	Edith Godfrey	LI		1/09/24/01	R	09/01/04	22,991	23,580	410	0	N/A	80	490	682			N/A
604D	2	896	Lendon Hairston	LI		07/23/01	MO	05/31/04							0				
604D	2	896	Laura Rorie	LI		1/09/03/04	MI	09/03/04	19,729	23,580	490	0	N/A	80	570	682			N/A
604E	2	896	Carolyn Barber	LI		2/04/30/02	R	04/01/04	27,721	26,940	490	0	N/A	80	570	682			N/A
604F	2	896	Ebony Jackson	LI		1/05/30/02	R	05/01/04	27,298	23,580	0	462	S8V	80	80	682			N/A

BIN: NC-00-00232

Building Address	Required Units	Total Units	LI Units	MKT Units	EMP Units
615 DEWITT STREET	6	6	6	0	0
PIS Date	Efficiency Units	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	4 Bedroom Units
5/31/2002	0	0	6	0	0

Reported Units: Total Units 6, LI Units 6, MKT Units 0, EMP Units 0
 Efficiency Units: 1 Bedroom Units 1, 2 Bedroom Units 2, 3 Bedroom Units 3, 4 Bedroom Units 4

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type:	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
615A	2	896	Anita Wheeler	LI		07/03/02	MO	08/31/04							0				
615B	2	896	Tiffany Shaw	LI		08/29/03	MO	06/30/04							0				
615C	2	896	Tamahl Gotham	LI		3/06/11/03	R	06/01/04	20,807	30,300	490	0	N/A	80	570	682			N/A
615D	2	896	Donna Tyson	LI		2/01/30/03	R	01/01/04	22,958	26,940	490	0	N/A	80	570				N/A
615E	2	896	Michael Frazier	LI		2/07/23/01	R	07/01/04	23,144	26,940	682	0	N/A	80	762	682	N		N/A
615F	2	896	Crystal Miles	LI		10/19/02	MO	09/30/04							0				

Return

Rental Compliance Reporting System (RCRS) Project Activity Report

Report Period: 1/1/2005 to 12/31/2005

08/07/2006 10:49 AM

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field.

Project Number: 1539

Project Name: Richardson Village

Allocation Year: 2000

Project Based Subsidy: 0

Owner Contact: GEORGE E CARR, III

City: Greensboro

New / Rehab: N / Y

Phone: (336)282-6000

Country: Guilford

Supportive Services: False

Owner: RICHARDSON VILLAGE LIMITED PARTNERSHIP

Total Units: 24

Syndicator: Cahec

Owner Address: P.O. BOX 29229

Low Income Units: 24

Lender: CAROLINA BANK

GREENSBORO, NC 27429

Total Buildings: 4

Recent Waiver: No

Management Contact: George Carr

Owner Type: FP

Years Extended Use: 15

Phone: (336) 545-9000

Project Type: Family

DHHS Targeting Plan Required Units: 0

Agent: Beacon Management Corporation

Allowance Type: Private

DHHS Targeting Plan Reported Units: 0

Management Address: P.O. Box 29229

Special: No

DHHS Targeting Plan Reported Units: 0

GREENSBORO, NC 27429-9229

Affordable Housing Products Received from NCHFA

- Tax Credit Equity

- Other Non-Agency Funded sources
- Conventional Primary Loan
- Local Government Secondary Loan
- Other Grant

Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)

BIN: NC-00-00229

Building Address:
600 DEWITT STREET

PIS Date:
5/31/2002

Required Units	Total Units	LI Units	MKT Units	EMP Units
6	6	6	0	0
Efficiency Units	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	4 Bedroom Units
0	0	6	0	0

Reported Units	Total Units	LI Units	MKT Units	EMP Units
6	6	6	0	0
Efficiency Units	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	4 Bedroom Units
0	0	6	0	0

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
600A	2	896	Pauline Hughes	LI	1	04/29/02	R	04/01/05	22,360	23,580	480	0	N/A	80	560	682	N		N/A
600B	2	896	VIRGINIA	LI	1	08/01/02	R	08/01/05	7,356	23,580	72	418	S8V	80	152	682	N		N/A

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type	# of Occur-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
JOHNSON																			
600C	2	896	Clara Baldwin	LI		1/07/23/01	R	07/01/05	4,286	23,580	410	0	N/A	80	490	682	N		N/A
600D	2	896	Kim Flanagan	LI		2/05/30/02	R	05/01/05	28,496	26,940	490	0	N/A	80	570	682	N		N/A
600E	2	896	Perquida Jones	LI		1/10/16/03	R	10/01/05	25,293	23,580	490	0	N/A	80	570	682	N	N	N/A
600F	2	896	Kisha Thompson	LI		2/04/01/02	R	04/01/05	20,644	26,940	67	423	S8V	80	147	682	N		N/A

BIN: NC-00-00230

Building Address	Required Units	Total Units	LI Units	MKT Units	EMP Units
602 DEWITT STREET	6	6	6	0	0
PIS Date 5/31/2002	Efficiency Units 0	1 Bedroom Units 0	2 Bedroom Units 6	3 Bedroom Units 0	4 Bedroom Units 0
	Reported Units	Total Units	LI Units	MKT Units	EMP Units
	0	6	6	0	0
	Efficiency Units	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	4 Bedroom Units
	0	0	6	0	0

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type	# of Occur-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
602A	2	896	Mary Woodard	LI		07/23/01	MO	09/30/05							0		N		
602B	2	896	Janie Penn	LI		2/05/01/04	R	05/01/05	13,861	26,940	203	267	S8V	80	263	682	N		N/A
602C	2	896	Mary Tatum	LI		2/03/28/03	R	03/01/05	30,987	26,940	490	0	N/A	80	570	682	N		N/A
602D	2	896	Hattie Gathers	LI		2/09/24/01	R	09/01/05	25,508	26,940	410	0	N/A	80	490	682	N	N	N/A
602E	2	896	Jade McMillan	LI		11/01/04	MO	12/31/05							0		N		
602F	2	896	LINDA HARPER	LI		3/01/20/05	MI	01/20/05	17,128	30,300	490	0	N/A	80	570	682	N		N/A

BIN: NC-00-00231

Building Address	Required Units	Total Units	LI Units	MKT Units	EMP Units
604 DEWITT STREET	6	6	6	0	0
PIS Date 5/31/2002	Efficiency Units 0	1 Bedroom Units 0	2 Bedroom Units 6	3 Bedroom Units 0	4 Bedroom Units 0
	Reported Units	Total Units	LI Units	MKT Units	EMP Units
	0	6	6	0	0
	Efficiency Units	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	4 Bedroom Units
	0	0	6	0	0

Unit No	Num. of Square	Name	Unit	# of Occur-	Move In	Event	Event Date	Annual Gross	Max Eligible	Tenant Rent	Housing Assist	Type of Assist	Utility	Total	Max LIHTC	DHHS	Katrina	Student
Reported Units																		
Total Units 6																		
LI Units 6																		
MKT Units 0																		
EMP Units 0																		
Efficiency Units 0																		
1 Bedroom Units 0																		
2 Bedroom Units 6																		
3 Bedroom Units 0																		
4 Bedroom Units 0																		

Unit No	Bdrms	Feet	Name	Type	Date	Type	Income	Income	Pmt	Pmt	Pmt	Allow.	Rent	Rent	Displaced	Use
604A	2	896	Hattie Fuller	LI	03/11/04	MO							0			
604A	2	896	CHRISTINE BROWN	LI	2/07/19/05	MI	14,632	26,940	490	0	N/A	80	570	682	N	N/A
604B	2	896	Teresa Miller	LI	2/01/10/03	R	19,131	26,940	490	0	N/A	80	570	682	N	N/A
604C	2	896	Edith Godfrey	LI	1/09/24/01	R	24,142	23,580	410	0	N/A	80	490	682	N	N/A
604D	2	896	Laura Rorie	LI	1/09/03/04	R	20,312	23,580	490	0	N/A	80	570	682	N	N/A
604E	2	896	Carolyn Barber	LI	2/04/30/02	R	29,625	26,940	490	0	N/A	80	570	682	N	N/A
604F	2	896	Ebony Jackson	LI	1/05/30/02	R	10,400	23,580	0	490	S8V	80	80	682	N	N/A

BIN: NC-00-00232

Building Address	Required Units	Total Units	LI Units	MKT Units	EMP Units
615 DEWITT STREET	6	6	6	0	0
PIS Date 5/31/2002	Efficiency Units 0	1 Bedroom Units 0	2 Bedroom Units 6	3 Bedroom Units 0	4 Bedroom Units 0
	Reported Units	Total Units	LI Units	MKT Units	EMP Units
	Efficiency Units 0	1 Bedroom Units 1	2 Bedroom Units 2	3 Bedroom Units 3	4 Bedroom Units 4

Unit No	Num. of Bdrms	Square Feet	Name	Unit Type	# of Occu-pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant Rent Pmt.	Housing Assist Pmt.	Type of Assist Pmt.	Utility Allow.	Total Rent	Max LIHTC Rent	DHHS	Katrina Displaced	Student Use
615A	2	896	CHIQUIDA STEPHENS-LAMBERT	LI	2	10/22/05	MI	10/22/05	14,300	26,940	490	0	N/A	80	570	682	N	N	N/A
615A	2	896	CELORIA WALKER	LI	2	10/03/01/05	MI	03/01/05	9,360	26,940	490	0	N/A	80	570	682	N	N	N/A
615A	2	896	CELORIA WALKER	LI	2	03/01/05	MO	08/29/05							0		N		
615B	2	896	NICOLE MILLER	LI	2	06/27/05	MI	06/27/05	16,640	26,940	490	0	N/A	80	570	682	N		N/A
615C	2	896	Tamahl Gorham	LI		06/11/03	MO	10/31/05							0		N		
615D	2	896	Donna Tyson	LI	2	01/30/03	R	01/01/05	20,784	26,940	490	0	N/A	80	570	682	N		N/A
615E	2	896	Michael Frazier	LI		07/23/01	MO	08/31/05							0		N		
615E	2	896	YEATRICE TYSON	LI	2	12/13/05	MI	12/13/05	18,825	26,940	490	0	N/A	80	570	682	N	N	N/A
615F	2	896	TIERNEY SPENDER	LI	2	05/25/05	MI	05/25/05	19,831	26,940	490	0	N/A	80	570	682	N		N/A