



# unison

HOUSING PARTNERS

June 18, 2018

Mr. Dahlman,

Unison Housing Partners is partnering with an affordable housing developer, Pedcor Investments, on a 4% tax credit and Private Activity Bond financed development called Larkridge Apartments. We have attached project information with this letter that has more project-specific information. Most importantly for Adams County's low-income households, this development will fill a geographical gap in affordable housing options in the County's northwest corner. The 338-unit development will serve households at 60% AMI or less, and will consist of 170 one-bedroom units, 132 two-bedroom units, and 36 three-bedroom units. The income levels of the future tenants will be between \$35,280 and \$54,420 for the 60% units, depending on household size.

It is intended that these apartments will finish being developed by Pedcor, be constructed by Pedcor's affiliated general contractor, Signature Construction, and be managed by Pedcor Management, all in compliance with CHFA's 2017 QAP and HUD's 221(d)(4) mortgage insurance program. Requirements of these programs will ensure long-term quality and affordability at these levels for a period of at least 20 years. ACHA will be acting as issuer of the bonds used to finance this development project, but does not currently have enough available cap to dedicate to this project. Therefore, we are formally requesting the assignment of all \$5,920,478 of Adams County's 2018 Private Activity Bond volume to Unison for the Larkridge Apartments development.

Sincerely,

Peter LiFari  
Executive Director  
Unison Housing Partners