

**EXHIBIT F**

Hi Susan & Fred,

1. No, prior cycle credits were just credited on a one for one basis because there were no rules when they were created. On the flip side, they are also not eligible for bonuses and cannot be used for rental credits (they are subtracted from the rental housing calculation).
2. Technically, all projects have to comply. What we would usually require in that case is the municipality would ask for a low/mod split waiver and demonstrate that the low units were made up in another project in the plan. Not sure how the court would handle this scenario.

Maria

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**From:** mail [mailto:mail@hgapa.com]  
**Sent:** Monday, October 31, 2016 1:08 PM  
**To:** Connolly, Maria  
**Subject:** Questions

Maria,

Sorry to bother you with COAH questions.

Two questions:

-Are prior cycle credits (80-86) subject to the 25% cap or are they credited on a one for one basis?

-The 50-50 low -mod split. Do all projects have to comply or is it OK if the total number of units in the Plan comply i.e. some projects with more than 50% low and some are less?

Thanks.

*Susan S. Gruel, P.P. & Fred Heyer P.P., A.I.C.P., CUD, LEED- AP ND, CNUa*