

AFFORDABLE HOUSING PRACTICE GROUP



CAPABILITIES:

- Stand-alone 9% LIHTC projects
- 4% as-of-right bond financed projects
- TCAP Funding
- HUD/DHCR mixed finance projects
- Housing for special needs populations,

typically supported by:

- NYS Office of Mental Health
- NYS Department of Health
- NYS Office of Mental Retardation & Developmental Disabilities
- NYS Homeless Housing and Assistance Program

We also represent developers in new market tax credit transactions and historic tax credit projects.

The attorneys in our Affordable Housing practice group provide comprehensive coverage for multi-family housing and community development transactions.

OUR APPROACH

Jaeckle Fleischmann's Affordable Housing practice group has a strong and successful background in assisting developers and not-for-profit organizations in upstate and downstate markets complete affordable multi-family housing and community development transactions. Our services typically commence prior to the application stage of a project's financing, where we provide counseling related to federal, state and local assistance programs with specific emphasis on the federal Low Income Housing Tax Credit Program. Our services continue through closing of the financing transactions, typically including construction and permanent financing, property acquisition and development and closing of the tax credit investor financing. These services are provided through interaction between the Tax and Real Estate Practice Areas. In connection with these financings, we also provide advice regarding the formation of not-for-profit and tax-exempt organizations.

Our experience representing not-for-profit developers in low income housing tax credit transactions includes multi-layered financing arrangements consisting of construction and permanent loans, tax credits accessed through limited partnerships or limited liability companies, and soft secondary financing.

REPRESENTATIVE CLIENTS:

- Buffalo City Mission
- Cazenovia Recovery Systems, Inc.
- Citizens Opportunity for Development and Equality, Inc.
- DePaul Properties, Inc.
- Southern Tier Environments for Living, Inc.
- Volunteers of America - Greater New York, Inc.

Your | Team



CHRISTOPHER N. OLLINICK collinick@jaeckle.com; 716.843.3845

ASSOCIATE

Christopher N. Ollinick is an associate in the Firm's Tax and Economic & Land Development practice groups. He practices extensively in the areas of Federal and State income tax, sales and use tax, and other miscellaneous taxes. In addition to general tax planning, his practice includes structuring real estate joint ventures, low income housing tax credit partnerships, and economic development planning.



MICHAEL A. PIETTE mpiette@jaeckle.com; 716.843.3882

PARTNER

Michael A. Piette is a partner in the Firm's Corporate and Real Estate practice groups. He concentrates his practice in commercial real estate, including transactions involving the acquisition, financing, development, leasing and exchange of commercial real estate. Mr. Piette has counseled lending institutions and commercial owners in sophisticated forms of financing. His practice also involves environmental and land use regulation matters, including freshwater wetlands issues.



RAYMOND P. REICHERT reichert@jaeckle.com; 716.843.3886

PARTNER

Raymond P. Reichert has devoted substantially his entire career to the practice of tax law, including federal and New York income tax, New York sales and use tax, and other miscellaneous taxes. In addition to general transactional tax planning, his practice includes structuring real estate joint ventures, low income housing and historic tax credit partnerships and economic development planning.



NICOLE R. TZETZTO ntzetzto@jaeckle.com; 716.843.3859

PARTNER

Nicole Tzetzto has extensive experience in sophisticated estate planning involving closely held businesses, succession planning, charitable remainder and life insurance trusts, as well as complex estate administration. She also has experience in tax-exempt bond transactions, including representation of issuers and underwriters, drafting of bond purchase agreements, review of applicable tax provisions, and structuring bond transactions. Prior to entering the private practice of law, she worked as a tax consultant at Ernst & Young, LLP and Deloitte & Touche LLP.

This description of the Jaeckle Affordable Housing practice group was prepared by the attorneys at Jaeckle Fleischmann & Mugel, LLP and is intended for general information purposes only and should not be considered legal advice. You are urged to contact an attorney concerning any specific questions you have relating to your own situation. Prior results do not guarantee a similar outcome.