



Project Name	Berkley Court and Pretlow Gardens-Old Town Terrace
Location	Franklin, Virginia
Total Project Costs	\$13.1 million
Closing Date	July 31, 2014
Financing	9% Low Income Housing Tax Credits (“LIHTC”), HUD capital funds (through a loan from FRHA), Department of Housing and Community Development (“DHCD”) HOME Program funds, FHL Bank Affordable Housing Program (“AHP”) funds and traditional debt

Attorney Delphine Carnes structured two of the first transactions in Virginia to use the Rental Assistance Demonstration program (“RAD”) to convert an entire public housing portfolio to Section 8 project-based vouchers. The financing structure leveraged 9% LIHTC equity to generate the capital needed to fund significant and broad-based renovations to public housing communities located in Franklin, Virginia. Ms. Carnes represented Franklin Redevelopment and Housing Authority (“FRHA”) in two transactions, each of which closed on July 31, 2014. These complex transactions utilized a variety of financing sources, including 9% LIHTCs, DHCD HOME Program funding, HUD capital funds, AHP funds and conventional debt, in conjunction with a RAD conversion, to rehabilitate FRHA’s Berkley Court, Pretlow Gardens and Old Town Terrace communities which, collectively, contain all of FRHA’s 150 rental housing units. Despite the difficulties inherent in a full-scale portfolio conversion, the transactions allowed FRHA to effectively address its capital needs and provide residents of its communities with affordable, high quality housing.

