

JACKSONVILLE HOUSING AUTHORITY

3600 Max Howell Drive
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Section 8 Rental
Assistance Office
(501) 982-2267

Public Housing
Rental Office
(501) 982-3088

February 14, 2014

To whom it may concern:

Richard Joseph of Miller, Hall & Triggs, LLC served as special legal counsel to the Jacksonville Housing Authority and to its instrumentality, Jacksonville Housing Solutions, Inc., in connection with the development of The Meadows: a mixed-income development consisting of 55 single-family residential units, of which 41 are LIHTC units and 14 are market-rate units in Jacksonville, Arkansas.

Rick was primarily responsible for all legal aspects of the project, including negotiating the Limited Partnership Agreement, negotiating loan documents (including those under the HUD 221(d)(4) Program and with the Arkansas Development Finance Authority), addressing title related issues, and ensuring compliance with federal and state regulations.

Throughout the entire development process, Rick worked closely with the Jacksonville Housing Authority, keeping us informed of progress and problems, explaining all legal documents, and addressing legal issues to ensure timely and efficient closing of the project. His knowledge of legal issues pertaining to Low Income Housing Tax Credits and funding mechanisms, as well as his real estate development experience, was of significance in bringing this project to a conclusion.

The Jacksonville Housing Authority is pleased to recommend the services of Richard M. Joseph.

Sincerely,



Mike Wilkinson
Chairman
Board of Directors
Jacksonville Housing Authority