

STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

CASE NO. 2019-093VW

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FLORIDA HOUSING
FINANCE CORPORATION

MHP JORDAN BAYOU, LLC

Petitioner,

vs.

FHFC Application No. 2019-413H
REQUEST FOR APPLICATIONS: 2019-109

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent,

**PETITION FOR WAIVER OF RULE 67-48.004(3)(d),
FLORIDA ADMINISTRATIVE CODE**

Pursuant to section 120.542, Florida Statutes, and rule 28-104.002, Florida Administrative Code, Petitioner MHP Jordan Bayou ("Jordan Bayou" or "Petitioner") submits this Petition to Respondent Florida Housing Finance Corporation ("Florida Housing") for a waiver of rule 67-48.004(3)(d) Florida Administrative Code. Jordan Bayou submitted an Application (No. 2019-413H) for HOME financing in response to Request for Applications (the "RFA") 2019-109, HOME Financing to be Used for Rental Developments in Hurricane Michael Impacted Counties and in Rural Areas. Jordan Bayou seeks a waiver of rule 67-48.004(3)(d) so that it may admit a Non-Profit member to MHP Jordan Bayou, LLC, and to MHP Jordan Bayou Developer, LLC. Admitting this Non-Profit member would have the effect of transforming Jordan Bayou from a for-profit entity into a Non-Profit entity, as defined in rule 67-48.002(84), Florida Administrative Code. This change requires a waiver of rule 67-48.004(3)(d), as explained below.

In connection with the request for the rule waiver, Jordan Bayou also requests that Florida Housing's Board of Directors ("Board") approve changes in Jordan Bayou's ownership and

Developer structure (as more fully described below) pursuant to rule 67-48.004(3)(b) and Section Four A.3.c.(3) of the RFA. In support of this Petition, Jordan Bayou states:

A. PETITIONER AND ATTORNEY

1. The name, address, telephone number, and email address for Petitioner is: MHP Jordan Bayou, LLC, McDowell Housing Partners, 601 Brickell Key Drive, Suite 700, Miami, Florida 33131; 786-257-2767; cshear@mcdhousing.com. For purposes of this proceeding, the contact information for Petitioner shall be that of the undersigned counsel.

2. The name, address, telephone number, and email address for Petitioner's attorney is: Donna E. Blanton, Radey Law Firm, 301 South Bronough Street, Suite 200, Tallahassee, Florida 32301; 850-425-6654; dblanton@radeylaw.com.

B. BACKGROUND¹

3. Jordan Bayou submitted an application in response to the RFA and requested an allocation of \$4,998,000 in HOME funding for its proposed 50-unit affordable housing development to serve the family demographic in Franklin County.

¹ The following background information regarding Jordan Bayou (taken from its original Application) is provided to facilitate staff's preparation of a memorandum to the Florida Housing Board:

- Development Name: Jordan Bayou
- Developer, including at least one natural person Principal: Jordan Bayou Developer, LLC; Shear Development Company, LLC; Heartland Development Group, LLC; Martin M. Wohl
- County of Development: Franklin
- Number of Units: 50
- Type: Single family
- Set Asides: 39 HOME assisted units, consisting of 8 Low Home Rent Units and 31 High HOME Rent Units.
- Demographics: Family
- Funding Amounts: \$4,998,000 in HOME funding

4. On June 21, 2019, Florida Housing's Board of Directors selected Jordan Bayou for funding, and Jordan Bayou was subsequently invited to enter credit underwriting. Jordan Bayou accepted that invitation and has been working with First Housing Development Corporation of Florida, one of Florida Housing's designated credit underwriters.

5. Jordan Bayou does not utilize housing credits; the only sources of funding are the first mortgage proceeds, HOME loan proceeds, and deferred developer fees. During the course of the credit underwriting process, it became apparent that the proposed Development was not viable pursuant to the first mortgage debt sizing requirements for HOME Developments in rule 67-48.0072(11), Florida Administrative Code ("HOME Debt Sizing"). That rule requires that the minimum debt service coverage be 1.10x on HOME interest plus all superior debt service (1.0x if deferring 35% or more developer fee). Jordan Bayou is considered a for-profit Applicant and thereby subject to a 1.5 percent per annum interest rate on the HOME loan principal under Section 67-48.0072(2), Florida Administrative Code. Jordan Bayou's annual interest payment would be \$74,970. Jordan Bayou's first mortgage lender employed standard debt sizing constraints, limiting the first mortgage proceeds to a minimum 1.20x debt service coverage ratio. Under the HOME Debt Sizing rule, Jordan Bayou would be required to reduce the lender's acceptable first mortgage to a level where the first mortgage proceeds and the HOME loan proceeds are insufficient to balance the sources and uses, even after deferring 100% of developer fees, rendering Jordan Bayou infeasible.

6. Jordan Bayou has been working with its credit underwriter and with the staff of Florida Housing to restructure the Applicant entity and the Developer entity in a way that would allow the proposed Development to move forward. This proposed restructuring is based on the

admittance of a qualified Non-Profit entity, National Community Renaissance of California, a California not-for-profit corporation (“National CORE”), as a member of MHP Jordan Bayou, LLC and MHP Jordan Bayou Developer, LLC. National CORE is a section 501(c)(3) Non-Profit owner, operator, and developer of affordable housing across the country. National CORE currently owns and operates five affordable housing assets in Florida. Jordan Bayou proposes to add a single purpose entity, NCR Jordan Bayou LLC, as a 99% member of MHP Jordan Bayou, LLC. National CORE will serve as the sole member of NCR Jordan Bayou, LLC. National CORE will also be admitted as a 25% member of MHP Jordan Bayou Developer, LLC, and be entitled to 25% of the Developer’s fees. Attached as **Exhibit A** is Jordan Bayou’s original structure of the Applicant (owner) entity and its three co-Developers, as stated in Jordan Bayou’s original application. To simplify the admission of National CORE to these structures, Jordan Bayou proposes to make all four of the Developer entities (the three original co-Developers plus the new National CORE entity) as members of MHP Jordan Bayou Developer, LLC, as opposed to having separate co-Developers. Attached as **Exhibit B** is Jordan Bayou’s proposed Applicant (owner) entity structure and the proposed Developer structure.

7. Approval of Jordan Bayou’s proposed restructuring would mean that Jordan Bayou would be a Non-Profit Applicant, as opposed to a for-profit Applicant, as was proposed in the original Application. Jordan Bayou would meet the definition of a Non-Profit entity in Florida Housing’s rules (rule 67-48.002(84)) and would be compliant with rule 67-48.020(d), relating to Terms and Conditions of Loans for Home Rental Developments.² Jordan Bayou is prepared to

² Rule 67-48.002(84) provides:

“Non-Profit” means a qualified non-profit entity as defined in Section 42(h)(5)(C),

comply with all conditions of Non-Profit Applicants. Attached as **Exhibit C** are all documents that would have been required to be submitted for Non-Profit Applicants at the time Jordan Bayou submitted its Application. Jordan Bayou also has prepared a new Principals Disclosure Form for the Applicant and Developers that is attached as **Exhibit D**.

8. The requested waiver is permanent in nature.

C. RULE FROM WHICH WAIVER IS SOUGHT AND OTHER RELEVANT RULE AND RFA PROVISIONS

9. Rule 67-48.004(3)(d) provides as follows:

(3) For the SAIL, HOME and Housing Credit programs, notwithstanding any other provision of these rules, the following items as identified by the Applicant in the Application must be maintained and cannot be changed by the Applicant after the applicable submission, unless provided otherwise below:

subsection 501(c)(3) or 501(c)(4) of the IRC and organized under chapter 617, F.S., if a Florida Corporation, or organized under similar state law if organized in a jurisdiction other than Florida, to provide housing and other services on a not-for-profit basis, which owns at least 51 percent of the ownership interest in the Development held by the general partner or managing member entity, which shall receive at least 25 percent of the Developer Fee, and which entity is acceptable to federal and state agencies and financial institutions as a Sponsor for affordable housing, as further described in rule 67-48.0075, F.A.C.

Rule 67-48.020(2)(d) provides:

An Applicant owned in part by a qualified non-profit or a Public Housing Authority, but which does not meet the requirements of paragraph (b) or (c), above, will, for loans funded after February 20, 2011, receive a 0 percent interest rate loan on the portion of the loan amount equal to the qualified non-profit's or Public Housing Authority's ownership interest in the Development held by the general partner or managing member of such Applicant entity. A 1.5 percent interest rate shall be charged on the balance of the loan amount. The interest rate charged on the total loan amount shall be determined by blending the rates proportionately. After closing, should the Applicant sell any portion of the Development ownership, the loan interest rate ratio will be adjusted to conform to the new percentage of ownership.

....
(d) Applicant applying as Non-Profit or for-profit organization, unless provided otherwise in a competitive solicitation;

Because the RFA does not provide otherwise regarding an Applicant's changing its status from a for-profit Applicant to a Non-Profit Applicant, a waiver from rule 67-48.004(3)(d) is required.

10. Subsection (3)(b) of rule 67-48.004 provides in relevant part:

(3) For the SAIL, HOME and Housing Credit programs, notwithstanding any other provision of these rules, the following items as identified by the Applicant in the Application must be maintained and cannot be changed by the Applicant after the applicable submission, unless provided otherwise below:

....
(b) Principals of each Developer, including all co-Developers; notwithstanding the foregoing, the Principals of the Developer(s) may be changed only by written request of an Applicant to Corporation staff and approval of the Board after the Applicant has been invited to enter credit underwriting. With regard to said approval, the Board shall consider the facts and circumstances of each Applicant's request, inclusive of validity and consistency of Application documentation;

Thus, although Jordan Bayou does not need a formal waiver of rule 67-48.004(3)(b) to change the Principals of its Developer, Jordan Bayou does need to make the request to Corporation staff and does need approval of the Board of Directors to make this change.

11. Section Four A.3.c.(3) of RFA 2019-109 provides in relevant part:

The Applicant entity shall be the borrowing entity and cannot be changed in any way (materially or non-materially) until after loan closing. . . . Changes to the Applicant entity (material or non-material) prior to the loan closing . . . may result in disqualification from receiving funding and may be deemed a material misrepresentation.

....
The Principals of each Developer identified in the Application, including all co-Developers, may be changed only by written request of an Applicant to Corporation staff and approval of the Board after the Applicant has been invited to enter credit

underwriting.

Thus, Jordan Bayou needs a waiver from the RFA from the Board of Directors in order to make any changes to the Applicant entity or to the Principals of each Developer.

D. STATUTES IMPLEMENTED BY THE RULE

12. Rule 67-48.004(3)(d) implements section 420.5087 (State Apartment Incentive Loan Program), section 420.5089 (HOME Investment Partnership Program and HOME Investment Partnership Fund), and section 420.5099 (allocation of the low-income housing tax credit program). All of these programs are part of the Florida Housing Finance Corporation Act, found at sections 420.501-420.517, Florida Statutes. One of the purposes of the Act is “to create new programs to stimulate the construction and substantial rehabilitation of rental housing for eligible persons and families.” § 420.502(8), Fla. Stat.

E. JUSTIFICATION FOR REQUESTED WAIVER

13. Section 120.542(1), Florida Statutes, provides that “[s]trict application of uniformly applicable rule requirements can lead to unreasonable, unfair, and unintended results in particular instances. The Legislature finds that it is appropriate in such cases to adopt a procedure for agencies to provide relief to persons subject to regulation.” That procedure requires those seeking a variance of, or waiver from, a particular rule to demonstrate that application of the rule would create a substantial hardship or would violate principles of fairness. § 120.542(2), Fla. Stat. Petitions for variances and waivers also are required to demonstrate the purposes of the underlying statute will be achieved. *Id.*

14. Strict adherence to rule 67-48.003(d) would impose a hardship on Jordan Bayou because the proposed Development could not be built. A waiver of the rule is required to avoid the

economic hardship of limited sources to build the Development. Areas of Florida hit by Hurricane Michael, including Franklin County, are in dire need of affordable housing, and the proposed restructuring of Jordan Bayou's Applicant entity and Developer entity, as proposed, would allow the proposed Development to move forward.

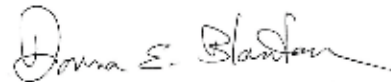
15. The requested waiver will not adversely affect any party, including any other party that applied to receive financing in connection with RFA 2019-109, or Florida Housing.

16. The statutes underlying the rule will be served by the approval of Jordan Bayou's waiver request. Section 420.502(4), Florida Statutes, states that Florida faces "a serious shortage of decent, safe, and sanitary housing in the state available to persons and families of low, moderate, and middle income" One of the primary purposes of the Act is to facilitate the availability of affordable housing. Granting Jordan Bayou's waiver request would be consistent with the goals of the Act.

F. ACTION REQUESTED

17. For the reasons expressed, Jordan Bayou respectfully requests that the Florida Housing Board grant the requested waiver of rule 67-48.004(3)(d) and approve the requested changes to the Jordan Bayou's ownership and Developer structures, as described above.

Respectfully submitted,



Donna E. Blanton, FBN 948500
Radey Law Firm
301 South Bronough, Suite 200
Tallahassee, Florida 32301
Telephone: (850) 425-6654
E-mail: dblanton@radeylaw.com
Secondary: lmcelroy@radeylaw.com

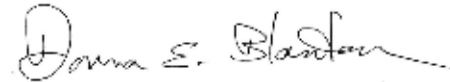
Counsel for Petitioner

CERTIFICATE OF SERVICE

I CERTIFY that the foregoing document was filed his 8th day of November, 2019, by
electronic delivery to:

Florida Housing Finance Corporation
Attn: Corporate Clerk
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
Corporationclerk@floridahousing.org
Ana.McGlamory@floridahousing.org

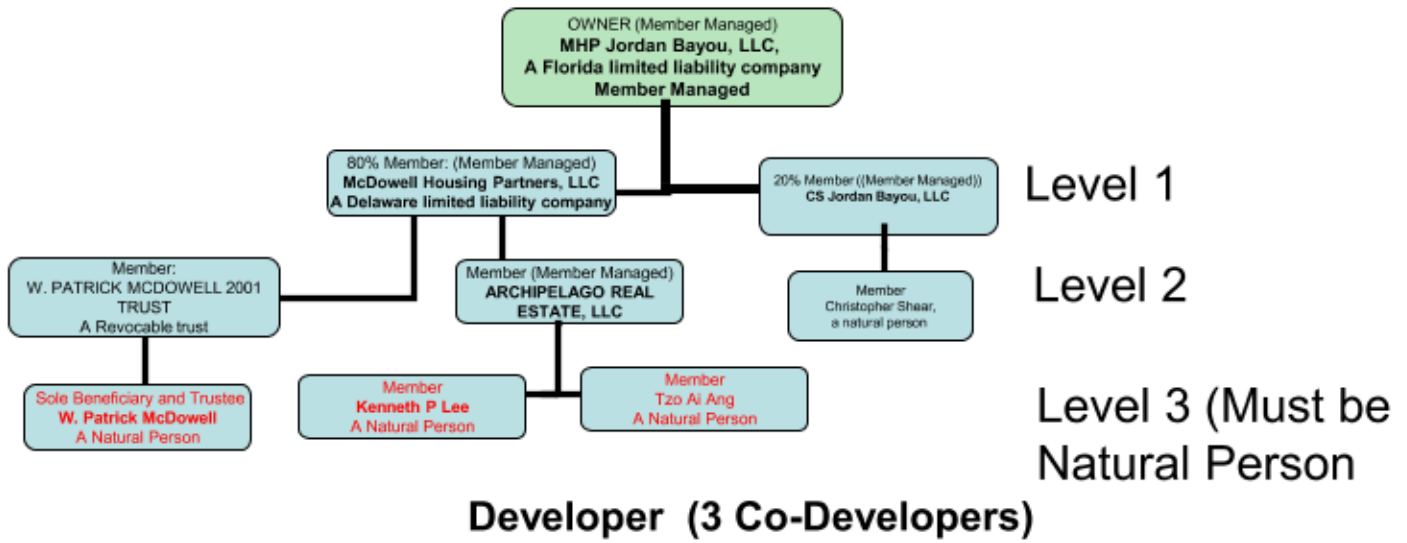
Joint Administrative Procedures Committee
680 Pepper Building
111 W. Madison Street
Tallahassee, Florida 32399
Joint.admin.procedures@leg.state.fl.us



Donna E. Blanton

EXHIBIT A

Jordan Bayou Org Structure



Org Structure

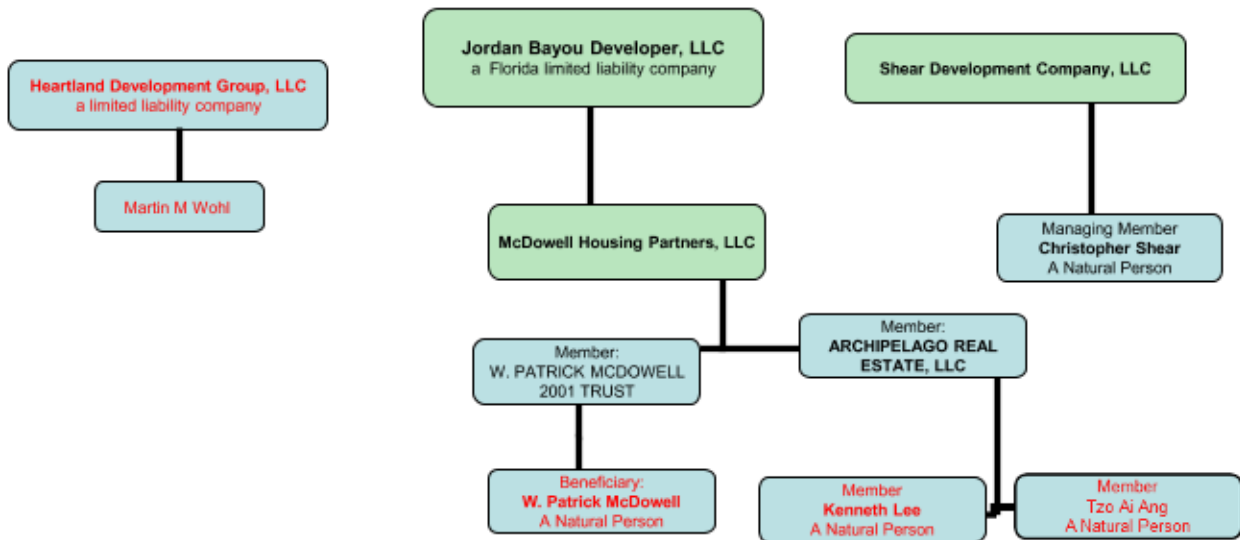
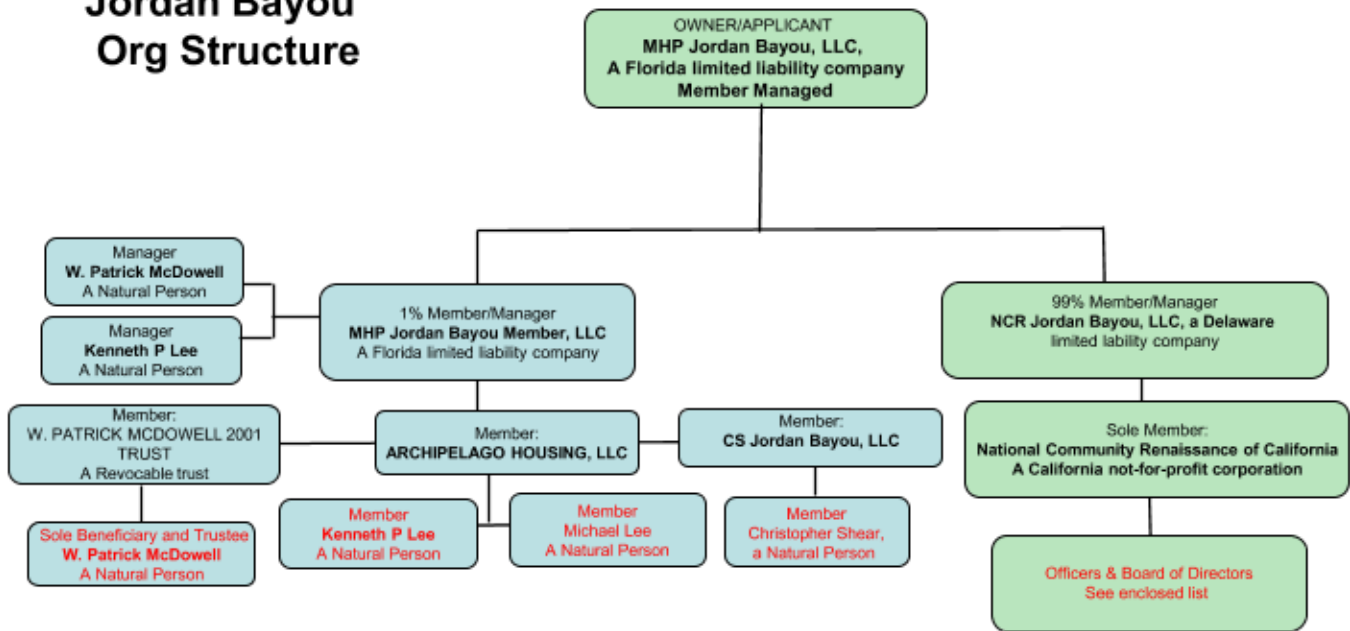


EXHIBIT B

Jordan Bayou Org Structure



Developer Org Structure

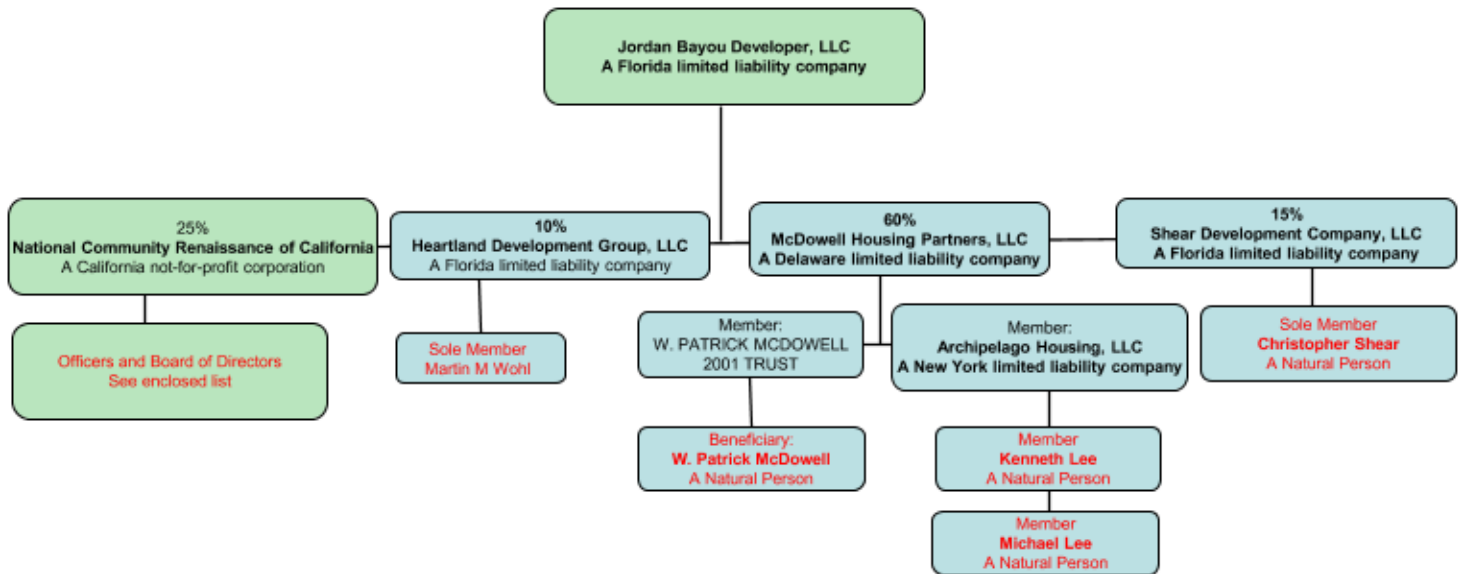


EXHIBIT C

ROLE OF THE NON-PROFIT

National Community Renaissance of California, a California non-profit public benefit corporation, is a qualified 501.c.3 corporation ("NCRC"). NCRC will substantially and materially participate in the **Jordan Bayou** project, including but not limited to the following:

Development: As a 25% member of the developer entity, NCRC will participate in design review and programming for the project. NCRC will also participate in reviewing construction progress and monitoring the construction budget and construction financing draws.

Ownership: NCRC is the sole managing member of **NCR Jordan Bayou, LLC**, the 99% majority member/manager in the ownership entity. NCRC will be responsible for the project's overall operations to meet its goal of providing long-term affordable rental housing in coastal Franklin County, while also fulfilling its financial and regulatory obligations.



1817911

FILED
In the office of the Secretary of State
of the State of California

FEB 21 2007

**CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION
OF
THE SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION**

Rebecca Clark and Doretta Bryan certify that:

1. They are the President and the Secretary, respectively, of The Southern California Housing Development Corporation, a California nonprofit public benefit corporation (the "Corporation").
2. Article I of the Articles of Incorporation of the Corporation shall be amended to read in its entirety as follows:

"1

The name of this corporation is: NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA."

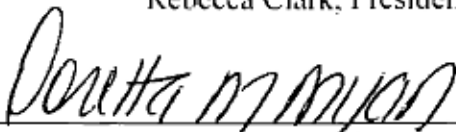
3. The foregoing amendment of the Articles of Incorporation has been duly approved by the Board of Directors.
4. The Corporation has no members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: February 15, 2007



Rebecca Clark, President



Doretta Bryan, Secretary

Secretary of State
State of California
Corporate Filing Division

Re: National Community Renaissance of California

Ladies and Gentlemen:

Please be advised that the undersigned, Rebecca Clark, President of National Community Renaissance, hereby irrevocably consents to the use of the name National Community Renaissance of California to be formed in the State of California.

National Community Renaissance

By: 
Rebecca Clark, President

1817911
 CERTIFICATE OF AMENDMENT
 OF
 ARTICLES OF INCORPORATION
 OF
 National Community Renaissance of California

FILED
 Secretary of State
 State of California

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 UK

MAR 05 2015

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Steve PonTell and Philip Nelson Lee certify that:

1. They are the President and Secretary, respectively of National Community Renaissance of California.
2. Article II of the Articles of Incorporation of the Corporation shall be amended to add the following paragraphs:

"In addition to the purposes of the Corporation as set forth in paragraph II.B., the purposes of this corporation include the provision of decent housing that is affordable to low-income and moderate-income persons. Nothing in this paragraph shall allow this Corporation to carry on any activities not permitted to be carried on by an organization exempt from Federal and state income tax under section 501 (c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law."

3. Article VI of the Articles of Incorporation of the Corporation shall be added as follows:

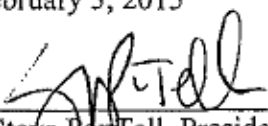
The composition of the board of directors and its manner of selection shall be governed by the bylaws but in no event shall a for-profit entity ever have the right to appoint more than one third of the directors for this Corporation. Any directors who are appointed by a for profit corporation shall not have the right to appoint any of the remaining two thirds of the directors. Likewise, in no event shall any state or local government that provides federal HOME funds to this Corporation have the right to appoint more than one third of the directors and no more than one third of the directors shall be public officials or employees of such state or local governments (such public officials and employees, if any, shall not have the right to appoint any of the remaining two thirds of the directors).

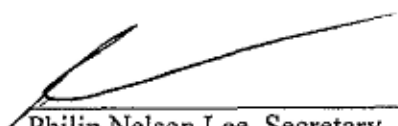
4. The foregoing amendment of the Articles of Incorporation has been duly approved by the Board of Directors.
5. The Corporation has no members

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date: February 3, 2015

By:


 Steve PonTell, President
 National Community Renaissance
 Of California


 Philip Nelson Lee, Secretary
 National Community Renaissance
 Of California

187911
187911

ENDORSED
FILED
In the Office of the Secretary of State
of the State of California

MAR 23 1992

MARCH FONG EU, Secretary of State

ARTICLES OF INCORPORATION

OF

THE SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION

I.

The name of this corporation is The Southern California Housing Development Corporation.

II.

A. This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable purposes.

B. The specific purpose of this corporation is to lessen the burdens of the governments of cities located in Imperial County, Kern County, Los Angeles County, Orange County, Riverside County, San Bernardino County, San Diego County, Santa Barbara County and Ventura County, California, by assisting such cities in the development of affordable housing, as defined by the State of California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.), as it may be amended from time to time.

III.

The name and address in the State of California of this corporation's initial agent for service of process is:

Andrew Wright
356 West Eleventh Street
Claremont, California 91711

IV.

A. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

B. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (ii) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

C. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

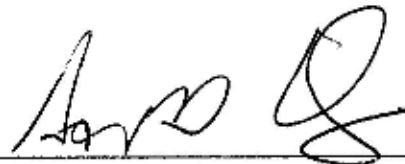
V.

A. The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person.

B. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

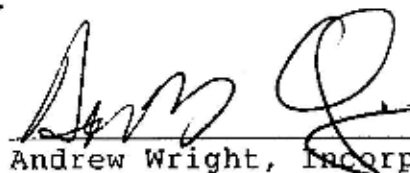
Dated:

March 20 1992



Andrew Wright, Incorporator

I hereby declare that I am the person who executed the foregoing Articles of Incorporation, and that this instrument is my act and deed.



Andrew Wright, Incorporator

**Names and Addresses of the Members of the Governing Board of
National Community Renaissance of California**

Jeffrey Burum, Chairman of the Board
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Richard Dawson, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Armando Bucelo, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Venus Lujan, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

James Cashion, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Jovita Schofield, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Gavin Clingham, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Susanne Monterosso, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Raymond Crebs, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730


Laura Kurtz Kuhns, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Stephen G. Larson, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

James Previti, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730


Dr. Joe Thigpen, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Susan Burton, Director
9421 Haven Avenue
Rancho Cucamonga, CA 91730

 **IRS** Department of the Treasury
Internal Revenue Service
P.O. Box 9941
Ogden UT 84409

OMB Clearance No.: 1545-0047

In reply refer to: 0438044135
June 06, 2013 LTR 4168C 0
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00037424
BODC: TE


NATIONAL COMMUNITY RENAISSANCE
OF CALIFORNIA
% NATIONAL COMMUNITY RENAISSAN
9065 HAVEN AVE STE 100
RCH CUCAMONGA CA 91730

05790

Employer Identification Number: 33-0521215
Person to Contact: Janice Dawson
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your May 28, 2013, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in October 1996.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

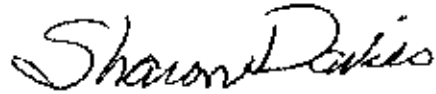
Please refer to our website www.irs.gov/efo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

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June 06, 2013 LTR 4168C 0
33-0521215 000000 00
00037425

NATIONAL COMMUNITY RENAISSANCE
OF CALIFORNIA
% NATIONAL COMMUNITY RENAISSAN
9065 HAVEN AVE STE 100
RCH CUCAMONGA CA 91730

If you have any questions, please call us at the telephone number
shown in the heading of this letter.

Sincerely yours,



Sharon Davies
Accounts Management I

EXHIBIT D

Principal Disclosures for Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

MHP Jordan Bayou, LLC

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>Manager</u>	<u>MHP Jordan Bayou Member, LLC</u>	<u>Limited Liability Company</u>
2.	<u>Manager</u>	<u>NCR Jordan Bayou, LLC</u>	<u>Limited Liability Company</u>
3.	<u>Non-Investor Member</u>	<u>MHP Jordan Bayou Member, LLC</u>	<u>Limited Liability Company</u>
4.	<u>Non-Investor Member</u>	<u>NCR Jordan Bayou, LLC</u>	<u>Limited Liability Company</u>
5.	<u><Select an option></u>		<u><Select an option></u>
6.	<u><Select an option></u>		<u><Select an option></u>
7.	<u><Select an option></u>		<u><Select an option></u>
8.	<u><Select an option></u>		<u><Select an option></u>
9.	<u><Select an option></u>		<u><Select an option></u>
10.	<u><Select an option></u>		<u><Select an option></u>
11.	<u><Select an option></u>		<u><Select an option></u>
12.	<u><Select an option></u>		<u><Select an option></u>
13.	<u><Select an option></u>		<u><Select an option></u>
14.	<u><Select an option></u>		<u><Select an option></u>
15.	<u><Select an option></u>		<u><Select an option></u>
16.	<u><Select an option></u>		<u><Select an option></u>
17.	<u><Select an option></u>		<u><Select an option></u>
18.	<u><Select an option></u>		<u><Select an option></u>
19.	<u><Select an option></u>		<u><Select an option></u>
20.	<u><Select an option></u>		<u><Select an option></u>

Second Principal Disclosure Level:

MHP Jordan Bayou, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<u>1. (MHP Jordan Bayou Member, LL</u>	1.A.	<u>Manager</u>	<u>McDowell, William P.</u>	<u>Natural Person</u>
<u>1. (MHP Jordan Bayou Member, LL</u>	1.B.	<u>Manager</u>	<u>Lee, Kenneth P.</u>	<u>Natural Person</u>
<u>2. (NCR Jordan Bayou, LLC)</u>	2.A.	<u>Managing Member</u>	<u>National Community Renaissance of California</u>	<u>Non-Profit Corporation</u>
<u>3. (MHP Jordan Bayou Member, LL</u>	3.A.	<u>Member</u>	<u>W. Patrick McDowell 2001 Trust</u>	<u>Trust</u>
<u>3. (MHP Jordan Bayou Member, LL</u>	3.B.	<u>Member</u>	<u>Archipelago Housing, LLC</u>	<u>Limited Liability Company</u>
<u>3. (MHP Jordan Bayou Member, LL</u>	3.C.	<u>Member</u>	<u>Shear Holdings, LLC</u>	<u>Limited Liability Company</u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
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<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>
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<u><Select a #></u>		<u><Select an option></u>		<u><Select an option></u>

Principal Disclosures for Applicant

<Select a #>	<Select an option>	<Select an option>
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<Select a #>	<Select an option>	<Select an option>
<Select a #>	<Select an option>	<Select an option>
<Select a #>	<Select an option>	<Select an option>
<Select a #>	<Select an option>	<Select an option>
<Select a #>	<Select an option>	<Select an option>
<Select a #>	<Select an option>	<Select an option>
<Select a #>	<Select an option>	<Select an option>
<Select a #>	<Select an option>	<Select an option>

Third Principal Disclosure Level:

MHP Jordan Bayou, LLC

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

<u>Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified</u>	<u>Select the type of Principal being associated with the corresponding Second Level Principal Entity</u>	<u>Enter Name of Third Level Principal who must be a Natural Person</u>	<u>The organizational structure of Third Level Principal identified Must Be a Natural Person</u>
2.A. (National Community Renaissance of Califor	Director	Burum, Jeffrey	Natural Person
2.A. (National Community Renaissance of Califor	Director	Bucelo, Armando	Natural Person
2.A. (National Community Renaissance of Califor	Director	Cashion, James	Natural Person
2.A. (National Community Renaissance of Califor	Director	Clingham, Gavin	Natural Person

Principal Disclosures for Applicant

2.A. (National Community Renaissance of Californ	Director	Crebs, Raymond	Natural Person
2.A. (National Community Renaissance of Californ	Director	Kuhns, Laura Kurtz	Natural Person
2.A. (National Community Renaissance of Californ	Director	Larson, Stephen G.	Natural Person
2.A. (National Community Renaissance of Californ	Director	Previti, James	Natural Person
2.A. (National Community Renaissance of Californ	Director	Thigpen, Joe	Natural Person
2.A. (National Community Renaissance of Californ	Director	Burton, Susan	Natural Person
2.A. (National Community Renaissance of Californ	Director	Dawson, Richard	Natural Person
2.A. (National Community Renaissance of Californ	Director	Lujan, Venus	Natural Person
2.A. (National Community Renaissance of Californ	Director	Schofield, Jovita	Natural Person
2.A. (National Community Renaissance of Californ	Director	Monterosso, Susanne	Natural Person
2.A. (National Community Renaissance of Californ	Officer	PonTell, Steve	Natural Person
2.A. (National Community Renaissance of Californ	Officer	Ruane, Michael	Natural Person
2.A. (National Community Renaissance of Californ	Officer	Finn, Michael	Natural Person
2.A. (National Community Renaissance of Californ	Officer	Bradbard, Gregory	Natural Person
2.A. (National Community Renaissance of Californ	Officer	Diaz, Robert	Natural Person
2.A. (National Community Renaissance of Californ	Officer	Bryan, Dorrie	Natural Person
2.A. (National Community Renaissance of Californ	Officer	Wright, Devin	Natural Person
3.A. (W. Patrick McDowell 2001 Trust)	Trustee	McDowell, William P.	Natural Person
3.A. (W. Patrick McDowell 2001 Trust)	Beneficiary	McDowell, William P.	Natural Person
3.B. (Archipelago Housing, LLC)	Managing Member	Lee, Kenneth P.	Natural Person
3.B. (Archipelago Housing, LLC)	Member	Lee, Michael	Natural Person
3.C. (Shear Holdings, LLC)	Managing Member	Shear, Christopher L.	Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
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<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
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<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person
<Select a #>	<Select an option>		Natural Person

Principal Disclosures for Applicant

<u><Select a #></u>	<u><Select an option></u>	<u>Natural Person</u>
<u><Select a #></u>	<u><Select an option></u>	<u>Natural Person</u>

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

Jordan Bayou Developer, LLC

First Principal Disclosure Level:

Jordan Bayou Developer, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>Managing Member</u>	<u>McDowell Housing Partners, LLC</u>	<u>Limited Liability Company</u>
2.	<u>Managing Member</u>	<u>Shear Development Company, LLC</u>	<u>Limited Liability Company</u>
3.	<u>Managing Member</u>	<u>Heartland Development Group, LLC</u>	<u>Limited Liability Company</u>
4.	<u>Managing Member</u>	<u>National Community Renaissance of California</u>	<u>Non-Profit Corporation</u>
5.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
6.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
7.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
8.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
9.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
10.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
11.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
12.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
13.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
14.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
15.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
16.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
17.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
18.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
19.	<u><Select an option></u>	<u></u>	<u><Select an option></u>
20.	<u><Select an option></u>	<u></u>	<u><Select an option></u>

Second Principal Disclosure Level:

Jordan Bayou Developer, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #

Select the type of Principal being associated with the corresponding First Level Principal Entity

Enter Name of Second Level Principal

Select organizational structure of Second Level Principal identified

<u>1. (McDowell Housing Partners, LLC</u>	<u>1.A.</u>	<u>Managing Member</u>	<u>W. Patrick McDowell 2001 Trust</u>	<u>Trust</u>
<u>1. (McDowell Housing Partners, LLC</u>	<u>1.B.</u>	<u>Managing Member</u>	<u>Archipelago Housing, LLC</u>	<u>Limited Liability Company</u>
<u>2. (Shear Development Company, LLC</u>	<u>2.A.</u>	<u>Managing Member</u>	<u>Shear, Christopher L.</u>	<u>Natural Person</u>
<u>3. (Heartland Development Group, LLC</u>	<u>3.A.</u>	<u>Managing Member</u>	<u>Wohl, Martin M.</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.A.</u>	<u>Director</u>	<u>Burum, Jeffrey</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.B.</u>	<u>Director</u>	<u>Bucelo, Armando</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.C.</u>	<u>Director</u>	<u>Cashion, James</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.D.</u>	<u>Director</u>	<u>Clingham, Gavin</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.E.</u>	<u>Director</u>	<u>Crebs, Raymond</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.F.</u>	<u>Director</u>	<u>Kuhns, Laura Kurtz</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.G.</u>	<u>Director</u>	<u>Larson, Stephen G.</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.H.</u>	<u>Director</u>	<u>Previti, James</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.I.</u>	<u>Director</u>	<u>Thigpen, Joe</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.J.</u>	<u>Director</u>	<u>Burton, Susan</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.K.</u>	<u>Director</u>	<u>Dawson, Richard</u>	<u>Natural Person</u>
<u>4. (National Community Renaissance of California</u>	<u>4.L.</u>	<u>Director</u>	<u>Lujan, Venus</u>	<u>Natural Person</u>

Principal Disclosures for the Developer

4. (National Community Renaissanc	4.M.	Director	Schofield, Jovita	Natural Person
4. (National Community Renaissanc	4.N.	Director	Monterosso, Susanne	Natural Person
4. (National Community Renaissanc	4.O.	Officer	PonTell, Steve	Natural Person
4. (National Community Renaissanc	4.P.	Officer	Ruane, Michael	Natural Person
4. (National Community Renaissanc	4.Q.	Officer	Finn, Michael	Natural Person
4. (National Community Renaissanc	4.R.	Officer	Bradbard, Gregory	Natural Person
4. (National Community Renaissanc	4.S.	Officer	Diaz, Robert	Natural Person
4. (National Community Renaissanc	4.T.	Officer	Bryan, Dorrie	Natural Person
4. (National Community Renaissanc	4.U.	Officer	Wright, Devin	Natural Person
<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>
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<Select a #>		<Select an option>		<Select an option>
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<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>

Principal Disclosures for the Developer

Select the organizational structure for the Developer entity:

The Developer is a: _____

Provide the name of the Developer :

First Principal Disclosure Level:

0

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<Select an option>	_____	<Select an option>
2.	<Select an option>	_____	<Select an option>
3.	<Select an option>	_____	<Select an option>
4.	<Select an option>	_____	<Select an option>
5.	<Select an option>	_____	<Select an option>
6.	<Select an option>	_____	<Select an option>
7.	<Select an option>	_____	<Select an option>
8.	<Select an option>	_____	<Select an option>
9.	<Select an option>	_____	<Select an option>
10.	<Select an option>	_____	<Select an option>
11.	<Select an option>	_____	<Select an option>
12.	<Select an option>	_____	<Select an option>
13.	<Select an option>	_____	<Select an option>
14.	<Select an option>	_____	<Select an option>
15.	<Select an option>	_____	<Select an option>
16.	<Select an option>	_____	<Select an option>
17.	<Select an option>	_____	<Select an option>
18.	<Select an option>	_____	<Select an option>
19.	<Select an option>	_____	<Select an option>
20.	<Select an option>	_____	<Select an option>

Second Principal Disclosure Level:

0

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>

Principal Disclosures for the Developer

Select the organizational structure for the Developer entity:

The Developer is a: _____

Provide the name of the Developer :

First Principal Disclosure Level:

0

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<Select an option>	_____	<Select an option>
2.	<Select an option>	_____	<Select an option>
3.	<Select an option>	_____	<Select an option>
4.	<Select an option>	_____	<Select an option>
5.	<Select an option>	_____	<Select an option>
6.	<Select an option>	_____	<Select an option>
7.	<Select an option>	_____	<Select an option>
8.	<Select an option>	_____	<Select an option>
9.	<Select an option>	_____	<Select an option>
10.	<Select an option>	_____	<Select an option>
11.	<Select an option>	_____	<Select an option>
12.	<Select an option>	_____	<Select an option>
13.	<Select an option>	_____	<Select an option>
14.	<Select an option>	_____	<Select an option>
15.	<Select an option>	_____	<Select an option>
16.	<Select an option>	_____	<Select an option>
17.	<Select an option>	_____	<Select an option>
18.	<Select an option>	_____	<Select an option>
19.	<Select an option>	_____	<Select an option>
20.	<Select an option>	_____	<Select an option>

Second Principal Disclosure Level:

0

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
<Select a #>	_____	<Select an option>	_____	<Select an option>
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