



Clint A. Guillebeau
Associate

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PRACTICE AREAS

Affordable Housing
Bond Transactions
Commercial Real Estate
Real Estate

INDUSTRIES

Real Estate

LICENSED IN

Georgia

EDUCATION

University of Georgia School of Law: J.D.,
2018

University of Georgia: B.A., Political
Science, 2015

AFFILIATIONS

State Bar of Georgia: Real Property Law
Section

COMMUNITY WORK

Coastal Empire Habitat for Humanity:

EXPERIENCE

Clint Guillebeau is an associate in HunterMaclean's affordable housing practice group, where he represents for-profit and nonprofit developers in the acquisition, financing, development, rehabilitation, and construction of affordable housing developments.

Clint's practice focuses on structuring and closing transactions financed utilizing Low-Income Housing Tax Credits (LIHTC) as well as a multitude of conventional, federal, and state subsidized financing sources, including HOME funds, tax-exempt bonds, and various HUD and FHA insured loan programs. Additionally, Clint has experience with general commercial real estate and commercial transactions.

Clint earned his B.A. in Political Science in 2015 and his J.D. in 2018, both from the University of Georgia. During his time at the University of Georgia School of Law, he served as a Dean's Ambassador, an editorial board member for the *Journal of Intellectual Property Law*, and vice president of the Business Law Society.

Clint is originally from St. Marys, Georgia. An active member of the community, he has volunteered with Habitat for Humanity, Morningside Assisted Living, Great American Cleanup, and Satilla River Cleanup.

REPRESENTATIVE ENGAGEMENTS

- Represented a developer in the rehabilitation of a 284-unit multifamily rental housing project located in Atlanta, Georgia. The site was ground leased to the partnership by the Atlanta Housing Authority. Financing included tax-exempt bonds issued by Urban Residential Finance Authority of the City of Atlanta (URFA), a tax-exempt loan and taxable loan from URFA, subordinate financing, and the syndication of 4% tax credits. The project included the conversion of 46 existing mixed-finance public housing units to Section 8 assistance under the Rental Assistance Demonstration Program (RAD) and 68 PBV Units governed by a HAP contract. The project closed in July 2022.
- Represented a developer in the new construction of a 150-unit multifamily rental project in Griffin, Georgia. Financing included a \$25 million tax-exempt loan from the Housing Authority of the City of Griffin, seller financing, and the syndication of 4% tax credits. The project closed in May 2022.
- Represented a developer in the new construction of a 140-unit multifamily rental project in Lawrenceville, Georgia. The property was ground leased to the partnership by the Gwinnett Housing Corporation. Financing included

Homeowner Selection Committee

Morningside Assisted Living

Great American Cleanup

Satilla River Cleanup

tax-exempt bonds issued by the Housing Authority of the City of Lawrenceville, Georgia, the syndication of 4% tax credits, a \$4 million HOME Loan from the Georgia Housing and Finance Authority, and various subordinate financing. The project closed in March 2022.

- Represented a developer in the new construction of an 87-unit multifamily rental project in Jonesboro, Georgia. Financing included an \$18,394,639 construction loan from U.S. Bank National Association, subordinate financing, and state and federal low-income housing tax credits. The permanent financing for the project includes a \$5,413,000 loan from PNC Bank, National Association, which will be purchased by Freddie Mac. The project closed in December 2021.
- Represented multiple developers in the refinancing of existing tax credit projects with FHA insured loans under Sections 223(a)(7) and 221(d)(4).
- Represented developers in the development and construction of more than twenty multifamily affordable housing deals throughout the Southeast financed with funds from state and federal Low-Income Housing Tax Credits, HOME funds, TCAP funds, and various other traditional bridge, construction, and permanent financing.
- Closed multiple permanent loans, loan extensions, and SWAPs on various properties.
- Reviewed and coordinated title and survey on a multitude of commercial and affordable housing properties while representing borrowers, lenders, and financial institutions.
- Negotiated and drafted purchase and sale agreements, entity organizational documents, loan and equity documents, and various other real estate closing documents.

ARTICLES

Disposition of Digital Assets in Georgia

Published in the Fall 2017 issue of the *Journal of Intellectual Property Law*.