



Edward O. Henneman, Jr.
Partner

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PRACTICE AREAS

Affordable Housing
Bond Transactions
Commercial Finance
Commercial Real Estate
Real Estate

INDUSTRIES

Real Estate

LICENSED IN

Georgia

EDUCATION

University of Georgia School of Law: J.D.,
cum laude, 1994

Colgate University: B.A., 1989

AFFILIATIONS

Georgia Affordable Housing Coalition
Georgia Infirmary Non-Profit Housing
Corporation: Board of Trustees, President
Georgia Infirmary, Inc.: Board of Trustees,
President

EXPERIENCE

Ted Henneman is a partner in the Savannah office of HunterMaclean and practices in the area of real estate development, with a focus on affordable housing and financing, primarily through the use of I.R.C. § 42 Tax Credits.

Ted has over twenty-six years' experience in the field of affordable housing development and financing, specifically including affordable housing development through the use of federal and state tax credits. In addition, Ted has experience closing HUD-supported mixed financed projects, including PHA-sponsored redevelopment plans. Ted has experience closing tax-exempt bond financed projects, transactions involving the transition of public housing units to Rental Assistance Demonstration (RAD) Units, HUD 221(d)(3) and (4) loans, HOME financing (both through the Georgia Department of Community Affairs and otherwise), and Federal Home Loan Bank financing. Ted represents profit, nonprofit, and 501(c)(3) companies in the development of affordable housing, multifamily housing, and mixed-use projects.

In addition to his affordable housing work, Ted has a general commercial real estate practice. He has participated in the development of several commercial and office parks, the development and construction of market rate apartment complexes, mixed-use developments consisting of both housing and commercial components, and commercial building renovation and rehabilitation. He has vast experience in real estate matters and is an authorized title insurance agent for Fidelity Title Insurance Company and First American Title Insurance Company.

Ted received his B.A. from Colgate University in 1989 and his J.D., cum laude, from the University of Georgia School of Law in 1994. He is a member of the Georgia Affordable Housing Coalition, the Savannah Bar Association, the Forum on Affordable Housing of the American Bar Association, and the Real Property Law Section of the State Bar of Georgia.

REPRESENTATIVE ENGAGEMENTS

- Represented a developer in the new construction of a 108-unit multifamily rental housing project located in Atlanta, Georgia financed by a \$7,032,700 FHA Insured 221(d)(4) loan, subordinate financing, and state and federal low-income housing tax credits.
- Represented a developer in the new construction of a 90-unit multifamily rental housing project located in Atlanta, Georgia financed by a \$2,940,000 FHA Insured 221(d)(4) loan, subordinate financing, and state and federal low-income housing tax credits.

Savannah Bar Association

State Bar of Georgia: Real Property Law
Section

American Bar Association: Forum on
Affordable Housing

Savannah Affordable Housing Fund:
Advisory Committee

RECOGNITION

Best Lawyers in America: Real Estate Law,
2013-2023

State Bar of Georgia: Business
Commitment Pro Bono Award, 2013

Lawyer of the Year: Real Estate Law, 2013

Martindale-Hubbell: AV Rated

- Represented a developer in the rehabilitation of a 166-unit multifamily rental housing project located in Atlanta, Georgia financed by a \$5,700,000 FHA Insured 221(d)(4) loan, subordinate financing, and state and federal low-income housing tax credits.
- Represented a developer in the rehabilitation of two housing developments into one 210-unit scattered site multifamily housing project located in Atlanta, Georgia financed by a \$13,738,300 FHA Insured 221(d)(4) loan, subordinate financing, and state and federal low-income housing tax credits.
- Represented a developer in a Savannah Housing Authority redevelopment project consisting of 280 units located in Savannah, Georgia. Financing included a \$5,000,000 FHA Insured 221(d)(4) loan, subordinate financing, and state and federal low-income housing tax credits. All 280 units consisted of former public housing units converted to RAD Units under HUD's Rental Assistance Demonstration program.
- Represented a developer in a housing authority sponsored redevelopment of a scattered site project in Gainesville, Georgia located on six separate parcels consisting of 200 units and the rehabilitation of 54 buildings. The project included the conversion of existing public housing units to 200 RAD Units. Financing included tax-exempt bonds, and the syndication of 4% tax credits.
- Represented a developer in the redevelopment of the two housing developments combined as one project consisting of 547 units. The project included the conversion of public housing units to 271 RAD Units under a PBV HAP contract. Financing included tax-exempt bonds and equity from the syndication of 4% tax credits.
- Represented a client in a RAD conversion of its entire portfolio of projects with the Housing Authority of the City of Atlanta, Georgia.
- Represented a developer in the new construction of a 156-unit development located in Charlotte, North Carolina, financed by tax-exempt bonds issued by Inlivan, f/k/a Housing Authority of the City of Charlotte, North Carolina, multiple layers of subordinate public debt, and equity provided by the syndication of 4% tax credits.
- Represented a developer in the new construction of a 168-unit development located in Charlotte, North Carolina financed by tax-exempt bonds issued by Inlivan, f/k/a Housing Authority of the City of Charlotte, North Carolina, multiple layers of subordinate public debt, and equity provided by the syndication of 4% tax credits.

- Represented a developer in the rehabilitation of an existing multifamily housing development consisting of 12 buildings containing 181 units located in Atlanta, Georgia. Financing included tax-exempt bonds and equity provided by the syndication of 4% tax credits.
- Represented a developer in the rehabilitation of a 10-building multifamily housing project containing 120 units located in Atlanta, Georgia. Financing included tax-exempt bonds and equity provided by the syndication of 4% tax credits.
- Represented a developer in the new construction of a 240-unit multifamily housing development located in Augusta, Georgia financed by tax-exempt bonds and equity provided by the syndication of 4% tax credits.
- Represented a developer in the new construction of a multifamily housing project consisting of 240 units located in 48 residential buildings located in Stonecrest, Georgia financed by tax-exempt bonds and equity provided by the syndication of 4% tax credits.
- Represented a developer in the new construction of a multifamily housing project consisting of 240 units located in Union City, Georgia financed by tax-exempt bonds issued by the Housing Authority of the City of Union City, Georgia, and equity provided by the syndication of 4% tax credits.
- Represented a developer in the new construction of a multifamily housing project consisting of 240 units located in 10 residential buildings located in DeKalb County financed by tax-exempt bonds and equity provided by the syndication of 4% tax credits.

ARTICLES

Mercy Housing Southeast Sits at Revitalization Forefront

Published on September 7, 2011, in *Business in Savannah*.