



Notice is hereby given that Gateway Denham Springs, LLC, (the “*Taxpayer*”) submitted a written request (the “*Written Request*”) to Louisiana Housing Corporation (the “*LHC*”) to provide a Qualified Contract in connection with the Crossing (Mandell) Apartments which consists of 136 units (the “*Project*”) located at 10888 Buddy Ellis Road, Denham Springs, Louisiana 70726.

Treasury Regulations at §1.42-18 (the “*Qualified Contract Regulations*”) provide guidance concerning the price (the “*Qualified Contract Price*”) to be included in a Qualified Contract following the delivery of a complete Written Request to LHC. LHC has determined that the Taxpayer has filed as of December 16, 2024 (the “*Submission Date*”) a complete Written Request in accordance with LHC’s Written Requests and Qualified Contract Guidelines (the “*LHC Guidelines*”). LHC is hereby soliciting a potential qualified purchaser (the “*Qualified Potential Purchaser*”) willing to execute a Qualified Contract with the Taxpayer by not later than December 15, 2025 (the “*Qualified Contract Delivery Deadline*”).

In accordance with LHC Guidelines, the Taxpayer submitted (i) a Written Request Checklist, (ii) the Taxpayer’s computation of the Qualified Contract Amount as of (a) the Submission Date and (b) the date which is the last day of the one-year period following the Submission Date and (iii) Mandatory Adjustments. The Taxpayer retained EAG Affordable Housing, LLC (formerly known as Tidwell Group, LLC (“EAG”) to provide an Independent Accountant’s Report (the “*Engagement Work Papers for Qualified Contract Report*”) to determine the Qualified Contract Price.

The Engagement Work papers for Qualified Contract Report and the materials referenced in the Checklist (a through e) for Qualified Contract Processing are available for review by any Qualified Potential Purchaser of The Crossing Apartments expressing an interest in writing of an intent to submit a Qualified Contract by not later than August 1, 2025. Additional independent 3rd party reports may be obtained if requested by a Qualified Potential Purchaser. A Qualified Contract from a Qualified Potential Purchaser must be delivered on or before November 1, 2025 to LHC’s Asset Management Director as follows:

Dione Milton, Asset Management
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808
(225) 763-8700
dmilton@lhc.la.gov

Additional information may be requested from the Owner contact as follows:

Josh Mandell
22 Inverness Parkway, Suite 222
Birmingham, Alabama 35242
(205) 980-3245, ext. 235
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