

City of Vicksburg
ATTN: Mayor Willis Thompson
1401 Walnut Street
Vicksburg, MS 39180

RE: Notification of Intent to Apply for Housing Tax Credits

Dear Honorable Mayor Thompson:

We are excited to inform you of a proposed housing development in your beautiful port city, Vicksburg! Please find the enclosed intent to apply for housing tax credits, for use in the development of affordable housing at 2002 N Washington St.

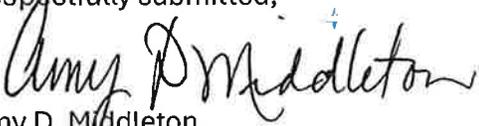
We respectfully request that you sign and date the form and scan it back to us at a.middleton@nhdms.com as soon as possible, no later than March 9, 2026.

Additionally, we have included preliminary information regarding the proposed housing development.

- Project narrative
- Preliminary Site Plan

Please reach out to a.middleton@nhdms.com with comments or concerns.

Respectfully submitted,

 2/27/2026

Amy D. Middleton
NHD Group, LLC,
Port Station, LP

Port Station By Port Station, LP

Port Station, LP (the Partnership) will consist of 4 – 1 bedroom, 1-bathroom units, 12 – 2 Bedroom, 2-bathroom units and 24—3 bedroom, 2 Bathroom multi-family residences. This residential development will be in Vicksburg (City) Warren County, MS 39183 overlooking the Port of Vicksburg. The back of the site adjoins the Vicksburg National Military Park and is otherwise naturally wooded. Single family residential is nearby. The multifamily development, Waltersville Estates is north of the proposed Port Station. It has a preferred zip code for the 2026 LIHTC allocation, 39183 and is in a Business Development Area for 2026. The site of the proposed development is within the revitalization development goals and plan consistent with the City of Vicksburg Housing Study (see attached page) and the Central Mississippi CMPPD (see attached pages from plan highlighted). It is consistent with the State of Mississippi Consolidated Plan (see attached Map). The need for affordable housing is supported by the market study. The property is being co-developed by NHD Group, LLC of Pearl, MS whose members are George Provias, Amy Middleton, Ray & Monica Harrigill of Pearl, MS and Standard Enterprises, Inc. of Monroe, LA – David Turrentine, Mark Turrentine, Bert Loe and James Freeman. This team makes up the General Partner, NHDSEI 1, LLC whose responsibility is to develop, build-out, own, and manage the property within adherence to the IRS code 42 for LIHTC housing.

All utilities are available for development: electricity, water, and sewer. Entrance to the property will be landscaped and signs will be present to provide an attractive subdivision entrance. This development will be separate and apart from any other tax credit project. The property is on grade and will provide a beautiful landscaped, elevated site plan.

The development will occupy 10+/- acres situated on N Washington St. near the USS Cairo and Museum and the US Navy Monument on Union Ave. The area is residential, with both single family and multifamily residences; and has some industrial business, historic parks and monuments, as

well as river port business. This development will target families with 24 of the 40 units being 3 bedrooms.

Each unit will contain 100% energy star appliances. The qualifying appliances include energy star rated Range/oven, energy star refrigerator with icemaker, energy star dishwasher, range ventilation system, and will have central air and heat. The stove, heater, and water heater, as well as the rest of the appliances will be electric. Each unit will be equipped with lowboy toilets, energy efficient water heaters, and low VOC flooring throughout. There will be no carpet in the multi-family homes. The floor coverings will be vinyl plank throughout. Mini—Blinds will be furnished as well as washer and dryer hookups with a utility closet. Washers and dryers will be provided in each unit. There will be an onsite business center with computer, internet access, fax machine and copier available to all tenants. The site will feature a playground near the community center.

The exterior construction will be cementitious siding. All buildings are being built to a 15-year maintenance free standard and upon completion the development will meet the standards of the ICC 700 National Green Standards – Silver level certification. All parking lots and community drives will be paved. The community will also have a clubhouse / community building for use by the tenants. The manager's office will be in the same building as the clubhouse. A playground for children will also be provided. Each building will be landscaped, and the Owner will maintain the grounds throughout the compliance period.

The neighborhood will have strict community policies. All maintenance will be the responsibility of the management company, Standard Enterprises, Inc. This includes all yard and exterior maintenance as well as interior maintenance for all residences.

LCS, Inc., will build out the project and will adhere to the development plan of action and complete construction within 12-14 months of notice to proceed.

Financial Structure will include LIHTC, conventional debt, owner contribution.

Goal 1: Enhance Housing Affordability

- Objective 1.1: Establish a Housing Task Force engaging experts and community representatives to implement the action plan and ensure collaboration and accountability.
- Objective 1.2: Expand access to subsidy programs to support lower-income households in affording both rent and homeownership.
- Objective 1.3: Encourage development of affordable housing units through zoning incentives for developers.

Goal 2: Reduce Housing Vacancy Rate

- Objective 2.1: Implement strategies to turn vacant properties into affordable housing units.
- Objective 2.2: Establish a vacant property registry to monitor and address long-standing vacancies.

Goal 3: Improve Quality of Existing Housing Stock

- Objective 3.1: Encourage private/nonprofit programs to assist homeowners and landlords in maintaining and improving the quality of their properties.
- Objective 3.2: Enforce building and property maintenance codes to ensure all housing units meet safety and quality standards.

Goal 4: Promote Balanced Commuting Patterns

- Objective 4.1: Encourage businesses to provide housing assistance for employees to live closer to work.
- Objective 4.2: Coordinate to improve public transit accessibility and reduce commuting times.

Goal 5: Address Housing Needs for all Age Groups and Income Levels

- Objective 5.1: Develop a diversity of housing types to cater to different household sizes, ages, and income levels.
- Objective 5.2: Implement zoning reforms to allow for a broader mix of housing types in more neighborhoods, enabling more people to live in the areas suitable for their needs.

Goal II





MISSISSIPPI HOME CORPORATION

Wednesday, February 18, 2026

HTC Applicant

Attn: Jennifer Allyn Davis
Applicant: Port Station, LP

Re: New Construction

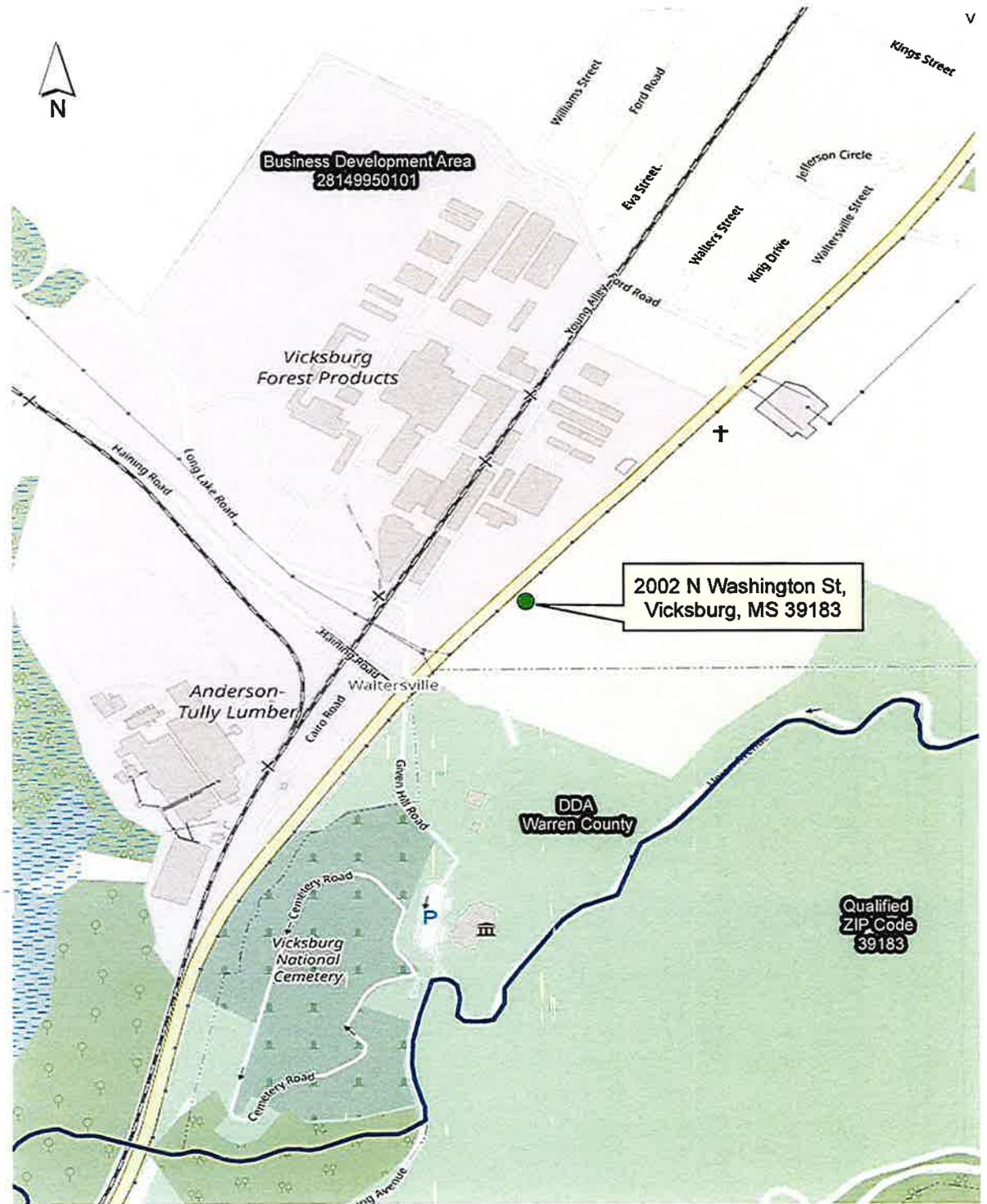
Property Name: Port Station
Addresses: 2002 N Washington St.
City: Vicksburg
County: Warren
Zip: 39183
Tract #: 28149950101
GPS: 32.38095, -90.86586.

Notes:

Applicable HTC Layers

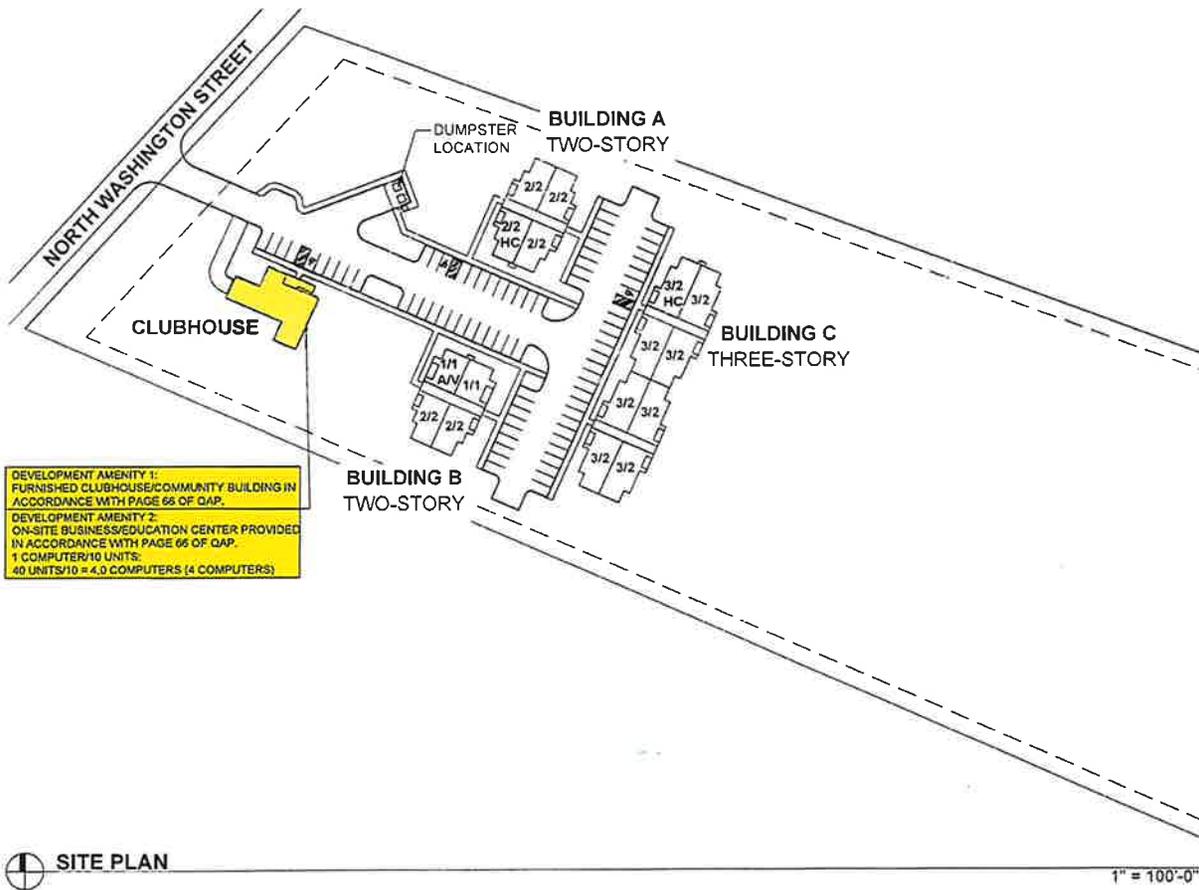
-  Qualified Zip Code
-  Difficult to Develop Area
-  Business Development Area

David Hancock
Mississippi Home Corporation



PORT STATION - 40 UNITS

NORTH WASHINGTON STREET, VICKSBURG, MISSISSIPPI



DEVELOPMENT AMENITY 1:
FURNISHED CLUBHOUSE/COMMUNITY BUILDING IN ACCORDANCE WITH PAGE 66 OF QAP.

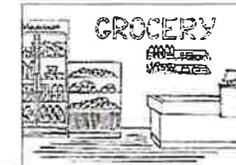
DEVELOPMENT AMENITY 2:
ON-SITE BUSINESS/EDUCATION CENTER PROVIDED IN ACCORDANCE WITH PAGE 66 OF QAP.
1 COMPUTER/10 UNITS.
40 UNITS/10 = 4.0 COMPUTERS (4 COMPUTERS)



TOPOGRAPHIC INFORMATION BY U.S. GEOLOGICAL SURVEY
ONLINE TOPOGRAPHIC MAPS



NHD GROUP, LLC



DEVELOPMENT AMENITY 3:
NEIGHBORHOOD SERVICES PROVIDED WITHIN THE REQUIRED DISTANCE OF THE SITE ENTRANCE IN ACCORDANCE WITH PAGE 67 OF QAP.

- DEVELOPMENT AMENITIES:**
1. FURNISHED CLUBHOUSE/COMMUNITY BUILDING IN ACCORDANCE WITH PAGE 66 OF QAP.
 2. ON-SITE BUSINESS/EDUCATION CENTER PROVIDED IN ACCORDANCE WITH PAGE 66 QAP. 1 COMPUTER/10 UNITS. 40 UNITS/10 = 4.0 COMPUTERS (4 COMPUTERS)
 3. NEIGHBORHOOD SERVICES PROVIDED IN ACCORDANCE WITH PAGE 67 OF QAP.
- UNIT AMENITIES:**
1. PATIO PROVIDED IN ACCORDANCE WITH PAGE 68 OF QAP.
 2. OUTSIDE STORAGE LOCKERS PROVIDED IN ACCORDANCE WITH PAGE 68 OF QAP.
 3. CLOTHES WASHER AND DRYER, INSTALLED AND MAINTAINED IN EACH DWELLING UNIT IN ACCORDANCE WITH PAGE 68 OF QAP.
 4. INDOOR SECURITY SYSTEM WITH AN ALARM ON ALL ENTRY DOORS AND WINDOWS PROVIDED IN ACCORDANCE WITH PAGE 68 OF QAP.
 5. STORM DOORS ON ALL EXTERIOR DOORS IN ACCORDANCE WITH PAGE 68 OF QAP.

PRELIMINARY
FOR APPLICATION PURPOSES

ARTHUR L. COOK AIA
ARCHITECT
Professional Architecture Company
107 West Jefferson Street • P.O. Box 1168 Hattiesburg, Ms. 39303
(601) 269-3461 Fax (601) 269-3167
arcook@arcook.com

DATE 04/03/2026
DRAWN BY SHEW
CHECKED BY ALC
REVIEWED

PORT STATION
VICKSBURG, MISSISSIPPI

SITE PLAN
SHEET
A0.0