
Louisiana Housing Finance Agency



Multifamily Rental Housing Program

Loretta Wallace, Program Administrator

Brenda Evans, Program Administrator

Louis Russell, Tax Credit Manager

December 10, 2008

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MEMORANDUM

To: Chairman Mark Madderra
Commissioner Guy Williams
Commissioner Maureen Clary
Commissioner Walter Guillory

From: Loretta Wallace, Program Administrator
Brenda Evans, Program Administrator
Louis Russell, Tax Credit Program Manager

Date: December 5, 2008

Re: Multifamily Rental Housing Program Committee

There will be a Multifamily Rental Housing Program Committee meeting, Wednesday, December 10, 2008 at 10:00 A.M. at the Louisiana Housing Finance Agency, V. Jean Butler Board Room, located at 2415 Quail Drive, Baton Rouge, LA.

Loretta Wallace will present the following Resolutions to the Board:

- A resolution accepting the proposal of Merchant Capital, L.L.C. for the purchase of not exceeding Ten Million Three Hundred Fifty Thousand Dollars (\$10,350,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds **(Belmont Village Apartments Project)** in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.
- A resolution accepting the proposal of Merchant Capital, L.L.C. for the purchase of not exceeding Fifty-Seven Million Five Hundred Thousand Dollars (\$57,500,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds **(GMF-Louisiana Chateau Project)** in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

Louis Russell will present the following Resolutions to the Board:

- A resolution authorizing an extension of Placed In Service requirements for the following projects: **North Shore Apartments #06(2)-127 (Lake Shore Estates, Slidell, LA 70461)**; **Pine Crest Apartments #06(2)-134 (Covington, LA 70433)** and **Townhomes of Sherwood Forest #06(2)-235 (N. Sherwood Forest & Greenwell Springs Rd., Baton Rouge, LA 70814)** ; as stipulated in the 2006 GO-Zone QAP by Louisiana Housing Finance Agency (the “Agency”) with respect to projects submitting a request for such extension; and providing for other matters in connection therewith.
- A resolution providing a policy for the administration of requests under IRS Code §42(h)(6)(E)(i)(II) to produce a Qualified Contract; to allow the Louisiana Housing Finance Agency to administer requests from property owners who intend to make a request under IRS Code §42(h)(6)(E)(i)(II) for a Qualified Contract; and authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith.
- Update on Lightning Round Projects and Extension to 10% Carryover requirement on Lightning Round Developments.
- Update on Project Monitoring Schedule.

Other Business.

December 5, 2008

MULTIFAMILY RENTAL HOUSING COMMITTEE

A regular meeting of the Multifamily Rental Housing Program Committee will be held on Wednesday, December 10, 2008 at 10:00 A.M., at Louisiana Housing Finance Agency, V. Jean Butler Board Room, located at 2415 Quail Drive, Baton Rouge, LA by order of the Chairman.

Final Agenda

1. Call to order, roll call and introduction of guests.
2. Approval of the September 23, 2008 Multi-Family Committee meeting minutes.
3. Multifamily Update.
 - A resolution accepting the proposal of Merchant Capital, L.L.C. for the purchase of not exceeding Ten Million Three Hundred Fifty Thousand Dollars (\$10,350,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**Belmont Village Apartments Project**) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.
 - A resolution accepting the proposal of Merchant Capital, L.L.C. for the purchase of not exceeding Fifty-Seven Million Five Hundred Thousand Dollars (\$57,500,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**GMF-Louisiana Chateau Project**) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.
 - A resolution authorizing an extension of Placed In Service requirements for the following projects: **North Shore Apartments #06(2)-127 (Lake Shore Estates, Slidell, LA 70461); Pine Crest**

Apartments #06(2)-134 (Covington, LA 70433) and Townhomes of Sherwood Forest #06(2)-235 (N. Sherwood Forest & Greenwell Springs Rd., Baton Rouge, LA 70814) ; as stipulated in the 2006 GO-Zone QAP by Louisiana Housing Finance Agency (the “Agency”) with respect to projects submitting a request for such extension; and providing for other matters in connection therewith.

- A resolution providing a policy for the administration of requests under IRS Code §42(h)(6)(E)(i)(II) to produce a Qualified Contract; to allow the Louisiana Housing Finance Agency to administer requests from property owners who intend to make a request under IRS Code §42(h)(6)(E)(i)(II) for a Qualified Contract; and authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith.
 - Update on Lightning Round Projects and Extension to 10% Carryover requirement on Lightning Round Developments.
 - Update on Project Monitoring Schedule.
4. Other Business.
 5. Adjournment.

Milton J. Bailey, President

Pursuant to the provisions of LSA-R.S. 42:6.1, upon two-thirds vote of the members present, the Board of Commissioners of the Louisiana Housing Finance Agency may choose to enter Executive Session, and by this notice, the Agency reserves its right to go into Executive Session as provided by law.

**Louisiana Housing Finance Agency
Multifamily/Tax Credit Meeting Minutes
Wednesday, September 24, 2008
2415 Quail Drive
Baton Rouge, LA 70808
11:00 A.M.**

Commissioners Present

Chairman Mark J. Madderra
Commissioner Walter Guillory
Commissioner Maureen Clary
Commissioner Lisa Woodruff-White
Commissioner Robert Pernell
Commissioner Michael Airhart
Commissioner Mayson Foster
Commissioner Roy Lester
Commissioner John N. Kennedy's rep. Alice Washington
Commissioner Katie Anderson

Commissioners Absent

Commissioner Guy Williams

Staff Present

Louis Russell, Jr.
LaTosha Overton
Brenda Evans
Annie Robinson
Amy York
Ronald Burrough
Loretta Wallace
Nicole C. Carter
Keith Cunningham

Counsel Present

Wayne Neveu, Foley & Judell

Guests Present

Attached

Chairman Madderra called the meeting to order at 11:30 A.M. and requested approval of the May 22, 2008 and August 13, 2008 meeting minutes by his fellow Commissioners. The minutes were motioned by Commissioner Guillory and seconded by Commissioner Pernell and unanimously approved.

Chairman Madderra began the meeting by inviting Mr. Mike McCrosky with KBK a developer associated with some of the housing redevelopments in New Orleans. He spoke in regards to the BW Cooper site, saying that it has completed most, if not all of its site plans, elevations, unit plan approvals and public hearings. The city planning commission (CPC) has twelve (12) provisions in order to receive approval and move on to the final Construction Drawing review. He expected to have the responses submitted to the twelve (12) provisos by the end of October which would then set the final timing for the permitting of the redevelopment. He further stated that 99½% of the demolition of the site had been completed, but that Hurricane Gustav created issues in regards the pump stations near the site and the city of New Orleans is still trying to figure out how to solve the problem, so the remaining utilities on a portion of the site cannot yet be moved. From a financing perspective, the project has received an LOI from its investor, Stratford Capital Group, which represents Morgan Stanley. He stated that there is a reasonable chance that the deal will close by November 1, 2008 and that the homes would be online in the fall of 2009 with construction completed by December 31, 2010. Chairman Madderra asked if the project was experiencing a gap in financing based upon what is heard from Morgan Stanley. Mr. McCrosky responded that there is a \$13 million shortfall. Chairman Madderra asked what was the anticipation of where that \$13 million would come from and Mr. McCrosky replied that he hoped at some point the Agency could sit down with him and figure out a way to gain additional funding and that he did not have a specific plan for covering the \$13 million gap. Chairman Madderra continued by asking who specifically the request would come from and Mr. McCrosky answered that the request would be from both HANO and KBK. Chairman Madderra wanted to know what confidence level KBK had in Morgan Stanley and if the LOI could be given to the Agency. Mr. McCrosky stated that he was fairly confident in Morgan Stanley's ability to close the transaction and that the request to receive the LOI would have to be given to HANO first and then approved by the general partner. Chairman Madderra questioned whether the bids for the project would keep the gap of \$13 million the same and not possibly increase the gap. Mr. McCrosky stated that at this point, he felt that the gap would stay the same because it represented what he believes to be the winning bid from the general contractor. Commissioner Pernell inquired whether KBK had a general contractor and Mr. McCrosky replied that the general contractor has been bid, although a winning bidder has not yet been announced. There are actually another couple of general contractors that Morgan Stanley would like the developer to look at before the bid is granted. Commissioner Pernell questioned whether the workers in the area have been asked to work on project as long as they are qualified. Mr. McCrosky replied that in the demolition contract, there were residents who were on the site who worked on some of the demolition. The developer also has from the tax credit

application, obligations to minority, women-owned and section 3; the contractor that is chosen may not live in New Orleans, but is in the New Orleans metro area. The contractor who was hired to do the infrastructure was a New Orleans contractor and has presented a plan to make certain that jobs are available to people of that area. The developer also has an obligation with their IDD approval to use a percentage of local contractors. President Bailey requested how the referrals were received in respect to small, local and disadvantaged enterprises and what type of plan was being developed with regard to the \$13 million shortfall. Mr. McCrosky answered that the plan was being negotiated on three different levels and have not met with the Agency yet to discuss it. President Bailey replied by asking Mr. McCrosky when he will have some concrete conclusion on how the gaps will be covered. Mr. McCrosky responded that by day's end he should know which way his partner wishes him to go. President Bailey interjected that since the gaps are still in flux the Agency would like a copy of the construction schedules. Chairman Madderra stated the Agency wanted clarity on who was in charge, LRA/OCD, HANO, HUD or the developer. Mr. McCrosky stated that HANO is in charge and they look to HUD for their funding because they are in receivership.

Louis Russell gave an overview of the new Lightning Round timeline due to Hurricanes Gustav and Ike. Brenda Evans stated that the changes were prompted by various things such as the newly extended deadline for closing which was granted at the August Committee Meeting as well as the Hurricanes. Chairman Madderra stated that he felt it was a really tight timeline and requested that Thomas Latour of the Office of Community Development come forward to go on record of their involvement in the timeline. Mr. Latour stated that his office made some recommendations as far as the dates for environmental issues that OCD is concerned with and he felt as though those dates could be maintained as far as the OCD actions required. Chairman Madderra asked if there was any possibility to accelerate the process at all beyond this timeline. Commissioner Mauren Clary requested an update on the dollar of the applications and the amount of money that will be available for this round. Mrs. Evans responded that staff will gather the requested information and email it to all the commissioners.

Brenda Evans presented the following resolution:

- A resolution approving a waiver request made by the developers of five subsidized senior housing developments (i.e. "HUD 202s") – Annunciation Inn, Nazareth Inn I, Nazareth Inn II, Delille Inn, and St. John Berchmans Manor (NO, Louisiana), to allow the projects to waive the requirement to provide washer/dryers in every unit and other matters in connection therewith.

Mrs. Evans stated that the projects were previously-built and they had a lower number of washers and dryer. The QAP mandates that for each ten units there be a washer and a dryer, this issue was similarly addressed by the Board for Renaissance Place Apartments due to seniors not utilizing the washers and dryers as much. It was recommended by the Board that a reduction to the pre-Katrina level of washers and dryers' would be acceptable. That request was approved by the Board and this request is similarly situated. Staff asked the developers to give an indication of the amount of

savings that they may encounter by allowing this reduction and the developers' response was that the savings could be anywhere from \$265,000-\$440,000. The developer also indicated that upon start of construction there were some additional costs that were incurred that totaled over \$2.5 million, so the savings from the reduction of the washers and dryers would be made to offset that increase in costs. Staff recommends approval of the request due to the information supplied to the Agency and prior actions of the Board. Chairman Madderra asked about the current position of the projects, whether any had started construction. Mrs. Evans replied that all of the projects had closed with the exception of St. Martin Manor, but she noted that they were not included in the waiver request. Commissioner Woodruff-White requested clarification on the number of washers and dryers being eliminated. Mrs. Evans directed her to the insert in the Board Materials that gave the specific breakdown. Commissioner Woodruff-White questioned the number of washers and dryers in the project St. Johns Berchman regarding whether usage required more than three (3) units. Mrs. Evans responded that based upon the numbers pre-Katrina, the three (3) units were working then. Commissioner Clary made the motion and Commissioner Woodruff-White made the second. The resolution was unanimously adopted.

Louis Russell presented the following resolution:

- A resolution approving a request for an extension to the Place In Service date made by the developers of Superior Homes I & II #06-62, 06-63 (Tolawa Lane, Covington, LA); West Park Apts I, II, & III #06-64, 06-65, 06-66 (4325 Westpark Road, Houma, LA); Orleans Place #07/08(FA)-64 (Maumas Street, NO, LA) and Patterson Homes #06-(R)-326 (Patterson St. Algiers, LA); and providing for other matters in connection therewith.

Mr. Russell acknowledged that the developer submitted a request to the Agency to extend the projects' place in service date due to the investor and their due diligence as well as delays that the projects have encountered. The projects were originally scheduled to be placed in service beginning November 2008 through the years end. The developer is requesting on all projects that the placed in service date be moved to December 30, 2009 which would allow sufficient time for all the projects to complete construction. Staff's position is that the projects are entitled to the moving of the placed in service date, however the projects need to understand that the closing date will not be extended and that they need to make sure they close by September 30, 2008. Staff recommended the approval of the request to move the placed in service dates of these projects to December 30, 2009. Commissioner Clary wanted to know if the projects have closed and Mrs. Evans answered that Orleans Place had closed however the other projects have deadline of September 30, 2008. Chairman Madderra asked Mattye Jones of Coats Rose were the projects anticipated to close by the deadline and she responded that they were going to close.

Chairman Madderra asked for a motion and a second for recommendation to Full Board. Commissioner Guillory made the motion and Commissioner Lester made the second. The resolution was unanimously adopted.

Brenda Evans presented the following resolution:

- A resolution approving the reservation of additional 4% credits to the project Bacmonila Gardens #07/08(FA)-08 (1731 Polymnia Street, NO, LA 70113); and providing for other matters in connection therewith.

Mrs. Evans began by stating that the project was requesting the Agency allocate an additional \$240,708 in 4% credits to cover additional costs which would bring the total 4% non-competitive credits to \$488,494. Staff has received the financial information on the project as well as an F&V from Foley and Judell. Staff recommended approval of the request in that the credits requested are non-competitive for Bacmonila Gardens. Chairman Madderra wanted to know if anything specific caused the costs increase and Pamela Hammond of the Elkins Law Firm answered that there were no specific causes to the overages.

Chairman Madderra asked for a motion and a second for recommendation to Full Board. Commissioner Guillory made the motion and Commissioner Pernell made the second. The resolution was unanimously adopted.

At that time Commissioner Woodruff-White interjected on the previous resolution to note a typo regarding the ratification versus approval of the extension of placed in service date. She would like to amend the resolution to state whereas staff has reviewed these requests for consideration for each project as indicated below and recommends approval of the requested extension of the placed in service date. There was no objection to modifying the resolution to reflect her requested change.

Louis Russell presented the following resolution:

- A resolution approving an Amendment to the Qualified Allocation Plans for 2005, 2006, 2007 and 2008 Credits (Per Capita and GO Zone) of the Louisiana Housing Finance Agency; and providing for other matters in connection therewith.

Mr. Russell explained that this resolution was in regards to language as it relates to the minimum operating reserve and that on August 13, 2008 the Board of Commissioners requested that LHFA, LAAHP and council work together to come up with acceptable language to address the concerns about the operating reserves as stated in the QAP. Chairman Madderra gave the commissioners a background on why the Agency needed to address this issue. He stated that the market now required at least a six month reserve on virtually every single syndication deal that was going through. When the Agency was underwriting, its standard was lower for the reserves so what happened was the developers were getting a cost reduction in the amount of credits if the actual reserve was higher than was originally underwritten. Chairman Madderra also made a note of the proposed language and requested a modification be made on the resolution. President Bailey suggested the modification that be made state: "Minimum operating reserves shall equal no less than six months of the projected operating expenses. Initial operating reserves of up to \$2,000 per unit may be funded from project development sources". Commissioner Woodruff-White clarified by stating the resolution on MF-page 41 omit should for the word shall in the first sentence and omit per year in the second sentence.

Chairman Madderra asked for a motion and a second for recommendation to Full Board. Commissioner Woodruff-White made the motion and Commissioner Pernell made the second. The resolution was unanimously adopted.

Brenda Evans presented the following resolution:

- A resolution in support of the new "Protocol for Exceptions" as recommended by staff as outlined in the attached Decision Brief and providing for other matters in connection therewith.

Mrs. Evans affirmed that staff was asked to take a look at possible protocols to be able to bring things to the multifamily committee and/or the Board. This policy in no way would affect the developer's ability to come and speak before the multifamily committee or Full Board, but just a protocol for items that would rise to the board level as developers are coming in and making requests. Staff outlined a process to be able to get thorough information and be in a position to bring recommendations to the Board as well as to fully see all the issues that the developers' would bring. The protocol would require developers to submit information to staff fifteen (15) business days prior to a regularly scheduled meeting. Staff would then be in a position to take a look at the material to see a) if it rises to Board level b) if not, staff would then handle it. In either event, staff would be required to give a response to the developer. If the issued needed to go to the Board, staff would be required to write a decision brief and resolution to be placed in the Board material referencing if such exceptions have been made in the past and why staff recommends or denies the request. Chairman Madderra clarified that this item is just a protocol, which means that this is not meant to keep Commissioners from bringing up items as they so choose. This item is meant to give the development community and staff a general set of guidelines in which is an expectation of how the Agency would like to operate but, there may be deviations. This protocol will help the developers understand the process by which staff will try and work with to get issues reviewed by the Full Board. Kelly Longwell of LAAHP followed up on clarifications of issues discussed. Mrs. Longwell also stated that her organization requested a written response from the Agency on what will be presented at Board and the position of staff on said issue as well as a clear request for additional information. She further stated that they requested a copy of the exception log and decision brief. Mrs. Evans responded by stating that *within five (5) business days of receipt of the request, the requester will receive a written "Receipt of Acknowledgement" restating the issues as presented along with a statement of staff's position of recommending the action, not recommending the action or no position. Staff will also indicate if more information is needed to determine a position and will request such documentation at that time.* In regards to receiving the exception log, there was no follow-up conversation, stated Mrs. Evans. Mrs. Longwell stated that her Agency would like access to the exception log. Chairman Madderra suggested that since this is just a protocol, there should not be a rush to judgment on the issue and it can be taken up at the October 15, 2008 board meeting. Commissioner Woodruff-White commented that she felt this issue did not require a resolution for approval by the Board. President Bailey concurred with her suggestion, stating that this would be a policy guideline, not sometime set in stone. Chairman Madderra asked for a motion for support of staff's protocol for Exception Items. Commissioner Guillory made a motion for recommendation to Full Board

of staff's protocol guidelines with the exception noted by Kelly Longwell and LAAHP. Commissioner Clary made the second. The resolution was unanimously adopted.

Commissioner Pernell requested that for the benefit of the new commissioners, speakers would identify themselves and their affiliation. At that time, Chairman Madderra requested that Kelly Longwell come forward and identify herself and her organization because there is a lot of interaction between LAAHP and the Agency. She stated that the organization is a trade association of professionals that support safe, decent, affordable housing in Louisiana that was formed in October of 2007. To date they have 78 members including organizations and individuals.

Louis Russell presented the following resolution:

- A resolution regarding the use of the 9% credit percentage being applied on a go-forward basis, to projects that have not yet undergone a feasibility and viability review; and allowing projects not yet placed in service being processed at a flat nine (9%) credit percentage with a corresponding reduction in the maximum qualified basis to maintain the credit allocation specified in the final feasibility and viability review and providing for other matters in connection therewith.

This issue involves whether or not developers with current reservations and/or allocations of credits in connection with the projects that have not yet placed in service be permitted to reprocess their projects and take advantage of the provisions as allowed for in the Housing and Economic Recovery Act of 2008 to use the fixed 9% credit percentage for new construction. As it stands, the IRS gives the Agency the floating 9% credit every month, the new provision allows for a flat 9% credit to be used. Staff's position is that the 9% credit would be allowed to be used on a go forward basis, the projects that have not yet undergone an F&V review, the change would not entitle projects with a current reservation or allocation to receive additional credits since the projects have been reserved an allocation of credits sufficient to establish their feasibility. Projects that have not placed in service will be allowed to process using the 9% credit with the corresponding reduction in the maximum qualified basis in order to maintain the credits that have been allocated to the projects in their final F&V review. This would allow for the projects to have a cushion using the 9% credit against their qualified basis. Mrs. Longwell came forward and stated that LAAHP is in full support of this resolution. Full Board Chairman Wayne Woods asked which developers would be allowed to utilize the 9% credits. Mrs. Evans answered the Lightning Round applicants and the 2009 applicants. Pam Hammond of Elkins Law Firm interpolated that in some situations such as a developer not closing on a project and not being able to reprocess would create problems. She states for an example the HANO sponsored projects, she feels not allowing them to reprocess will create additional gaps in funding and hopes the Agency will consider the issue on a case by case basis. Commissioner Clary asked how the reprocessing requests would be handled and Mrs. Evans responded that the Agency is seeking solutions to the possible upcoming requests.

Chairman Madderra asked for a motion and a second for recommendation to Full Board. Commissioner Guillory made the motion and Commissioner Pernell made the second. The resolution was unanimously adopted.

Chairman Madderra requested a motion to suspend the rules and add New Chateau to the Agenda. Commissioner Woodruff-White made the motion and Commissioner Pernell made the second.

Brenda Evans stated the staff received a request from the developer on September 16, 2008 for New Chateau submitted by Hudson Housing Capital to extend the closing date from September 30, 2008 until October 7, 2008. The basis of the request is due to Hurricane Gustav, the developer was expected to complete the underwriting and due diligence process prior to the storm. After further discussion and review of the information, staff attempted to contact Hudson Housing Capital to get the firm commitment on the project but due to time differences and things of that nature, staff has not been able to receive confirmation and would not recommendation further action on this request. Mr. Frank Taylor of New Chateau stated that currently an extension is requested until October 7, 2008. Mr. William Callihan of Capital One feels that there should be no other foreseeable delays to the project closing.

Chairman Madderra asked for a motion and a second for recommendation to Full Board. Commissioner Pernell made the motion and Commissioner Guillory made the second to extend New Chateau's closing date from September 30 until October 7, 2008. The resolution was unanimously adopted.

Since there were no other issues to be heard a motion to adjourn the meeting was made by Commissioner Woodruff-White and seconded by Commissioner Guillory. The meeting adjourned at 1:02 p.m.

DECISION BRIEF:

The issuance of \$10,350,000 in Multifamily Housing Revenue Bonds for Belmont Village Apartments located in Gretna, Jefferson Parish, Louisiana

Issue

On November 12, 2008, the Louisiana Housing Finance Agency's Board of Commissioners approved a resolution authorizing the issuance of Multifamily Housing Revenue Bonds not exceeding Ten Million Three Hundred Fifty Thousand Dollars (\$10,350,000.00).

This resolution requests the Board's approval in considering the proposal of Merchant Capital, L.L.C., or its designated affiliate, as purchaser (the "Purchaser") and taking action with respect to the parameter sale of not exceeding Ten Million Three Hundred Fifty Thousand Dollars (\$10,350,000.00) of the Bonds pursuant thereto.

Summit Asset Management, L.L.C. is requesting the Louisiana Housing Finance Agency issue Multifamily Revenue Bonds in an amount not to exceed \$10,350,000.00 for the acquisition and rehabilitation of a 204 unit multi-family residential complex located at 720 Carrollwood Village Drive, Gretna, Jefferson Parish, Louisiana. Twenty percent (20%) of the 204 rental units will be set-aside for households whose incomes are at or below 50% of the area median income.

In addition to the Bond Proceeds, other sources of funding to be utilized in the rehabilitation of this development will be \$858,725 from Federal LIHTC Equity; \$5,939,269 from CDBG Funding; \$34,453 from Interest Income of Bond Proceeds; \$167,590 from Deferred Developer Fee.

Belmont Apartments will consist of eighty-eight (88) one-bedroom units; eighty-eight (88) two-bedroom units; and twenty-eight (28) other units.

Pros:

- LHFA will continue its mission of providing safe, decent and affordable housing for low to moderate-income families by utilizing its resources.
- The recommended action will enhance the housing stock for the citizens of Louisiana.

Cons: None

Recommendation:

Staff recommends approval of this request to issue Multifamily Revenue Bonds to further the mission of providing housing to the citizens of this state.

LOUISIANA HOUSING FINANCE AGENCY

The following resolution was offered by _____ and seconded by _____:

RESOLUTION

A resolution accepting the proposal of Merchant Capital, L.L.C. for the purchase of not exceeding Ten Million Three Hundred Fifty Thousand Dollars (\$10,350,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (Belmont Village Apartments Project) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

WHEREAS, the Board of Commissioners (the "Board") of the Louisiana Housing Finance Agency (the "Agency") on November 12, 2008, adopted a resolution approving and authorizing the issuance of not exceeding Ten Million Three Hundred Fifty Thousand Dollars (\$10,350,000) of Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (Belmont Village Apartments Project) in one or more series and authorized the publication of a Notice of Intention to Sell at Private Sale (the "Notice") in connection therewith; and

WHEREAS, said bonds are being designated as "Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (Belmont Village Apartments Project) Series 2008" in the aggregate principal amount of not exceeding \$10,350,000 (the "Bonds"); and

WHEREAS, as set forth in said resolution, the Notice of Sale was published on [_____] in "The Advocate" and on [_____] in "The Daily Journal of Commerce" for an amount not to exceed \$10,350,000; and

WHEREAS, in accordance with the aforesaid resolution adopted by the Agency on November 12, 2008, the sale of the Bonds was scheduled for March 12, 2008; and

WHEREAS, the Agency did meet on December 10, 2008, at 10:00 a.m., Louisiana time, for the purpose of receiving and considering the proposal of Merchant Capital, L.L.C., as purchaser (the "Purchaser"), and taking action with respect to the parameter sale of not exceeding Ten Million Three Hundred Fifty Thousand Dollars (\$10,350,000) of the Bonds pursuant thereto;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency, acting as the governing authority of said Agency, that:

SECTION 1. The parameter written terms submitted this day by Merchant Capital, L.L.C., for the purchase of bonds designated "Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (Belmont Village Apartments Project) Series 2008" in the aggregate principal amount of not exceeding \$10,350,000, at an interest rate not exceeding 12% per annum, and for a maturity not exceeding 42 years, authorized under and pursuant to the provisions of a Bond Trust Indenture (the "Indenture"), by

and between a trustee to be determined (the "Trustee"), and the Agency be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds are conditioned upon approval by the State Bond Commission and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Bonds in accordance with said Indenture is hereby authorized and approved. The Chairman, Vice Chairman, President, Vice President and/or Secretary of this Board are hereby authorized and directed for, on behalf of and in the name of the Agency, to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents far the Bonds on file with the Agency:

- (i) Bond Trust Indenture,
- (ii) Financing Agreement, and
- (iii) Tax Regulatory Agreement.

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with the Act and with the approval of Counsel to the Agency or Bond Counsel.

SECTION 2. A bank is to be designated as Trustee and Paying Agent with respect to the Bonds in accordance with the provisions of the Indenture.

SECTION 3. In order to accomplish the sale of the Bonds in accordance with the terms of this resolution, either the Chairman or Vice Chairman of this Agency or the President or Vice President, acting on his behalf, be and they are hereby authorized and directed to execute and deliver, for and on behalf of the Agency, the Indenture in substantially the form thereof which is now before this Agency and filed with the Secretary of this Board of Commissioners.

SECTION 4. The Bonds will be dated, will be in the denominations and will have all the terms set forth in the Indenture.

SECTION 5. The Bonds shall be subject to redemption in accordance with the Indenture.

SECTION 6. The Chairman, Vice Chairman, President, Vice President and/or Secretary, be and they are hereby approved, authorized and directed to execute and deliver or cause to be executed and delivered all documents required to be executed on behalf of the Agency and delivered to effect delivery of the Bonds to the Purchaser or deemed by any of them necessary or advisable to implement this resolution, the Indenture or the Indenture, or to facilitate the sale of the Bonds.

SECTION 7. The Chairman, Vice Chairman, President, Vice President and/or Secretary of the Agency shall cause to be executed for and on behalf of the Agency the aforementioned Bonds in accordance with the Indenture, and shall effect the delivery thereof to the Purchaser in accordance with the Indenture. The Secretary of the Agency shall receive from the Purchaser for the account of the Agency the purchase price of the Bonds and shall deposit the same with the Trustee under the Indenture in accordance with the provisions thereof.

SECTION 9. This resolution shall take effect immediately.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 10th day of December, 2008.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency (the "Agency"), do hereby certify that the foregoing three (3) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on December 10, 2008, entitled: "A resolution accepting the proposal of Merchant Capital, L.L.C. for the purchase of not exceeding Ten Million Three Hundred Fifty Thousand Dollars (\$10,350,000)Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (Belmont Village Apartments Project) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 10th day of December, 2008.

Secretary

(SEAL)

LOUISIANA HOUSING FINANCE AGENCY
MULTI-FAMILY PROJECT SUMMARY

Date: October 29, 2008

- (1) **PROJECT NAME:** Belmont Village Apartments
- (2) **AMOUNT OF BOND
ISSUE REQUESTED
(NOT TO EXCEED):** \$10,350,000
- (3) **PROJECT DESCRIPTION:**
- 1) Number of Units 204
 - 2) Total Land Area 8.19 acres
 - 3) Density: _____ # of Units per Acre
Low Rise 15 Buildings High Rise _____
 - 4) New Construction: _____
Rehabilitation: X
 - 5) Land Control: Current Legal Owner of Land:
720 Carrollwood LP, a Louisiana Limited Partnership.
- Contract to Acquire Land by February 29, 2009
(date)
- or
- Option to Acquire Land by _____
(date)
- 6) Number of Parking Spaces Per Unit 2 (estimate pending final survey)
 - 7) Census tract where Project located 0250.01 (22051025001)
 - 8) State Representative District District 86
Name of Representative Jim Tucker
 - 9) State Senatorial District District 7
Name of Senator David Heitmmeier
- (4) **LOCATION:
(STREET ADDRESS OR
LEGAL DESCRIPTION OF
LAND AND PARISH):** 720 Carrollwood Village Drive
Gretna, Jefferson Parish
Louisiana 70056
- (5) **CONTACT PERSON
FOR PROJECT:** Kea Calame
105 Tallapoosa Street, Suite 300, Montg., AL 36104
Phone: 334/954-4458

PS-1

(6) **DEVELOPMENT TEAM:**

Developer:

Summit Asset Management, L.L.C.
Montgomery, AL Contact: Jon Killough
Phone: 334/954-4458

Architect:

The Hill Firm, Inc.
Fort Smith, Arkansas Contact: Paul Hill, AIA
Phone: 479/494-1808

General Contractor:

TBD
Contact: _____
Phone: _____

Attorney:

Crawford & Lewis, P.L.L.C.
Baton Rouge, LA Contact: Donald Cunningham, Esq.
Phone: 225/215-3033

Lending Institution
to Originate Mortgage
Loan (if known):

MMA Financial, Inc.
Grapevine, Texas Contact: Timothy R. Leonhard
Phone: 817/310-5800

Provider of Credit
Enhancement on Mortgage
Loan (if known):

MMA Financial, Inc. (Freddie Mac)
Grapevine, Texas Contact: Timothy R. Leonhard
Phone: 817/310-5800

Investment Banker for
Bonds Publicly Offered
(if known):

Merchant Capital, L.L.C.
Montgomery, AL Contact: John Rucker
Phone: 334/834-5100

Purchaser of Bonds
for Bonds Privately
Placed (if known):

N/A
Contact: _____
Phone: _____

(7) **ZONING:**

R-3 (Multifamily Residential District)
MUCD (Mixed Corridor Use District)

(8) **UTILITIES:**

Existing On-Site – Central Heating (Electric), Cooking (Electric)
Central Air Conditioning (Electric), Hot Water (Electric)
Laundry Facility (Gas)

(9) **FAIR MARKET VALUE OF
PROJECT PROPERTY:**

\$10,400,000
Specify date of most recent appraisal: Currently being performed

(10) **FINANCIAL INFORMATION:**

Amount

SOURCES OF FUNDS:

Bond Proceeds	\$10,350,000	0.5965 % Dev. Cost
Other Sources (list)		
Federal LIHTC Equity	\$858,725	0.0495 % Dev. Cost
CDBG Funding	\$5,939,269	0.3423 % Dev. Cost
Interest Income of Bond Proceeds	\$34,453	0.0019 % Dev. Cost
Developer Bridge Loan	\$161	% Dev. Cost
Deferred Developer Fee	\$167,590	0.0097 % Dev. Cost

TOTAL FUNDS

\$17,350,198

LAND COSTS

\$1,560,000 (est.)

\$ per sq. ft (acres)

BUILDING ACQUISITION COSTS

(less Land costs)

\$9,464,000

\$ 46,392.16 per D/U

CONSTRUCTION (or Rehabilitation Costs)

\$4,080,000

\$ 20,000 per D/U

PROFESSIONAL FEES:

Amount

% of Total Funds

Architectural	\$60,000	.0035 %
Engineering / Construction Mgr.	\$204,000	.0118 %

Legal:

Counsel to Issuer	\$	%
Bond Counsel	\$45,000	.0026 %
Special Tax Counsel	\$	%
(specify firm name)		
Balch & Bingham	\$30,000	.0017 %
Other Legal (specify firm & purpose)		
Krooth & Altman	\$42,500	.0024 %
(Lender counsel)	\$	%
Crawford & Lewis	\$5,000	.0003 %
(Developer counsel)	\$	%
Ballard Spahr	\$65,000	.0037 %
(Freddie Mac counsel)	\$	%
Total Professional Fees	\$451,500	.0260 %

UNDERWRITING:

Management Fee	\$
Sales Commission	\$93,150 (underwriters fee)
Underwriter's Counsel	\$22,000

Net to Underwriters	\$ 115,150
Expenses (list)	
<u>Phase I Environmental Assessment</u>	
<u>Lead-Based Paint Testing</u>	
<u>Property Condition Report</u>	
<u>Title Insurance / Survey/Recording</u>	
<u>Appraisal / Market Study</u>	
<u>Contingency/FF&E</u>	
<u>Developer Fees</u>	
<u>Tax Credit Fees</u>	
<u>Accounting/Cost Certification Fees</u>	
<u>Construction Lender Origination Fee</u>	
<u>Freddie Mac Lender Origination Fee</u>	
<u>Real Estate Taxes and Insurance</u>	\$1,630,261

Total Underwriting	
Fee/Costs:	\$1,754,411
COSTS OF ISSUANCE:	
Printing	\$
Publishing/Advertising/	
Recording	\$
Rating Expense	\$15,000
Letter of Credit Fees and	
other credit expenses	\$
Consultants	\$
Insurance	\$
Issuer's Financing	
Fees	\$10,350
Trustee Bank's initial fee	
and expenses	\$10,000
Other:	
Bond Commission Fees	\$13,938(including application fee and closing fee)
Accountant Verification	\$

Total Costs of Issuance	\$49,288	\$ 241.61 per D/U
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Amount of Mortgage Requested	\$10,350,000	% 59.65 of Total Costs
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(11) **UNIT TYPES:**

41 Units

Low Income Units

Unit Type	No.	Total Sq. Ft.	No. of Unit Types Set Aside for 50% or less Area Median Income	Total Sq. Ft.	No. of Unit Types Set Aside for 60% or less Area Median Income	Total Sq. Ft.
Eff.			0	0		
1 BR	18		18	11,934		
2 BR	18		18	18,234		
3 BR			0	0		
Other	5		5	3,940		
TOTAL	41	34,108		34,108		

Estimate Market Rents For Non-Low Income Units:

<u>Unit Type</u>	<u>Total Units</u>	<u>Monthly Rent Per Non-LIU</u>	<u>Annual Rent of Non-LIU's</u>
Eff.			
1 BR	<u>70</u>	<u>\$690</u>	<u>\$579,600</u>
2 BR	<u>70</u>	<u>\$895</u>	<u>\$751,800</u>
3 BR			
Other	<u>23</u>	<u>\$760</u>	<u>\$402,040</u>
Total	<u>163</u>	<u>\$</u>	<u>\$ 1,733,440</u>

(12) **CURRENT RENTAL COSTS AND RELOCATION PLAN:**

(For Rehabilitation Projects Only)

<u>Unit Type</u>	<u>Monthly</u>	<u>Present Rent Annual</u>	<u>Sq. Ft./Month</u>
Eff.			
1 BR	<u>60,720</u>	<u>728,640</u>	<u>0.0109</u>
2 BR	<u>78,760</u>	<u>945,120</u>	<u>0.0129</u>
3 BR			
Other	<u>21,700</u>	<u>260,400</u>	<u>0.0363</u>
TOTAL	<u>161,180</u>	<u>1,934,160</u>	<u>0.0601</u>

Have interior and exterior photographs of Project been attached?

Yes X No _____

Will any of the present tenants be displaced because of higher rents due to rehabilitation?

Yes _____ No X

If yes, approximately how many? Not Applicable

Is there a relocation plan? Yes _____ No X

Please briefly describe relocation plan (Submit detailed relocation plan when completed)

Currently, the project is 94% occupied. The rehabilitation plans consists of mostly exterior improvements and only interior upgrades; therefore, no tenants will be relocated during the rehabilitation process.

(13) **VACANCY RATE:** The present vacancy rate in the general market area is 4 to 5 %.

(14) **AREA MEDIAN INCOME:** Median income in area according to HUD is 59,800 (4 person).

(15) **ELECTION OF THE MINIMUM SET-ASIDE REQUIREMENT:**

The owner irrevocably elects one of the Minimum Set-Aside Requirements (Check one only):

X At least 20% of the rental residential units in this development are rent restricted and to be occupied by individuals whose income is 50% or less of area median gross income.

_____ At least 40% of the rental residential units in this development are rent restricted and to be occupied by individuals whose income is 60% or less of the area median gross income.

(16) **OPTIONAL ELECTION:**

The owner elects to occupy 15% or more of all low-income units by tenants with income of 40% or less of area median income and the average rent charged to tenants in residential market rent units is at least 300% of the average rent charged to low-income tenants: _____ Yes X No

(17) **EQUAL OPPORTUNITY:**

Do you agree to provide equal opportunity to members of minority groups and to employ such groups in the Project's development in the roles of, including but not limited to, contractor, subcontractor, employee, laborer, agent, appraiser, or supplier?

Yes X No _____

(18) **STATE BOND COMMISSION TENANT BENEFIT PROGRAM REQUIREMENTS:**

State Bond Commission Rule No. HS2-1992 provides as follows with respect to applications submitted to the State Bond Commission for new construction, acquisition and/or rehabilitation, or refunding of multifamily housing projects:

Multifamily housing applications must include defined tenant benefit programs for those units set aside for very low, low and/or moderate income families. Those applications that do not include such programs will not be docketed for consideration. Such programs may include rent differentials, special assistance programs or other specific benefit packages for the target income class.

Please include as Exhibit I a description of the Applicant's defined tenant benefit program. For your consideration, State Bond Commission Rule No. HS1-1993 provides the following definitions of income classes:

Very Low Income--households whose incomes do not exceed 50 percent of the median income for the area, as determined and adjusted from time to time by HUD.

Low Income--households whose incomes do not exceed 80 percent of the median income for the area, as determined and adjusted from time to time by HUD.

Moderate Income--households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined and adjusted from time to time by HUD.

Middle Income--households whose income are between 96 percent and 120 percent of the median income for the area, as determined and adjusted from time to time by HUD.

The schedule of income levels as published periodically by HUD will be used for purposes of this rule to determine income levels for particular areas of the state.

I certify that the information contained in this Project Summary and Application Package is true and accurate to the best of my knowledge.

Summit Belmont Village Apartments, Ltd.
PROJECT OWNER

By: Jon Killough
Authorized Representative

Dated: October 29, 2008

DECISION BRIEF:

The sale of \$57,500,000 in Multifamily Housing Revenue Bonds for GMF-Louisiana Chateau located in Lafayette, Lafayette Parish, Louisiana and Lake Charles, Calcasieu Parish, Louisiana

Issue

On October 15, 2008, the Louisiana Housing Finance Agency's Board of Commissioners approved a resolution authorizing the issuance of Multifamily Housing Revenue Bonds not exceeding Fifty-Seven Million Five Hundred Thousand Dollars (\$57,500,000.00).

This resolution requests the Board's approval in considering the proposal of Merchant Capital, L.L.C., or its designated affiliate, as purchaser (the "Purchaser") and taking action with respect to the parameter sale of not exceeding Fifty-Seven Million Five Hundred Thousand Dollars (\$57,500,000.00) of the Bonds pursuant thereto.

Global Ministries Foundation (GMF) consists of seven (7) multi-family residential complexes located in Lafayette, Lafayette Parish and Lake Charles, Calcasieu Parish, Louisiana. Forty percent (40%) of the 1,105 rental units will be set-aside for households whose incomes are at or below 60% of the area median income.

Le Chateau: A 200 unit garden style multifamily asset located at 4404 Canal St., Lake Charles, LA. The property was constructed in 1970 and has a mansard style roof. The exterior is primarily brick and vinyl siding. The property has been completely renovated over the last two years. Amenities include covered parking, private patios/balconies, renovated leasing center/clubhouse and a sparkling pool. The average unit is 958 square feet.

Mon Chateau: An 80 unit garden style multifamily asset located at 2820 Louisiana Ave., Lafayette, LA. The property was constructed in 1970 and has a pitched roof; the exterior is primarily brick and vinyl siding. Amenities include covered parking and a sparkling pool. The average unit is 824 square feet.

Pinhook South: A 240 unit garden style multifamily asset located at 200 Merchants Blvd., Lafayette, La. The property was constructed in 1978. The property has a pitched roof and the exterior is primarily brick and T1-11 siding. Amenities include clubhouse, private patios/balconies, renovated clubhouse and sparkling pool. The average unit is 815 square feet.

Shadowood: A 180 unit garden style multifamily asset located at 1045 Walters St., Lake Charles, LA. The property was constructed in 1981. The property has a pitched roof and the exterior is brick and vinyl siding. Amenities include private patios/balconies and sparkling pool, clubhouse, picnic areas and fitness center. The average unit is 854 square feet.

Suffolk Manor: A 220 unit garden style multifamily asset located at 2960 Lake St., Lake Charles, LA. The property was constructed in 1966. The property has a pitched roof and the exterior is brick and stucco. Amenities include clubhouse, private patios/balconies, renovated clubhouse/leasing center and sparkling pool. The average unit is 890 square feet.

Trace: An 80 unit garden style multifamily asset located at 211 Louie St., Lake Charles, LA. The property was constructed in 1973. The property has a mansard style roof and the exterior is primarily brick. Amenities include mature landscaping and sparkling pool. The average unit is 907 square feet.

Willowbend: A 105 unit garden style multifamily asset located at 1515 W. McNeese St., Lake Charles, LA. The property was constructed in 1975 and has a flat roof. The exterior is primarily stucco and wood siding. The property has been completely renovated in the last 2 years. Amenities include renovated clubhouse/leasing center, private patios/balconies and a sparkling pool. The average unit size is 725 square feet.

Pros:

- LHFA will continue its mission of providing safe, decent and affordable housing for low to moderate-income families by utilizing its resources.
- The recommended action will enhance the housing stock for the citizens of Louisiana.

Cons: None

Recommendation:

Staff recommends approval of this request to issue Multifamily Revenue Bonds to further the mission of providing housing to the citizens of this state.

LOUISIANA HOUSING FINANCE AGENCY

The following resolution was offered by _____ and seconded by _____:

RESOLUTION

A resolution accepting the proposal of Merchant Capital, L.L.C. for the purchase of not exceeding Fifty-Seven Million Five Hundred Thousand Dollars (\$57,500,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (GMF-Louisiana Chateau Project) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

WHEREAS, the Board of Commissioners (the "Board") of the Louisiana Housing Finance Agency (the "Agency") on October 15, 2008, adopted a resolution approving and authorizing the issuance of not exceeding Fifty-Seven Million Five Hundred Thousand Dollars (\$57,500,000) of Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (GMF-Louisiana Chateau Project) in one or more series and authorized the publication of a Notice of Intention to Sell at Private Sale (the "Notice") in connection therewith; and

WHEREAS, said bonds are being designated as "Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (GMF-Louisiana Chateau Project) Series 2008" in the aggregate principal amount of not exceeding \$57,500,000 (the "Bonds"); and

WHEREAS, as set forth in said resolution, the Notice of Sale was published on _____, 2008, in "The Advocate" and on _____, 2008, in "The Daily Journal of Commerce" for an amount not to exceed \$57,500,000; and

WHEREAS, in accordance with the aforesaid resolution adopted by the Agency on **October 15, 2008**, the sale of the Bonds was scheduled for **December 10, 2008**; and

WHEREAS, the Agency did meet on December 10, 2008, for the purpose of receiving and considering the proposal of Merchant Capital, L.L.C., as purchaser (the "Purchaser"), and taking action with respect to the parameter sale of not exceeding Fifty-Seven Million Five Hundred Thousand Dollars (\$57,500,000) of the Bonds pursuant thereto;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency, acting as the governing authority of said Agency, that:

SECTION 1. The parameter written terms submitted this day by Merchant Capital, L.L.C., for the purchase of bonds designated "Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (GMF-Louisiana Chateau Project) Series 2008" in the aggregate principal amount of not exceeding \$57,500,000, at an interest rate not exceeding 12% per annum, and for a maturity not exceeding 42 years, authorized under and pursuant to the provisions of a Bond Trust Indenture (the "Indenture"), by and between

a trustee to be determined (the "Trustee"), and the Agency be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds are conditioned upon approval by the State Bond Commission and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Bonds in accordance with said Indenture is hereby authorized and approved. The Chairman, Vice Chairman, President, Vice President and/or Secretary of this Board are hereby authorized and directed for, on behalf of and in the name of the Agency, to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Bonds on file with the Agency:

- (i) Bond Trust Indenture,
- (ii) Financing Agreement, and
- (iii) Tax Regulatory Agreement.

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with the Act and with the approval of Counsel to the Agency or Bond Counsel.

SECTION 2. A bank is to be designated as Trustee and Paying Agent with respect to the Bonds in accordance with the provisions of the Indenture.

SECTION 3. In order to accomplish the sale of the Bonds in accordance with the terms of this resolution, either the Chairman or Vice Chairman of this Agency or the President or Vice President, acting on his behalf, be and they are hereby authorized and directed to execute and deliver, for and on behalf of the Agency, the Indenture in substantially the form thereof which is now before this Agency and filed with the Secretary of this Board of Commissioners.

SECTION 4. The Bonds will be dated, will be in the denominations and will have all the terms set forth in the Indenture.

SECTION 5. The Bonds shall be subject to redemption in accordance with the Indenture.

SECTION 6. The Chairman, Vice Chairman, President, Vice President and/or Secretary, be and they are hereby approved, authorized and directed to execute and deliver or cause to be executed and delivered all documents required to be executed on behalf of the Agency and delivered to effect delivery of the Bonds to the Purchaser or deemed by any of them necessary or advisable to implement this resolution, the Indenture or the Indenture, or to facilitate the sale of the Bonds.

SECTION 7. The Chairman, Vice Chairman, President, Vice President and/or Secretary of the Agency shall cause to be executed for and on behalf of the Agency the aforementioned Bonds in accordance with the Indenture, and shall effect the delivery thereof to the Purchaser in accordance with the Indenture. The Secretary of the Agency shall receive from the Purchaser for the account of the Agency the purchase price of the Bonds and shall deposit the same with the Trustee under the Indenture in accordance with the provisions thereof.

SECTION 9. This resolution shall take effect immediately.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 10th day of December, 2008.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency (the "Agency"), do hereby certify that the foregoing three (3) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on December 10, 2008, entitled: "A resolution accepting the proposal of Merchant Capital, L.L.C. for the purchase of not exceeding Fifty-Seven Million Five Hundred Thousand Dollars (\$57,500,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (GMF-Louisiana Chateau Project) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 10th day of December, 2008.

Secretary

(SEAL)

**LOUISIANA HOUSING FINANCE AGENCY
MULTI-FAMILY PROJECT SUMMARY**

Date: 09-18-08

- (1) **PROJECT NAME:** GMF-Louisiana Chateau (Seven (7)
MultifamilyAffordable Properties Compress)
- (2) **AMOUNT OF BOND**
ISSUE REQUESTED
(NOT TO EXCEED): \$57,500,000.00
- (3) **PROJECT DESCRIPTION:**
- 1) Number of Units 1,105
 - 2) Total Land Area 47 Acres
 - 3) Density: 24 # of Units per Acre
Low Rise 1.105 High Rise 0
 - 4) New Construction: _____
Rehabilitation: ✓
 - 5) Land Control: Current Legal Owner of Land:
AOH Louisiana Chateau, LLC
Contract to Acquire Land by 12-01-08
(date)
or
Option to Acquire Land by _____
(date)
 - 6) Number of Parking Spaces Per Unit 2
 - 7) Census tract where Project located See PS3(7)
 - 8) State Representative District PS3(8)
Name of Representative (see attached)
 - 9) State Senatorial District PS3(9)
Name of Senator (see attached)
- (4) **LOCATION:** 7 Properties located in LaFayette and
(STREET ADDRESS OR Lake Charles, Louisiana
LEGAL DESCRIPTION OF See attachment PS(4), address roster
LAND AND PARISH): _____
- (5) **CONTACT PERSON** Rev. Richard L. Hamlet
FOR PROJECT: _____
Phone: 901-684-5556
- (6) **DEVELOPMENT TEAM:**

Project Summary (3) (7)

Census Tracts where Projects located
GMF-Louisiana Chateau Project

Le Chateau: Census Tract 19.02

Mon Chateau: Census Tract 12

Pinhook South: Census Tract 14.05

Shadowwood: Census Tract 11

Suffold Manor: Census Tract 7

Trace: Census Tract 7

Willowbend: Census Tract 19.02

Project Summary (3), Sections (8) and (9)
State Representative/Senatorial District Information
GMF-Louisiana Chateau Project

Le Chateau

State Representative District 36- Chuck Kleckley
State Senatorial District 27- Willie Landry Mount

Mon Chateau

State Representative District 44- Rickey Hardy
State Senatorial District 24- Donald Cravins Jr.

Pinhook South

State Representative District 43- Page Cortez
State Senatorial District 23- Mike Michot

Shadowood

State Representative District 36- Chuck Kleckley
State Senatorial District 27- Willie Landry Mount

Suffolk Manor

State Representative District 35- Brett Geymann
State Senatorial District 27- Willie Landry Mount

Trace

State Representative District 35- Brett Geymann
State Senatorial District 27- Willie Landry Mount

Willowbend

State Representative District 36- Chuck Kleckley
State Senatorial District 25- Dan W. Morrish

Project Summary (4)
Street Address
GMF-Louisiana Chateau Project

Le Chateau

4404 Canal St
Lake Charles, LA 70605

Year of Construction: 1970
Units: 200

Mon Chateau

2820 Louisiana Ave
Lafayette, LA 70501

Year of Construction: 1970
Units: 80

Pinhook South

200 Merchants Blvd
Lafayette, LA 70508

Year of Construction: 1978
Units: 240

Shadowood

1045 Walters St
Lake Charles, LA 70607

Year of Construction: 1981
Units: 180

Suffolk Manor

2960 Lake St
Lake Charles, LA 70601

Year of Construction: 1966
Units: 220

Trace

211 Louie St
Lake Charles, LA 70601

Year of Construction: 1973
Units: 80

Willowbend

1515 W. McNeese St
Lake Charles, LA 70605

Year of Construction: 1975
Units: 105

Total Units: 1,105

Developer: GMF Preservation of Affordability Corp
65 Germantown Ct Cordova, TN 38018 Contact: R Hamlet
Phone: 901-684-5556

Architect: Not Applicable
Contact: _____
Phone: _____

General Contractor: Not Applicable- Owner managed construction
Contact: _____ Phone: _____

Attorney: Glankler Brown, PLLC
One Commerce Memphis, TN 38103
Contact: C Lamberson Phone: 901-525-1322

Lending Institution
to Originate Mortgage
Loan (if known): TBD
Contact: _____ Phone: _____

Provider of Credit
Enhancement on Mortgage
Loan (if known): TBD
Contact: _____ Phone: _____

Investment Banker for
Bonds Publicly Offered
(if known): Merchant Capital
2660 EastChase Lane Ste 400 Montgomery, AL 36117
Contact: J Rucker Phone: 334-834-5100

Purchaser of Bonds
for Bonds Privately
Placed (if known): N/A
Contact: _____ Phone: _____

(7) **ZONING:** Multifamily
Existing Usage

(8) **UTILITIES:** Municipal utilities for sewage, gas, water, and
electric are functional and in place now at the
projects

(9) **FAIR MARKET VALUE OF**
PROJECT PROPERTY: \$ 60,000,000.00
Specify date of most recent appraisal: in progress

Amount

SOURCES OF FUNDS:

Bond Proceeds	\$ 57,500,000	_____ % Dev. Cost
Other Sources (list)		
_____	\$ _____	_____ % Dev. Cost
_____	\$ _____	_____ % Dev. Cost
_____	\$ _____	_____ % Dev. Cost

TOTAL FUNDS	\$ 57,500,000.00
-------------	------------------

LAND COSTS \$ 1,500,000.00 \$ _____ per sq. ft.

BUILDING ACQUISITION COSTS
(less Land costs) \$ 50,728,750+ \$_____ per D/U

CONSTRUCTION (or Rehabilitation Costs) \$ 500,000.00 \$ _____ per D/U

PROFESSIONAL FEES:

	<u>Amount</u>	<u>% of Total Funds</u>
Architectural	\$ _____	_____ %
Engineering	\$ _____	_____ %

Legal:

Counsel to Issuer	\$ 50,000.00	_____ %
Bond Counsel	\$ 75,000.00	_____ %

Special Tax Counsel (specify firm name)	\$ 25,000.00	%
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Other Legal (specify firm & purpose)

Real Estate-Local	\$ 25,000.00
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<u>Borrower</u>	<u>\$ 65,000.00</u>
-----------------	---------------------

_____ \$

\$

\$

Total Professional Fees	\$ 240,000.00	%
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Bond Debt Service/Project	
Reserve Accounts	\$3,550,000

UNDERWRITING:

Management Fee	\$ 718,750.00
Sales Commission	\$ _____
Underwriter's Counsel	\$ 60,000.00

Net to Underwriters
Expenses (list) \$ _____

\$ _____

Total Underwriting
Fee: \$ 778,750.00

COSTS OF ISSUANCE:

Printing \$ 5,000.00

Publishing/Advertising/

Recording \$ _____

Rating Expense \$ 70,000.00

Letter of Credit Fees and

other credit expenses \$ _____

Consultants \$ _____

Insurance \$ _____

Issuer's Financing

Fees \$ 60,000.00

Trustee Bank's initial fee

and expenses \$ 7,500.00

Other:

Bond Commission Fees \$ 60,000.00

Accountant Verification \$ _____

Total Costs of Insurance Issuance \$ 202,500.00 \$ _____ per D/U

Amount of Mortgage Requested \$ 57,500,000.00 % _____
of Total Costs

(11) UNIT TYPES:

All (100%) Units

Low Income Units

Unit Type	No.	Total Sq. Ft.	No. of Unit Types Set Aside for 50% or less Area Median Income	Total Sq. Ft.	No. of Unit Types Set Aside for 60% or less Area Median Income	Total Sq. Ft.
Eff.	<u>32</u>	<u>575</u>	_____	_____	_____	_____
1 BR	<u>491</u>	<u>725</u>	_____	_____	<u>200</u>	<u>725</u>
2 BR	<u>505</u>	<u>1025</u>	_____	_____	<u>242</u>	<u>1025</u>
3 BR	<u>77</u>	<u>1200</u>	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
TOTAL	<u>1105</u>	<u>3525</u>	_____	_____	<u>442</u>	<u>1750</u>

Estimate Market Rents For
Non-Low Income Units:

Total

Total

<u>Unit Type</u>	<u>Total Units</u>	<u>Monthly Rent Per Non-LIU</u>	<u>Annual Rent of Non-LIU's</u>
Eff.	32	510	195840
1 BR	291	600	2095200
2 BR	263	695	2193420
3 BR	77	765	706860
Other			
Total	663	652.50 *	5191320

*Average monthly rent

- (12) **CURRENT RENTAL COSTS AND RELOCATION PLAN:** per non-LIU
(For Rehabilitation Projects Only)

<u>Unit Type</u>	<u>Monthly</u>	<u>Present Rent Annual</u>	<u>Sq. Ft./Month</u>
Eff.	16320	195840	
1 BR	294600	3535200	
2 BR	350975	4211700	
3 BR	58905	706860	
Other			
TOTAL	720800	8649600	

Have interior and exterior photographs of Project been attached?

Yes ☒ No ☐

Will any of the present tenants be displaced because of higher rents due to rehabilitation?

Yes ☐ No ☒

If yes, approximately how many? _____

Is there a relocation plan? Yes ☐ No ☐ N/A

Please briefly describe relocation plan (Submit detailed relocation plan when completed)

Not Applicable

- (13) **VACANCY RATE:** The present vacancy rate in the general market area is 7.00 %.

- (14) **AREA MEDIAN INCOME:** Median income in area according to HUD is \$55,200.00 .

- (15) **ELECTION OF THE MINIMUM SET-ASIDE REQUIREMENT:**

The owner irrevocably elects one of the Minimum Set-Aside Requirements (Check one only):

_____ At least 20% of the rental residential units in this development are rent restricted and to be occupied by individuals whose income is 50% or less of area median gross income.

☒ At least 40% of the rental residential units in this development are rent restricted and to be occupied by individuals whose income is 60% or less of the area median gross income.

(16) **OPTIONAL ELECTION:**

The owner elects to occupy 15% or more of all low-income units by tenants with income of 40% or less of area median income and the average rent charged to tenants in residential market rent units is at least 300% of the average rent charged to low-income tenants: _____ Yes _____ No

(17) **EQUAL OPPORTUNITY:**

Do you agree to provide equal opportunity to members of minority groups and to employ such groups in the Project's development in the roles of, including but not limited to, contractor, subcontractor, employee, laborer, agent, appraiser, or supplier?

Yes ☒ No _____

(18) **STATE BOND COMMISSION TENANT BENEFIT PROGRAM REQUIREMENTS:**

State Bond Commission Rule No. HS2-1992 provides as follows with respect to applications submitted to the State Bond Commission for new construction, acquisition and/or rehabilitation, or refunding of multifamily housing projects:

Multifamily housing applications must include defined tenant benefit programs for those units set aside for very low, low and/or moderate income families. Those applications that do not include such programs will not be docketed for consideration. Such programs may include rent differentials, special assistance programs or other specific benefit packages for the target income class.

See attached
summary of
Resident
Benefit
Program

Please include as Exhibit I a description of the Applicant's defined tenant benefit program. For your consideration, State Bond Commission Rule No. HS1-1993 provides the following definitions of income classes:

Very Low Income--households whose incomes do not exceed 50 percent of the median income for the area, as determined and adjusted from time to time by HUD.

Low Income--households whose incomes do not exceed 80 percent of the median income for the area, as determined and adjusted from time to time by HUD.

Moderate Income--households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined and adjusted from time to time by HUD.

Middle Income--households whose income are between 96 percent and 120 percent of the median income for the area, as determined and adjusted from time to time by HUD.

The schedule of income levels as published periodically by HUD will be used for purposes of this rule to determine income levels for particular areas of the state.

I certify that the information contained in this Project Summary and Application Package is true and accurate to the best of my knowledge.

GPF - Louisville CHADEN, LLC
PROJECT OWNER (TSF)

By: Richard Hamlet
Authorized Representative
President, GPF-Presentation
of Arkansas, Corp, as
Sponsor/owner/sole member
TD

Dated: 9-17-08

**GMF Louisiana Chateau Project
Resident benefit/support plan**

With regard to the mission aspect of GMF in owning and operating affordable multifamily housing units, the following are some specific venues which we plan to commence once we are able to acquire the Louisiana Chateau pool of low-moderate income multifamily units. . Each of these items is consistent with our GMF parent mission statement, which is, “to multiply missions, monies and mentoring around the Globe for the temporal and eternal welfare of persons in need”. Within our national affordable housing development program, each affordable housing community with which we are privileged to sponsor and develop is a specific project within our national outreach to improve the quality of life for those in our country who are in the lower income profile. Our desire is not only to provide safe, decent, and sanitary housing, but also to give our residents access to educational and training venues which should improve their toolset in becoming more productive and gratifying citizens in their local community and of this country.

A. Upon the closure of this housing asset pool , with 1,105 rental units there will be approximately 3,000 individuals (adults and children) who will live in our housing community and we will have the opportunity as owner to provide them with beneficial supportive services on site including the following:

1. Access to after school child care for Single Parents
2. Job training/vocational enhancement workshops
3. Computer learning/training sessions
4. Literacy training and Hygiene/Housekeeping instruction
5. Access to pregnancy counseling professionals
6. Access to Alcohol/Drug dependency rehabilitation
7. After school tutoring assistance for middle school age residents

In addition to these “social” services to be provided at no cost to the residents, there will be other services offered to our residents which are “voluntary” and available for our residents including:

1. Group sessions for residents who desire to discuss major life issues and consider practical solutions to numerous real time stress related issues
2. A resident “alert line” phone number to call in crisis situations that may arise.

Since our residents will be hard working adults who have limited leisure time available during their busy weeks, these offered supporting services will be a

positive ingredient in improving their quality of lives and “ networking” socially without any additional cost to them. Thus, we are not only providing “affordable” rental housing in quality apartment homes but also giving them the opportunity to take advantage of other needed supportive services. **IT IS IMPORTANT TO KNOW THAT EVERYTHING WE DO IN ONSITE MINISTRY WILL BE COMPLETELY VOLUNTARY FOR OUR HOUSING RESIDENTS. ANY GROUP GATHERINGS WILL BE ABSOLUTELY VOLUNTARY, WITH NO BIAS, PREJUDICE OR DISCRIMINATION AGAINST ANY RESIDENT WHO CHOOSES NOT TO PARTICIPATE IN THE ACTIVITIES WE MAKE AVAILABLE TO ALL OUR RESIDENTS.** We will comply by law with the Fair Housing Act and no prospective resident or current resident will be treated any different under the terms of their lease due to their participation or lack thereof in any “ voluntary” offered supportive service provided by GMF

Our supportive services plan at the Louisiana Chateau properties will involve networking with local metro/ parish domiciled charitable outreach groups, both faith based and non faith based. Our goal is for these venues to materialize sooner rather than later, although the pace implantation will vary based on the coordination of the local volunteers/workers who will commit to helping us make our vision for this housing community a reality. We will have a resident supportive services coordinator assigned to this housing community to oversee the resident benefit services program. Each of the venues provided for our resident will be no cost to the resident.

In addition, within the operating plan of the Chateau projects, as a charitable housing sponsor our goal will be to include the following rental “ subsidy” for qualifying residents who meet our resident selection criteria , in conformance with HUD’s Fair Housing guidelines:

Residents whose household income is “very low” – 50% of AMI- \$ 50 a month discount from market rents in effect on site.

Residents whose household income is 60% of AMI- \$ 35 a month discount from market rents in effect on site.

Residents whose household income is 80% of AMI \$ 15 a month discount from market rents in effect on site.

Approximately \$57,500,000
LOUISIANA HOUSING FINANCE AGENCY
Multifamily Housing Revenue Bonds
(Global Ministries Fellowship Pool Project)
Series 2008

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Approximately \$57,500,000
LOUISIANA HOUSING FINANCE AGENCY
Multifamily Mortgage Revenue Bonds
(Global Ministries Pool Project)
Series 2008

September-08						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October-08						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November-08						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December-08						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FINANCING TIMELINE

Date	Task	Responsibility
Week of 9/1/08	Application into Standard & Poor's.	D
9/4/08	Standard & Poor's engaged	RA/D
9/8/08	Third party reports ordered	D
TBD	Working Group Conference Call	ALL
Week of 9/15/08	Financial/Operating information on pool, project and sponsor submitted to S&P	D
TBD	Working Group Conference Call	ALL
9/22/08	Bond Application Submitted to LHFA	D
9/29/08	Third parties received	D
TBD	Working Group Conference Call	ALL
10/8/08	LHFA Board of Directors Meeting: Bond Inducement Resolution	I, IC, BC
10/10/08	Complete Bond Commission Application Submitted	D, DC
TBD	Working Group Conference Call	ALL
Week of 10/13/08	Initial Bond and Offering Documents Circulated	BC, UWC
TBD	TEFRA Hearing	I, IC, D, BC
10/20/08	Comments due on documents	
TBD	Working Group Call	ALL
10/27/08	Bond and Offering Documents Circulated in Substantially Final Form	BC, UWC
11/6/08	Standard & Poor's site visit	D/RA
11/12/08	LHFA Board of Directors Meeting: Pass Bond Parameters Resolution and Authorize Bonds	I, IC, BC
11/20/08	Louisiana State Bond Commission Application Approval	I, IC, BC
Week of 11/24/08	Receive ratings on Bonds	RA

Week of 11/24/08	Mail POS	UW/UC
11/24/08- 12/5/08	Survey market; price Bonds	UW
12/15/08	Preclosing	ALL
12/16/08	Close and fund	ALL

Working Group Responsibility Abbreviation Key

I	Issuer	LHFA
IC	Issuer's Counsel	LHFA –
BC	Bond Counsel	Foley & Judell, L.L.P.
D	Developer / Sponsor	Global Ministries Fellowship
DC	Developer's Counsel	Glankler Brown
UW	Underwriter	Merchant Capital, L.L.C.
UWC	Underwriter's Counsel	Peck, Shaffer & Williams, LLP
SBH	Subordinate Bondholder	Susquehanna International Group, LLP
T	Trustee	Bank of New York
TC	Trustee Counsel	TBD
RA	Rating Agency	Standard and Poor's

**GMF Housing Board
Biographical Information**

Chairman/CEO- Rev Richard Hamlet- 47

- 15 years of investment real estate experience prior to his ordination to full time ministry work in 1997.
- Served as a Development principal with Tesco Development Inc, a Memphis, TN based multifamily real estate company, which for over 25 years has managed between 5,000 and 10,000 HUD subsidized and conventional affordable housing units in 20 different states.
- Was responsible for the origination, development, and/or financing of over 8,000 multifamily units between 1985 and 1998, with both taxable and tax exempt capital issues for both For Profit (corporate account) and selected 501c3 Housing Corporation clients , at both Tesco and for his own account. The total par amount of the capital raised for affordable housing development and acquisitions exceeded \$ 400,000,000
- Performed extensive asset management services for portfolio properties acquired and/or constructed, overseeing property managers utilized by developer clients.
- See Credentials on www.globalmf.net under Board of Director link

Board Member - Alan Swafford – 53, Secretary of the Board

- See Credentials on www.globalmf.net under Board of Director link
- Financial Executive with National bank headquartered in Memphis, Tn
- 30 years experience in commercial and multifamily lending throughout the United States
- Originated several hundred million dollars of multifamily loans through both conduit and agency programs.
- Extensive training in investment real estate analysis and review of property management procedures/guidelines

Board Member- Dr. Thomas Stovall – 51

- See Credentials on www.globalmf.net under Board of Director link
- Philanthropist in transient housing/medical clinics work
- Experience in private real estate investments for his own account
- Successful in multiple venture capital investment programs and presently leading a new ownership group in forming a new Memphis based Commercial bank on which he will serve on the Board of Directors

Parent GMF board resources:

Mrs. Ginger Hamlet, for over 25 years has been a Shareholder and Director in Tesco Development Inc, a closely held real estate company based in Memphis. Ginger has worked extensively in both the receivable and payables side of the central property management office function. She, also, with her husband Rev. Hamlet, have owned interests in family partnerships through the years which owned and operated multifamily housing.

GMF presently owns and operates Peppermill Farms, a 160 unit affordable multifamily asset located in Indianapolis, Indiana, which was purchased in May 07 using a taxable FNMA/Prudential A/B piece capital structure. Additionally, GMF recently purchased and now owns the Mann Village multifamily units in Indy, a 336 unit affordable housing community financing with a Senior/Sub tax exempt 501 c 3 bond structure through the City of Indianapolis, Indiana

Additionally, GMF, through the operations of its predecessor missions agency which merged with GMF in early 2004, has administered and managed over 400 separate housing units (1-4) in West Texas, through the development/sale/financing of these units to affordable housing residents in the Wichita Falls, Texas vicinity. The total dollar amount of these real estate transactions has been well over 15 million dollars, on a current cost adjusted basis, with a local property management firm handling the on site management/administration in that venture. Additionally, over the past several years, this missions unit of GMF has constructed building projects around the world, on every continent, with a total estimated replacement cost value now exceeding 23 million dollars, those housing/educational/health care facilities now managed and operated by the GMF division unit in the country or region or GMF field partner organizations. These housing units range from multi story children homes to basic brick/wood/tin homes around the world. It was the combination of this significant history of building/housing projects around the world with the 50 years plus of hands on housing experience within the GMF personnel team upon which the parent board made a decision to create GMF-Preservation of Affordability Corp. (PAC) as a separate 501 C3 housing corporation under the GMF parent missions organization, for the purpose of providing safe, decent, and sanitary housing for low to moderate residents around the country. The application for GMF's separate IRS tax exempt determination letter to develop and operate low-moderate income housing was submitted in March 2004, with the final IRS approval letter received in December 2004.

SUMMARY OF GMF- PRESERVATION OF AFFORDABILITY CORP (PAC), AFFORDABLE HOUSING PLAN

GMF-Preservation of Affordability Corp exists for the purpose of providing affordable housing for low-moderate income residents around the country.

Presently, the corporation is actively pursuing the acquisition and development of affordable housing communities in different geographical regions of the United States, in order to provide diversity for our charitable operations of providing safe, decent and sanitary housing for low income residents nationwide.

All of the organization's charitable activities will be in operating affordable housing, some with a limited assisted living component , though still independent in nature, and some with students as target residents, though the majority of the properties to be occupied by either family or elderly residents. GMF mission is to provide an affordable housing community which operates in the most efficient manner, taking advantage of all legal and financial means to reduce the rental costs to residents, and thus reduce the percentage of the resident's household income which must be utilized to pay for monthly rent and utilities. GMF targets 30% of eligible, qualifying prospective resident's incomes, as the maximum amount to be charged in the monthly rental costs included in the resident's lease.

As a professional charitable provider of affordable housing, GMF seeks to incorporate into its operating plan for each solely owned and operating housing community the following criteria:

- 1. At all times from the inception of the affordable housing communities, until the subsequent disposition of the housing assets, to operate the properties in full compliance with IRS Rev. Proc. 96-32, " Safe Harbor guidelines" for low income housing providers, with our additional organizational objective of operating the properties with up to 85% versus 75% of the rental units being occupied with residents whose household incomes are below 80% of the area median income limits as adjusted for household size. With regard to the minimum set aside units for "very low income limits" on properties with those required resident income profiles , our goal is to operate the housing communities with either 25 % of the residents at or below 50% of the area median income limits, or 50 % of the residents at or below 60 % of the area median income limits. It is our goal in this charitable endeavor to assist our residents with affordable rental rates, subject to the market comparables, where no resident will pay no more than 30% of his/her household incomes for monthly housing costs, with the residents whose incomes are higher on a comparative basis able to "subsidize" some of the operational costs allocated to the very low income units, through adjustments to rental rates and/or available rental subsidies in the community.**
- 2. Since GMF will in all cases engage third party professional property management firms to handle the onsite management of the affordable properties, the organization warrants that it will comply with Rev. Proc. 97-13, the Guidelines on Management contracts avoiding Private Use benefits, and strictly adhere to the intent as well as the letter of the revenue**

procedure, entering into arms length service agreements with the avoidance of “related party” contracts, and abstaining from contractual relationships with GMF board members, which in any way could result in a “private use” benefit to the board member. Our standard Property Management contracts with third party professional vendors will be normally a one year agreement, renewable at the direction of the GMF board of directors, cancelable for cause during the term of the agreement, normally a percentage of monthly rental revenues received from the residents of the housing community, set at a verifiable and confirmed “market” rate for property management services.

3. In implementing its housing plan of action, GMF will secure the most advantageous sources of capital to finance the development of its affordable housing communities. GMF will secure permanent debt capital financing, amortized over many years, in order to be able to implement its affordable housing plan. Our housing capital structure utilizes both conventional taxable mortgage debt as well as tax exempt housing revenue bonds, when accessible in the locale where an affordable housing property is located. Due to the lower cost of capital of tax exempt “municipal” housing revenue bonds issued through duly formed public agencies around the country, the organization will seek to secure these types of permanent debt capital instruments, which is consistent with its charitable purpose, namely to reduce the cost of housing for low income residents nationwide. GMF will seek to “pass along” these reduced costs of capital achieved through the issuance of tax exempt housing revenue bonds, in the way of lower rental rates versus the “comparable” commercial housing providers in the specific markets where the housing communities are located. GMF recognizes the tremendous benefit inuring to it on account of the tax advantaged issuance of mortgage debt capital through bond instruments, and accordingly will proceed in diligence with the intention of in effect subsidizing the rental rates of the low income residents through this lower cost of debt capital, thus making the housing community also more competitive in the marketing and leasing of the rental units. In cases where taxable debt capital is utilized in the acquisition of an affordable asset, the capital markets today give us several viable financing options to consider in choosing the vehicle we will utilize. Our housing plan incorporates the infusion and commitment of equity capital to complete the contractual requirements on our acquisitions. GMF has numerous financing and equity partners who are committed to working with us as we focus on specific affordable housing opportunities nationwide. GMF takes full responsibility, as owner, for the effectuation of this charitable plan of action, and will only delegate with owner supervision, not transfer without monitoring, this objective to the on site management plan followed by the contract management vendor.
4. A critical component of the affordable housing plan to be developed by GMF is the provision of superior supportive services to the residents of our housing communities. Since GMF is a supporting organization to its parent, GMF, whose mission and ministry is to be a national and global missions organization meeting the physical, material, and spiritual needs of

individuals around the globe, the housing plan will necessarily involve the networking, outsourcing, and internal generation of a wide variety of charitable, supportive services, to hopefully improve the quality of living for the low income residents of the housing communities. These services will vary based on the specific location, and resident mix of the housing communities, but examples of services include job training, after school child services, computer literacy services, housekeeping improvement seminars, event outings, transportation access, financial/budget planning training, medical assistance access, etc. Recognizing that the charitable services provided benefit directly the residents in improving their quality of life at a nominal cost, if any, in effect being included in their "rent", GMF also views these supportive services as critical to the process of improving the economic viability of each housing community, to improve things such as the timing and consistent payment of rent by low income residents, the higher sensitivity of residents for the need to take care of their housing unit as a matter of self esteem and betterment, which should reduce maintenance operating costs to the owner with the reduction of "trashed" or "damaged" housing units by irresponsible residents, as well as just unifying the residents into a more neighborly and cooperating resident profile, including such things as "neighborhood watch" and "buddy" systems between residents, to help alleviate crime /drug problems in housing communities, the increased cost of deterring and removing of which is absorbed by the owner but ultimately will have to be passed on to community residents in order for the properties to be financially self sustaining.

5. Within the GMF housing plan, the pursuit of affordable housing properties consists of the goal of owning and operating low income properties in different geographic, economic and demographic sections of our country, achieving diversification in the development of the housing portfolio. For each affordable property to be acquired or developed, GMF will form a special purpose limited liability corporation (LLC), of which it will be the Managing Member, pursuant to state law where the affordable property is located, thus providing a single asset, bankruptcy remote conduit entity, thus satisfying the legal and financial requirements of the debt capital providers, whereby the property will secure the financing and will not be "combined" with other GMF housing communities. This requirement of a single asset conduit entity, whereby GMF conducts its charitable housing program in furtherance of its mission and purpose, is an industry standard in both conventional and tax advantaged capital markets, and as such, allows the organization to raise the capital necessary to compete with other commercial housing owners who have access to many more types of "equity" type acquisition capital. Thus, though each low income housing property will be owned in title by a "subsidiary" fully pass through conduit single asset entity, GMF-PAC as the managing member will control each and all aspects of the operations of the affordable housing properties, in substance being the same as owning the housing units directly, such ownership vehicle normative in the secured real estate capital markets today. Each housing community,

acquired and operated through the single asset pass through corporations, will in all manners be the same functionally as its sole member, GMF-PAC, which is facilitating its charitable housing plan through its housing corporation. In addition to the 501C3 subsidiary corporation 100% fee simple ownership of affordable units, GMF-PAC will also sponsor and structure Section 42 Low Income Housing Tax Credit developments in partnership with for profit investor partners , utilizing private activity volume cap bond allocations available to GMF within each state of reference where qualifying low income multifamily properties are secured. The type of acquisition structure to be utilized by GMF will depend on multiple circumstances and conditions, and are evaluated on a deal by deal basis. The bottom line remains, irrespective of the ownership and capital structure, that the housing program's primary objective is the ownership and operation of safe, decent , and affordable housing to qualifying low income residents nationwide.

The Apartment Report™

CRITTENDEN RESEARCH, INC. · P.O. BOX 1150-NOVATO, CA 94948 · CUSTOMER SERVICE: (800) 421-3483

Vol. 18, No. 27 July 21, 2008

TRANSACTIONS VELOCITY DOWN, VOLUME UP

How does the half-year mark look for apartments? Median caps increase .25% to .50%, touching the mid-6% range, pricing inches up 5% and larger transactions worth at least \$95M hit the market. Still, investment dollars prefer the multifamily sector.

Despite an 80% drop in transaction velocity in select markets, year-over-year, overall sales volume climbs at least 50% in areas like the Mid-Atlantic. What to expect in the next half? Higher caps and pricing should equate higher volume.

However, some hot markets like Seattle could see cost/unit dip \$30K. Those affordable prices should decrease LTV ratios, easing underwriting hurdles. Government agencies finance less than 30% of the deals and more buyers step in and assume existing debt.

Expect buyers like **UDR Inc.**, **Wasatch Property Management**, **RCMG**, **Baron Real Estate Inc.** and **Global Ministries Fellowship** (GMF) staying active in markets with stable fundamentals, attractive caps and pricing.

Indiana

Watch as limited opportunistic deals push REITs out from the region. Revenues see a 5% average increase. Indianapolis transactions topping \$5M decrease by more than 20% in the last 12 months. Sales prices rise about 4% with caps in the 7% range. Expect out-of-state buyers to seek Class-A properties while regional players reposition their portfolios containing Class-B/C properties in Indianapolis submarkets.

GMF makes its second multifamily purchase and hopes to reach up to 2,000 affordable units by the end of the year. **GMF-Mann Village LLC** pockets the 336-unit **Mann Village Apartments** in Indianapolis for \$13.5M and a 7.25% cap based on actuals, using 501(c) 3 bonds. **Pedcor Companies**, which built Mann Village in 1990, is the seller. Pedcor operated the units as low-income housing. GMF President Rev.

Richard L. Hamlet intends to flip the 54-acre property into affordable housing targeting independent seniors, for whom the single story buildings are ideal. Rents are currently 60% of the AMI (area median income) and will roll up about 8% in the next six to eight months. The property is 94% occupied and has ones and twos split 50/50. Unit sizes range between 800 s.f. and 1,000 s.f. Hamlet plans to maintain occupancy levels at around 92% to 93%. Look for property upgrades including roof and exterior wood replacements. GMF aims to outsource 50% of construction work to minority- and women-owned business enterprises. Count on GMF shopping for C+, B- and B assets with at least 100 units at 7.5% to 8% caps in the Southeast and Midwest. The organization has two deals under contract and two letters of intent — a Memphis property comes on line next month. Tax credit deals typically see 10% to 12% returns on equity.

Global Ministries Foundation (GMF)

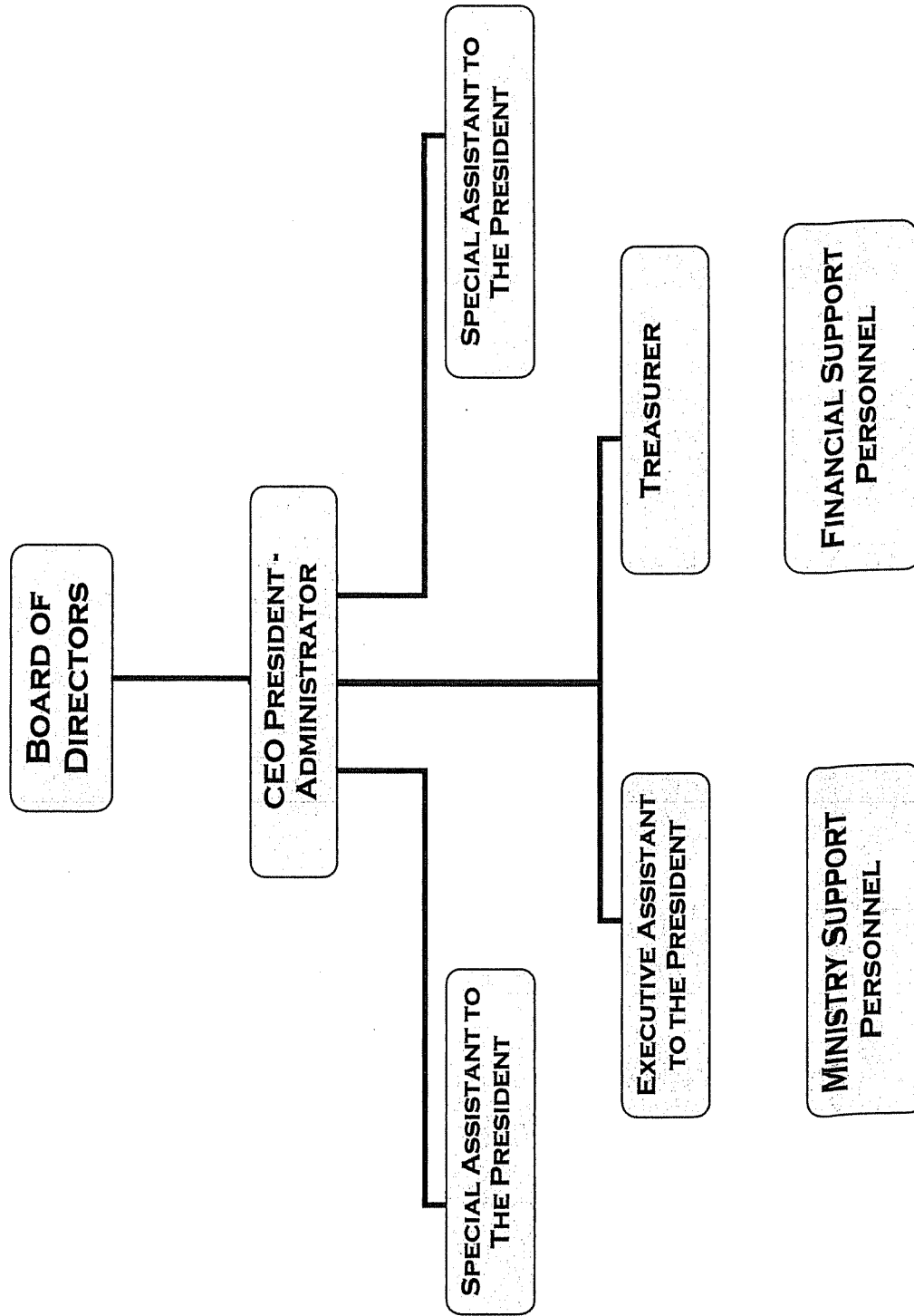
Nondiscrimination Policy

As a qualified IRS approved 501 ©(3) charitable agency organization, GMF exists for the purpose of providing charitable services and funding support for ministry personnel, projects, and programs which are consistent with our Board approved ministry plan in meeting the temporal, physical, and spiritual needs of those in need around the world. Consistent with that organizational objective, GMF has set in place a Nondiscrimination Policy with regard to the operating plan in furtherance of its mission as follows

In regards to employment , housing, or any other matter regarding official GMF actions in accordance with the implementation of the GMF board approved ministry plan, no person will be discriminated against on the basis of race, color, national origin, gender, age, disability , or other litmus tests. GMF is no respecter of persons in the sense that this charitable agency exists for the betterment of all persons and peoples demonstrating a bona fide need for charitable services.

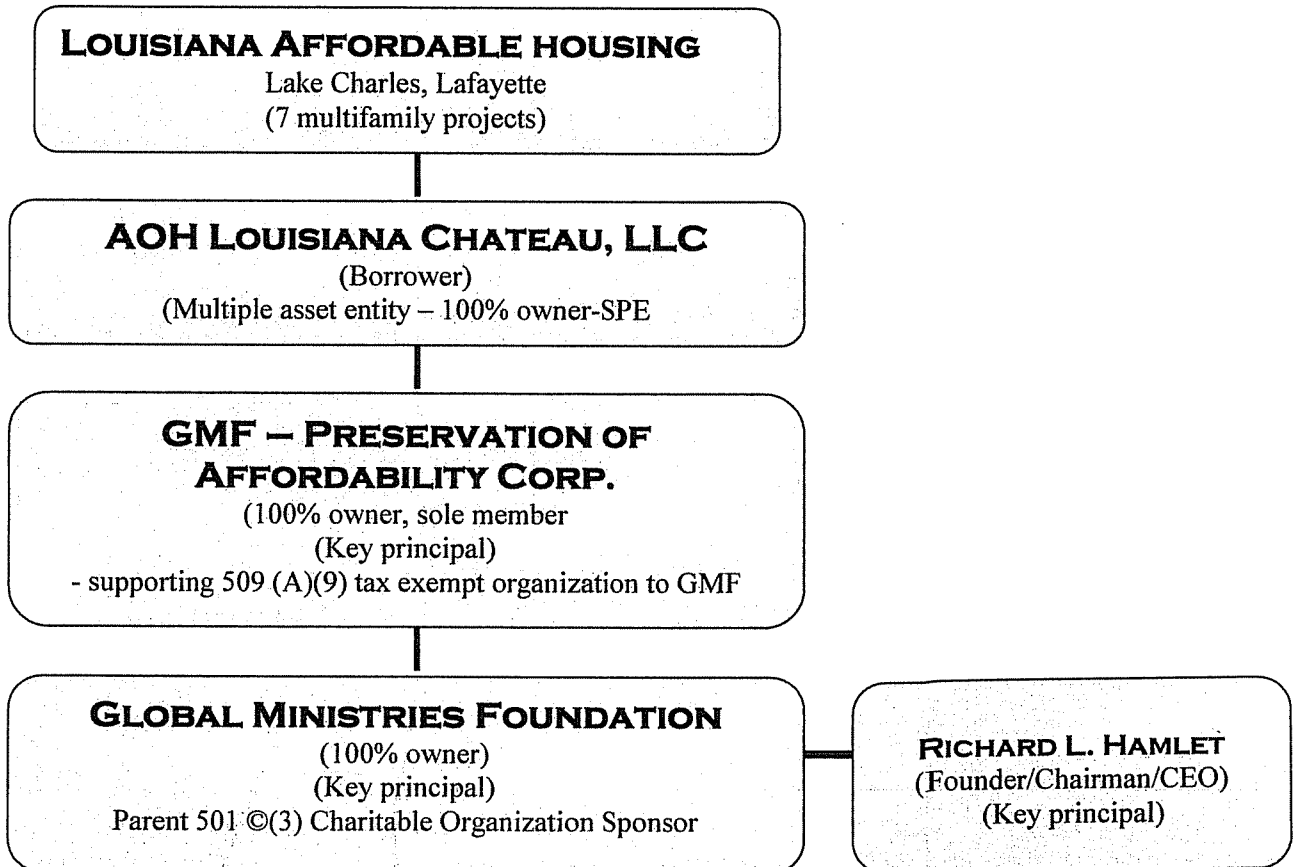
As a “faith based” agency, GMF does have as its foundational basis a Statement of Faith which underlies the organization’s mission and purpose in the provision of charitable services and financial support to qualifying recipients with demonstrated needs. However, in no way does GMF discriminate against individuals who are not like minded in faith matters but rather seeks to accomplish its mission purpose through the building of bridges with those who may differ in religious faith or practice, seeking commonality where possible, yet in no way compromising the essential components of our religious conviction.

GMF ORGANIZATIONAL CHART



FIELD MINISTRY PERSONNEL, PARTNERS, AND PROJECTS
(Whom we serve as unto the Lord in our work)

THE PROPOSED ORGANIZATIONAL STRUCTURE IS AS FOLLOWS:



GMF – Preservation of Affordability Corp. – Board of Directors

Rev. Richard L. Hamlet – Chairman

Alan Swafford – Secretary

Dr. Thomas Stovall – Managing Director

Officers:

Rev. Richard L. Hamlet – CEO – President – Responsible for the day to day operations and oversight of GMF housing units, as well as the development of the corporation's affordable housing program nationwide.

Alan Swafford – Secretary – Assists the President in the strategic direction of the housing units as well as provides expertise regarding the financial/capital markets and asset review procedures.

Nancy Hall – Treasurer – Responsible for the financial reporting and cash management under the CEO's supervision.

In addition to the above officers, the GMF central office has 6 other staff personnel who assist in providing support for the housing program as a supporting organization under the parent agency's worldwide outreach plan.

GMF Board of Directors (Parent Sponsor)

Richard L. Hamlet, Founder/Chairman/CEO
Thomas Stovall, Vice Chairman
Alan Swafford
Ginger Hamlet, Secretary

Eric Busby, Pastor Advisor

GMF – Preservation of Affordability Corp. (PAC), IRS approved supporting organization to GMF, parent, specifically chartered to develop and operate low-moderate income housing nationwide as part of the parent's charitable outreach/social services plan. The GMF – PAC board is appointed annually by the parent GMF board, and each housing board member MUST be a member of the parent board, so absolute control of GMF-PAC as supporting organization to the parent is always by necessity in place, both legally and functionally.

Housing Board Members: (see resumes under separate section)

Rev. Richard L. Hamlet, Chairman/CEO
Alan Swafford, Secretary
Dr. Thomas Stovall

In conjunction with our housing acquisitions, please find below the housing principals.

Global Ministries Foundation Tax ID # 56-2378045
GMF-Preservation of Affordability Corp. # 56-2444917
Richard L. Hamlet, individual SSN # 409-88-3898
Thomas Stovall, individual SSN # 409-98-3174
Alan Swafford, individual SSN # 426-02-6746

A new single asset borrower LLC entity will hold title to each housing community and will be the mortgagor. GMF-Preservation of Affordability Corp. will be the sole member of the borrower. The borrower entity will be board managed, as owner, with a seasoned professional property management firm being the independent fee management agent on GMF's behalf upon closing.

LOUISIANA HOUSING FINANCE AGENCY

RESOLUTION

A resolution authorizing an extension of Placed In Service requirements for the following projects: **North Shore Apartments #06(2)-127 (Lake Shore Estates, Slidell, LA 70461) and Pine Crest Apartments #06(2)-134 (Covington, LA 70433) and Townhomes of Sherwood Forest #06(2)-235 (N. Sherwood Forest & Greenwell Springs Rd., Baton Rouge, LA 70814)**; as stipulated in the 2006 GO-Zone QAP by Louisiana Housing Finance Agency (the “Agency”) with respect to projects submitting a request for such extension; and providing for other matters in connection therewith;

WHEREAS, the staff of the Louisiana Housing Finance Agency (the “LHFA”) has received the following requests in connection with the project listed above;

WHEREAS, staff has reviewed these requests for consideration for each project as indicated below;

1. **North Shore Apartments #06(2)-127** Lake Shore Estates, Slidell, LA 70461 -- Developer requests a Placed in Service Extension until December 31, 2009.
2. **Pine Crest Apartments #06(2)-134** Covington, LA 70433 -- Developer requests a Placed in Service Extension until December 31, 2009.
3. **Townhomes of Sherwood Forest #06(2)-235** N. Sherwood Forest & Greenwell Springs Rd., Baton Rouge, LA 70814—Developer request a Placed in Service Extension until July 1, 2009.

NOW, THEREFORE, BE IT RESOLVED by the Board, acting as the governing authority of said agency that:

Section 1: A resolution is hereby approved that provides approval of the above enumerated requests of the Staff.

Section 2: The LHFA staff and counsel are authorized and directed to prepare such documents and agreements as may be necessary to implement the Board’s actions.

Section 3: The Chairman, Vice-Chairman, President, Vice-President, and or Secretary of the LHFA be hereby authorized, empowered and directed to execute any forms and or documents required to be executed on behalf of and in the name of the LHFA, the terms of which are to be consistent with the provisions of this resolution as approved by the LHFA counsel.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 10th day of December, 2008.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency (the "Board"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board on December 10, 2008 providing approval of the requests of the Staff in the connection with the above enumerated projects; and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the LHFA on this, the 10th day of December, 2008.

Secretary

(SEAL)

LOUISIANA HOUSING FINANCE AGENCY

The following resolution was offered by _____ and seconded by _____.

RESOLUTION

A resolution providing a policy for the administration of requests under IRS Code §42(h)(6)(E)(i)(II) to produce a Qualified Contract; to allow the Louisiana Housing Finance Agency to administer requests from property owners who intend to make a request under IRS Code §42(h)(6)(E)(i)(II) for a Qualified Contract; and authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Finance Agency (the "Agency") has been ordered and directed to act on behalf of the State of Louisiana (the "State") in allocating and administering programs and/or resources made available pursuant to the Section 42 of the Internal Revenue Code (the LIHTC Program):

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency (the "Board"), acting as the governing authority of said Agency that:

SECTION 1. The policy entitled "QUALIFIED CONTRACT REQUESTS, LOUISIANA HOUSING FINANCE AGENCY PROCESSING REQUIREMENTS," attached as Exhibit A hereto, is hereby approved and adopted for the administration of requests under IRS Code §42(h)(6)(E)(i)(II) to produce a Qualified Contract.

SECTION 2. The Agency staff, General Counsel, and/or Foley & Judell, L.L.P., as LIHTC Program Counsel, are authorized and directed to administer requests from property owners who intend to make a request under IRS Code §42(h)(6)(E)(i)(II) for a Qualified Contract.

SECTION 3. The Agency staff, General Counsel, and/or Foley & Judell, L.L.P., as LIHTC Program Counsel, are authorized and directed to prepare the forms of such documents and agreements as may be necessary to carry out this directive.

SECTION 4. The Chairman, Vice Chairman, President, Vice President and/or Secretary of the Agency be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's General Counsel and/or LIHTC Program Counsel, Foley & Judell, L.L.P.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

ABSTAIN:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 10th day of December 2008.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency (the "Agency"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on December 10, 2008, entitled, "A resolution providing a policy for the administration of requests under IRS Code §42(h)(6)(E)(i)(II) to produce a Qualified Contract; to allow the Louisiana Housing Finance Agency to administer requests from property owners who intend to make a request under IRS Code §42(h)(6)(E)(i)(II) for a Qualified Contract; and authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith".

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 10th day of December 2008.

Secretary

(SEAL)



Memorandum

Date: December 4, 2008
To: Board of Commissioners
From: Tax Credit Department
Subject: Resolution for the 10% Carryover Extension

This is to advise that the final format of the Resolution for the 10% Carryover Extension is pending finalization.

The resolution will provide for an extension from December 15, 2008 to December 19, 2008 for all Lightning Round awarded projects.

As soon as the resolution has been finalized it will be emailed to all the Commissioners.

Brenda Evans
Program Administrator