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# Louisiana Housing Finance Agency



## Special Programs HOME Program

Loretta Wallace, Program Administrator  
Charlette Minor, Program Administrator  
Dr. Roger Tijerino, Program Administrator

September 8, 2010

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## M E M O R A N D U M

**To:** Commissioner Walter O. Guillory, Chairman  
Commissioner Elsenia Young  
Commissioner Joseph M. Scontrino, III  
Commissioner Jerome Boykin, Sr.  
Commissioner Neal Miller

**From:** Loretta Wallace, Program Administrator  
Charlette Minor, Program Administrator  
Dr. Roger Tijerino, Program Administrator

**Date:** August 27, 2010

**Re:** Special Programs/HOME Committee

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There will be a Special Programs/HOME Committee meeting on Wednesday, September 8, 2010 at 10:00 A.M., Louisiana Housing Finance Agency, Committee Room 1, located at 2415 Quail Drive, Baton Rouge, LA.

The following topics will be discussed:

### **SPECIAL PROGRAMS**

- ❖ **HOME**
  - Reconciliation Update **PR-27**
- ❖ **NSP**
  - A resolution to authorize the Louisiana Housing Finance Agency (the “Agency”) to implement and administer \$6,056,015.00 of HOME funds for the HOME Notice of Funding 2010-2011, of which \$2,430,598.00 will be for CHDO development projects, \$1,066,500.00 for permanent supportive housing, \$619,583.00 for tenant based rental assistance, and \$1,939,334.00 for single family new construction, and providing for other matters in connection therewith.
  - A resolution to deobligate HOME Investment Partnership Program (HOME) funds from certain existing grantees who have had awards for one year or longer and have not requested a disbursement of program funds through the Integrated Disbursement and Information System (IDIS) that may become subject to cancellation, and authorize the issuance of a Notice of Funding Availability (NOFA) immediately for rural rental in order to obligate any of the deobligated funds; and providing for other matters in connection therewith
- ❖ **Housing Trust Fund**
  - A resolution to grant an additional extension of sixty (60) days to Unity Village and to grant a site change for (1222 East Maple Avenue, Eunice, Louisiana), and providing for other matters in connection therewith.

If you have any questions or concerns, please contact us.

August 27, 2010

**SPECIAL PROGRAMS/HOME COMMITTEE MEETING**

Notice is hereby given that the regular meeting of the Special Programs/HOME Committee will be held on **Wednesday, September 8, 2010 at 10:00 A.M.**, Louisiana Housing Finance Agency, **Committee Room 1**, located at 2415 Quail Drive, Baton Rouge, LA, by the order of the Chairman.

**AGENDA**

1. Call to order, roll call, and introduction of guests.
2. Approval of minutes from the August 11, 2010 Committee Meeting.
3. **SPECIAL PROGRAMS**

❖ **HOME**

- Reconciliation Update **PR-27**
- A resolution to authorize the Louisiana Housing Finance Agency (the “Agency”) to implement and administer \$ 6,866,213.00 of HOME funds for the HOME Notice of Funding 2010-2011, of which \$2,430,598.00 will be for CHDO development projects, \$810,198 for CHDO Operating, \$1,939,334 for HOME Soft-Second Homeownership Development, and \$1,066,500.00 for rental permanent supportive housing, \$619,583.00 for tenant based rental assistance and providing for other matters in connection therewith.
- A resolution to authorize the Louisiana Housing Finance Agency (the “Agency”) to de-obligate/recapture HOME Investment Partnership Program award funds from certain existing subgrantees who have had awards for one year or longer and have not commenced construction on the project

❖ **NSP**

- NSP Obligation Update

❖ **Housing Trust Fund**

- A resolution to grant an additional extension of sixty (60) days to Unity Village and to grant a site change for (1222 East Maple Avenue, Eunice, Louisiana), and providing for other matters in connection therewith.

4. Other Business
5. Adjournment

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Milton J. Bailey, LHFA President

**If you require special services or accommodations, please contact Barry E. Brooks at  
(225) 763 8773, or via email [bbrooks@lhfa.state.la.us](mailto:bbrooks@lhfa.state.la.us)**

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  
Special Programs/HOME Committee  
Minutes of the Meeting  
Wednesday, August 11, 2010  
10:00 A.M.**

**Commissioners Present**

Joseph Scontrino, III  
Elsenia Young  
Neal Miller  
Katie Anderson

**Commissioners Absent**

Walter O. Guillory  
Jerome Boykin, Sr.

**Legal Counsel Present**

Christine Bratkowski  
Keith Cunningham  
Jessica Guinn

**Staff Present**

See attached Sign-In Sheet

**Others Present**

See attached Sign-In Sheet

The meeting was called to order by Commissioner Scontrino, Acting Chairman, at approximately 10:07 a.m. Bypassing the introduction of guests and staff, Commissioner Scontrino entertained a motion to approve the by Commissioner Miller and a second by Commissioner Young, the minutes of the July 14, 2010 committee meeting were approved.

The meeting moved to the Reconciliation Update report, copy of which was provided. Ms. Minor noted month they were continuing with the Budget and Finance Committee in terms of HOME funds expenditures. Staff was available for questions.

The next item on the Agenda was a resolution to de-obligate/recapture Neighborhood Stabilization Program award funds. Ms. Minor directed the Committee's attention to the spreadsheets provided, outlining the obligations and recapture funds. She then fielded questions from the Commissioners. Discussion followed.

On a motion by Commissioner Young and a second by Commissioner Miller, the following resolution was approved by the Committee:

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Committee Meeting Minutes  
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A resolution authorizing Agency's staff to de-obligate/recapture Neighborhood Stabilization Program ("NSP") award funds from certain existing subgrantees who will be unable to comply with the terms and conditions of their written agreements regarding the timely performance of their obligations, identified on the NSP List of Awards Subject to Recapture (attached as "Exhibit A"), and to reallocate such funds to projects on the NSP Waiting List (attached as "Exhibit B") that have not yet been funded; and providing for other matters in connection therewith.

The final item on the agenda was an update on the Unity Village Housing Trust Fund project (1222 East Maple Avenue, Eunice, LA). Attorney Richard Mary informed the committee he is preceding with the litigation against the City of Eunice. He stated Reverend Gaitlin has located 11 lots within a 1 mile radius of where this project was. The lots are in approved subdivisions. They gave Ms. Wallace a request the morning of the meeting seeking permission to transfer from the previous subdivision to these lots that are in pre-approved subdivisions. He stated when they close they can begin immediate construction on the houses as opposed to having to do the infrastructure first. They are hoping for approval so that they can end the "never ending story" and put an end to it.

Question was asked by one of the Commissioners if anything was required from the Committee. Ms. Wallace responded, not today. She had just gotten the information this a.m. and would have to take it before the Advisory Council. The Council would have to review it and make a recommendation to the Board, so it would be coming before the Board next month. She noted there are 11 different sites. Not all of the units would be in one subdivision, and all that would have to be considered by the Advisory Committee. Question was asked if there were any issues or concerns with the project. Ms. Wallace responded there could be environmental reports and appraisals on the lots, so additional time may be needed beyond the 90 days that have already been given to them.

Mr. Mary stated these are existing subdivisions so he would not anticipate any problem with environmental or anything like that. It was stated there should be no problem with zoning.

On a motion seconded by Commissioner Young, the meeting adjourned at 10:23 a.m.



## LOUISIANA HOUSING FINANCE AGENCY

### SPECIAL PROGRAMS - HOME COMMITTEE MEETING

WEDNESDAY, AUGUST 11, 2010 @ 10:00AM

#### Guest Sign-In Sheet

GUEST NAME	FIRM
1. <u>W. Jones</u>	<u>La FRC</u>
2. <u>Mab Tolson</u>	<u>La Center Evangeline</u>
3. <u>Jack K. Tolson</u>	<u>Arthou, Gaudet &amp; Tolson</u>
4. <u>Joe Durnin</u>	<u>STAFF</u>
5. <u>Ingrid McCoy</u>	<u>Staff</u>
6. <u>Agnes Che</u>	<u>Staff</u>
7. <u>Tracy Roberts</u>	<u>Staff</u>
8. <u>Willy Whine</u>	<u>GCHP</u>
<u>Sara M. Tolson</u>	<u>GCHP</u>

PLEASE, PLEASE PRINT

1. W. Jones

La FRC

2. Mab Tolson

La Center Evangeline

3. Jack K. Tolson

Arthou, Gaudet & Tolson

4. Joe Durnin

STAFF

5. Ingrid McCoy

Staff

6. Agnes Che

Staff

7. Tracy Roberts

Staff

8. Willy Whine

GCHP

Sara M. Tolson

GCHP

**SPHCM**  
**PLEASE PRINT CLEARLY**

**GUEST NAME**

**FIRM**

9. <u>Nakeisha Cleveland</u>	<u>LHFA</u>
10. <u>Janelle Dickey</u>	<u>LHFA</u>
11. <u>utimoto</u>	<u>LHFA</u>
12. <u>Edward Flegant Jr</u>	<u>LHFA</u>
13. <u>Felicia Meekay</u>	<u>LHFA</u>
14. <u>Dana Henry</u>	<u>OCD</u>
15. <u>Lawrence Trices</u>	<u>Metro City Fed.</u>
16. <u>Carl Friend</u>	<u>Northeast LA Econ. Alliance</u>
17. <u>Nelva Xaram</u>	<u>ASSIST Agency</u>
18. <u>Christine Bratkowski</u>	<u>LHFA</u>
19. <u>Jessica Guinn</u>	<u>LHFA</u>
20. <u>Sue Chenoweth</u>	<u>LHFA</u>
21. <u>Mary Brooks</u>	<u>LHFA</u>



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 Status of HOME Grants  
 LOUISIANA

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Commitments from Authorized Funds

(A) Fiscal Year	(B) Total Authorization	(C) Admin/OP Reservation	(E) CR/CC Funds-Amount Reserved to CHDOS	(F) % CHDO Rsvd	(G) SU Funds-Reservations to Other Entities	(H) EN Funds-PJ Committed to Activities	(I) Total Authorized Commitments	(K) % of Auth Cmtd
1992	\$13,010,000.00	\$1,701,000.00	\$1,951,500.00	15.0%	\$0.00	\$9,357,500.00	\$13,010,000.00	100.0%
1993	\$8,854,000.00	\$885,400.00	\$1,328,100.00	15.0%	\$0.00	\$6,640,500.00	\$8,854,000.00	100.0%
1994	\$10,714,000.00	\$1,471,400.00	\$1,844,332.79	17.2%	\$0.00	\$7,398,267.21	\$10,714,000.00	100.0%
1995	\$12,599,000.00	\$1,259,900.00	\$1,889,850.00	15.0%	\$0.00	\$9,449,250.00	\$12,599,000.00	100.0%
1996	\$12,765,000.00	\$1,401,500.00	\$1,914,750.00	15.0%	\$0.00	\$9,448,750.00	\$12,765,000.00	100.0%
1997	\$12,318,000.00	\$1,231,800.00	\$2,875,200.00	23.3%	\$0.00	\$8,211,000.00	\$12,318,000.00	100.0%
1998	\$13,627,000.00	\$1,722,700.00	\$2,044,050.00	15.0%	\$0.00	\$9,860,250.00	\$13,627,000.00	100.0%
1999	\$14,719,000.00	\$1,471,900.00	\$2,207,850.00	15.0%	\$0.00	\$11,039,250.00	\$14,719,000.00	100.0%
2000	\$14,634,000.00	\$1,463,400.00	\$2,195,100.00	15.0%	\$0.00	\$10,975,500.00	\$14,634,000.00	100.0%
2001	\$16,492,000.00	\$1,649,200.00	\$2,473,800.00	15.0%	\$0.00	\$12,369,000.00	\$16,492,000.00	100.0%
2002	\$14,804,421.00	\$1,685,700.00	\$2,528,550.00	17.0%	\$0.00	\$10,590,171.00	\$14,804,421.00	100.0%
2003	\$16,248,000.00	\$1,624,800.00	\$2,437,200.00	15.0%	\$0.00	\$12,186,000.00	\$16,248,000.00	100.0%
2004	\$17,631,669.00	\$1,698,724.70	\$2,466,000.75	13.9%	\$3,756,755.83	\$9,710,187.72	\$17,631,669.00	100.0%
2005	\$16,097,208.00	\$1,574,516.31	\$0.00	0.0%	\$4,968,210.10	\$9,554,481.59	\$16,097,208.00	100.0%
2006	\$14,971,301.00	\$2,220,169.36	\$0.00	0.0%	\$830,455.79	\$11,878,878.79	\$14,929,503.94	99.7%
2007	\$15,192,040.00	\$2,293,622.55	\$1,920,381.35	12.6%	\$553,788.00	\$10,093,317.10	\$14,861,109.00	97.8%
2008	\$14,617,370.00	\$2,238,359.53	\$2,216,349.52	15.1%	\$0.00	\$8,157,402.94	\$12,612,111.99	86.2%
2009	\$16,231,176.00	\$2,803,468.07	\$5,146,274.02	31.7%	\$0.00	\$0.00	\$7,949,742.09	48.9%
2010	\$16,203,982.00	\$1,909,299.16	\$0.00	0.0%	\$0.00	\$0.00	\$1,909,299.16	11.7%
<b>Total</b>	<b>\$271,729,167.00</b>	<b>\$32,306,859.68</b>	<b>\$37,439,288.43</b>	<b>13.7%</b>	<b>\$10,109,209.72</b>	<b>\$166,919,706.35</b>	<b>\$246,775,064.18</b>	<b>90.8%</b>



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Program Income (PI)

Fiscal Year	Program Income Receipts	Amount Committed to Activities	% Committed	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disbursed
1992	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1993	\$23,137.99	\$23,137.99	100.0%	\$23,137.99	\$0.00	\$23,137.99	100.0%
1994	\$14,168.82	\$14,168.82	100.0%	\$14,168.82	\$0.00	\$14,168.82	100.0%
1995	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1996	\$319,491.16	\$319,491.16	100.0%	\$319,491.16	\$0.00	\$319,491.16	100.0%
1997	\$1,984,655.27	\$1,984,655.27	100.0%	\$1,984,655.27	\$0.00	\$1,984,655.27	100.0%
1998	\$63,311.81	\$63,311.81	100.0%	\$63,311.81	\$0.00	\$63,311.81	100.0%
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2000	\$1,348,274.10	\$1,348,274.10	100.0%	\$1,348,274.10	\$0.00	\$1,348,274.10	100.0%
2001	\$17,931.00	\$17,931.00	100.0%	\$17,931.00	\$0.00	\$17,931.00	100.0%
2002	\$553,036.10	\$553,036.10	100.0%	\$553,036.10	\$0.00	\$553,036.10	100.0%
2003	\$343,899.28	\$343,899.28	100.0%	\$343,899.28	\$0.00	\$343,899.28	100.0%
2004	\$510,759.48	\$510,759.48	100.0%	\$510,759.48	\$0.00	\$510,759.48	100.0%
2005	\$797,979.59	\$797,979.59	100.0%	\$797,979.59	\$0.00	\$797,979.59	100.0%
2006	\$1,132,252.74	\$1,132,252.74	100.0%	\$1,132,252.74	\$0.00	\$1,132,252.74	100.0%
2007	\$559,285.70	\$559,285.70	100.0%	\$559,285.70	\$0.00	\$559,285.70	100.0%
2008	\$568,624.39	\$568,624.39	100.0%	\$568,624.39	\$0.00	\$568,624.39	100.0%
2009	\$3,687,916.68	\$3,687,916.68	100.0%	\$3,687,916.68	\$0.00	\$3,687,916.68	100.0%
2010	\$2,902,948.54	\$1,993,290.94	68.6%	\$1,891,432.68	\$0.00	\$1,891,432.68	65.1%
<b>Total</b>	<b>\$14,827,672.65</b>	<b>\$13,918,015.05</b>	<b>93.8%</b>	<b>\$13,816,156.79</b>	<b>\$0.00</b>	<b>\$13,816,156.79</b>	<b>93.1%</b>



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Disbursements

(A) Fiscal Year	(B) Total Authorization	(C) Disbursed	(D) Returned	(E) Net Disbursed	(F) Disbursed Pending Approval	(G) Total Disbursed	(H) % Disb	(I) Grant Balance
1992	\$13,010,000.00	\$13,052,572.00	(\$42,572.00)	\$13,010,000.00	\$0.00	\$13,010,000.00	100.0%	\$0.00
1993	\$8,854,000.00	\$8,864,552.92	(\$10,552.92)	\$8,854,000.00	\$0.00	\$8,854,000.00	100.0%	\$0.00
1994	\$10,714,000.00	\$10,732,438.00	(\$18,438.00)	\$10,714,000.00	\$0.00	\$10,714,000.00	100.0%	\$0.00
1995	\$12,599,000.00	\$12,609,000.00	(\$10,000.00)	\$12,599,000.00	\$0.00	\$12,599,000.00	100.0%	\$0.00
1996	\$12,765,000.00	\$12,856,412.00	(\$91,412.00)	\$12,765,000.00	\$0.00	\$12,765,000.00	100.0%	\$0.00
1997	\$12,318,000.00	\$12,438,451.70	(\$120,451.70)	\$12,318,000.00	\$0.00	\$12,318,000.00	100.0%	\$0.00
1998	\$13,627,000.00	\$13,658,693.00	(\$31,693.00)	\$13,627,000.00	\$0.00	\$13,627,000.00	100.0%	\$0.00
1999	\$14,719,000.00	\$14,719,000.00	\$0.00	\$14,719,000.00	\$0.00	\$14,719,000.00	100.0%	\$0.00
2000	\$14,634,000.00	\$14,634,000.00	\$0.00	\$14,634,000.00	\$0.00	\$14,634,000.00	100.0%	\$0.00
2001	\$16,492,000.00	\$15,946,065.30	\$0.00	\$15,946,065.30	\$0.00	\$15,946,065.30	96.6%	\$545,934.70
2002	\$14,804,421.00	\$14,804,421.00	\$0.00	\$14,804,421.00	\$0.00	\$14,804,421.00	100.0%	\$0.00
2003	\$16,248,000.00	\$16,197,489.75	\$0.00	\$16,197,489.75	\$0.00	\$16,197,489.75	99.6%	\$50,510.25
2004	\$17,631,669.00	\$16,527,755.48	\$0.00	\$16,527,755.48	\$0.00	\$16,527,755.48	93.7%	\$1,103,913.52
2005	\$16,097,208.00	\$14,922,567.15	\$0.00	\$14,922,567.15	\$0.00	\$14,922,567.15	92.7%	\$1,174,640.85
2006	\$14,971,301.00	\$7,196,301.75	\$0.00	\$7,196,301.75	\$0.00	\$7,196,301.75	48.0%	\$7,774,999.25
2007	\$15,192,040.00	\$2,734,674.51	\$0.00	\$2,734,674.51	\$0.00	\$2,734,674.51	18.0%	\$12,457,365.49
2008	\$14,617,370.00	\$2,705,640.65	\$0.00	\$2,705,640.65	\$0.00	\$2,705,640.65	18.5%	\$11,911,729.35
2009	\$16,231,176.00	\$1,235,652.46	\$0.00	\$1,235,652.46	\$0.00	\$1,235,652.46	7.6%	\$14,995,523.54
2010	\$16,203,982.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$16,203,982.00
<b>Total</b>	<b>\$271,729,167.00</b>	<b>\$205,835,687.67</b>	<b>(\$325,119.62)</b>	<b>\$205,510,568.05</b>	<b>\$0.00</b>	<b>\$205,510,568.05</b>	<b>75.6%</b>	<b>\$66,218,598.95</b>



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Home Activities Commitments/Disbursements

(A) Fiscal Year	(B) Authorized for Activities	(C) Amount Committed to Activities	(D) % Cmtd	(E) Disbursed	(F) Returned	(G) Net Disbursed	(H) % Net Disb	(I) Disbursed Pending Approval	(J) Total Disbursed	(K) % Disb
1992	\$11,309,000.00	\$11,309,000.00	100.0%	\$11,351,572.00	(\$42,572.00)	\$11,309,000.00	100.0%	\$0.00	\$11,309,000.00	100.0%
1993	\$7,968,600.00	\$7,968,600.00	100.0%	\$7,979,152.92	(\$10,552.92)	\$7,968,600.00	100.0%	\$0.00	\$7,968,600.00	100.0%
1994	\$9,242,600.00	\$9,242,600.00	100.0%	\$9,261,038.00	(\$18,438.00)	\$9,242,600.00	100.0%	\$0.00	\$9,242,600.00	100.0%
1995	\$11,339,100.00	\$11,339,100.00	100.0%	\$11,349,100.00	(\$10,000.00)	\$11,339,100.00	100.0%	\$0.00	\$11,339,100.00	100.0%
1996	\$11,363,500.00	\$11,363,500.00	100.0%	\$11,454,912.00	(\$91,412.00)	\$11,363,500.00	100.0%	\$0.00	\$11,363,500.00	100.0%
1997	\$11,086,200.00	\$11,086,200.00	100.0%	\$11,206,651.70	(\$120,451.70)	\$11,086,200.00	100.0%	\$0.00	\$11,086,200.00	100.0%
1998	\$11,904,300.00	\$11,904,300.00	100.0%	\$11,935,568.05	(\$31,268.05)	\$11,904,300.00	100.0%	\$0.00	\$11,904,300.00	100.0%
1999	\$13,247,100.00	\$13,247,100.00	100.0%	\$13,247,100.00	\$0.00	\$13,247,100.00	100.0%	\$0.00	\$13,247,100.00	100.0%
2000	\$13,170,600.00	\$13,170,600.00	100.0%	\$13,170,600.00	\$0.00	\$13,170,600.00	100.0%	\$0.00	\$13,170,600.00	100.0%
2001	\$14,842,800.00	\$14,842,800.00	100.0%	\$14,296,865.30	\$0.00	\$14,296,865.30	96.3%	\$0.00	\$14,296,865.30	96.3%
2002	\$13,118,721.00	\$13,118,721.00	100.0%	\$13,118,721.00	\$0.00	\$13,118,721.00	100.0%	\$0.00	\$13,118,721.00	100.0%
2003	\$14,623,200.00	\$14,623,200.00	100.0%	\$14,572,689.75	\$0.00	\$14,572,689.75	99.6%	\$0.00	\$14,572,689.75	99.6%
2004	\$15,932,944.30	\$15,432,944.30	96.8%	\$14,829,030.78	\$0.00	\$14,829,030.78	93.0%	\$0.00	\$14,829,030.78	93.0%
2005	\$14,522,691.69	\$13,784,711.02	94.9%	\$13,348,050.84	\$0.00	\$13,348,050.84	91.9%	\$0.00	\$13,348,050.84	91.9%
2006	\$12,751,131.64	\$12,339,531.64	96.7%	\$4,976,132.39	\$0.00	\$4,976,132.39	39.0%	\$0.00	\$4,976,132.39	39.0%
2007	\$12,898,417.45	\$12,348,802.72	95.7%	\$507,025.98	\$0.00	\$507,025.98	3.9%	\$0.00	\$507,025.98	3.9%
2008	\$12,379,010.47	\$10,193,752.46	82.3%	\$549,118.10	\$0.00	\$549,118.10	4.4%	\$0.00	\$549,118.10	4.4%
2009	\$13,427,707.93	\$5,096,274.02	37.9%	\$15,394.82	\$0.00	\$15,394.82	0.1%	\$0.00	\$15,394.82	0.1%
2010	\$14,294,682.84	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
<b>Total</b>	<b>\$239,422,307.32</b>	<b>\$212,411,737.16</b>	<b>88.7%</b>	<b>\$177,168,723.63</b>	<b>(\$324,694.67)</b>	<b>\$176,844,028.96</b>	<b>73.8%</b>	<b>\$0.00</b>	<b>\$176,844,028.96</b>	<b>73.8%</b>



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Administrative Funds (AD)

Fiscal Year	Authorized Amount	Amount Authorized from PI	Amount Reserved	% Auth Rsvd	Balance to Reserve	Total Disbursed	% Rsvd Disb	Available to Disburse
1992	\$1,301,000.00	\$0.00	\$1,301,000.00	100.0%	\$0.00	\$1,301,000.00	100.0%	\$0.00
1993	\$885,400.00	\$2,313.80	\$885,400.00	99.7%	\$2,313.80	\$885,400.00	100.0%	\$0.00
1994	\$1,071,400.00	\$1,416.88	\$1,071,400.00	99.8%	\$1,416.88	\$1,071,400.00	100.0%	\$0.00
1995	\$1,259,900.00	\$0.00	\$1,259,900.00	100.0%	\$0.00	\$1,259,900.00	100.0%	\$0.00
1996	\$1,276,500.00	\$31,949.12	\$1,276,500.00	97.5%	\$31,949.12	\$1,276,500.00	100.0%	\$0.00
1997	\$1,231,800.00	\$198,465.53	\$1,231,800.00	86.1%	\$198,465.53	\$1,231,800.00	100.0%	\$0.00
1998	\$1,362,700.00	\$6,331.18	\$1,362,700.00	99.5%	\$6,331.18	\$1,362,700.00	100.0%	\$0.00
1999	\$1,471,900.00	\$0.00	\$1,471,900.00	100.0%	\$0.00	\$1,471,900.00	100.0%	\$0.00
2000	\$1,463,400.00	\$134,827.41	\$1,463,400.00	91.5%	\$134,827.41	\$1,463,400.00	100.0%	\$0.00
2001	\$1,649,200.00	\$1,793.10	\$1,649,200.00	99.8%	\$1,793.10	\$1,649,200.00	100.0%	\$0.00
2002	\$1,685,700.00	\$55,303.61	\$1,685,700.00	96.8%	\$55,303.61	\$1,685,700.00	100.0%	\$0.00
2003	\$1,624,800.00	\$34,389.93	\$1,624,800.00	97.9%	\$34,389.93	\$1,624,800.00	100.0%	\$0.00
2004	\$1,698,724.70	\$51,075.95	\$1,698,724.70	97.0%	\$51,075.95	\$1,698,724.70	100.0%	\$0.00
2005	\$1,572,974.50	\$79,797.96	\$1,574,516.31	95.2%	\$78,256.15	\$1,574,516.31	100.0%	\$0.00
2006	\$1,478,793.90	\$113,225.27	\$1,480,772.41	93.0%	\$111,246.76	\$1,480,772.41	100.0%	\$0.00
2007	\$1,500,874.90	\$55,928.57	\$1,543,185.10	99.1%	\$13,618.37	\$1,543,185.10	100.0%	\$0.00
2008	\$1,454,331.40	\$56,862.44	\$1,511,193.83	99.9%	\$0.01	\$1,511,193.83	100.0%	\$0.00
2009	\$1,991,909.27	\$368,791.67	\$1,991,909.27	84.3%	\$368,791.67	\$839,488.62	42.1%	\$1,152,420.65
2010	\$1,910,693.05	\$290,294.85	\$1,909,299.16	86.7%	\$291,688.74	\$0.00	0.0%	\$1,909,299.16
<b>Total</b>	<b>\$27,892,001.72</b>	<b>\$1,482,767.27</b>	<b>\$27,993,300.78</b>	<b>95.2%</b>	<b>\$1,381,468.21</b>	<b>\$24,931,580.97</b>	<b>89.0%</b>	<b>\$3,061,719.81</b>



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CHDO Operating Funds (CO)

Fiscal Year	Authorized Amount	Amount Reserved	% Auth Rsvd	Balance to Reserve	Total Disbursed	% Rsvd Disp	Available to Disburse
1992	\$650,500.00	\$400,000.00	61.4%	\$250,500.00	\$400,000.00	100.0%	\$0.00
1993	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1994	\$535,700.00	\$400,000.00	74.6%	\$135,700.00	\$400,000.00	100.0%	\$0.00
1995	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$638,250.00	\$125,000.00	19.5%	\$513,250.00	\$125,000.00	100.0%	\$0.00
1997	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$681,350.00	\$360,000.00	52.8%	\$321,350.00	\$360,000.00	100.0%	\$0.00
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$786,487.25	\$0.00	0.0%	\$786,487.25	\$0.00	0.0%	\$0.00
2006	\$739,396.95	\$739,396.95	100.0%	\$0.00	\$739,396.95	100.0%	\$0.00
2007	\$750,437.45	\$750,437.45	100.0%	\$0.00	\$684,463.43	91.2%	\$65,974.02
2008	\$727,165.70	\$727,165.70	100.0%	\$0.00	\$645,328.72	88.7%	\$81,836.98
2009	\$811,558.80	\$811,558.80	100.0%	\$0.00	\$380,769.02	46.9%	\$430,789.78
2010	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
<b>Total</b>	<b>\$6,320,846.15</b>	<b>\$4,313,558.90</b>	<b>68.2%</b>	<b>\$2,007,287.25</b>	<b>\$3,734,958.12</b>	<b>86.5%</b>	<b>\$578,600.78</b>



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CHDO Funds (CR)

Fiscal Year	CHDO Requirement	Amount Reserved to CHDOS	% Req Rsvd	Funds Committed to Activities	% Rsvd Cmtd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1992	\$1,951,500.00	\$1,951,500.00	100.0%	\$1,951,500.00	100.0%	\$0.00	\$1,951,500.00	100.0%	\$0.00
1993	\$1,328,100.00	\$1,328,100.00	100.0%	\$1,328,100.00	100.0%	\$0.00	\$1,328,100.00	100.0%	\$0.00
1994	\$1,607,100.00	\$1,844,332.79	114.7%	\$1,844,332.79	100.0%	\$0.00	\$1,844,332.79	100.0%	\$0.00
1995	\$1,889,850.00	\$1,889,850.00	100.0%	\$1,889,850.00	100.0%	\$0.00	\$1,889,850.00	100.0%	\$0.00
1996	\$1,914,750.00	\$1,914,750.00	100.0%	\$1,914,750.00	100.0%	\$0.00	\$1,914,750.00	100.0%	\$0.00
1997	\$1,847,700.00	\$2,875,200.00	155.6%	\$2,875,200.00	100.0%	\$0.00	\$2,875,200.00	100.0%	\$0.00
1998	\$2,044,050.00	\$2,044,050.00	100.0%	\$2,044,050.00	100.0%	\$0.00	\$2,044,050.00	100.0%	\$0.00
1999	\$2,207,850.00	\$2,207,850.00	100.0%	\$2,207,850.00	100.0%	\$0.00	\$2,207,850.00	100.0%	\$0.00
2000	\$2,195,100.00	\$2,195,100.00	100.0%	\$2,195,100.00	100.0%	\$0.00	\$2,195,100.00	100.0%	\$0.00
2001	\$2,473,800.00	\$2,473,800.00	100.0%	\$2,473,800.00	100.0%	\$0.00	\$1,927,865.30	77.9%	\$545,934.70
2002	\$2,528,550.00	\$2,528,550.00	100.0%	\$2,528,550.00	100.0%	\$0.00	\$2,528,550.00	100.0%	\$0.00
2003	\$2,430,450.00	\$2,437,200.00	100.2%	\$2,437,200.00	100.0%	\$0.00	\$2,386,689.75	97.9%	\$50,510.25
2004	\$2,466,000.75	\$2,466,000.75	100.0%	\$1,966,000.75	79.7%	\$500,000.00	\$1,553,800.75	63.0%	\$912,200.00
2005	\$0.00	\$0.00	0.0%	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$0.00	\$0.00	0.0%	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$2,251,312.35	\$1,920,381.35	85.3%	\$1,920,381.35	100.0%	\$0.00	\$278,958.82	14.5%	\$1,641,422.53
2008	\$2,181,497.10	\$2,216,349.52	101.5%	\$2,036,349.52	91.8%	\$180,000.00	\$549,118.10	24.7%	\$1,667,231.42
2009	\$2,506,274.02	\$5,146,274.02	205.3%	\$5,096,274.02	99.0%	\$50,000.00	\$15,394.82	0.2%	\$5,130,879.20
2010	\$2,430,597.30	\$0.00	0.0%	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
<b>Total</b>	<b>\$36,254,481.52</b>	<b>\$37,439,288.43</b>	<b>103.2%</b>	<b>\$36,709,288.43</b>	<b>98.0%</b>	<b>\$730,000.00</b>	<b>\$27,491,110.33</b>	<b>73.4%</b>	<b>\$9,948,178.10</b>



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CHDO Loans (CL)

Fiscal Year	Amount Authorized	Amount Reserved	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Disp	Balance to Disburse
1992	\$195,150.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1993	\$132,810.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1994	\$184,433.28	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1995	\$188,985.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$191,475.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$287,520.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$204,405.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$220,785.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$219,510.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$247,380.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$252,855.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$243,720.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$246,600.08	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$225,131.24	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$260,634.95	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$514,627.40	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$243,059.73	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
<b>Total</b>	<b>\$4,059,081.67</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$0.00</b>



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CHDO Capacity (CC)

Fiscal Year	Authorized Amount	Amount Reserved	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Disp	Balance to Disburse
1992	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1993	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1994	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1995	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$150,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
<b>Total</b>	<b>\$2,850,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$0.00</b>



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Reservations to State Recipients and Sub-recipients (SU)

Fiscal Year	Amount Reserved to Other Entities	Amount Committed	% Rsvd Cmtd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1992	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1993	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1994	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1995	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$3,756,755.83	\$3,756,755.83	100.0%	\$0.00	\$3,565,042.31	94.8%	\$191,713.52
2005	\$4,968,210.10	\$4,230,229.43	85.1%	\$737,980.67	\$3,793,569.25	76.3%	\$1,174,640.85
2006	\$830,455.79	\$460,652.85	55.4%	\$369,802.94	\$223,781.40	26.9%	\$606,674.39
2007	\$553,788.00	\$335,104.27	60.5%	\$218,683.73	\$228,067.16	41.1%	\$325,720.84
2008	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
<b>Total</b>	<b>\$10,109,209.72</b>	<b>\$8,782,742.38</b>	<b>86.8%</b>	<b>\$1,326,467.34</b>	<b>\$7,810,460.12</b>	<b>77.2%</b>	<b>\$2,298,749.60</b>



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Total Program Funds

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1992	\$13,010,000.00	\$0.00	\$11,309,000.00	\$11,309,000.00	\$1,701,000.00	\$13,010,000.00	\$0.00	\$13,010,000.00	\$0.00
1993	\$8,854,000.00	\$23,137.99	\$7,991,737.99	\$7,991,737.99	\$885,400.00	\$8,877,137.99	\$0.00	\$8,877,137.99	\$0.00
1994	\$10,714,000.00	\$14,168.82	\$9,256,768.82	\$9,256,768.82	\$1,471,400.00	\$10,728,168.82	\$0.00	\$10,728,168.82	\$0.00
1995	\$12,599,000.00	\$0.00	\$11,339,100.00	\$11,339,100.00	\$1,259,900.00	\$12,599,000.00	\$0.00	\$12,599,000.00	\$0.00
1996	\$12,765,000.00	\$319,491.16	\$11,682,991.16	\$11,682,991.16	\$1,401,500.00	\$13,084,491.16	\$0.00	\$13,084,491.16	\$0.00
1997	\$12,318,000.00	\$1,984,655.27	\$13,070,855.27	\$13,070,855.27	\$1,231,800.00	\$14,302,655.27	\$0.00	\$14,302,655.27	\$0.00
1998	\$13,627,000.00	\$63,311.81	\$11,967,611.81	\$11,967,611.81	\$1,722,700.00	\$13,690,311.81	\$0.00	\$13,690,311.81	\$0.00
1999	\$14,719,000.00	\$0.00	\$13,247,100.00	\$13,247,100.00	\$1,471,900.00	\$14,719,000.00	\$0.00	\$14,719,000.00	\$0.00
2000	\$14,634,000.00	\$1,348,274.10	\$14,518,874.10	\$14,518,874.10	\$1,463,400.00	\$15,982,274.10	\$0.00	\$15,982,274.10	\$0.00
2001	\$16,492,000.00	\$17,931.00	\$14,860,731.00	\$14,314,796.30	\$1,649,200.00	\$15,963,996.30	\$0.00	\$15,963,996.30	\$545,934.70
2002	\$14,804,421.00	\$553,036.10	\$13,671,757.10	\$13,671,757.10	\$1,685,700.00	\$15,357,457.10	\$0.00	\$15,357,457.10	\$0.00
2003	\$16,248,000.00	\$343,899.28	\$14,967,099.28	\$14,916,589.03	\$1,624,800.00	\$16,541,389.03	\$0.00	\$16,541,389.03	\$50,510.25
2004	\$17,631,669.00	\$510,759.48	\$15,943,703.78	\$15,339,790.26	\$1,698,724.70	\$17,038,514.96	\$0.00	\$17,038,514.96	\$1,103,913.52
2005	\$16,097,208.00	\$797,979.59	\$14,582,690.61	\$14,146,030.43	\$1,574,516.31	\$15,720,546.74	\$0.00	\$15,720,546.74	\$1,174,640.85
2006	\$14,971,301.00	\$1,132,252.74	\$13,471,784.38	\$6,108,385.13	\$2,220,169.36	\$8,328,554.49	\$0.00	\$8,328,554.49	\$7,774,999.25
2007	\$15,192,040.00	\$559,285.70	\$12,908,088.42	\$1,066,311.68	\$2,227,648.53	\$3,293,960.21	\$0.00	\$3,293,960.21	\$12,457,365.49
2008	\$14,617,370.00	\$568,624.39	\$10,762,376.85	\$1,117,742.49	\$2,156,522.55	\$3,274,265.04	\$0.00	\$3,274,265.04	\$11,911,729.35
2009	\$16,231,176.00	\$3,687,916.68	\$8,784,190.70	\$3,703,311.50	\$1,220,257.64	\$4,923,569.14	\$0.00	\$4,923,569.14	\$14,995,523.54
2010	\$16,203,982.00	\$2,902,948.54	\$1,993,290.94	\$1,891,432.68	\$0.00	\$1,891,432.68	\$0.00	\$1,891,432.68	\$17,215,497.86
<b>Total</b>	<b>\$271,729,167.00</b>	<b>\$14,827,672.65</b>	<b>\$226,329,752.21</b>	<b>\$190,660,185.75</b>	<b>\$28,666,539.09</b>	<b>\$219,326,724.84</b>	<b>\$0.00</b>	<b>\$219,326,724.84</b>	<b>\$67,230,114.81</b>



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 Status of HOME Grants  
 LOUISIANA

DATE: 09-01-10  
 TIME: 10:24  
 PAGE: 12

IDIS - PR27

Total Program Percent

(A) Fiscal Year	(B) Total Authorization	(C) Program Income Amount	(D) % Committed for Activities	(E) % Disb for Activities	(F) % Disb for Admin/OP	(G) % Net Disbursed	(H) % Disbursed Pending Approval	(I) % Total Disbursed	(J) % Available to Disburse
1992	\$13,010,000.00	\$0.00	86.9%	86.9%	13.0%	100.0%	0.0%	100.0%	0.0%
1993	\$8,854,000.00	\$23,137.99	90.2%	90.0%	9.9%	100.0%	0.0%	100.0%	0.0%
1994	\$10,714,000.00	\$14,168.82	86.3%	86.2%	13.7%	100.0%	0.0%	100.0%	0.0%
1995	\$12,599,000.00	\$0.00	90.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
1996	\$12,765,000.00	\$319,491.16	91.5%	89.2%	10.7%	100.0%	0.0%	100.0%	0.0%
1997	\$12,318,000.00	\$1,984,655.27	106.1%	91.3%	8.6%	100.0%	0.0%	100.0%	0.0%
1998	\$13,627,000.00	\$63,311.81	87.8%	87.4%	12.5%	100.0%	0.0%	100.0%	0.0%
1999	\$14,719,000.00	\$0.00	90.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
2000	\$14,634,000.00	\$1,348,274.10	99.2%	90.8%	9.1%	100.0%	0.0%	100.0%	0.0%
2001	\$16,492,000.00	\$17,931.00	90.1%	86.7%	9.9%	96.6%	0.0%	96.6%	3.3%
2002	\$14,804,421.00	\$553,036.10	92.3%	89.0%	10.9%	100.0%	0.0%	100.0%	0.0%
2003	\$16,248,000.00	\$343,899.28	92.1%	89.9%	9.7%	99.6%	0.0%	99.6%	0.3%
2004	\$17,631,669.00	\$510,759.48	90.4%	84.5%	9.3%	93.9%	0.0%	93.9%	6.0%
2005	\$16,097,208.00	\$797,979.59	90.5%	83.7%	9.3%	93.0%	0.0%	93.0%	6.9%
2006	\$14,971,301.00	\$1,132,252.74	89.9%	37.9%	13.7%	51.7%	0.0%	51.7%	48.2%
2007	\$15,192,040.00	\$559,285.70	84.9%	6.7%	14.1%	20.9%	0.0%	20.9%	79.0%
2008	\$14,617,370.00	\$568,624.39	73.6%	7.3%	14.2%	21.5%	0.0%	21.5%	78.4%
2009	\$16,231,176.00	\$3,687,916.68	54.1%	18.5%	6.1%	24.7%	0.0%	24.7%	75.2%
2010	\$16,203,982.00	\$2,902,948.54	12.3%	9.8%	0.0%	9.8%	0.0%	9.8%	90.1%
<b>Total</b>	<b>\$271,729,167.00</b>	<b>\$14,827,672.65</b>	<b>83.2%</b>	<b>66.5%</b>	<b>10.0%</b>	<b>76.5%</b>	<b>0.0%</b>	<b>76.5%</b>	<b>23.4%</b>

## LOUISIANA HOUSING FINANCE AGENCY

The following resolution was offered by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ :

### RESOLUTION

A resolution to authorize the Louisiana Housing Finance Agency (the “Agency”) to implement and administer \$6,056,015.00 of HOME funds for the HOME Notice of Funding 2010-2011, of which \$2,430,598.00 will be for CHDO development projects, \$1,066,500.00 for permanent supportive housing, (\$619,583.00) for tenant based rental assistance, and (\$1,939,334.00) for single family new construction, and providing for other matters in connection therewith.

**WHEREAS**, the Louisiana Housing Finance Agency, as authorized by the State of Louisiana, has the authority under the LHFA Act to administer HOME Funds.

**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 Agency has authority for the implementation and administration of the HOME Notice of Funding 2010-2011, of which \$2,430,598.00 will be for CHDO development projects, \$1,066,500.00 for permanent supportive housing, \$619,583.00 for tenant based rental assistance, and \$1,939,334.00 for single family new construction, and providing for other matters in connection therewith.

**SECTION 2.** The Agency's staff and counsel are authorized and directed to prepare such documents and agreements as may be necessary to implement the HOME Notice of Funding 2010-2011, of which \$2,430,598.00 will be for CHDO development projects, \$1,066,500.00 for permanent supportive housing, \$619,583.00 for tenant based rental assistance, and \$1,939,334.00 for single family new construction, and providing for other matters in connection therewith.

**SECTION 3.** The Agency is hereby authorized, empowered, and directed the ability to create, change, amend, and revise any existing documents and/or commitments to implement the HOME Notice of Funding 2010-2011, of which \$2,430,598.00 will be for CHDO development projects, \$1,066,500.00 for permanent supportive housing, \$619,583.00 for tenant based rental assistance, and \$1,939,334.00 for single family new construction, and providing for other matters in connection therewith.

**SECTION 4.** The Chairman, Vice Chairman, President, Vice President, and /or Secretary of the Agency 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 Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's counsel.

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

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 8th day of September, 2010.

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Chairman

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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 September 8, 2010 that approves and authorizes the Louisiana Housing Finance Agency to implement and administer \$6,056,015.00 of HOME funds for the HOME Notice of Funding 2010-2011, of which \$2,430,598.00 will be for CHDO development projects, \$1,066,500.00 for permanent supportive housing, \$619,583.00 for tenant based rental assistance, and \$1,939,334.00 for single family new construction, 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 8th day of September, 2010.

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Secretary

## **LOUISIANA HOUSING FINANCE AGENCY**

The following resolution was offered by Commisssioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ :

### **RESOLUTION**

A resolution to deobligate HOME Investment Partnership Program (HOME) funds from certain existing grantees who have had awards for one year or longer and have not requested a disbursement of program funds through the Integrated Disbursement and Information System (IDIS) that may become subject to cancellation, and authorize the issuance of a Notice of Funding Availability (NOFA) immediately for rural rental in order to obligate any of the deobligated funds; and providing for other matters in connection therewith.

WHEREAS, on June 22, 2010 the U.S. Department of Housing and Urban Development (HUD) published in HOME Facts Vol. 3 No. 1 an announcement and explanation of an important change in HUD's treatment of HOME activities with commitments in the Integrated Disbursement and Information System that are over twelve (12) months old with no funds disbursed; and

WHEREAS, effective January 1, 2011, these activities will be automatically cancelled by HUD and the funds deobligated, following the process described in the announcement; and

WHEREAS, the Louisiana Housing Finance Agency (Agency) is required to have HOME program funds committed by April 30<sup>th</sup> of each year; and

WHEREAS, Agency's staff has reviewed records and determined that forty-one (41) current "at risk" projects, as identified in "Attachment A," with twenty-four million, one hundred fifty-five thousand, three hundred forty-one dollars (\$24,155,341) in commitments may be affected prior to April 30, 2011; and

WHEREAS, the attached list identifies four (4) of the forty-one (41) "at risk" projects as more than four years old, as identified in "Attachment B"; and

WHEREAS, Agency's staff recommends that the four (4) projects that are four (4) years old or older be given thirty (30) days to expend program funds or their funds will be deobligated by the Agency on October 9, 2010; and

WHEREAS, Agency's staff also recommends that notice be given to the other "at risk" projects, informing them they have until January 1, 2011 to expend funds or their funds will be automatically deobligated by HUD; and

WHEREAS, Agency's staff recommends that a Notice of Funding Availability be issued immediately for rural rentals in order for the Agency to be able to quickly obligate any deobligated funds.

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

SECTION 1. A NOFA shall be issued for up to twenty-four million, one hundred fifty-five thousand, three hundred forty-one dollars (\$24,155,341) for rural rentals so that the Agency's staff will be able to obligate any deobligated "at risk" funds, as identified in either Attachment A or Attachment B.

SECTION 2. The funding shall be deobligated for any of the projects four (4) years or older as identified in Attachment B which do not expend project funds by October 9, 2010, and the funding from those projects shall be obligated to qualified respondents to the NOFA for rural rentals.

SECTION 3. The funding shall be deobligated for any of the "at risk" projects identified in Attachment A, exclusive of those projects on Attachment A that are older than four (4) years and are identified in Attachment B, which do not expend project funds by January 1, 2011, and the funding from those projects shall be obligated to qualified respondents to the NOFA for rural rentals.

SECTION 4. Agency's staff and counsel are authorized, empowered, and directed as may be necessary to create, change, amend, and terminate any documents, agreements, and/or commitments as may be necessary to effectuate this resolution.

SECTION 5. The Chairman, Vice Chairman, President, Vice President, and/or Secretary of the Agency 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.

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 8<sup>th</sup> day of September 2010.

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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, 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 September 9, 2010, entitled "A resolution to deobligate HOME Investment Partnership Program (HOME) funds from certain existing grantees who have had awards for one year or longer and have not requested a disbursement of program funds through the Integrated Disbursement and Information System (IDIS) that may become subject to cancellation, and authorize the issuance of a Notice of Funding Availability (NOFA) immediately for rural rental in order to obligate any of the deobligated funds; 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 8<sup>th</sup> day of September 2010.

---

Secretary

## **DECISION BRIEF:**

### **Unity Village Subdivision located at 1222 E. Maple Ave., Eunice, LA 70535**

#### **Issue**

In October 2008, the First Community Development Corporation applied and received an award amount of \$987,000 in Housing Trust Funds to construct nine (9) three-bedroom Single Family rental units for Unity Village Subdivision in Eunice, Louisiana. At the time of application, the applicant proposed a \$329,000 1<sup>st</sup> mortgage from Lancaster Pollard to cover the 25% match as required by the Housing Trust Fund (HTF) Guidelines.

Although the project complied with submitting confirmation of the appropriate zoning from the City, the developer has run into what appears to be NIMBY issues in getting the City to provide in writing final approval of the plans.

This project has gone before the Advisory Council and the LHFA Board on numerous occasions for extension requests to close while the issues were being resolved.

At the LHFA July 2010 Board meeting, the Board granted another extension for 90 days, which is October 13<sup>th</sup>. However, on August 11, 2010, a package was hand-delivered to me asking for consideration of a site change (s).

On August 17<sup>th</sup> the request for the site change was brought before the Advisory Council at a meeting held at LHFA. The Council recommended approval of the site change to the LHFA Board.

On August 23, 2010, Reverend Gatlin contacted the Agency to set up a meeting to discuss what is being presented before you today in a letter dated August 25, 2010 and received by the Agency on August 26, 2010.

This letter was sent to the Advisory Council for review and consideration. Their comments are attached to this brief.

Staff has prepared a resolution for the Board's consideration and approval of a site change as recommended by the Advisory Council.

#### **Pros:**

- It would give developer every opportunity to produce affordable housing units.
- Allow for the HTF funds to be spent to produce affordable housing as was the intent.

#### **Cons:**

- None

#### **Recommendation**

Staff recommends approval of the site change as recommended by the Advisory Council and additionally recommends a 60-day extension, but does not recommend a reduction in units or the use of HTF funds to cover legal costs incurred by the developer.

## **LOUISIANA HOUSING FINANCE AGENCY**

The following resolution was offered by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_:

### **RESOLUTION**

A resolution to grant an additional extension of sixty (60) days to Unity Village and to grant a site change for (1222 East Maple Avenue, Eunice, Louisiana), 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 administering the Louisiana Housing Trust Fund; and

WHEREAS, Unity Village (1222 East Maple Avenue, Eunice, Louisiana) was awarded Housing Trust Funds; and

WHEREAS, in September 2009, Unity Village appeared before this Board seeking additional time to close its Housing Trust Fund deal and was granted until December 15, 2009 to close pending monthly updates to the Board; and

WHEREAS, in December 2009, Unity Village was granted an extension until February 2010 to close; and

WHEREAS, in February 2010, Unity Village was granted a ninety-day extension to close; and

WHEREAS, in May 2010, Unity Village was granted a sixty-day extension to close; and

WHEREAS, in July 2010, Unity Village was granted a ninety-day extension to close by October 13, 2010.

WHEREAS, Unity Village is now requesting an indefinite extension to take legal action due to alleged NIMBY opposition at its current site and that the agency allows a reduction in the number of units from nine to some lower number so that it may recoup the \$200,000.00 it currently has in the project or, in the alternative, that the Agency grants a site change; and

WHEREAS, the Housing Trust Fund Advisory Council met in August 2010 and voted to grant a request for site change.

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 request of Unity Village for a site change be granted and an additional extension of sixty days be granted for this project to close.

SECTION 2. The Agency's staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to carry out this directive and to provide proper notice to Unity Village.

SECTION 3. The Chairman, Vice Chairman, President, Vice President and/or Secretary of the Agency 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 Program Counsel, Foley & Judell, L.L.P.

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 8th day of September, 2010.

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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 September 8, 2010, entitled, "A resolution to grant an additional extension of sixty (60) days to Unity Village and to grant a site change for (1222 East Maple Avenue, Eunice, Louisiana), 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 8th day of September, 2010.

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Secretary

(SEAL)

## **Mary Brooks**

---

**From:** Loretta Wallace  
**Sent:** Monday, August 30, 2010 1:37 PM  
**To:** Mary Brooks  
**Subject:** FW: FW: Unity Village Subdivision - Revised budget

From: Sue Chenevert [mailto:sue@habitat-la.org]  
Sent: Friday, August 27, 2010 1:07 PM  
To: 'Steve Kauffman'; Loretta Wallace  
Cc: 'Ashley Herad'; 'Cheri M. Ausberry'; 'Daryl Blacher'; 'Fred Banks'; 'James Perry'; jacksonl@legis.state.la.us; 'Marion Zachary'; 'Randy Nichols'; 'Sonja Pania'  
Subject: RE: FW: Unity Village Subdivision - Revised budget

Loretta,

I know that you are under a time deadline in order to prepare a recommendation for the LHFA Board. So I am sending this email to sum up the conversation. I believe we have a quorum that have responded and the consensus at this point is we reaffirm our recommendation for the site change, but we do not change our recommendation to the LHFA Board based on the letter received yesterday from Rev. Gatlin with additional requests. We make no recommendations to the LHFA board to grant additional time extensions, reduce the number of units, or pay legal expenses using trust funds.

If I have missed some emails from others who may have dissented from this, please let me know and "reply all" for the sake of keeping this an open conversation.

Thanks,

Sue Chenevert

## Mary Brooks

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**From:** Loretta Wallace  
**Sent:** Monday, August 30, 2010 1:39 PM  
**To:** Mary Brooks  
**Subject:** FW: Unity Village Subdivision - Revised budget

-----Original Message-----

From: Sue Chenevert [mailto:sue@habitat-la.org]  
Sent: Friday, August 27, 2010 9:42 AM  
To: 'Randy Nichols'; Loretta Wallace; 'Ashley Herad'; 'Cheri M. Ausberry'; 'Daryl Blacher'; 'Fred Banks'; 'James Perry'; jacksonl@legis.state.la.us; 'Marion Zachary'; 'Sonja Pania'; 'Stephen Kauffman'  
Cc: Leslie Strahan  
Subject: RE: Unity Village Subdivision - Revised budget

I agree with Randy and Loretta. We met and considered his option for the alternate sites. We decided to recommend that option to the LHFA Board. I see no reason to change our recommendation based on this latest request.

While the NIMBY issue, which first arose in early 2009, has been the major issue brought forward as reason for the delay, there have been other issues as well with the project. At the July 2010 Board meeting, they asked for an extension due to a pending application with Rural Development for infrastructure work on the site. While the delay in the RD application process and the NIMBY issues are linked together, this was essentially another change in plans for this developer - he stated that his original plan was to self-fund the infrastructure. The Special Programs Committee members were adamant that no more extensions would be granted - that the project would have to move forward with their own funds, the developer's original plan, if the Rural Development process was held up. I remember hearing (I'm paraphrasing here) "the project will move forward, if not with RD funds, then with developer funds" from one of the committee members when they voted to extend 60 days. The Special Programs Committee and the LHFA Board have made it clear that they are not in favor of granting another extension. I agree with that decision - granting another extension to fight the legal battle for the original property could mean another few months or could mean years. I am also not in favor of reducing the number of units nor allowing the legal costs to be paid from the Trust Fund.

This project has been in limbo for almost two years which I think is sufficient time to have provided a viable backup plan. While I don't want housing units to be eliminated due to NIMBYism, we have been given no reason to believe that further extensions or additional changes in plans will actually make the project go forward.

Sue Chenevert

-----Original Message-----

From: Randy Nichols [mailto:rknichols@gctfsbr.org]

Sent: Friday, August 27, 2010 8:11 AM

To: Loretta Wallace; Ashley Herad; Cheri M. Ausberry ; Daryl Blacher ; Fred Banks; James Perry ; jacksonl@legis.state.la.us; Marion Zachary; Sonja Pania ; Stephen Kauffman ; Sue Chenevert

Cc: Leslie Strahan

Subject: RE: Unity Village Subdivision - Revised budget

It seems to me that he had this problem and we met to consider his request for alternate scattered site lots. Why is he coming back to now ask for an indefinite extension?

Our recommendation to the LHFA Board was to allow the substitution of scattered site lots. I think we should stick with that as our recommendation.

Randy

-----Original Message-----

From: Loretta Wallace [mailto:lwallace@lhfa.state.la.us]

Sent: Friday, August 27, 2010 8:14 AM

To: Randy Nichols; Ashley Herad; Cheri M. Ausberry ; Daryl Blacher ; Fred Banks; James Perry ; jacksonl@legis.state.la.us; Marion Zachary; Sonja Pania ; Stephen Kauffman ; Sue Chenevert

Cc: Leslie Strahan

Subject: RE: Unity Village Subdivision - Revised budget

Although the final decision rest with the LHFA board, I need to be in a position to make a recommendation from the Advisory Council. It is also my opinion that I really don't think LHFA will allow him to use HTF monies to cover his legal cost and I also don't think LHFA will get involved legally.

-----Original Message-----

From: Randy Nichols [mailto:rknichols@gctfsbr.org]

Sent: Friday, August 27, 2010 8:00 AM

To: Loretta Wallace; Ashley Herad; Cheri M. Ausberry ; Daryl Blacher ; Fred Banks; James Perry ; jacksonl@legis.state.la.us; Marion Zachary; Sonja Pania ; Stephen Kauffman ; Sue Chenevert

Subject: RE: Unity Village Subdivision - Revised budget

Well, this is quite a letter. Essentially, he is asking LHFA to become a party in his legal battle with the Eunice City Council, and he makes it sound like LHFA has been passive on NIMBY issues and that now is the time to get involved. He does somewhat acknowledge the

accommodations that have already been made, but it is clear that he wants additional extensive relief. I don't think we can or should reduce the number of homes he is required to build and allow the use of HTF monies to offset his legal costs.

As for allowing him an indefinite extension while he litigates over the original site (after we approved an alternative - the scattered site lots) doesn't seem in our interests.

I don't know how involved LHFA wants to get or can get in the legal battle.

We would need to hear from LHFA on that matter. Could he pursue court action to be reimbursed for expenses related to blatant NIMBYism while building the houses on the approved scattered site alternative?

Randy

-----Original Message-----

From: Loretta Wallace [mailto:[lwallace@lhfa.state.la.us](mailto:lwallace@lhfa.state.la.us)]

Sent: Thursday, August 26, 2010 2:40 PM

To: Ashley Herad; Cheri M. Ausberry ; Daryl Blacher ; Fred Banks; James Perry ; [jacksonl@legis.state.la.us](mailto:jacksonl@legis.state.la.us); Marion Zachary; Randy Nichols; Sonja Pania ; Stephen Kauffman ; Sue Chenevert

Subject: FW: Unity Village Subdivision - Revised budget

All:

Please see attached letter from Reverend Gatlin recording the Unity Village Project. I just received and have not had a chance to fully read but I would like to get comments from everyone as to your thoughts regarding his request. He has asked that this be placed on the LHFA board agenda, which is due tomorrow.

Loretta

-----Original Message-----

From: mw tolson [mailto:[mtolson2002@yahoo.com](mailto:mtolson2002@yahoo.com)]

Sent: Thursday, August 26, 2010 2:32 PM

To: Loretta Wallace

Cc: charles tate; [altongatlin@aol.com](mailto:altongatlin@aol.com)

Subject: Unity Village Subdivision - Revised budget

Mrs. Loretta,

Attached are the letter from Rev. Gatlin and revised budget as per you email.

I would like to add that along with the options that you were provided earlier, the environmental, appraisals and surveys for the lots should be in hand early next week. I can forward a copy upon receipt of all.

Could I get a simple new email from you stating that the funds for this project are still available at this time?

Other information to follow in subsequent email

Thanks Mark

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Executive Director

Habitat for Humanity of Louisiana State Support Organization

460 North 11th Street

Baton Rouge, LA 70802

Office: 225-389-0088

Fax: 225-389-0085

Cell: 225-205-1461

Email: [sue@habitat-la.org](mailto:sue@habitat-la.org)

Website: [www.habitat-la.org](http://www.habitat-la.org)

From: Steve Kauffman [mailto:[skauffman@advocacyla.org](mailto:skauffman@advocacyla.org)]

Sent: Friday, August 27, 2010 9:49 AM

To: Loretta Wallace

Cc: Ashley Herad; Cheri M. Ausberry; Daryl Blacher; Fred Banks; James Perry; [jacksonl@legis.state.la.us](mailto:jacksonl@legis.state.la.us); Marion Zachary; Randy Nichols; Sonja Pania; Sue Chenevert  
Subject: Re: FW: Unity Village Subdivision - Revised budget

I should have click "reply all" on my previous response. My response was to require him to move forward on the alternative plan we approved several months ago. If he can't move forward for whatever reason within the timeframe given him, he should release the money.

On Thu, Aug 26, 2010 at 2:40 PM, Loretta Wallace <[lwallace@lhfa.state.la.us](mailto:lwallace@lhfa.state.la.us)> wrote:

All:

Please see attached letter from Reverend Gatlin recording the Unity Village Project. I just received and have not had a chance to fully read but I would like to get comments from

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Loretta

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Sent: Thursday, August 26, 2010 2:32 PM  
To: Loretta Wallace  
Cc: charles tate; [altongatlin@aol.com](mailto:altongatlin@aol.com)  
Subject: Unity Village Subdivision - Revised budget

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Other information to follow in subsequent email

Thanks Mark

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Stephen Kauffman  
Advocacy Center  
8225 Florida Blvd.  
Suite A  
Baton Rouge, LA. 70806  
225/925-8884 ext. 12-Voice  
225/341-6788-fax  
[skauffman@advocacyla.org](mailto:skauffman@advocacyla.org)

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## **Mary Brooks**

---

**From:** Loretta Wallace  
**Sent:** Monday, August 30, 2010 1:40 PM  
**To:** Mary Brooks  
**Subject:** FW: Unity Village  
**Attachments:** Eunice lot letter0001.pdf

-----Original Message-----

From: mw tolson [mailto:[mtolson2002@yahoo.com](mailto:mtolson2002@yahoo.com)]  
Sent: Thursday, August 26, 2010 4:53 PM  
To: Loretta Wallace  
Cc: charles tate; [altongatlin@aol.com](mailto:altongatlin@aol.com)  
Subject: Unity Village

Ms. Loretta,

Attached is the letter from the City of Eunice stating no objection to building on the two small lots.



ROBERT A. MORRIS  
MAYOR  
POST OFFICE DRAWER 1106  
EUNICE, LOUISIANA 70535-1106  
[www.eunice-la.com](http://www.eunice-la.com)  
e-mail [eunicela@hotmail.com](mailto:eunicela@hotmail.com)  
PHONE (337) 457-7389  
FAX (337) 457-6506

CITY OF EUNICE  
EUNICE, LOUISIANA

August 19, 2010

I. JACKSON BURSON, JR.  
ALDERMAN AT LARGE  
WALLACE J. BOURQUE, JR.  
WARD 1  
MARGUERITE FRUGE-SIMPSON  
WARD 2  
CHAWANA V. FONTENOT  
WARD 3  
DALE SOILEAU  
WARD 4  
TERRY L. LACOMBE  
CITY CLERK  
GARY FONTENOT  
CHIEF OF POLICE

TO WHOM IT MAY CONCERN:

Please be advised that the City Of Eunice has zoned residential lots 3 & 4 of Block 12, lots 4 & 5 of Block 13, and lots 3 & 4 of Block 19 of the Amy Addition to the City of Eunice in the R-1 zoning. Since these lots were only 49 feet wide when originally sub divided, there is no objection to building a single family home on portions of two lots to make the home site larger and marketable and attractive. Attached is the zoning map for that portion of the Amy Addition in the City Of Eunice.

Davy Bur  
Bldg. Inspector

Building Inspector

Sin Moody  
Eunice Zoning Board Secretary  
337-457-4389

Eunice Zoning Board Secretary

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## **Mary Brooks**

---

**From:** Loretta Wallace  
**Sent:** Monday, August 30, 2010 1:40 PM  
**To:** Mary Brooks  
**Subject:** FW: Unity Village Subdivision - Revised budget  
**Attachments:** Unity Gatlin letter 8-260001.pdf

-----Original Message-----

From: mw tolson [mailto:[mtolson2002@yahoo.com](mailto:mtolson2002@yahoo.com)]  
Sent: Thursday, August 26, 2010 2:32 PM  
To: Loretta Wallace  
Cc: charles tate; [altongatlin@aol.com](mailto:altongatlin@aol.com)  
Subject: Unity Village Subdivision - Revised budget

Mrs. Loretta,

Attached are the letter from Rev. Gatlin and revised budget as per you email.

I would like to add that along with the options that you were provided earlier, the environmental, appraisals and surveys for the lots should be in hand early next week. I can forward a copy upon receipt of all.

Could I get a simple new email from you stating that the funds for this project are still available at this time?

Other information to follow in subsequent email

Thanks Mark

**Unity Village Homes, Inc.**  
**P.O. Box 2906**  
**Lafayette, LA 70501**  
**(337) 224-3508**

August 25, 2010

Ms. Loretta Wallace  
Program Manager  
Louisiana Housing Finance Agency  
2415 Quail Drive  
Baton Rouge, LA

Re: Louisiana Housing Trust Fund; Unity Village Homes, Inc.

Dear Ms. Wallace:

Following the conversation you and Leslie had with Charles Tate and me concerning Unity Village Homes, you suggested that I communicate to the Agency in writing this request.

First, let me apologize for not being able to initiate this request at the recent Louisiana Housing Trust Fund Advisory Board meeting. As you know, I was out of the country at the time of the meeting and had scheduling conflicts by the time I received notice of the advisory meeting.

NIMBY Site-Specific Expenses. As you know, I had to present confirmation of appropriate Zoning from the City of Eunice as a fundamental prerequisite to our applying for LHTF funds to develop the property, for which I have expended over \$200,000.<sup>1</sup> Subsequently, applicant incurred some \$60,000 for site-specific expenses, \$65,000 in engineering, environmental and soil testing, surveys, appraisals, etc. – a large part of which was expended in good faith in direct response to requests by the City of Eunice's engineering staff for additional information, plan revisions modifications, etc. Notwithstanding our good faith efforts to comply with requirements imposed by the City of Eunice – and to some extent because of them – my organization has also had to bear some \$40,000 in NIMBY-imposed legal expenses. (Note that these expenses are in addition to anticipated and budgeted real estate and title insurance related expenses which have not been spent to date due to NIMBY.)

At this juncture, I humbly seek your guidance so that I might act decisively.

Directions Needed: Options. As I see it, there are two options.

Option 1: Stand Up and Say No to NIMBY and continue with legal action

The first option, which I frankly prefer, would be to ask that the Louisiana Housing Finance Agency stand by me while I litigate this matter and have a Court grant unto us the remedy that I believe – and evidently LHFA too believed on the basis of Zoning evidence supplied by the City of Eunice – to be optimal: that we proceed to develop the land for which my Church invested so much money. But to

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<sup>1</sup> My Church extended an Option on the land to Applicant, a newly formed organization which I serve as President.

pursue this option, I need help from LHFA. Specifically, while it is my understanding that if we seek a Mandamus or Injunction in Federal Court, the matter will be taken up by the District Court on an expedited basis of as few as ten (10) days, we are not in a position to promise how long any appellate reviews might take to run their course. Therefore, I am constrained to ask that the Agency favorably consider my request that it indefinitely extend the October 13, 2010, deadline currently fixed for closing activities.

In making this request, I am not unmindful that this would not be the first request made to this Board, or that this Board would grant, in an effort to accommodate a party who acts in good faith before running headlong into a NIMBY wall.

However, this could well be the first such request made or granted to a party who not only knows that tolerating intolerable behavior would be almost a sin, but almost certainly would be so when tolerated by a party possessing the strength and whose role in the community begs that he resist such behavior in the legal forum created by our Founders precisely to address such misbehavior as is alleged here.

Some times we are each required, irrespective of our roles, to make a stand, whether to discourage certain types of behavior or to mitigate the financial and other types of harms that might befall victims of such behavior. This is one of those times, and so with respect I ask that the LHFA formally grant us an indefinite extension on condition that we file the litigation and report back to Staff every two (2) months and to the Board as required, but no less than every four (4) months

While I understand that the Agency has no money budgeted to cover litigation expenses, I would appreciate it if the Agency were to reduce the requirement that we construct nine (9) houses by a number sufficient to recoup the \$200,000 plus worth of site-specific losses specified above and documented by the attachments to this letter, with the explicit understanding that any damages received as a result of the litigation will be put back into the housing. Naturally, all of the \$987,000 we were awarded from the Louisiana Housing Trust Fund will fund housing; all we are asking for is permission to temporarily substitute the \$200,000 incurred to date for a portion of our match. This approach will permit us to not ask for a reduction of our agreed match requirement, including those spent to date on expenses related to the site approved by LHFA before and after NIMBY issues arose. Additionally, we would appreciate it if the Agency could expressly declare that any proceeds derived from the eventual sale of these homes to the renters could be retained by Applicant and recycled, first into Project related expenses incurred to that date, and second into additional housing units similar in affordability to those proposed to date.

#### Option 2: Site Relocation – Proceed to put homes on the ground

Site Relocation Already Approved by LHTF Advisory Board. An alternative to standing by me while I litigate the matter would be for me to continue the legal action and to relocate the proposed development to scattered sites in Eunice. This option was presented to and, thankfully, approved by the LHTF Advisory Board at its last meeting. (As I noted above, I was not made aware of the advisory meeting in time to make an appearance.) While this Option, coupled with the budget amendment requests noted above during litigation, is preferable to the Board's taking no action at all given the current impossibility of proceeding due to the NIMBY constraints with which the Board is all too familiar already, the moral high ground compels me to reiterate my request that the Board look with favor on continuing Option 1 so that it stand with me, or at least not as an accomplice to NIMBY.

### Option 3: Complete Surrender While Punishing Applicant

This final Option hopefully is no Option at all. Rather, it is only presented to complete the logical whole of the discussion. LHFA awarded this proposed development \$987,000 in Louisiana Housing Trust Funds. The RFP required site-specific applications to be submitted, with documentation from the City of Eunice that Zoning was appropriate. Applicant complied with these LHFA requirements, only to have the city of Eunice resist this development after some \$200,000 were invested. Applicant's extension to commence construction currently runs to the October 2010 Board meeting, not beyond. If the Board takes no action, then Rev. Gatlin and Unity Village will not be able to relocate the proposed development, and its \$200,000 plus in expense will have been wasted, an unfortunate outcome insofar as this course of action would not only punish a law abiding victim, but reward NIMBYism for all of Louisiana to see.

### Conclusion

Ms. Wallace, I trust that this communication adequately responds to your suggestion that I formally seek guidance from LHFA's Board of Commissioners, and to the urgency of the matter it seeks to demonstrate. As can be plainly seen, the Board of Commissioners can select one of three Options. The first Option not only puts housing on the ground, but plants justice by making a stand against NIMBY. The second Option puts housing on the ground, but denies even the possibility that the seeds of justice might take root. The last Option rewards NIMBY and punishes those who have worked so hard to abide not only by LHFA's rules but, patiently, by the City of Eunice's shifting policies.

My organizations are willing to do whatever they are required to do to partner with LHFA to put affordable housing, including Permanent Supportive Housing, on the ground in Eunice, in a manner consistent with your Agency's will, and now is the time for the members of the Board of this Agency to offer unambiguous guidance as to what that will might be. Toward that end we ask that the Agency explicitly authorize us to proceed under Option 1 or Option 2, with permission to use the expenses incurred to date as part of its Match requirement and with further permission to recycle any funds derived from the sale of these affordable homes in the manner requested above.

Sincerely,



Rev. Al Gatlin  
President  
Unity Village Homes, Inc.