
Louisiana Housing Finance Agency



Special Programs HOME Program

Loretta Wallace, Program Administrator
Charlette Minor, Program Administrator

September 14, 2011

M E M O R A N D U M

To: Commissioner Neal Miller
Commissioner Elsenia Young
Commissioner Joseph M. Scontrino, III
Commissioner Jerome Boykin, Sr.

From: Loretta Wallace, Program Administrator
Charlette Minor, Program Administrator

Date: September 2, 2011

Re: Special Programs/HOME Committee

There will be a Special Programs/HOME Committee meeting on Wednesday, September 14, 2011 at 10:30 A.M., Louisiana Housing Finance Agency, Committee Room 1, located at 2415 Quail Drive, Baton Rouge, LA.

HOME

- ❖ Reconciliation Update PR-27

SPECIAL PROGRAMS

- ❖ Update on Defaulted **202s**.
- ❖ A resolution adopting the recommendation of staff and providing for an extension for certain Louisiana Housing Trust Fund Projects, and providing for other matters in connection therewith.

If you have any questions, please contact us.

September 2, 2011

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 14, 2011 at 10:30 A.M.**, Louisiana Housing Finance Agency, **Committee Room 1**, located at 2415 Quail Drive, Baton Rouge, Louisiana, by the order of the Chairman.

AGENDA

1. Call to order, roll call, and introduction of guests.
2. Approval of minutes from the July 13, 2011 Committee Meeting.
3. **HOME**
 - ❖ Reconciliation Update PR-27.
4. **SPECIAL PROGRAMS**
 - ❖ Update on Defaulted **202s**.
 - ❖ A resolution adopting the recommendation of staff and providing for an extension for certain Louisiana Housing Trust Fund Projects, and providing for other matters in connection therewith.
5. Other Business.
6. Adjournment.

Alesia Y. Wilkins-Braxton
LHFA Acting-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

Pursuant to the provisions of LSA-R.S. 42:17, 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, July 13, 2011
11:00 A.M.**

Commissioners Present

Joseph M. Scontrino, III
Elsenia Young
Neal Miller
Donald B. Vallee

Commissioners Absent

Jerome Boykin, Sr.

Staff Present

See attached Sign-In sheet

Others Present

See attached Sign-In Sheet

1. **Call to order, roll call and introduction of guests.** The meeting was called to order by Commissioner Neal Miller at approximately 11:05 a.m. Commissioner Joseph Scontrino was not present at initial roll call but did arrive shortly thereafter and a quorum was established.
2. **Approval of the minutes.** Commissioner Miller called for a motion to approve the minutes of the June 8, 2011 Committee meeting. Commissioner Elsenia Young moved and it was seconded by Commissioner Scontrino. There being no opposition or questions, the motion passed unanimously.
3. **Reconciliation Update.** Ms. Charlette Minor was not present to present the Update but it was noted by Ms. Wallace no action required, the Update was available in Commissioners' binders for review.
4. **Update on 202s.** Ms. Wallace began with the minimal breakdown supplied by Dennis Adams of Christopher Homes, the property management company for these developments. Lengthy, detailed discussion followed. Commissioner Donald Vallee expressed concern over these projects. He stated a determination may be needed from the Legal department explaining to the Committee and Full Board what our obligations and responsibilities are. It was noted HUD granted an extension (in April) through the occupancy date which is October of next year.

Commissioner Young moved that the committee recommends to Full Board that the Archdiocese be required to hire a professional project manager to manage these projects. The motion was seconded by Commissioner Scontrino.

5. Resolution to amend the Housing Trust Fund Guidelines. Next, the committee considered a resolution to amend the Housing Trust Fund Guidelines: 1) to allow cost-based developer subsidy projects to reduce the housing payment amount from 20% to 19% of the buyer household's gross monthly income; and 2) to allow projects to lease-to-own units; and providing for other matters in connection therewith.

Commissioner Vallee stated (1) he does not believe the recommendation is coming from staff but from the Housing Trust Fund advisory council; (2) lease-to-own is a separate, entire program that we are not doing now, for which the Agency would have to write a new program. When asked if staff is recommending this, Ms. Wallace responded staff is not recommending the "lease-to-own" part. Ms. Wallace introduced Ms. Sue Chenevert, Director Habitat for Humanity Louisiana. Prior to Ms. Chenevert's addressing the committee.

Commissioner Vallee moved that the committee not recommend approval of the motion, and Commissioner Scontrino seconded the motion.

Ms. Chenevert addressed the Council, explaining the reason for asking the percentage to be lowered. Discussion followed. Upon conclusion of discussion, the committee members voted not to recommend approval of the proposed changes to the Housing Trust Fund Guidelines.

6. Resolution adopting the recommendation of staff and providing for an extension for certain Louisiana Housing Trust Fund Projects. Commissioner Vallee stated he felt this resolution should be deferred. Discussion followed.

One suggestion is that staff could obtain an in-depth analysis from each developer as to the solutions that they propose.

The committee decided to recommend deferral.

7. Resolution allowing LHFA to obtain an interest in Phase II for Cane Pointe and James A. Herod developments and authorizing a subordination of LHFA's Housing Trust Fund mortgage and HOME note for Phase I of Cane Pointe and James A. Herod developments in favor of Louisiana Office of Community Development, in order to allow the developer to obtain additional funding to stabilize the projects.

Staff recommends allowing the changes. Ms. Minor clarified this is a grant; not a loan, adding that the Agency funded Phase I; not Phase II. At this point

Commissioner Young left the meeting. There was now no quorum, and it was noted by Ms. Bratkowski a recommendation could be made.

Discussion followed. It was decided to recommend the adoption of the resolution.

8. **Other Business.** None discussed.

6. **Adjournment.** After quorum was lost, the group decided to dismiss.



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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%	\$3,562,892.31	\$9,904,051.24	\$17,631,669.00	100.0%
2005	\$16,097,208.00	\$1,574,516.31	\$0.00	0.0%	\$3,928,250.69	\$10,594,441.00	\$16,097,208.00	100.0%
2006	\$14,971,301.00	\$2,331,416.12	\$0.00	0.0%	\$277,375.57	\$12,362,509.31	\$14,971,301.00	100.0%
2007	\$15,192,040.00	\$2,307,240.92	\$2,251,312.35	14.8%	\$229,730.01	\$10,403,756.72	\$15,192,040.00	100.0%
2008	\$14,617,370.00	\$2,228,359.83	\$2,175,353.62	14.8%	\$0.00	\$10,163,656.55	\$14,567,370.00	99.6%
2009	\$16,231,176.00	\$2,749,627.49	\$3,713,416.95	22.8%	\$0.00	\$7,350,606.45	\$13,813,650.89	85.1%
2010	\$16,203,982.00	\$2,765,264.05	\$3,024,908.66	18.6%	\$0.00	\$0.00	\$5,790,172.71	35.7%
Total	\$271,729,167.00	\$33,223,849.42	\$39,321,275.12	14.4%	\$7,998,248.58	\$178,304,459.48	\$258,847,832.60	95.2%



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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	\$3,346,667.46	\$3,346,667.46	100.0%	\$3,346,667.46	\$0.00	\$3,346,667.46	100.0%
Total	\$15,271,391.57	\$15,271,391.57	100.0%	\$15,271,391.57	\$0.00	\$15,271,391.57	100.0%



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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	\$16,492,000.00	\$0.00	\$16,492,000.00	\$0.00	\$16,492,000.00	100.0%	\$0.00
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	\$16,248,000.00	\$0.00	\$16,248,000.00	\$0.00	\$16,248,000.00	100.0%	\$0.00
2004	\$17,631,669.00	\$17,631,668.99	\$0.00	\$17,631,668.99	\$0.00	\$17,631,668.99	99.9%	\$0.01
2005	\$16,097,208.00	\$16,097,208.00	\$0.00	\$16,097,208.00	\$0.00	\$16,097,208.00	100.0%	\$0.00
2006	\$14,971,301.00	\$14,971,301.00	\$0.00	\$14,971,301.00	\$0.00	\$14,971,301.00	100.0%	\$0.00
2007	\$15,192,040.00	\$9,168,083.90	\$0.00	\$9,168,083.90	\$159,179.29	\$9,327,263.19	61.3%	\$5,864,776.81
2008	\$14,617,370.00	\$2,831,903.33	\$0.00	\$2,831,903.33	\$0.00	\$2,831,903.33	19.3%	\$11,785,466.67
2009	\$16,231,176.00	\$3,999,309.36	\$0.00	\$3,999,309.36	\$10,350.00	\$4,009,659.36	24.7%	\$12,221,516.64
2010	\$16,203,982.00	\$1,215,284.94	(\$5,300.00)	\$1,209,984.94	\$22,832.41	\$1,232,817.35	7.6%	\$14,971,164.65
Total	\$271,729,167.00	\$227,024,300.14	(\$330,419.62)	\$226,693,880.52	\$192,361.70	\$226,886,242.22	83.4%	\$44,842,924.78



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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%	\$14,842,800.00	\$0.00	\$14,842,800.00	100.0%	\$0.00	\$14,842,800.00	100.0%
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%	\$14,623,200.00	\$0.00	\$14,623,200.00	100.0%	\$0.00	\$14,623,200.00	100.0%
2004	\$15,932,944.30	\$15,932,944.30	100.0%	\$15,932,944.29	\$0.00	\$15,932,944.29	99.9%	\$0.00	\$15,932,944.29	99.9%
2005	\$14,522,691.69	\$14,522,691.69	100.0%	\$14,522,691.69	\$0.00	\$14,522,691.69	100.0%	\$0.00	\$14,522,691.69	100.0%
2006	\$12,639,884.88	\$12,639,884.88	100.0%	\$12,639,884.88	\$0.00	\$12,639,884.88	100.0%	\$0.00	\$12,639,884.88	100.0%
2007	\$12,884,799.08	\$12,884,799.08	100.0%	\$6,861,242.51	\$0.00	\$6,861,242.51	53.2%	\$158,779.76	\$7,020,022.27	54.4%
2008	\$12,389,010.17	\$12,339,010.17	99.5%	\$603,543.50	\$0.00	\$603,543.50	4.8%	\$0.00	\$603,543.50	4.8%
2009	\$13,481,548.51	\$11,064,023.40	82.0%	\$1,256,596.52	\$0.00	\$1,256,596.52	9.3%	\$10,350.00	\$1,266,946.52	9.3%
2010	\$13,438,717.95	\$3,024,908.66	22.5%	\$137,394.84	(\$5,300.00)	\$132,094.84	0.9%	\$0.00	\$132,094.84	0.9%
Total	\$238,505,317.58	\$225,623,983.18	94.5%	\$195,494,713.90	(\$329,994.67)	\$195,164,719.23	81.8%	\$169,129.76	\$195,333,848.99	81.8%



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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	\$2,313.79	\$885,400.00	99.7%	\$2,313.79	\$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	\$31,949.11	\$1,276,500.00	97.5%	\$31,949.11	\$1,276,500.00	100.0%	\$0.00
1997	\$1,231,800.00	\$198,465.52	\$1,231,800.00	86.1%	\$198,465.52	\$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	\$34,389.92	\$1,624,800.00	97.9%	\$34,389.92	\$1,624,800.00	100.0%	\$0.00
2004	\$1,698,724.70	\$51,075.94	\$1,698,724.70	97.0%	\$51,075.94	\$1,698,724.70	100.0%	\$0.00
2005	\$1,572,974.50	\$79,797.95	\$1,574,516.31	95.2%	\$78,256.14	\$1,574,516.31	100.0%	\$0.00
2006	\$1,592,019.17	\$113,225.27	\$1,592,019.17	93.3%	\$113,225.27	\$1,592,019.17	100.0%	\$0.00
2007	\$1,556,803.47	\$55,928.57	\$1,556,803.47	96.5%	\$55,928.57	\$1,556,803.47	100.0%	\$0.00
2008	\$1,511,193.84	\$56,862.43	\$1,511,193.83	96.3%	\$56,862.44	\$1,511,193.83	100.0%	\$0.00
2009	\$1,991,909.27	\$368,791.66	\$1,991,909.27	84.3%	\$368,791.66	\$1,991,909.27	100.0%	\$0.00
2010	\$1,955,064.95	\$334,666.74	\$1,955,064.95	85.3%	\$334,666.74	\$678,150.22	34.6%	\$1,276,914.73
Total	\$28,162,389.90	\$1,527,139.08	\$28,163,931.70	94.8%	\$1,525,597.28	\$26,887,016.97	95.4%	\$1,276,914.73



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CHDO Operating Funds (CO)

Fiscal Year	Authorized Amount	Amount Reserved	% Auth Rsvd	Balance to Reserve	Total Disbursed	% Rsvd Disb	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	\$750,437.45	100.0%	\$0.00
2008	\$727,165.70	\$717,166.00	98.6%	\$9,999.70	\$717,166.00	100.0%	\$0.00
2009	\$811,558.80	\$757,718.22	93.3%	\$53,840.58	\$750,803.57	99.0%	\$6,914.65
2010	\$810,199.10	\$810,199.10	100.0%	\$0.00	\$422,572.29	52.1%	\$387,626.81
Total	\$7,131,045.25	\$5,059,917.72	70.9%	\$2,071,127.53	\$4,665,376.26	92.2%	\$394,541.46



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CHDO Funds (CR)

Fiscal Year	CHDO Requirement	Authorized Amount	Amount Reserved to CHDOS	% Req Rsvd	Unreserved CHDO Amount	Funds Committed to Activities	% Rsvd Cmtd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1992	\$1,951,500.00	\$1,951,500.00	\$1,951,500.00	100.0%	\$0.00	\$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	\$1,328,100.00	100.0%	\$0.00	\$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	\$1,844,332.79	114.7%	\$0.00	\$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	\$1,889,850.00	100.0%	\$0.00	\$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	\$1,914,750.00	100.0%	\$0.00	\$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	\$2,875,200.00	155.6%	\$0.00	\$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	\$2,044,050.00	100.0%	\$0.00	\$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	\$2,207,850.00	100.0%	\$0.00	\$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	\$2,195,100.00	100.0%	\$0.00	\$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	\$2,473,800.00	100.0%	\$0.00	\$2,473,800.00	100.0%	\$0.00	\$2,473,800.00	100.0%	\$0.00
2002	\$2,528,550.00	\$2,528,550.00	\$2,528,550.00	100.0%	\$0.00	\$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	\$2,437,200.00	100.2%	\$0.00	\$2,437,200.00	100.0%	\$0.00	\$2,437,200.00	100.0%	\$0.00
2004	\$2,466,000.75	\$2,466,000.75	\$2,466,000.75	100.0%	\$0.00	\$2,466,000.75	100.0%	\$0.00	\$2,466,000.74	99.9%	\$0.01
2005	\$0.00	\$0.00	\$0.00	0.0%	\$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	\$0.00	0.0%	\$0.00
2007	\$2,251,312.35	\$2,251,312.35	\$2,251,312.35	100.0%	\$0.00	\$2,251,312.35	100.0%	\$0.00	\$771,573.85	34.2%	\$1,479,738.50
2008	\$2,225,353.62	\$2,225,353.62	\$2,175,353.62	97.7%	\$50,000.00	\$2,175,353.62	100.0%	\$0.00	\$603,543.50	27.7%	\$1,571,810.12
2009	\$4,732,343.77	\$4,163,416.95	\$3,713,416.95	78.4%	\$450,000.00	\$3,713,416.95	100.0%	\$0.00	\$1,266,946.52	34.1%	\$2,446,470.43
2010	\$2,527,800.00	\$3,024,908.66	\$3,024,908.66	119.6%	\$0.00	\$3,024,908.66	100.0%	\$0.00	\$137,394.84	4.5%	\$2,887,513.82
Total	\$38,621,610.49	\$39,821,275.12	\$39,321,275.12	101.8%	\$500,000.00	\$39,321,275.12	100.0%	\$0.00	\$30,935,742.24	78.6%	\$8,385,532.88



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CHDO Loans (CL)

Fiscal Year	Amount Authorized	Amount Reserved	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Disb	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	\$222,535.36	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$416,341.70	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$302,490.87	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$3,982,127.51	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00



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CHDO Capacity (CC)

Fiscal Year	Authorized Amount	Amount Reserved	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Disb	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
Total	\$2,850,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00



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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	\$3,562,892.31	\$3,562,892.31	100.0%	\$0.00	\$3,562,892.31	100.0%	\$0.00
2005	\$3,928,250.69	\$3,928,250.69	100.0%	\$0.00	\$3,928,250.69	100.0%	\$0.00
2006	\$277,375.57	\$277,375.57	100.0%	\$0.00	\$277,375.57	100.0%	\$0.00
2007	\$229,730.01	\$229,730.01	100.0%	\$0.00	\$229,730.01	100.0%	\$0.00
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
Total	\$7,998,248.58	\$7,998,248.58	100.0%	\$0.00	\$7,998,248.58	100.0%	\$0.00



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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	\$14,860,731.00	\$1,649,200.00	\$16,509,931.00	\$0.00	\$16,509,931.00	\$0.00
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	\$14,967,099.28	\$1,624,800.00	\$16,591,899.28	\$0.00	\$16,591,899.28	\$0.00
2004	\$17,631,669.00	\$510,759.48	\$16,443,703.78	\$16,443,703.77	\$1,698,724.70	\$18,142,428.47	\$0.00	\$18,142,428.47	\$0.01
2005	\$16,097,208.00	\$797,979.59	\$15,320,671.28	\$15,320,671.28	\$1,574,516.31	\$16,895,187.59	\$0.00	\$16,895,187.59	\$0.00
2006	\$14,971,301.00	\$1,132,252.74	\$13,772,137.62	\$13,772,137.62	\$2,331,416.12	\$16,103,553.74	\$0.00	\$16,103,553.74	\$0.00
2007	\$15,192,040.00	\$559,285.70	\$13,444,084.78	\$7,420,528.21	\$2,306,841.39	\$9,727,369.60	\$159,179.29	\$9,886,548.89	\$5,864,776.81
2008	\$14,617,370.00	\$568,624.39	\$12,907,634.56	\$1,172,167.89	\$2,228,359.83	\$3,400,527.72	\$0.00	\$3,400,527.72	\$11,785,466.67
2009	\$16,231,176.00	\$3,687,916.68	\$14,751,940.08	\$4,944,513.20	\$2,742,712.84	\$7,687,226.04	\$10,350.00	\$7,697,576.04	\$12,221,516.64
2010	\$16,203,982.00	\$3,346,667.46	\$6,371,576.12	\$3,478,762.30	\$1,077,890.10	\$4,556,652.40	\$22,832.41	\$4,579,484.81	\$14,971,164.65
Total	\$271,729,167.00	\$15,271,391.57	\$240,895,374.75	\$210,436,110.80	\$31,529,161.29	\$241,965,272.09	\$192,361.70	\$242,157,633.79	\$44,842,924.78



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Total Program Percent

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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%	90.0%	9.9%	100.0%	0.0%	100.0%	0.0%
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%	90.2%	9.7%	100.0%	0.0%	100.0%	0.0%
2004	\$17,631,669.00	\$510,759.48	93.2%	90.6%	9.3%	99.9%	0.0%	99.9%	0.0%
2005	\$16,097,208.00	\$797,979.59	95.1%	90.6%	9.3%	100.0%	0.0%	100.0%	0.0%
2006	\$14,971,301.00	\$1,132,252.74	91.9%	85.5%	14.4%	99.9%	0.0%	99.9%	0.0%
2007	\$15,192,040.00	\$559,285.70	88.4%	47.1%	14.6%	61.7%	1.0%	62.7%	37.2%
2008	\$14,617,370.00	\$568,624.39	88.3%	7.7%	14.6%	22.3%	0.0%	22.3%	77.6%
2009	\$16,231,176.00	\$3,687,916.68	90.8%	24.8%	13.7%	38.5%	0.0%	38.6%	61.3%
2010	\$16,203,982.00	\$3,346,667.46	39.3%	17.7%	5.5%	23.3%	0.1%	23.4%	76.5%
Total	\$271,729,167.00	\$15,271,391.57	88.6%	73.3%	10.9%	84.3%	0.0%	84.3%	15.6%

To: LHFA Board of Commissioners

From: Loretta Wallace
Program Administrator

Date: September 1, 2011

RE: Status of Christopher Homes, Inc. Redevelopment of LHFA/HUD Risk Shared Mortgage Properties

On August 9, 2011, a meeting was held at the New Orleans' HUD office to discuss the status of the five (5) remaining defaulted 202 Risk Sharing properties. Representing LHFA were Loretta Wallace, Christine Bratkowski, Commissioner Donald Vallee, and Wayne Neveu from Foley & Judell. HUD representatives included Michael Backman, Art Wells, Ronald Cooper, Vicki Smith, and Tyrone Harris. Dennis Adams represented Christopher Homes, Kevin Bowen and Drew Robison with Enterprise Community Investments represented the Archdiocese of New Orleans. Enterprise Community Investments is the MAP lender that will be working with Christopher Homes on the financing structure of these developments.

Dennis Adams gave an overview on the status of each property, addressing issues and/or concerns as it pertained to each development. LHFA staff requested that Mr. Adams provide a timeline for completing construction and taking out the LHFA Risk Sharing loan, and the duties and/or assignments of the staff working on each development.

At the request of the Board, LHFA's staff had been directed to send a letter to the owners requesting a timeline, update on the properties, as well as requiring them to hire a project manager for each development. Dennis Adams voluntarily agreed to hire a project engineer upon entering into a construction contract agreement for each property as well as the other Board requests. Therefore, the letter was not sent as a result of the outcome of the meeting.

Since FEMA is providing the funding to rebuild or renovate these developments, the owners cannot move forward without getting the "green light" from FEMA. Meetings are held every two weeks with FEMA, and GOHSEP's staffs in an attempt to work through issues and move forward with construction. Below is a status on each project:

St. Bernard I:

This project will be rebuilt in place with the same apartment mix and unit size. The project will consist of eighty-two (82) apartments consisting of sixty-two (62) one (1) bedroom units and twenty (20) efficiencies. FEMA will be providing a grant for approximately \$15.612 million to rebuild the project; and once completed, the debt required to pay off the risk sharing and subordinate loans will be refinanced through HUD with a 223 (f) Mortgage. FEMA has completed its review of the plans and has given its approval for bidding of this project. Mandatory advertising for public bids occurred on August 8th, 15th, and 22nd and are due by September 8, 2011. The owners expect to have a construction contract in place by the end of September with construction starting within 60 to 90 days. Shortly afterwards they will began working on the refinancing with HUD. Completion date is December 31, 2012.

St. Bernard II:

This eighty-two (82) apartments/sixty-two (62) one (1) bedroom units/20 efficiencies development will move to a vacant site in Metairie, adjacent to Metairie Manor II. The construction documents are complete and ready for final review phase leading to the bidding of the project. \$15.612 million is being provided by FEMA. Since this project is being relocated under HUD Section 212 guidelines, the FHA liability for the project cannot be increased. Therefore, the LHFA Board has agreed to refinance the existing Risk Sharing loan through LHFA without increasing HUD's original exposure. The balance on the existing Risk Sharing loan is \$2,522,995.00. Expected completion date is December 31, 2012.

St. Martin Manor:

The Galvez Street building will be rebuilt in place and the two historic buildings will be renovated with the same mix and size of apartments, common areas, and building systems with the addition of improvements as allowed by FEMA for updated codes and standards. The funding for the construction and renovation is being provided through FEMA's public assistance grants in the amount of \$27.626. The building contract for the Galvez Street building was signed and dated May 18, 2011 and the notice to proceed was executed on July 18, 2011, providing for a completion date of July 18, 2012. The contractor is mobilized, pile tests have been completed and the piling/foundation design revised and piling driving has begun. Design work continues on the Historic buildings and is expected to be complete by MBA by mid-October. They are currently working with Kevin Bowen and Drew Robison with Enterprise Community Investments regarding the refinancing of this project at the end of construction with a 223 (f) mortgage. The balance on the existing Risk Sharing loan is \$3,238,231.87. The project is expected to be completed by January 2013.

Villa Additions:

The plan is to relocate and rebuild on a parcel of land available in eastern St. Tammany Parish (Slidell), with same mix and size of apartments, common areas, and building systems with the addition of improvements as allowed by FEMA for updated codes and standards. The funding for construction is to be provided by FEMA in the amount of \$19.907. The architects, Coleman Partners continue to work on the plans and should be presented to FEMA by mid-September. Since the project is being relocated under the HUD Section 212 guidelines, the FHA liability for the project cannot be increased. Therefore, the LHFA Board has agreed to refinance the existing Risk Sharing loan through LHFA without increasing HUD's original exposure. The balance on the existing loan is \$2,303,848.56. The project is expected to be completed by April 30, 2013.

Villa St. Maurice:

The plan is to rebuild/renovate in place on its site in the Holy Cross neighborhood of the Lower 9th Ward. The plans are to replace 60 of the original 110 units that existed based on the housing needs at this location. The funding for construction is being provided by FEMA in the amount of \$4.783 for the historic building and \$27.744 for the 1980's era building. Planning for the rebuilding/renovation of this site has been difficult with trying to meet the City and FEMA's requirements. In order to make sure that the reconstruction is fully funded by FEMA, it has been determined that the 1980's era building will be rebuilt with the 77 units, as it existed at the time of the storm. The fifth floor will contain 17 units that will not be subsidized and may or may not be placed in operation, depending on the demand. The historic building will be renovated,

utilizing the part of the 2nd floor for common area spaces and administrative offices on the 3rd floor. The first floor will not contain living area in order to prevent the need to dry-flood proof that floor according to the City of New Orleans' requirements. The balance on the existing Risk Sharing loan is \$3,007,916.41. The expected completion date is June 2013.

As noted above, St. Bernard II and Villa Additions are being relocated under HUD Section 212 guidelines and the owners are still waiting on the final relocation approval from HUD. The existing debt on these properties are expected to be refinanced with a new Risk Sharing mortgage through LHFA, which will cap HUD's portion of the debt at its current balance, but LHFA exposure may increase, if additional costs are demonstrated. The LHFA Board via a resolution dated January 19, 2010 approved the refinancing of these two properties. It is anticipated that after a year of lease up, HUD may be able to refinance these properties and take out the Risk Sharing loan.

LHFA requested an extension of payment on the debentures for St. Bernard I & II and St. Martin Manor until the occupancy date from HUD, which was granted in a memorandum dated July 13, 2011. Once the Agency receives final approval from HUD on Villa St. Maurice and Villa Additions, staff will also request an extension on the debentures until the occupancy date for these developments.

Attached is a copy of HUD's approval of the extensions on the properties, the resolution approving the refinancing through LHFA's Risk Sharing Program and updated documentation provided by Mr. Adams.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

JUL 13 2011

MEMORANDUM FOR: Michael B. Backman, Director, Fort Worth Multifamily Hub, 6AMH

FROM: *Carol J. Galante*
Carol J. Galante, Acting Assistant Secretary for Housing – Federal
Housing Commissioner, H

SUBJECT: Waiver of 24 CFR Part 266.638(b) and (d), HFA Debenture Maturity
and Interest Rate for:

St. Bernard I
FHA Project Number 064-98012
New Orleans, LA

St. Bernard II
FHA Project Number 064-980
New Orleans, LA

St. Martin House
FHA Project Number 064-98015
New Orleans, LA

This is in response to the October 9, 2010, letter from the Louisiana Housing Finance Agency (LHFA) to you requesting a further suspension of debenture interest accruals for the subject projects and an extension of the debenture maturity dates of certain of those projects.

BACKGROUND:

These three properties were originally developed through Section 202 direct loans in the 1980s and 1990s. They were refinanced by the LHFA in November 2003 under HUD's Section 542(c) Risk Sharing program. These subject three properties are part of a total of eleven such projects that were damaged or destroyed by Hurricane Katrina in August 2005. There are six projects have already been refinanced and redeveloped and the risk-sharing claims settled and there are two projects that the final disposition plan has yet to be approved.

HUD paid LHFA's initial Risk-Sharing claim for the eleven properties on April 26, 2006. In exchange for HUD's payment of the mortgage claims, the LHFA issued to HUD 5-year debentures which they must redeem at final settlement prior to the end of the 5-year term. These debentures carry a 4.5% simple interest rate payable annually on the debenture anniversary.

In May 2008, LHFA requested a waiver of 24 CFR Part 266.638(d) to allow an eighteen-month suspension of debenture interest accrual for the projects. The waiver request was based on the following facts: 1) the mortgage defaults were the result of circumstances outside the owner's control, Hurricane Katrina; 2) the owner had a demonstrated track record of successfully

refinancing and settling the Rick Share claims on six other projects.

Based upon a review of the facts and your recommendation, pursuant to the authority contained 24 CFR 5.110, good cause had been shown that it was in the best interest of the public, and the Department granted this waiver of 24 CFR Part 266.638(b) on August 19, 2008 (copy attached).

As part of the waiver approval, the Department also required the owners to amend the existing Use Agreements (the Agreements were required as a condition of the refinancing of the Section 202 mortgages) on these properties to extend the term of low-income use for (100 years beyond the maturity date of the Section 202 mortgage).

LHFA is requesting a waiver of 24 CFR Part 266.638(d) to allow an additional suspension of debenture interest accrual and an extension of the debenture maturity dates of certain of those projects.

The regulation at 24 CFR Part 266.638(b) requires:

(b) Term of HFA Debenture. The HFA Debenture shall be dated the same date that the initial claim payment is issued. The HFA Debenture shall have a term of five years in order to afford the mortgagor ample time to cure the default or the HFA time to foreclose and/or resell the project. HUD may provide a written extension of the five year term if the HFA certifies and provides documentation that the project owner has filed bankruptcy and the HFA is taking action to have the project discharged from the bankruptcy. The HFA Debenture shall, during this extended period, continue to bear interest as described below at HUD's published debenture rate at the earlier of initial endorsement or final endorsement. Interest shall be due and payable annually on the anniversary date of the initial claim payment. Interest is due on the full face amount of the HFA Debenture through the term of the HFA Debenture or through the date an application for final claim payment is received by the Commissioner.

Since in this case, the owners have not filed for bankruptcy, the Department must waive the 5-year term provision of 24 CFR 24 CFR Part 266.638(b) to affect the change.

Additionally, the regulation at paragraph (d) states:

(d) HFA Debenture interest rate. The HFA Debenture shall bear interest at HUD's published debenture rate at the earlier of initial endorsement or final endorsement. Interest shall be due and payable annually on the anniversary date of the initial claim payment and on the date of redemption when redeemed or canceled before an anniversary date. Interest shall be computed on the full face amount of the HFA Debenture through the term of the HFA Debenture.

Again, to affect a suspension of interest accruals, the Department must waive the regulatory requirement. The facts show that:

- The mortgage defaults were the result of circumstances outside the owner's control, Hurricane Katrina;
- The owner has a demonstrated track record of successfully refinancing and settling the Risk Sharing claims for six of the eleven properties. The completed settlements have result in the full redemption of the LHFA's debentures including the accrued interest without loss to the FHA Insurance fund;
- Concrete plans are in place to refinance these three properties with the expectation of full redemption of the LHFA debentures including accrued interest thereby avoiding any loss to the FHA insurance fund; and
- These properties serve low-income seniors and there is a great need in greater New Orleans for these units to be returned to habitability.

Based upon a review of the facts and your recommendation, pursuant to the authority contained in 24 CFR 5.110, good cause has been shown that it is in the best interest of the public, and the Department to grant this waiver of 24 CFR Part 266.638(d) to allow the suspension of interest accruals on the LHFA debentures through the revised maturity dates.

Project	FHA #	New Required Maturity/Settlement Date	Original Maturity Date
St. Martin Manor	064-98014	31-Mar-2013	28-Apr-2011
St. Bernard I	064-98012	12-Dec-2012	28-Apr-2011
St. Bernard II	064-98013	31-Mar-2013	28-Apr-2011

The waiver is conditioned on the requirement that the projects be refinanced and reconstructed as pledged by the LHFA's letter and final settlement of the risk-sharing claims must be completed by the new or current maturity date, as appropriate. There will be no further extensions of the suspension of debenture interest accrual or of the debenture maturity dates of certain of those projects.

To extend the term of the debentures and to implement the suspension of interest accruals, the Office of Council will need to draft a Debenture Modification Agreement that includes a clause that there will be no further extensions of the suspension of debenture interest accrual or of the debenture maturity dates of certain of those projects.

If you have any questions regarding this matter, please call Janet Golrick at (202) 708-2495.



Louisiana Housing Finance Agency

The following resolution was offered by Commissioner Neal P. Miller and seconded by Commissioner Katie Anderson:

RESOLUTION

A resolution authorizing and directing staff and counsel to cooperate with HUD and the 202 nonprofit owners in completing a redevelopment plan for the 202 Projects at existing or alternate sites; 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") adopted a resolution on January 19, 2010 approving the forms of a Work-out Agreement with the nonprofit owners of six (6) Section 8 Assisted – 202 Elderly Projects (the "Projects") financed by the Agency and HUD under HUD's Risk Sharing Program pursuant to Section 202 HOME/Risk Share Applications approved by the Agency and financed by the Agency's Multifamily Mortgage Revenue Bonds (Section 8 Assisted – 202 Elderly Projects) Series 2003A" (the "Bonds"); and

WHEREAS, the Work-out Agreements have been executed by the Agency, the nonprofit owners and approved by HUD; and

WHEREAS, the Agency has now been advised that one or more of such Projects may be redeveloped at a different more secure site with the approval of HUD; and

WHEREAS, the redevelopment of the 202 Projects and site change for one or more of such 202 Projects may involve additional costs that will not be covered by FEMA; and

WHEREAS, staff recommends that any additional costs to redevelop the 202 Projects at existing or new sites be covered with additional Agency resources to cover additional costs, including the refinancing of all required debt while limiting HUD's exposure to the amount of HUD's existing debt; and

WHEREAS, the Board of Commissioners (the "Board") of the Agency desires to continue to support the redevelopment of the remaining 202 Projects and to authorize and direct staff to cooperate with the nonprofit owners and HUD in the redevelopment of such Projects and to approve the use of additional Agency resources to cover additional costs, including the refinancing of all required debt while limiting HUD's exposure to the amount of HUD's existing debt.

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. Program staff, the Agency's General Counsel and Special Counsel are hereby authorized and directed to continue to cooperate with HUD and the nonprofit owners of the 202 Projects to redevelop the 202 Projects at their existing or new sites as approved by HUD and to authorize the commitment of Agency resources to cover additional costs, including the refinancing of all required debt through the FHA Risk Sharing Program while limiting HUD's exposure to the amount of HUD's original FHA Risk Sharing Loan in accordance with the requirements of a 215 transfer with respect to a change in site.

SECTION 2. This resolution shall take effect immediately.

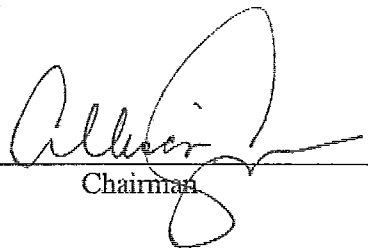
The resolution having been submitted to a vote, the vote thereon was as follows:

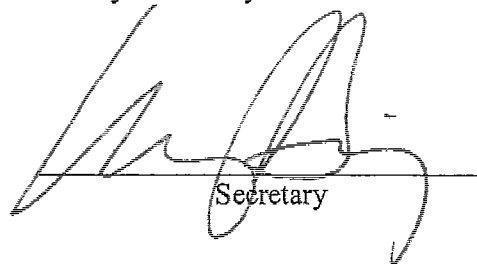
YEAS: Allison A. Jones, Donald B. Vallee, Alice Washington obo John N. Kennedy, J. Mark Madderra, Guy T. Williams, Mayson H. Foster, Michael L. Airhart, Susan W. Sonnier, Joseph M. Scontrino, III, Katie Anderson, Jerome Boykin, Sr., Elsenia Young, Neal P. Miller

NAYS:

ABSENT: Tyrone A. Wilson, Walter O. Guillory

And the motion was declared adopted on this, the 19th day of January 2010.


Chairman

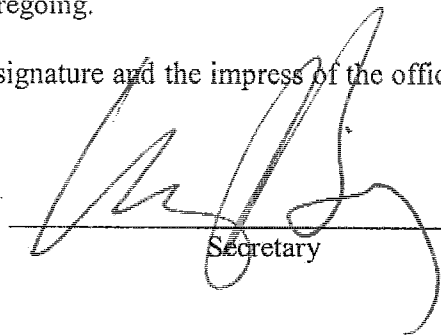

Secretary

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 January 19, 2010 authorizing and directing staff and counsel to cooperate with HUD and the 202 nonprofit owners in completing a redevelopment plan for the 202 Projects at existing or alternate sites; 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 19th day of January, 2010.



Secretary

(SEAL)

Environmental Assessment and Compliance Findings for the Related Laws

RMS: HI-00487R

U.S. Department of Housing
and Urban Development

1. Project Number **064-98013**

HUD Program **202**

2. Date Received **08/17/2010**

Findings and Recommendations are to be prepared **after** the environmental analysis is completed. Complete items 1 through 15 as appropriate for all projects. For projects requiring an environmental assessment, also complete Parts A and B. For projects categorically excluded under 24 CFR 50.20, complete Part A. Attach notes and source documentation that support the findings.

3. Project Name and Location (Street, City, County, State)

**St. Bernard Manor II
4929 York Street
Metairie, LA 70001**

4. Applicant Name and Address (Street, City, State, Zip Code), and Phone

**St. Bernard II
1000 Howard Avenue
Suite 100
New Orleans, LA 70013**

5. ☐ Multifamily ☒ Elderly ☐ Other
If Other, explain.

6. Number of **82** Dwelling Units **1** Buildings
5 Stories **Acres**

7. Displacement ☐ No ☒ Yes
If Yes, explain.

Hurricane Katrina

8. ☒ New Construction ☐ Rehabilitation ☐ Other
(if Other, explain)

10. Planning Findings. Is the project in compliance or conformance with the following plans?

Local Zoning ☒ Yes ☐ No ☐ Not Applicable
Coastal Zone ☒ Yes ☐ No ☐ Not Applicable
Air Quality (SIP) ☐ Yes ☐ No ☒ Not Applicable

Explain any "No" answer:

9. Has an environmental report (Federal, State, or local) been used in completing this form? ☒ No ☐ Yes

If Yes, identify:

11. Environmental Finding (check one)

- ☐ Categorical exclusion is made in accordance with § 50.20 or
☒ Environmental Assessment and a **Finding of No Significant Impact (FONSI)** is made in accordance with § 50.33 or
☐ Environmental Assessment and a **Finding of Significant Impact** is made, and an Environmental Impact Statement is required in accordance with §§ 50.33(d) and 50.41.

Are there any unresolved conflicts concerning the use of the site?

☒ No ☐ Yes (explain):

☒ Project is recommended for approval (List any conditions and requirements) ☐ Project is recommended for rejection (State reasons)

Based on the HUD DNL Calculator, the expected noise level at the project site is 78 dB. Noise attenuation features would be needed to reduce interior noise levels. These features will be included in the design phase and implemented during construction.

12. Preparer (signature)

Rachel A. Keane
Digitally signed by Rachel A. Keane
DN: cn=Rachel A. Keane, ou=Environmental Services,
ou=PSI Inc, email=rachel.keane@psiusa.com, c=US
Date: 2010.08.23 09:47:26 -0500

Date

08/23/2010

13. Supervisor (signature) *asw*

Arthur J. Wall

Date

14. Comments by Environmental Clearance Officer (ECO)
(required for projects over 200 lots/units)

ECO (signature)

X

Date

15. Comments (if any) by HUD Approving Official

HUD Approving Official (signature)

X *Arthur J. Wall*

Date

8/29/11

Part A. Compliance Findings for §50.4 Related Laws and Authorities

§ 50.4 Laws and Authorities	Project is in Compliance		Source Documentation and Requirements for Approval
	Yes	No	
16. Coastal Barrier Resources	✓		www.fws.gov/habitatconservation/coastal_barrier.html
17. Floodplain Management (24 CFR Part 55)	✓		In 100-year floodplain. 8-Step process complete
18. Historic Preservation (36 CFR Part 800)	✓		No impacts per SHPO letter dated 7/28/2010
19. Noise Abatement (24 CFR Part 51 Subpart B)	✓		HUD DNL Calculator estimate 78 dB, noise attenuation will reduce interior noise levels
20. Hazardous Operations (24 CFR Part 51 Subpart C)	✓		Per Phase I, no facilities in vicinity
21. Airport Hazards (24 CFR Part 51 Subpart D)	✓		Outside designated distances, confirmed outside airports in the area
22. Protection of Wetlands (E. O. 11990)	✓		No wetland per NWI map
23. Toxic Chemicals & Radioactive Materials (§ 50.3(i))	✓		Per Phase I, no facilities in vicinity.
24. Other § 50.4 authorities (e.g., endangered species, sole source aquifers, farmlands protection, flood, insurance, environmental justice)	✓		http://epa.gov , letter from USFWS 7/15/2010, http://websoilsurvey.nrcs.usda.gov , http://cenr.usgs.gov

Part B. Environmental/Program Factors

Factors	Anticipated Impact/Deficiencies			Source Documentation and Requirements for Approval
	None	Minor	Major	
25. Unique Natural Features and Areas	✓			Site reconnaissance, letters from USFWS & LDWF
26. Site Suitability, Access, and Compatibility with Surrounding Development	✓			Site reconn - Project area surrounded by mixed commercial and residential development
27. Soil Stability, Erosion, and Drainage	✓			http://websoilsurvey.nrcs.usda.gov
28. Nuisances and Hazards (natural and built)	✓			Phase I ESA, Site Reconn - no hazards noted
29. Water Supply / Sanitary Sewers	✓			http://www.jeffparish.net
30. Solid Waste Disposal	✓			Per Metairie Manor manager, disposal provided by River Parish Disposal
31. Schools, Parks, Recreation, and Social Services	✓			http://www.jeffparish.net , site manager provided information regarding on-site activities
32. Emergency Health Care, Fire and Police Services	✓			http://www.jeffparish.net (sheriff, fire, and EMS)
33. Commercial / Retail and Transportation	✓			http://www.jeffparish.net (JET public transit), site manager provided transportation information provided by
34. Other				

Sample Field Notes Checklist

Project Number 064-98013	HUD Program 202
------------------------------------	---------------------------

Project Name:

St. Bernard Manor II

Location (street, city, county/State, & zip code)

4929 York Street, Metairie, LA 70001

Number of Dwelling Units

82

Project site is in a location described as

☐ Central city

☒ Suburban

☐ Infill urban development

☐ In developing rural area

☐ In undeveloped area

☒ New construction

☐ Rehabilitation

Note to Reader: An Environmental Assessment (EA) is a concise public document that a Federal agency must prepare in order to comply with the National Environmental Policy Act (NEPA) and the related Federal environmental laws and authorities. The EA must support decision making process and provide a clear rationale, justification, and documentation for ratings assigned.

Instructions

It is recommended that this checklist be used by HUD staff who prepare the Environmental Assessment (EA; form HUD-4128). It will constitute full documentation for many factors on the EA, and partial documentation for others. It will avoid narrative reports and expedite the environmental review process. This checklist, which is a slightly revised version of Appendix C of Handbook 1390.2, should be used pending revision of Handbook 1390.2.

The number for each checksheet topic is the number that appears on form HUD-4128. Also, each checklist title/heading is followed by a reference to where the topic appears in the current Handbook 1390.2.

Before the site visit, review the Phase I and all background information submitted with the application (if applicable). During the site visit, the preparers of form HUD-4128 are to: (i) answer all relevant questions on this checklist; (ii) use the spaces provided for comments to include supplemental information as well as to record any recommended mitigation measures or requirements for project approval; (iii) key your answers to the relevant questions (using additional sheets of paper to provide more detailed information); and (iv) use the spaces provided for source documentation to cite the information source used (e.g., title of

a technical report, map, or special study; site inspection/field observation; name and location of the qualified data source(s) that provided the information, for example, the local planning agency, the local housing and/or community development agency, the State environmental protection agency, the State Historic Preservation Officer, or other qualified data source.)

Preparers are to obtain and use, as appropriate, any environmental report (Federal, State, or local) that may have already been prepared for the property or area in which the property is located.

Several different types of maps will be useful in completing the review, such as the project plan or plot map, a location map showing major features and facilities in the vicinity, the USGS topographic map and FEMA flood map for the site area, and zoning/land use maps. **Many of the conditions can and should be recorded directly on the project plan.** Distances to major features and facilities (e.g., schools and fire stations) and a description of the surrounding area are examples. The plan can then be referenced as "source documentation" on form HUD-4128.

9. Environmental Report

List the Federal, State, or local agencies contacted to obtain their existing environmental reports and other data for the HUD environmental review for the proposed project.

SHPO, USFWS, LWDF, LDEQ, LDNR - CMD, EPA-Groundwater Division, EPA-6ENXP

List the major reports obtained. (attach the report(s) or otherwise list the title, author, publication date)

None

10. Planning Findings

Is the project in compliance or conformance with the local zoning?

☒ Yes ☐ No ☐ Not Applicable If No or Not Applicable, explain.

Is the project located within a coastal management zone (CZM)?

☒ Yes ☐ No ☐ Not Applicable

If your answer is Yes, the State Coastal Zone Management (CZM) Agency must make a finding that the project is consistent with the approved State CZM program.

Is the State's finding attached to this checksheet?

☒ Yes ☐ No

Is the project in compliance with the air quality State Implementation Plan (SIP)?

☐ Yes ☐ No ☒ Not Applicable

Comments:

Project area in attainment with NAAQS for criteria pollutants; confirmed by LDEQ letter dated 07/15/2010.

Source documentation:

(<http://www.deq.louisiana.gov>)

Are there any unresolved conflicts concerning the use of the site?

☐ Yes ☒ No If your answer is Yes, briefly explain:

16. Coastal Barrier Resources

Is the project located within a coastal barrier designated on a current FEMA flood map or Department of Interior coastal barrier resources map?

☐ Yes ☒ No If your answer is Yes, the law prohibits Federal funding of projects in designated coastal barriers.

17. Flood Management (24 CFR Part 55) (see CF 3 and 4 of Handbook 1390.2)

Is the project located within a floodplain designated on a current FEMA flood map?

☒ Yes ☐ No Identify FEMA flood map used to make this finding:

Community Name and Number: LA Mapping Project DFIRM

Map Panel Number and Date of Map Panel: <http://www.lamappingproject.com/>

If your answer is Yes, use § 55.12 and the floodplain management decisionmaking process (§ 55.20) to comply with 24 CFR Part 55.

Comments:

8-Step Process completed (public notices published 5/6/2010 and 5/26/2010).

Source documentation: (attach § 55.20 analysis)

8-Step Process and proof of publication attached.

18. Historic Preservation (see CF 2 of Handbook 1390.2)

Has the SHPO been notified of the project and requested to provide comments?

☒ Yes ☐ No

Is the property listed on or eligible for listing on the National Register of Historic Places?

☐ Yes ☒ No

Is the property located within or directly adjacent to an historic district?

☐ Yes ☒ No

Does the property's area of potential effects include an historic district or property?

☐ Yes ☒ No

If your answer is Yes to any of the above questions, consult with the State Historic Preservation Officer (SHPO) and comply with 36 CFR part 800.

Has the SHPO been or is being advised of HUD's finding?

☒ Yes ☐ No

Comments:

Source documentation:

Letter from SHPO dated 7/28/2010

19. Noise Abatement (see CF 1 of Handbook 1390.2)

Is the project located near a major noise source, i.e., civil airports (within 5 miles), military airfields (15 miles), major highways or busy roads (within 1000 feet), or railroads (within 3000 feet)?

☒ Yes ☐ No If your answer is Yes, comply with 24 CFR 51, Subpart B which requires a noise assessment for proposed new construction. Use adopted DNL contours if the noise source is an airport.

Comments:

Noise assessment completed using HUD DNL Calculator. Expected DNL of 78 dB. Noise attenuation will be required.

Source documentation: (attach NAG worksheets)

Calculation attached.

20. Hazardous Industrial Operations (see CF 5 of Handbook 1390.2)

Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks adjacent to or visible from the project site?

☐ Yes ☒ No If your answer is Yes, use HUD Hazards Guide and comply with 24 CFR Part 51, Subpart C.

Comments:

Source documentation: (attach ASD worksheets)

No sites noted per Phase I ESA.

21. Airport Hazards (see CF 5 of Handbook 1390.2)

Is the project within 3,000 feet from the end of a runway at a civil airport?

☐ Yes ☒ No

Is the project within 2-1/2 miles from the end of a runway at a military airfield?

☐ Yes ☒ No If your answer is Yes to either of the above questions, comply with 24 CFR Part 51, Subpart D.

Comments:

Source documentation:

Google Earth

22. Protection of Wetlands (E.O. 11990) (see CF 3 and 4 of Handbook 1390.2)

Are there drainage ways, streams, rivers, or coastlines on or near the site?

☐ Yes ☒ No

Are there ponds, marshes, bogs, swamps or other wetlands on or near the site?

☐ Yes ☒ No

For projects proposing new construction and/or filling, the following applies:

Is the project located within a wetland designated on a National Wetlands Inventory map of the Department of the Interior (DOI)?

☐ Yes ☒ No If your answer is Yes, E.O. 11990, Protection of Wetlands, discourages Federal funding of new construction or filling in wetlands and compliance is required with the wetlands decisionmaking process (§ 55.20 of 24 CFR Part 55. Use proposed Part 55 published in the Federal Register on January 1, 1990 for wetland procedures).

Comments:

Source documentation: (attach § 55.20 analysis for new construction and/or filling)

<http://www.fws.gov/wetlands/Data/Mapper.html>

23. Toxic Chemicals and Radioactive Materials (see CF 5 of Handbook 1390.2)

Has a Phase I (ASTM) Report been submitted and reviewed?

☒ Yes ☐ No If your answer is No, is a Phase I (ASTM) report needed?

☐ Yes ☐ No

Are there issues that require a special/specific Phase II report before completing the environmental assessment?

☐ Yes ☒ No

Is the project site near an industry disposing of chemicals or hazardous wastes?

☐ Yes ☒ No

Is the site listed on an EPA Superfund National Priorities or CERCLA, or equivalent State list?

☐ Yes ☒ No

Is the site located within 3,000 feet of a toxic or solid waste landfill site?

☐ Yes ☒ No

Does the site have an underground storage tank?

☐ Yes ☒ No

If your answer is Yes to any of the above questions, use current techniques by qualified professionals to undertake investigations determined necessary and comply with § 50.3(i).

Are there any unresolved concerns that could lead to HUD being determined to be a Potential Responsible Party (PRP)?

☐ Yes ☒ No

Comments:

Source documentation: (attach Phase I (ASTM) Report)

24. Other

a. Endangered Species (see EF 3.4 of Handbook 1390.2)

Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed?

☒ Yes ☐ No

Is the project likely to affect any listed or proposed endangered or threatened species or critical habitats?

☐ Yes ☒ No If your answer is Yes, compliance is required with Section 7 of the Endangered Species Act, which mandates consultation with the Fish and Wildlife Service in order to preserve the species.

Comments:

Letter from USFWS and LDWF confirms no impacts to T&E or critical habitats

Source documentation

Letter attached

b. Sole Source aquifers

Will the proposed project affect a sole source or other aquifer?

☐ Yes ☒ No

Comments

No sole source aquifers designated for that area

Source documentation

<http://www.epa.gov/region6/water/swp/ssa/maps.htm>

c. Farmlands Protection (see EF 3.3 of Handbook 1390.2)

If the site or area is presently being farmed, does the project conform with the Farmland Protection Policy Act and HUD policy memo?
☐ Yes ☒ No If your answer is Yes, compliance is required with 7 CFR Part 658, Department of Agriculture regulations implementing the Act.

Comments:

Area not farmed, soils not designated as prime farmland

Source documentation:

<http://websoilsurvey.nrcs.usda.gov>

d. Flood Insurance

Is the building located or to be located within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM)?

☒ Yes ☐ No If your answer is Yes, flood insurance protection is required for buildings located or to be located within a Special Flood Hazard Area as a condition of approval of the project. In addition, compliance with § 55.12 and the floodplain management decisionmaking process (§ 55.20) is required (refer to item #17 above). Document the map used to determine Special Flood Hazard Area in above item #17 pertaining to community name and number, map panel number and date of map panel.

e. Environmental Justice

Is the project located in a predominantly minority and low-income neighborhood?

☐ Yes ☒ No

Does the project site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community-at-large?

☐ Yes ☒ No If your answer is Yes, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice.

Comments:

Source documentation: <http://www.census.gov>

25. Unique Natural Features and Areas (see EF 3.2 of Handbook 1390.2)

Is the site near natural features (i.e., bluffs or cliffs) or near public or private scenic areas?

☐ Yes ☒ No

Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project?

☐ Yes ☒ No

Comments:

26. Site Suitability, Access, and Compatibility with Surrounding Development (see EF 1.1 and 1.3 of Handbook 1390.2)

Has the site has been used as a dump, sanitary landfill or mine waste disposal area? ☐ Yes ☒ No
Is there paved access to the site? ☒ Yes ☐ No
Are there other unusual conditions on site? ☐ Yes ☒ No

Is there indication of:	Yes	No		Yes	No
distressed vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	oil/chemical spills	<input type="checkbox"/>	<input checked="" type="checkbox"/>
waste material/containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	abandoned machinery, cars, refrigerators, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
soil staining, pools of liquid	<input type="checkbox"/>	<input checked="" type="checkbox"/>	transformers, fill/vent pipes, pipelines, drainage structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
loose/empty drums, barrels	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Is the project compatible with surrounding area in terms of:

	Yes	No		Yes	No
Land use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building type (low/high-rise)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Height, bulk, mass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building density	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Will the project be unduly influenced by:

	Yes	No		Yes	No
Building deterioration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transition of land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Postponed maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incompatible land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Obsolete public facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate off-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are there air pollution generators nearby which would adversely affect the site:

	Yes	No		Yes	No
Heavy industry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large parking facilities (1000 or more cars)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerators	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy travelled highway (6 or more lanes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Power generating plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil refineries	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cement plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other(specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Compatible with Jefferson Parish Comprehensive Plan

Source documentation:

Site reconnaissance, Phase I ESA

27. Soil Stability, Erosion, and Drainage (see EF 1.2 of Handbook 1390.2)

Slopes: ☒ Not Applicable ☐ Steep ☐ Moderate ☐ Slight

	Yes	No	
Is there evidence of slope erosion or unstable slope conditions on or near the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there evidence of ground subsidence, high water table, or other unusual conditions on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Have soil studies or borings been made for the project site or the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Unknown
Do the soil studies or borings indicate marginal or unsatisfactory soil conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there indication of cross-lot runoff, swales, drainage flows on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there visual indications of filled ground?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If your answer is Yes, was a 79(g) report/analysis submitted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there active rills and gullies on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the site is not to be served by a municipal waste water disposal system, has a report of the soil conditions suitable for on-site septic systems been submitted?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> N.A.
Is a soils report (other than structural) needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are structural borings or a dynamic soil analysis/geological study needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Comments:

Source documentation:

Site reconnaissance, <http://websoilsurvey.nrcs.usda.gov>

28. Nuisances and Hazards (see EF 1.3 and 1.4 of Handbook 1390.2)

Will the project be affected by natural hazards:

	Yes	No		Yes	No
Faults, fracture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire hazard materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, bluffs, crevices	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind/sand storm concerns	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Slope-failures from rains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poisonous plants, insects, animals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unprotected water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous terrain features	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by built hazards and nuisances:

	Yes	No		Yes	No
Hazardous street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate screened drainage catchments	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dangerous intersection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazards in vacant lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Through traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemical tank-car terminals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate separation of pedestrian/vehicle traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other hazardous chemical storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Children's play areas located next to freeway or other high traffic way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High-pressure gas or liquid petroleum transmission lines on site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate street lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overhead transmission lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Quarries or other excavations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous cargo transportation routes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dumps/sanitary landfills or mining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil or gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Railroad crossing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by nuisances:

	Yes	No	Yes	No
Gas, smoke, fumes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unightly land uses	<input type="checkbox"/>
Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front-lawn parking	<input checked="" type="checkbox"/>
Vibration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned vehicle	<input checked="" type="checkbox"/>
Glare from parking area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vermin infestation	<input checked="" type="checkbox"/>
Vacant/boarded-up buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial nuisances	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify)	<input checked="" type="checkbox"/>

Comments:

Source documentation:

Site reconnaissance, Phase I ESA**29. Water, Supply, Sanitary Sewers, and Solid Waste Disposal** (see EF 2.1, 2.2, and 2.4 of Handbook 1390.2)

Is the site served by an adequate and acceptable:

water supply

☐ Yes ☐ No ☒ Municipal ☐ Private

sanitary sewers and waste water disposal systems

☐ Yes ☐ No ☒ Municipal ☐ Private

trash collection and solid waste disposal

☐ Yes ☐ No ☐ Municipal ☒ Private

If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

☒ Yes ☐ No

If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

☒ Yes ☐ No

Comments:

Source documentation:

Information provided by Metairie Manor management, <http://www.jeffparish.net>

31. Schools, Parks, Recreation, and Social Services (see U/EF 4, 5, and 6 of Handbook 1390.2)

Will the local school system have the capability to service the potential school age children from the project?

☒ Yes ☐ No

Are parks and play spaces available on site or nearby?

☒ Yes ☐ No

Will social services be available on site or nearby for residents of the proposed project?

☒ Yes ☐ No

Comments:

Source documentation:

Information provided by Metairie Manor management, <http://www.jeffparish.net>

32. Emergency Health Care, Fire and Police Services (see U/EF 7, 8, and 9 of Handbook 1390.2)

Are emergency health care providers located within reasonable proximity to the proposed project?

☒ Yes ☐ No Approximate response time: see comments

Are police services located within reasonable proximity to the proposed project?

☒ Yes ☐ No Approximate response time: see comments

Is fire fighting protection ☒ municipal ☐ volunteer adequate and equipped to service the project?

☒ Yes ☐ No Approximate/estimated response time: see comments

Comments:

Sheriff Department 911 service could not provide exact times; emergency services would be dispatched immediately, routine calls ~ 15 minutes, Fire Station 15 within 1 mile

Source documentation:

<http://www.jeffparish.net>

33. Commercial/Retail and Transportation (see U/EF 10 and 11 of Handbook 1390.2)

Are commercial/retail shopping services nearby?

☒ Yes ☐ No

Is the project accessible to employment, shopping and services by

☒ public transportation or ☐ private vehicle?

Is adequate public transportation available from the project to these facilities?

☒ Yes ☐ No

Are the approaches to the project convenient, safe and attractive?

☒ Yes ☐ No

11. Conditions and Requirements for Approval

Are mitigation measures required?

☒ Yes ☐ No

If your answer is Yes, list and describe:

Noise attenuation features will be required.

Brief Description of the Project:

The proposed project includes the relocation of the St. Bernard II senior living facility from its former location at 2440 Archbishop Hannon Boulevard, Meraux, St. Bernard Parish, Louisiana to Metairie Manor at 4929 York Street, Metairie, Jefferson Parish, Louisiana. The area proposed for the construction is a vacant, grass-covered parcel of land within the existing footprint of the Metairie Manor facility. The new facility will consist of one, five-story building and will provide an additional 82 residential units. Once complete, the building will be called Metairie IV.

Field Inspection on (date)

07/06/2010

By (signature)

Rachel A. Keane

Digitally signed by Rachel A. Keane
DN: cn=Rachel A. Keane, o=Environmental Services,
ou=PSI Inc., email=rachel.keane@psusa.com, c=US
Date: 2010.08.23 09:46:48 -05'00'

PERIODIC FIELD OBSERVATION REPORT

Project: St. Martin Manor

Report Number: 03

Owner: Archdiocese of New Orleans

Date: 9/1/11

Time: 8:30 AM

A/E Project Number: 10247



Mathes Brierre

A R C H I T E C T S

Weather

☒ Clear ☐ Snow Warm
☐ Overcast ☐ Foggy ☒ Hot
☐ Rain ☐ Cold ☐ _____

Site Conditions

Clear ☒ Dusty
Muddy ☐ _____
Temperature Range _____

Day

☐ Monday ☒ Thursday
☐ Tuesday Friday
☐ Wednesday ☐ _____

Persons Contacted:

Danny Lumpkin, Thomas Tubre

Work Observed:

1. Grading of pile cap bottoms in preparation for forming of pile caps.
2. Pile driving rig was driving pile near the Columbus Street side of the site.
3. Excavated fill was being removed from the site.

Items Discussed:

1. Danny stated that the pile driving operation should be completed in 5 or 6 more days, but this may be affected by the weather expected for the next few days.
2. The Contractor advised that approximately 25% of the pile cans have been poured. Forming of pile caps which are being graded will begin soon.
3. The Contractor was advised that the tree protection for the trees in the right of way and at the courtyard needed to be installed as soon as possible. Since the excavation for the pile caps are so close to the courtyard trees, a portion of the root system is exposed. The Contractor stated that the Arborist will address sealing of the root ends and turning them down.
4. The Contractor was advised that spillage of excavated fill onto Galvez Street from removal activities should be kept cleaned up. The Contractor addressed this while on site.
5. The stature has no been removed to Covington Monument as stated at the last site visit. MBA recommended that it be done as soon as possible.

Remarks:

1. Photos of the work in progress were taken at the time of the visit and are in the project photo file for this date. Some will be attached to the email distribution of the site visit.
2. Rebar for pile caps is on site.
3. Site work equipment is using the courtyard to install fill for the pile caps. The Contractor may be replacing this courtyard slab.
4. The site was generally in good condition.

Attachments – NA

Signed by: George A. Steudlein

Date: 9/1/11

Field report

PROJECT: Group Home
1540 N. Johnson Street
New Orleans, LA

FIELD REPORT NO: 09

PROJECT NO: 08-029

DATE: 08-22-11 TIME: 9:00 AM
EST. % OF COMPLETION: 80%

WEATHER: Sunny

TEMP. RANGE (°F): 95

PRESENT AT SITE: Scott Welty (HMS), Sidney Robert (Tuna), Patrick Rownd (Tuna), Aaron Mitchell (Tuna), Concrete Finishers

OBSERVATIONS:

- HMS Architects made a site visit to view the overall progress of the work.
- On the morning of 8-22-11 the front stair/ramp was poured. The sidewalk in front of this ramp will be the remaining pour, anticipated pour next week.
- Interior work is in progress. It appears that the main items left at this point are the ceramic tile installation, installation of plumbing fixtures and minor electrical fixtures to be installed. According to Tuna, the ceramic tile is scheduled to arrive on-site today.

ATTACHMENTS:



Concrete Ramp/Stair was poured this morning. Railing block-outs are in place.



Concrete workers are finishing the stair treads at this time. Non-slip nosings are installed.



HVAC Stands are on-site, but have not been secured at this point. Tuna was completing final grading around the perimeter.



Millwork has been installed in the restrooms. No plumbing fixtures have been set at this time. Ceramic Tile has not been installed at this time.



VCT Flooring has been installed throughout. Wall paint and trim paint appears to be near completion.



Electrical Fixtures are being installed.



Kitchen Millwork has been installed. Final Touchup, adjustments, misc. trim and hardware still needed.



Bedrooms have been painted, flooring installed, trim installed. Rubber base has not been installed at this point.



Electrical panel and meter on the rear corner of the building.



Work in progress on the interior electrical panel.



Sealant still needed around the exterior windows.

REPORT BY: Scott Welty (HMS)

EXISTING LOCATION	PROPOSED LOCATION	SPACE	EXISTING AREA	PROPOSED AREA	NOTES	DIFFERENCE	% INC/DEC
1ST FLOOR RESIDENTIAL UNITS							
1 BEDROOM H.C.	212	1 BEDROOM	465.56	533.91	"Note A" - Increase due to compliance with ICC/ANSI A117.1 paragraphs 606.2 (clear floor space at lavatories), 1003.7.3 exception A (clear space at water closets), and Section 607.2 (Clearance at bathtubs), 1003.12.3 (clear space at work surface), 1003.12.4.1 (clear space at kitchen sink), 1003.12.6.6 (clear space at refrigerator)	68.35	14.68%
1 BEDROOM H.C.	215	1 BEDROOM	465.56	548.26		82.7	17.76%
TYP. 1 BEDROOM	104	1 BEDROOM	465.56	494.56	"Note B" - Increase due to compliance with Fair Housing Design Manual - 7.43 (clear space at toilets), 7.55 (clear floor space at bathtub and wall hung lavatory), 7.4 (clear space at ranges and sinks), 7.6 (clear space at refrigerators) and 4.3 (36 inch wide access route through unit)	29	6.23%
TYP. 0 BEDROOM	101	0 BEDROOM	392.81	415.67		22.86	5.82%
0 BEDROOM H.C.	216	0 BEDROOM	392.81	457.36	"Note A"	64.55	16.43%
0 BEDROOM H.C.	316	0 BEDROOM	392.81	457.36	"Note A"	64.55	16.43%
1 BEDROOM H.C.	312	1 BEDROOM	465.56	533.91	"Note A"	68.35	14.68%
TYP. 1 BEDROOM	105	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
1 BEDROOM H.C.	315	1 BEDROOM	465.56	548.26	"Note A"	82.7	17.76%
1 BEDROOM H.C.	415	1 BEDROOM	465.56	548.26	"Note A"	82.7	17.76%
1 BEDROOM H.C.	515	1 BEDROOM	465.56	548.26	"Note A"	82.7	17.76%
TOTAL RESIDENTIAL UNITS 1ST FLOOR			4902.91	5580.82		677.91	13.83%
1 ST FLOOR COMMUNITY AREAS							
ENTRY 101	001	ENTRY	136.69	245.01	Elevator Lobby per IBC 3007.4.3	108.32	79.25%
LOBBY 102	003	LOBBY	83.06	449.07		366.01	440.66%
MAIL	004	MAIL	32	106.31		74.31	232.22%
LOUNGE 106	009	LOUNGE	90.46	166.28	Accessible route per 2.26 of the FHA Design Manual	75.82	83.82%
LAUNDRY 107	010	LAUNDRY	139.54	134	Additional dryer and washer to comply with IPC 2009 Table 403.1, Accessible route per 2.26 of the FHA Design Manual, and paragraph 403.5.1 (clear width) of 2010 ADA Standards for Accessible Design	-5.54	-3.97%
MEN'S RESTROOM 110	008	MEN'S	52.01	53.24	2010 ADA Standards for Accessible Design	1.23	2.36%
WOMEN'S RESTROOM 111	007	WOMEN'S	52.34	43.96	2010 ADA Standards for Accessible Design	-8.38	-16.01%
TOTAL COMMUNITY AREAS 1ST FLOOR			586.1	1197.87		611.77	104.38%
1ST FLOOR SUPPORT AREAS							
RECEPTION	002	RECEPTION	113.83	269.15	Clear space required for equipment	155.32	136.45%
TRASH COMPACTOR ROOM 119	013	TRASH	116.92	393.03		276.11	236.15%
ELEV. EQUIP ROOM 113	N/A	N/A	99.69	0	Unassigned, locate in attic space of replacement building	-99.69	-100.00%
RECEIVING 114	012	RECEIVING	209	330.01	Additional fire pump and mechanical equipment	121.01	57.90%
STORAGE ROOMS 117 & 118	017	STORAGE	153.67	139		-14.67	-9.55%
MECHANICAL ROOM 115	011	MECHANICAL	219.89	245.73	Additional space for meters per local utility company	25.84	11.75%
ELEC ROOMS 116	016	ELECTRICAL	99.69	119.48	Included with receiving area in replacement building	19.79	19.85%
MAINT. & STORAGE ROOM 112	N/A	N/A	419.24	0	2010 ADA Standards for Accessible Design	-419.24	-100.00%
TOILET ROOM 120	015	RESTROOM	15.19	48.18	2010 ADA Standards for Accessible Design	32.99	217.18%
OFFICE ROOM 108	005	OFFICE	139.11	102.79		-36.32	-26.11%
CLOSET 109	N/A	N/A	9	0		-9	-100.00%
JANITOR ROOM 122	014	JANITOR RM	45.05	50.28	Increase due to compliance with IBC paragraph 1007.3	5.23	11.61%
STAIR 1	ST-1	STAIR 1	144.7	180.8	Increase due to compliance with IBC paragraph 1007.3	36.1	24.95%
STAIR 2	ST-2	STAIR 2	136.63	161.22		24.59	18.00%
TOTAL SUPPORT AREAS 1ST FLOOR			1921.61	2039.67		118.06	6.14%
USABLE SPACES 1ST FLOOR			7410.62	8818.36		1407.74	19.00%

EXISTING LOCATION	PROPOSED LOCATION	SPACE	EXISTING AREA	PROPOSED AREA	NOTES	DIFFERENCE	% INC/DEC
2ND FLOOR RESIDENTIAL UNITS							
TYP. 1 BEDROOM	204	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	205	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	206	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 0 BEDROOM	201	0 BEDROOM	392.81	411.04	"Note B"	18.23	4.64%
TYP. 0 BEDROOM	202	0 BEDROOM	392.81	410.81	"Note B"	18	4.58%
TYP. 0 BEDROOM	203	0 BEDROOM	392.81	415.68	"Note B"	22.87	5.82%
TYP. 1 BEDROOM	207	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	208	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
1 BEDROOM - X	214	1 BEDROOM	573.95	495.01	"Note B"	-78.94	-13.75%
1 BEDROOM - Y	213	1 BEDROOM	466.56	494.34	"Note B"	27.78	5.95%
1 BEDROOM - Z	209	1 BEDROOM	466.56	495.01	"Note B"	28.45	6.10%
TYP. 1 BEDROOM	210	1 BEDROOM	465.56	489.4	"Note B"	23.84	5.12%
TYP. 1 BEDROOM	211	1 BEDROOM	465.56	489.4	"Note B"	23.84	5.12%
TYP. 1 BEDROOM	106	1 BEDROOM	465.56	494.06	"Note B"	28.5	6.12%
TYP. 1 BEDROOM	107	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 0 BEDROOM	102	0 BEDROOM	392.81	410.81	"Note B"	18	4.58%
TOTAL RESIDENTIAL UNITS 2ND FLOOR			7268.35	7575.62		307.27	4.23%
2ND FLOOR COMMUNITY AREAS							
ELEVATOR LOBBY	X18	ELEVATOR LOBBY	83.06	198.49	Elevator Lobby per IBC 3007.4.3	115.43	138.97%
TOTAL COMMUNITY AREAS 2ND FLOOR			83.06	198.49		115.43	138.97%
2ND FLOOR SUPPORT AREAS							
TRASH ROOM	X19	TRASH ROOM	11.81	7.88		-3.93	-33.28%
METER ROOM	X20	MEP	61.11	61.67		0.56	0.92%
JANITOR	N/A	N/A	45.05	0	Common janitor closet on first floor	-45.05	-100.00%
STAIR 1	ST-1	STAIR 1	144.7	180.8	Increase due to compliance with IBC paragraph 1007.3	36.1	24.95%
STAIR 2	ST-2	STAIR 2	136.63	166.22	Increase due to compliance with IBC paragraph 1007.3	29.59	21.66%
TOTAL SUPPORT AREAS 2ND FLOOR			399.3	416.57		17.27	4.33%
USABLE SPACES 2ND FLOOR			7750.71	8190.68		439.97	5.68%

EXISTING LOCATION	PROPOSED LOCATION	SPACE	EXISTING AREA	PROPOSED AREA	NOTES	DIFFERENCE	% INC/DEC
3RD FLOOR RESIDENTIAL UNITS							
TYP. 1 BEDROOM	304	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	305	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	306	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 0 BEDROOM	301	0 BEDROOM	392.81	411.04	"Note B"	18.23	4.64%
TYP. 0 BEDROOM	302	0 BEDROOM	392.81	410.81	"Note B"	18	4.58%
TYP. 0 BEDROOM	303	0 BEDROOM	392.81	415.68	"Note B"	22.87	5.82%
TYP. 1 BEDROOM	307	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	308	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
1 BEDROOM - X	314	1 BEDROOM	573.95	495.01	"Note B"	-78.94	-13.75%
1 BEDROOM - Y	313	1 BEDROOM	466.56	494.34	"Note B"	27.78	5.95%
1 BEDROOM - Z	309	1 BEDROOM	466.56	495.01	"Note B"	28.45	6.10%
TYP. 1 BEDROOM	310	1 BEDROOM	465.56	489.4	"Note B"	23.84	5.12%
TYP. 1 BEDROOM	311	1 BEDROOM	465.56	489.4	"Note B"	23.84	5.12%
TYP. 1 BEDROOM	108	1 BEDROOM ADA	465.56	496.87	"Note B"	31.31	6.73%
TYP. 1 BEDROOM	109	1 BEDROOM ADA	465.56	497.32	"Note B"	31.76	6.82%
TYP. 0 BEDROOM	103	0 BEDROOM ADA	392.81	416.68	"Note B"	23.87	6.08%
TOTAL RESIDENTIAL UNITS 3RD FLOOR			7268.35	7586.61		318.26	4.38%
3RD FLOOR COMMUNITY AREAS							
ELEVATOR LOBBY	X18	ELEVATOR LOBBY	83.06	198.49	Elevator Lobby per IBC 3007.4.3	115.43	138.97%
TOTAL COMMUNITY AREAS 3RD FLOOR			83.06	198.49		115.43	138.97%
3RD FLOOR SUPPORT AREAS							
TRASH ROOM	X19	TRASH ROOM	11.81	7.88		-3.93	-33.28%
METER ROOM	X20	MEP	61.11	61.67		0.56	0.92%
JANITOR ROOM	N/A	N/A	45.05	0	Common janitor closet on first floor	-45.05	-100.00%
STAIR 1	ST-1	STAIR 1	144.7	180.8	Increase due to compliance with IBC paragraph 1007.3	36.1	24.95%
STAIR 2	ST-2	STAIR 2	136.63	161.22	Increase due to compliance with IBC paragraph 1007.3	24.59	18.00%
TOTAL SUPPORT AREAS 3RD FLOOR			399.3	411.57		12.27	3.07%
USABLE SPACES 3RD FLOOR			7750.71	8196.67		445.96	5.75%

EXISTING LOCATION	PROPOSED LOCATION	SPACE	EXISTING AREA	PROPOSED AREA	NOTES	DIFFERENCE	% INC/DEC
4TH FLOOR RESIDENTIAL UNITS							
TYP. 1 BEDROOM	404	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	405	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	406	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 0 BEDROOM	401	0 BEDROOM	392.81	411.04	"Note B"	18.23	4.64%
TYP. 0 BEDROOM	402	0 BEDROOM	392.81	410.81	"Note B"	18	4.58%
TYP. 0 BEDROOM	403	0 BEDROOM	392.81	415.68	"Note B"	22.87	5.82%
TYP. 1 BEDROOM	407	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	408	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
1 BEDROOM - X	414	1 BEDROOM	573.95	495.01		-78.94	-13.75%
1 BEDROOM - Y	413	1 BEDROOM	466.56	494.34	"Note B"	27.78	5.95%
1 BEDROOM - Z	409	1 BEDROOM	466.56	495.01	"Note B"	28.45	6.10%
TYP. 1 BEDROOM	410	1 BEDROOM	465.56	489.4	"Note B"	23.84	5.12%
TYP. 1 BEDROOM	411	1 BEDROOM	465.56	489.4		23.84	5.12%
TYP. 1 BEDROOM	412	1 BEDROOM	465.56	533.91	"Note B"	68.35	14.68%
TYP. 1 BEDROOM	110	1 BEDROOM ADA	465.56	493.11	"Note B"	27.55	5.92%
TYP. 0 BEDROOM	416	0 BEDROOM	392.81	457.36	"Note B"	64.55	16.43%
TOTAL RESIDENTIAL UNITS 4TH FLOOR			7268.35	7660.12		391.77	5.39%
4TH FLOOR COMMUNITY AREAS							
ELEVATOR LOBBY	X18	ELEVATOR LOBBY	83.06	198.49	Elevator Lobby per IBC 3007.4.3	115.43	138.97%
TOTAL COMMUNITY AREAS 4TH FLOOR			83.06	198.49		115.43	138.97%
4TH FLOOR SUPPORT AREAS							
TRASH ROOM	X19	TRASH ROOM	11.81	7.88		-3.93	-33.28%
METER ROOM	X20	MEP	61.11	61.67		0.56	0.92%
JANITOR ROOM	N/A	N/A	45.05	0	Common janitor closet on first floor	-45.05	-100.00%
STAIR 1	ST-1	STAIR 1	144.7	180.8	Increase due to compliance with IBC paragraph 1007.3	36.1	24.95%
STAIR 2	ST-2	STAIR 2	136.63	161.22	Increase due to compliance with IBC paragraph 1007.3	24.59	18.00%
TOTAL SUPPORT AREAS 4TH FLOOR			399.3	411.57		12.27	3.07%
USABLE SPACES 4TH FLOOR			7750.71	8270.18		519.47	6.70%

EXISTING LOCATION	PROPOSED LOCATION	SPACE	EXISTING AREA	PROPOSED AREA	NOTES	DIFFERENCE	% INC/DEC
5TH FLOOR RESIDENTIAL UNITS							
TYP. 1 BEDROOM	504	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	505	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	506	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 0 BEDROOM	501	0 BEDROOM	392.81	411.04	"Note B"	18.23	4.64%
TYP. 0 BEDROOM	502	0 BEDROOM	392.81	410.81	"Note B"	18	4.58%
TYP. 0 BEDROOM	503	0 BEDROOM	392.81	415.68	"Note B"	22.87	5.82%
TYP. 1 BEDROOM	507	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
TYP. 1 BEDROOM	508	1 BEDROOM	465.56	495.01	"Note B"	29.45	6.33%
1 BEDROOM - X	514	1 BEDROOM	573.95	495.01	"Note B"	-78.94	-13.75%
1 BEDROOM - Y	513	1 BEDROOM	466.56	494.34	"Note B"	27.78	5.95%
1 BEDROOM - Z	509	1 BEDROOM	466.56	495.01	"Note B"	28.45	6.10%
TYP. 1 BEDROOM	510	1 BEDROOM	465.56	489.4	"Note B"	23.84	5.12%
TYP. 1 BEDROOM	511	1 BEDROOM	465.56	489.4	"Note B"	23.84	5.12%
TYP. 1 BEDROOM	512	1 BEDROOM	465.56	533.91	"Note B"	68.35	14.68%
TYP. 1 BEDROOM	111	1 BEDROOM ADA	465.56	493.11	"Note B"	27.55	5.92%
TYP. 0 BEDROOM	516	0 BEDROOM	465.56	457.36	"Note B"	-8.2	-1.76%
TOTAL RESIDENTIAL UNITS 5TH FLOOR			7341.1	7660.12		319.02	4.35%
5TH FLOOR COMMUNITY AREAS							
ELEVATOR LOBBY	X18	ELEVATOR LOBBY	83.06	198.49	Elevator Lobby per IBC 3007.4.3	115.43	138.97%
TOTAL COMMUNITY AREAS 5TH FLOOR			83.06	198.49		115.43	138.97%
5TH FLOOR SUPPORT AREAS							
TRASH ROOM	X19	TRASH ROOM	11.81	7.88		-3.93	-33.28%
METER ROOM	X20	MEP	61.11	61.67		0.56	0.92%
JANITOR ROOM	N/A	N/A	45.05	0	Common janitor closet on first floor	-45.05	-100.00%
STAIR 1	ST-1	STAIR 1	144.7	180.8	Increase due to compliance with IBC paragraph 1007.3	36.1	24.95%
STAIR 2	ST-2	STAIR 2	136.63	161.22	Increase due to compliance with IBC paragraph 1007.3	24.59	18.00%
TOTAL SUPPORT AREAS 5TH FLOOR			399.3	411.57		12.27	3.07%
USABLE SPACES 5TH FLOOR			7823.46	8270.18		446.72	5.71%

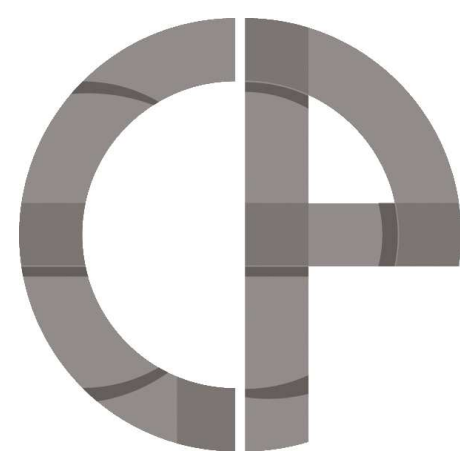
EXISTING LOCATION	PROPOSED LOCATION	SPACE	EXISTING AREA	PROPOSED AREA	NOTES
PROPOSED NEW BUILDING - USABLE AREAS					
PROPOSED FIRST FLOOR					
		RESIDENTIAL UNITS		5580.82	
		COMMUNITY SPACES		1197.87	
		SUPPORT SPACES		2039.67	
TOTAL FIRST FLOOR				8818.36	
PROPOSED SECOND FLOOR					
		RESIDENTIAL UNITS		7575.62	
		COMMUNITY SPACES		198.49	
		SUPPORT SPACES		416.57	
TOTAL SECOND FLOOR				8190.68	
PROPOSED THIRD FLOOR					
		RESIDENTIAL UNITS		7586.61	
		COMMUNITY SPACES		198.49	
		SUPPORT SPACES		411.57	
TOTAL THIRD FLOOR				8196.67	
PROPOSED FOURTH FLOOR					
		RESIDENTIAL UNITS		7660.12	
		COMMUNITY SPACES		198.49	
		SUPPORT SPACES		411.57	
TOTAL FOURTH FLOOR				8270.18	
PROPOSED FIFTH FLOOR					
		RESIDENTIAL UNITS		7660.12	
		COMMUNITY SPACES		198.49	
		SUPPORT SPACES		411.57	
TOTAL FIFTH FLOOR				8270.18	
PROPOSED BUILDING TOTAL USABLE SPACES				41746.07	

EXISTING LOCATION	PROPOSED LOCATION	SPACE	EXISTING AREA	PROPOSED AREA	NOTES
EXISTING BUILDING - USABLE AREAS					
EXISTING FIRST FLOOR					
		RESIDENTIAL UNITS	4902.91		
		COMMUNITY SPACES	586.1		
		SUPPORT SPACES	1921.61		
TOTAL FIRST FLOOR			7410.62		
EXISTING SECOND FLOOR					
		RESIDENTIAL UNITS	7268.35		
		COMMUNITY SPACES	83.06		
		SUPPORT SPACES	399.3		
TOTAL SECOND FLOOR			7750.71		
EXISTING THIRD FLOOR					
		RESIDENTIAL UNITS	7268.35		
		COMMUNITY SPACES	83.06		
		SUPPORT SPACES	399.3		
TOTAL THIRD FLOOR			7750.71		
EXISTING FOURTH FLOOR					
		RESIDENTIAL UNITS	7268.35		
		COMMUNITY SPACES	83.06		
		SUPPORT SPACES	399.3		
TOTAL FOURTH FLOOR			7750.71		
EXISTING FIFTH FLOOR					
		RESIDENTIAL UNITS	7341.1		
		COMMUNITY SPACES	83.06		
		SUPPORT SPACES	399.3		
TOTAL FIFTH FLOOR			7823.46		
EXISTING BUILDING TOTAL USABLE SPACES			38486.21		

EXISTING LOCATION	PROPOSED LOCATION	SPACE	EXISTING AREA	PROPOSED AREA	NOTES	
SQUARE FOOTAGE COMPARISON						
	PROPOSED BUILDING	1ST FLOOR - GROSS SF		10264.89		
		2ND FLOOR - GROSS SF		10407.33		
		3RD FLOOR - GROSS SF		10407.33		
		4TH FLOOR - GROSS SF		10347.46		
		5TH FLOOR - GROSS SF		10319.72		
		TOTAL - GROSS SF		51746.73		
	EXISTING BUILDING	1ST FLOOR - GROSS SF	9190			
		2ND FLOOR - GROSS SF	9264			
		3RD FLOOR - GROSS SF	9264			
		4TH FLOOR - GROSS SF	9264			
		5TH FLOOR - GROSS SF	9264			
		TOTAL - GROSS SF	46246			
	EFFICIENCY COMPARISON					
		PROPOSED BUILDING	GROSS SF		51746.73	
USABLE SF				41746.07	80.67%	
SHARED: STRUCTURE, CORE WALLS, CIRC.				10000.66	19.33%	
EXISTING BUILDING		GROSS SF	46246			
		USABLE SF	38486.21			83.22%
		SHARED: STRUCTURE, CORE V	7759.79			16.78%

VILLA ADDITION REPLACEMENT

GAUSE BLVD. E
SLIDELL, LOUISIANA 70460



COLEMAN PARTNERS
ARCHITECTS, LLC
www.cpaarch.com

3377 NORTH BOULEVARD 3701 KIRBY DR. SUITE 988
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tel 225.387.4414 tel 832.947.1038
fax 225.214.5365 fax 225.214.5365

CONSULTANTS:

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CIVIL ENGINEER
STANLEY CONSULTANTS, INC.

721 GOVERNMENT STREET, SUITE 302
BATON ROUGE, LA 70802
tel: 225-387-2422
fax: 225-387-2423

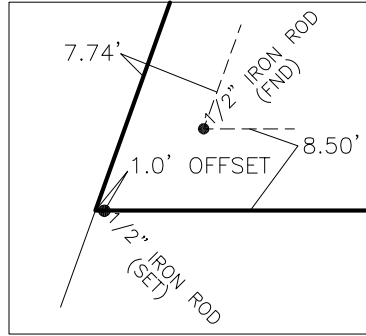
MEP ENGINEER

LUCIEN T. VIVIEN, JR. & ASSOCIATES INC.
3001 22nd STREET
METAIRIE, LA 70002
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fax: 504-218-5412

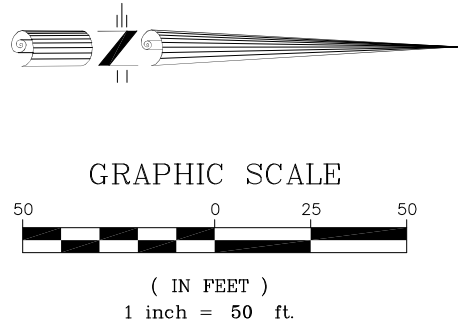
INDEX OF DRAWINGS		
Sheet Number	Sheet Name	Sheet Issue Date
GENERAL		
---	COVER	08/26/11
---	SURVEY	08/26/11
ARCHITECTURAL		
A1.01	ARCHITECTURAL SITE PLAN	08/26/11
A2.01	FLOOR PLANS	08/26/11
A2.02	ATTIC & ROOF PLAN	08/26/11
A3.01	UNIT ENLARGED FLOOR PLANS	08/26/11
A6.01	ELEVATIONS	08/26/11
A6.02	ELEVATIONS	08/26/11
A7.01	BUILDING SECTIONS	08/26/11



AUGUST 26, 2011



LEGEND	
	DRAIN INLET, DRAIN LINE
	GAS MANHOLE, GAS LINE
	TELEPHONE MANHOLE, U.G. LINE
	POWER POLE, OVERHEAD LINES
	FENCE LINE
	GAS METER
	GAS VALVE
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	ANCHOR
	SIGN
	LIGHT POLE
	TELEPHONE PEDESTAL
	TREE



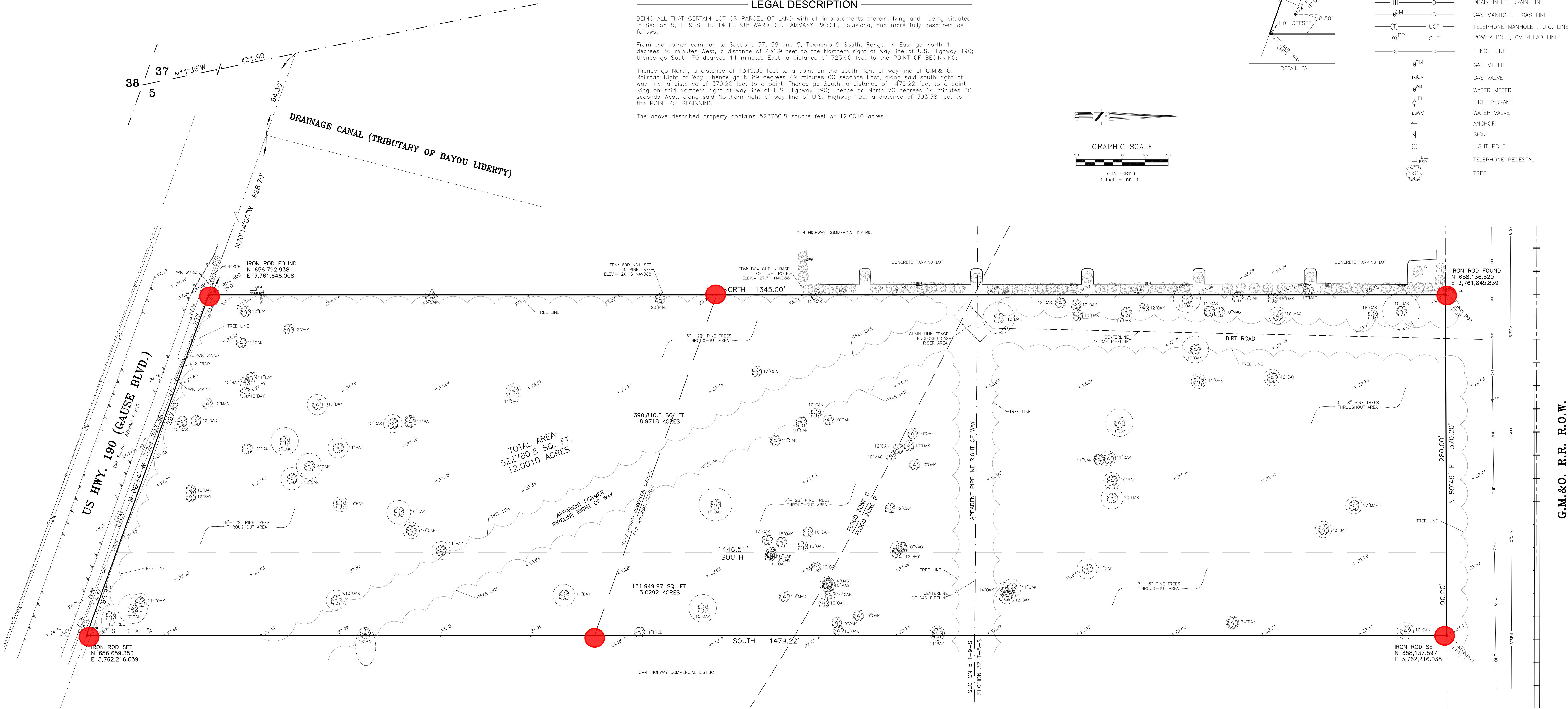
LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT OR PARCEL OF LAND with all improvements therein, lying and being situated in Section 5, T. 9 S., R. 14 E., 9th WARD, ST. TAMMANY PARISH, Louisiana, and more fully described as follows:

From the corner common to Sections 37, 38 and 5, Township 9 South, Range 14 East go North 11 degrees 36 minutes West, a distance of 431.9 feet to the Northern right of way line of U.S. Highway 190; thence go South 70 degrees 14 minutes East, a distance of 723.00 feet to the POINT OF BEGINNING;

Thence go North, a distance of 1345.00 feet to a point on the south right of way line of G.M.& O. Railroad Right of Way, Thence go N 89 degrees 49 minutes 00 seconds East, along said south right of way line, a distance of 370.20 feet to a point; Thence go South, a distance of 1479.22 feet to a point lying on said Northern right of way line of U.S. Highway 190; Thence go North 70 degrees 14 minutes 00 seconds West, along said Northern right of way line of U.S. Highway 190, a distance of 393.38 feet to the POINT OF BEGINNING.

The above described property contains 522760.8 square feet or 12.0010 acres.



NOTES

- 1) THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN, THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.
- 2) THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.
- 3) THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE, THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
- 4) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
- 5) I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F. I. A. ZONES: B AND C (AS SHOWN). (NO BASE FLOOD ELEVATION), AS PER FIRM COMMUNITY PANEL NO. 2252050420D, DATED APRIL 2, 1991: ZONE X, (NO BASE FLOOD ELEVATION), AS PER DFIRM.
- 6) ELEVATIONS SHOWN HEREON ARE BASED UPON OPS OBSERVATION AND ARE NAVD88 DATUM. TBM: 600 NAIL SET IN 20" PINE TREE, LOCATED ON WEST PROPERTY LINE, 510± FEET NORTH OF ASPHALT HWY 190, AND 160± FEET SOUTH OF CORNER OF THEATER PARKING LOT. ELEVATION= 26.18 NAVD88
- 7) BEARINGS AND DISTANCES SHOWN HERE ON ARE BASED UPON PLAT OF SURVEY OF 15,773 ACRE PARCEL, PREPARED BY J.V. BURKES & ASSOC., INC., DATED APRIL 23, 1998.
- 8) REFERENCE MAP: PLAT OF SURVEY OF 2 PARCELS OF LAND, PREPARED BY JOHN H. SOLLBERGER, C.E., FOR MR. FRED W. SALMEN, DATED DECEMBER 19, 1958.
- 9) LOCATION OF RANGE LINE SHOWN IS APPROXIMATE, BASED UPON SURVEY REFERENCED IN NOTE 7.
- 10) LOCATION OF DISTRICT LINE BETWEEN HC-2 DISTRICT AND A-2 DISTRICT IS APPROXIMATE, BASED UPON ST. TAMMANY PARISH WARD 9 ZONING MAP, DATED MARCH 2011.

A-2 SUBURBAN ZONING DISTRICT

Minimum Area Regulations:

1. Minimum Lot Width - The width of each zoning lot shall not be less than one hundred and fifty (150) feet. There shall be no minimum lot width in the A-2(D) District if the standards of the Planned Unit Development Overlay are met.
2. Front Yard - Front building lines shall conform to the average building lines established in a developed block. In all cases, this front building line shall be set back a minimum of fifty (50) feet from the front property line.
3. Side Yard - There shall be two (2) side yards, one on each side of the building, having a minimum width of fifteen (15) feet each, plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation.
4. Rear Yard - There shall be a rear yard having a depth of not less than twenty-five (25) feet, plus one additional foot, for every foot in building height over twenty (20) feet above Base Flood Elevation.

Maximum Lot Coverage:

1. Residential Uses - The lot coverage of all principle and accessory buildings on a zoning lot shall not exceed fifteen (15) percent of the total area of the lot.
2. Non-Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed forty (40) percent of the total area of the lot.

Height Regulations:

1. No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which ever is higher.
2. Uses incidental to farming, such as silos, windmills, etc., and any other non-habitable structure (e.g. radio, TV tower) may exceed this height limitation, provided, however, that there be one (1) foot setback for every 4' one (1) foot over forty-five (45) feet from existing dwellings or residences and/or property lines.

HC-2 HIGHWAY COMMERCIAL ZONING DISTRICT

Minimum Area Regulations:

1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
2. Street Planting Areas - All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 "Street Planting Areas" of these regulations.
3. Side and Rear planting areas - All areas located along the side and rear interior property lines shall comply with the Section 7.0107 "Side and Rear Buffer Planting Area Requirements" of these regulations.
4. Transitional Yard - Where a HC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in a HC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In a HC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - c. In a HC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - d. In a HC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

Maximum Lot Coverage:

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

Height Regulations:

1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
2. In no case shall any building or dwelling for residential or business purposes exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which ever is higher.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS "C" SURVEY.

PREPARED AT THE REQUEST OF ARCHDIOCESE OF NEW ORLEANS.

By: C. Randall Dixon, P.L.S.
La. Reg. No. 4474
Date: 4/6/2011

PRELIMINARY COPY - FOR REVIEW ONLY

BOUNDARY AND TOPOGRAPHIC SURVEY
OF TWO PARCELS OF LAND IN
SECTION 5, T-9-S, R-14-E, AND
SECTION 32, T-8-S-, R-14-E,
ST. TAMMANY PARISH, LOUISIANA

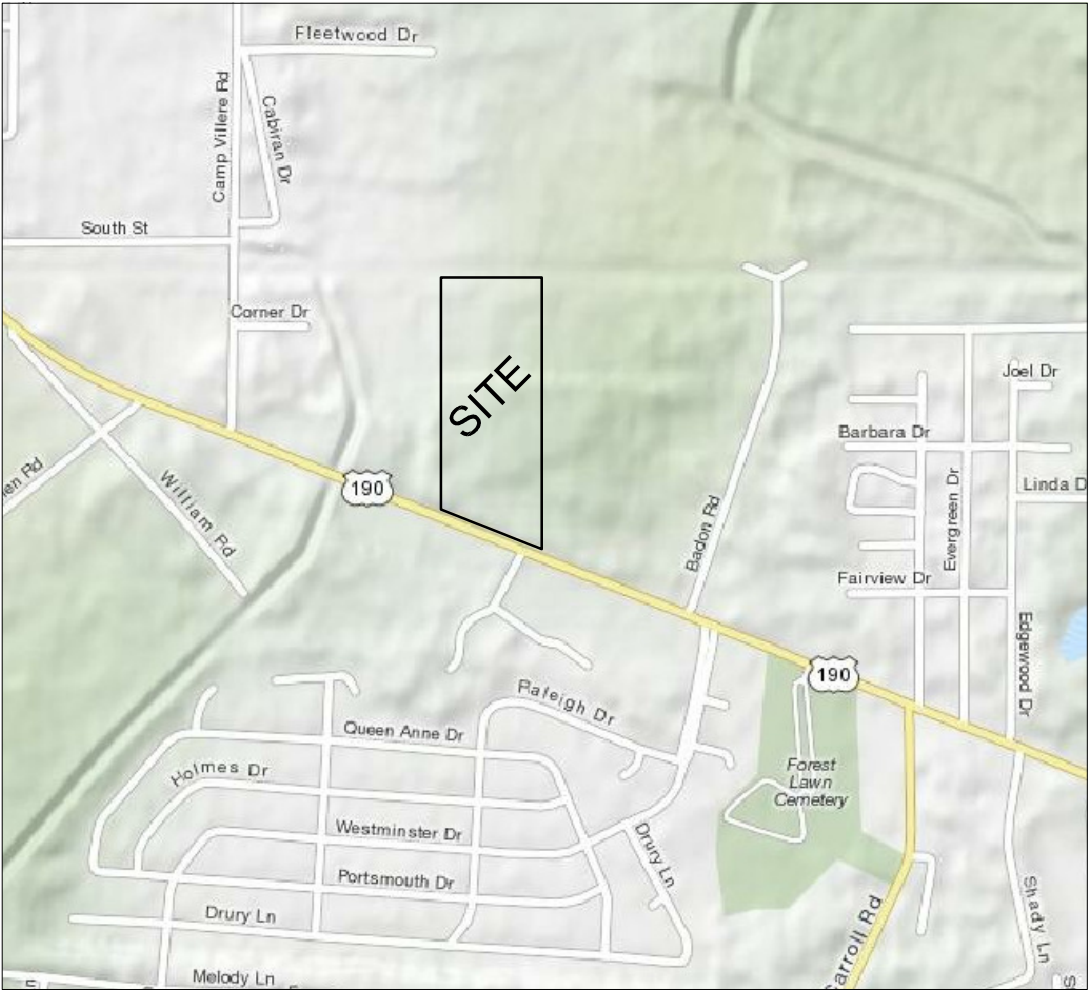
G.E.C., Inc.
3013 27th St., Metairie, LA 70002 (504) 837-9470
1580 W. Causeway Approach, Mandeville, LA 70471 (985) 624-5125

SCALE: 1" = 50'
DATE: 4/6/2011
JOB NO. 11-00063

DRAWN BY: APW
CHECKED BY: CRD

SHEET NO. 1 OF 1

VICINITY MAP (N.T.S.)



THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND NO PART OF THE SAME OR ANY OF THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING PROPRIETARY RIGHTS, OF THE SAME. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OBTAINING OF PERMITS AND COMPLETION OF THE PROJECT, THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS OR OTHER ARCHITECTS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT AND FOR COMPLETION OF THIS PROJECT BY OTHERS, UNLESS THE ARCHITECT IS ADJOINED TO BE IN DEFAULT UNDER THIS AGREEMENT, EXCEPT BY AGREEMENT IN WRITING WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

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METAIRIE, LA 70002
tel: 504-218-5409
fax: 504-218-5412

VILLA ADDITION REPLACEMENT

GAUSE BLVD. E
SLIDELL, LOUISIANA 70460

Project Number: 10018

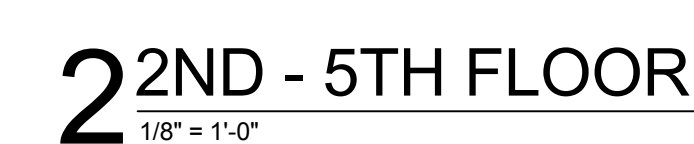
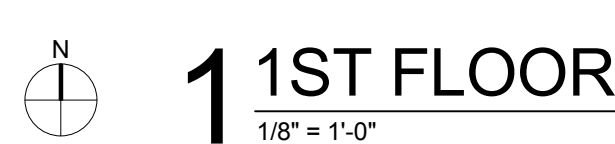
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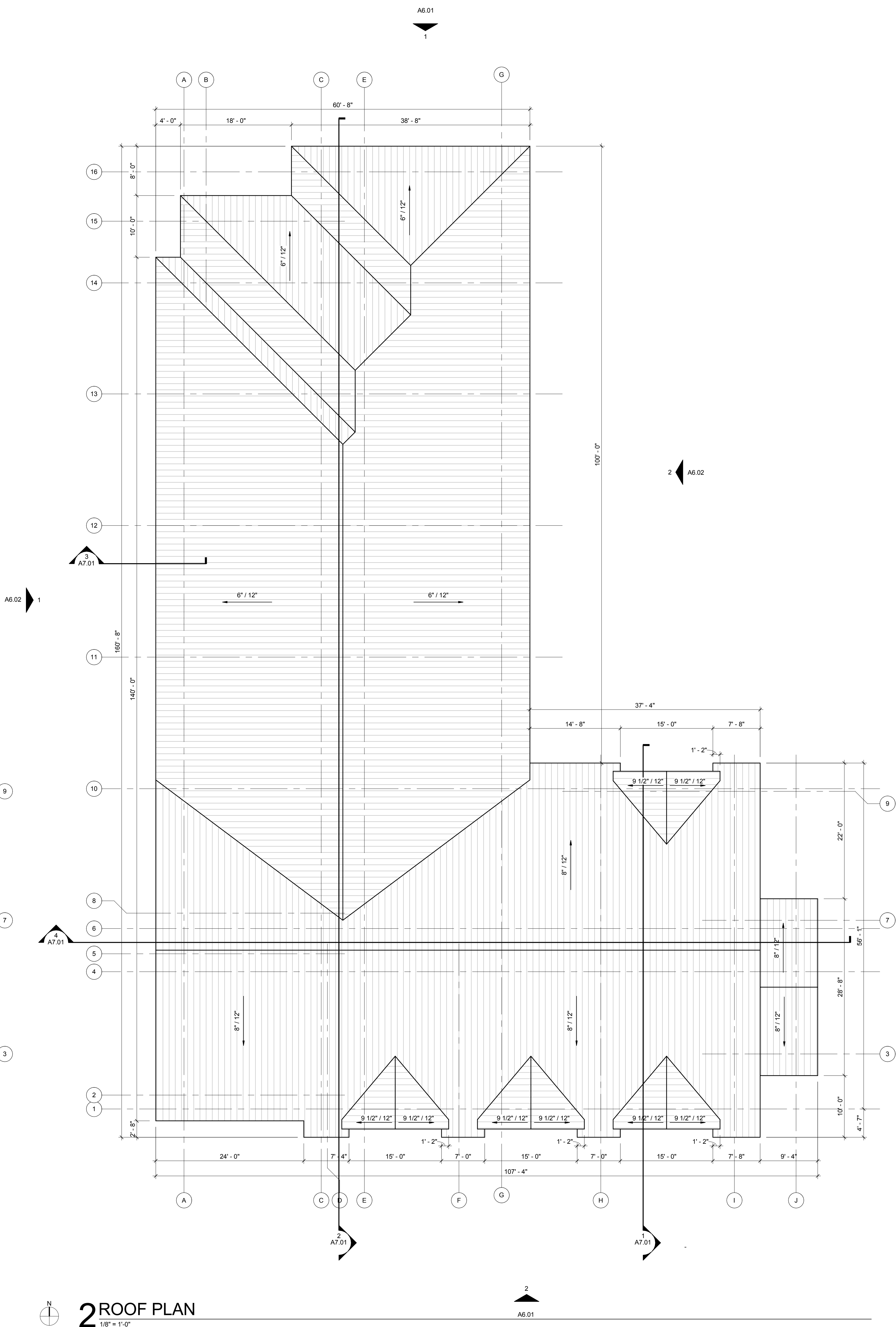
Project Architect: GBS

ARCHITECTURAL
SITE PLAN

A1.01

_____ of _____







ROOM 212, 312, 215, 315, 415, 515, = ACCESSIBLE UNIT
ROOM 412 & 512 = NON-ACCESSIBLE UNIT (GRAB BARS TO BE REMOVED)

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND NO OTHER OR FUTURE PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE PROPRIETARY RIGHT OF COPYRIGHT, IN THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERSHIP AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ANY OTHER PURPOSE, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, UNLESS THE ARCHITECT IS ADJOINED TO BE IN DEFAULT UNDER AN AGREEMENT, EXCEPT BY PERMISSION IN WRITING AND WITH APPROPRIATE CREDIT TO THE ARCHITECT.



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Project Number:	10018
Date:	08-26-2011
Project Architect:	GBS

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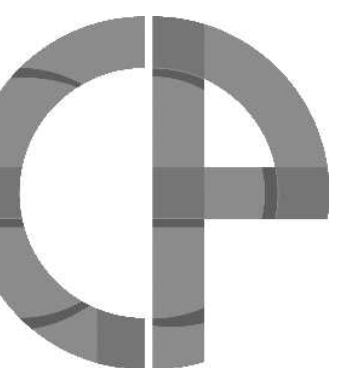
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-
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CONSTRUCTION



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VILLA ADDITION REPLACEMENT

GAUSE BLVD. E
SLIDELL, LOUISIANA 70460

Project Number: 10018

Date: 08-26-2011

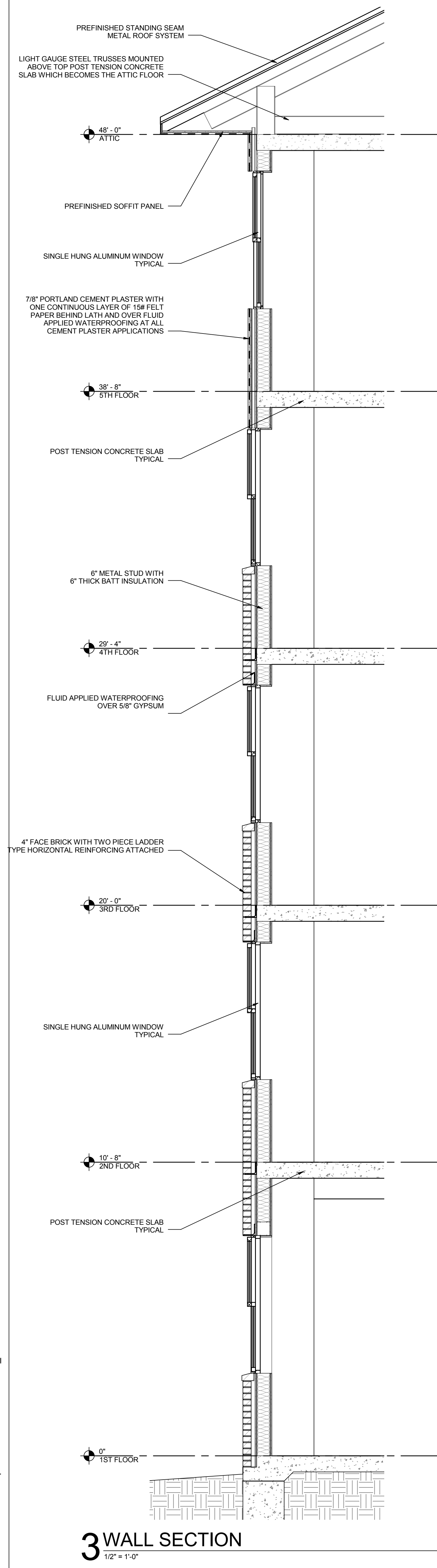
Project Architect: GBS

BUILDING SECTIONS

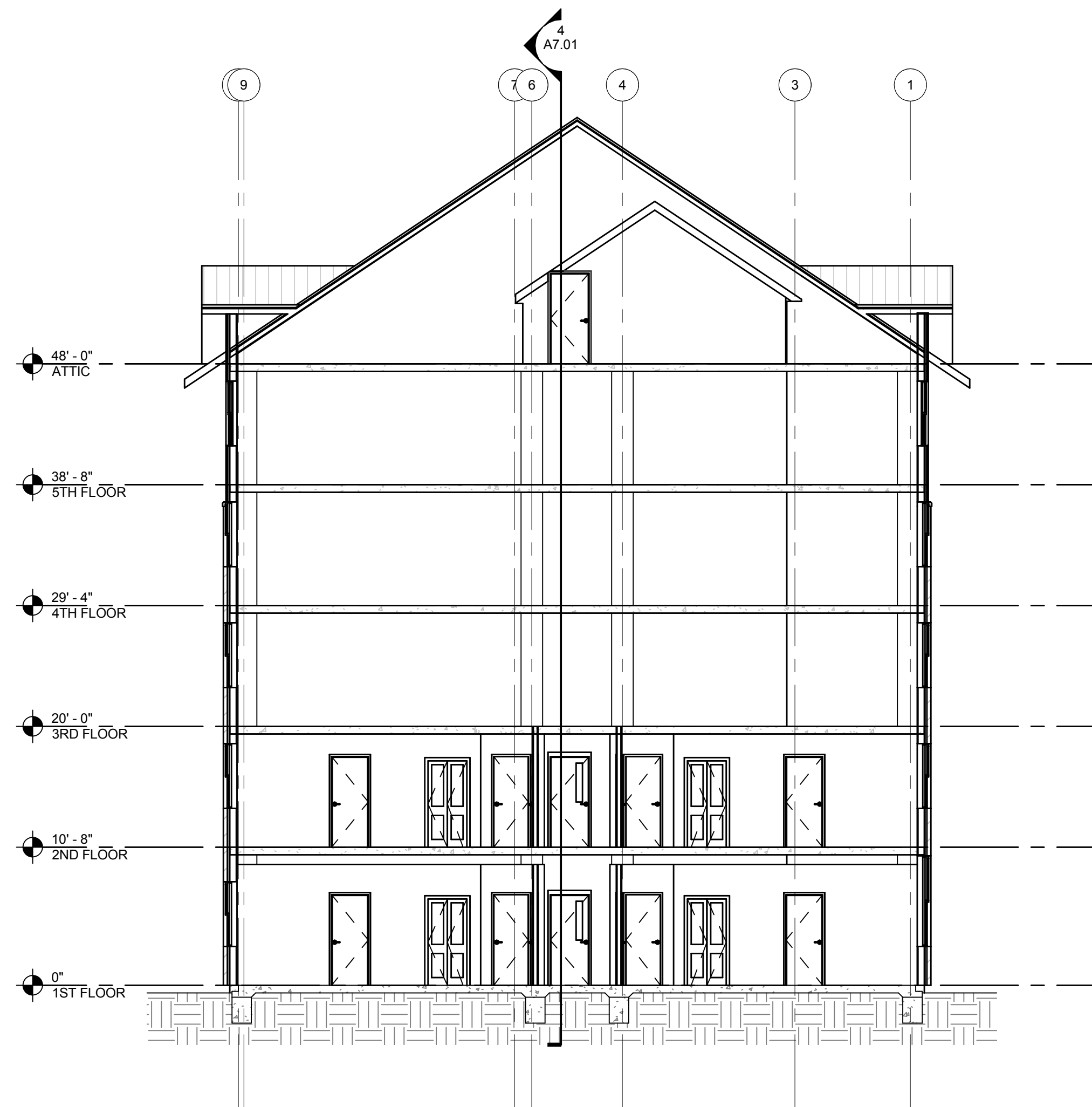
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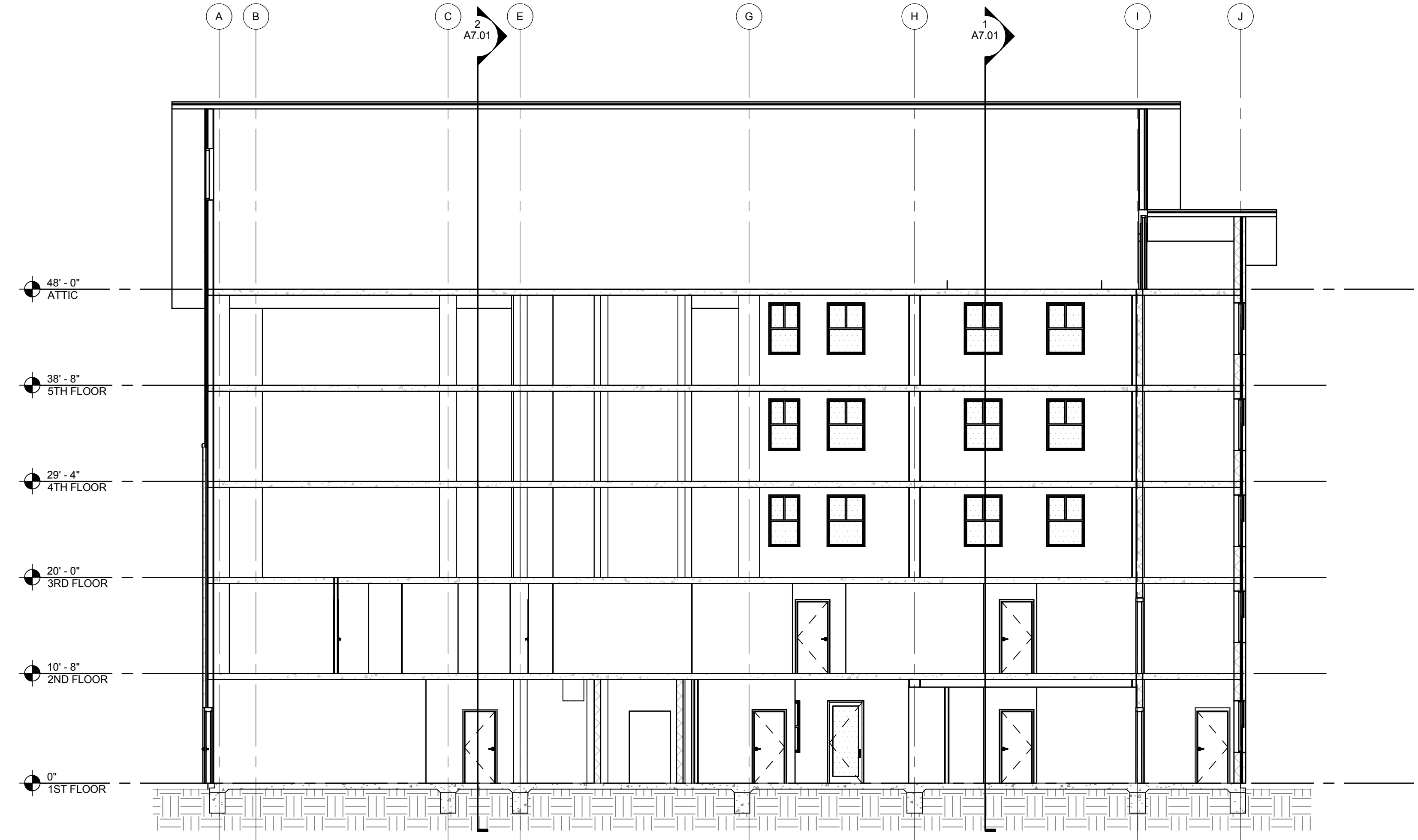
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1 Section 1



1 Section 1



4 Section 2



2 Section 3



Coleman Partners ARCHITECTS LLC.
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Houston, Texas 77098, USA

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August 30, 2011

Mr. Andre Villere, Jr., AIA
Board of Trustees
Archdiocese of New Orleans
7887 Waimsley Avenue
New Orleans, Louisiana 70125

RE: Villa Addition Replacement Slidell

Dear Mr. Villere:

The following narrative and attachments define the scope of work for the replacement of the Villa St. Maurice 2, Building 3 that was previously located at 500 St. Maurice Ave, New Orleans, LA. The original building has been demolished. The Villa Additions Replacement is being relocated to a plat of land on Gause Blvd (US Highway 190), east of Airport Drive (North Shore Blvd) in Slidell, LA.

The proposed replacement building, a five-story masonry and stucco clad concrete structure will be located on the new site and will conform to Base Flood Elevation requirements. The building will incorporate the same concrete structural system and building materials as the original. The foundation system will be governed by information provided in the geotechnical report. The number and mix of units will remain the same with a total of 75 residential units: 56 one bedroom and 19 studio units. The replacement project is a one for one replacement of the original building except for Code justifications.

It should be noted that a large number of residents will require and utilize mobility assistance in the form of wheelchairs, walkers and motorized scooters. This emphasizes the importance of maintaining clearance, space allowance, turning radii and accessible routes throughout the site and within the building. (ADA 4.2 and 4.3).

SITE DEVELOPMENT

Existing Conditions

The site consists of 15.02 acres and is located in St. Tammany Parish. The property is located north of Gause Blvd./US Hwy 190 and east of LA Hwy 21. The highway frontage is approximately 297'. The surrounding land uses are a railroad right-of-way to the north, undeveloped wooded land to the east, a cinema theater to the west and highway commercial to the south. The highway in front of the property is a two lane with a center turning lane asphalt road with wide shoulders. A traffic light is located just to the west of the property at the entrance of the cinema property.

The existing site is undeveloped with heavy tree cover. Most of the trees on site are Pine trees with scattered Oaks and Bay Magnolias. The site is relatively flat with minimal change in grades. The natural drainage of the site flows northward toward the railroad right-of-way.

Existing utilities are available in the vicinity of the site. Overhead electrical service is available in the front and rear of the property. An existing 6" water line is available on the south side of Gause Blvd. Water pressure will need to be verified. Gravity sanitary sewer is not available on or

Robert M. Coleman III Architect, AIA
Gary Gilbert Architect, AIA, MBA
Marvin R. Ragland Jr. Architect, AIA
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Joseph Saffiotti Architect, AIA

near the site. The City of Slidell has a 6" force main along the railroad right-of-way. The City will allow this development to connect to it using a lift pump station.

Site Improvements and Requirements

The site development will include a five story building with associated parking and amenities. The parking area will meet the St. Tammany Parish Off-Street Parking and Loading Regulations (Section 7.07) and ADA accessibility requirements. The parking area will be paved with concrete and/or asphalt pavement per the geotechnical soils report recommendations. One driveway will connect the parking to Gause Blvd and will be designed to meet Louisiana DOTD regulations and specifications.

This project will require a land clearing permit from St. Tammany Parish. Under the permit, Live Oaks and Cypress trees 6" DBH will need to be preserved. The removal of these trees will be permitted provided they are located within the footprint of the building, create unsafe conditions, or they interfere with the installation of infrastructure. If a tree is removed, it must be replaced with a 4" caliber Live Oak. The land clearing permit requires a pre-clearing inspection by the Department of Planning staff. Regulations also require a landscape plan. Native tree and shrub planting will be required in sides, rear, front buffers, and parking islands and at the building façade.

A Transportation Impact Analysis will be required pursuant to the St. Tammany Parish Unified Development Code, Section 40-042.0. A Drainage Analysis will be required under the Parish Code of Ordinance, Chapter 7. The drainage code requires a reduction of pre-development peak runoff by at least 25% for a one hundred (100) year storm event with on-site detention ponds required. The Parish requires the detention pond to be designed as a visual amenity to the area. Fence enclosing the detention pond must be an ornamental fence.

BUILDING DATA

Proposed:

Type of Construction: IIB
Sprinkler system per NFPA 13
Reinforced concrete structure with post tension slabs
CMU and infill steel framing and brick/stucco cladding.
Occupancy - R2
5 stories, total **51,746** gross sq. ft.

Existing:

Construction Type II, sprinkler system
Reinforced concrete structure with post tension slabs
CMU and infill steel framing and brick/CMU/stucco cladding.
Occupancy - R2
5 stories, **46,256** gross sq. ft.

LIVING UNITS

The Fair Housing Act requirements apply to all portions of new residential buildings over four units, with an elevator. All units are accessible to the extent required by the Fair Housing Act and are designed in compliance with circulation and clearance requirements suitable for wheelchair use. All units are accessed from an accessible route and served by at least two accessible means of egress per ADA 4.1.3(1) and ADA 4.1.3(9).

All entry doors are 36" wide with required 12" and 18" clearances on the push and pull side jambs per ADA and FHA. The entry area also incorporates an adjacent package shelf per a recommendation in the Fair Housing Act design guidelines. All other doors are a minimum 32" clear except at reach-in closet/storage access. Conformance to Fair Housing Act requirements for an accessible route, entry, circulation within the units and clearance requirements at all fixtures and appliances has resulted in a increase of a 12 to 15 inches per unit in linear footage of kitchen cabinetry and an overall increase in unit size of approximately 20-50 SF per unit primarily incorporated into kitchens and bathrooms. All units will include reinforced walls (blocking) for installation of grab bars. All per FHA Requirement 7, ref 24CFR 100.205(c)(3) iv.

Eight units (2 studio and 6 one bedroom units) will be constructed as fully handicapped accessible units per IBC Chapter 11, Type "A" Units and also per ADA guidelines, replacing the eight units provided as H.C. accessible in the existing building. One of those units in the replacement building will be provided with a roll-in shower per IBC Table 1107.6.1.1.

Please refer to the attached Program Analysis for square footage comparisons of existing and proposed building and the following code references:

The proposed living units have been modified in order to comply with the requirements of the Federal Fair Housing Act and more specifically the following requirements:

- A. All accessible doors shall be 32" clear minimum per 3.5 of the FHA Design Manual or meet exceptions for reach-in closets/storage per 3.14 of the FHA Design Manual.
- B. Provide 36" clear circulation throughout the unit including both sides of the bed as shown in 4.3 of the FHA Design Manual.
- C. Provide a 30" x 48" clearance at all fixtures and appliances (centered, side approach typ.) in accordance 7.4 through 7.6 of the FHA Design Manual.
- D. Meet the minimum kitchen and bath standards outlined in Chapter 7 of the FHA Design Manual.
- E. Provide blocking for future grab bars at toilets, tubs and showers per Chapter 6 of the of the FHA Design Manual.
- F. Install electric outlets, switches, communications, emergency notification and environmental controls in accordance with Chapter 5 of the FHA Design Manual.

STAIRS

New stairs are designed in conformance with IBC-2009 Chapter 10 including risers, treads, rails, and landings.

ELEVATORS

One new machine room-less elevator with dual entry at the First Floor and single entries at the upper floors is provided to replace existing. Function, size and capacity will meet the minimum accessibility requirements of ADA, Fair Housing Act and IBC-2009 Chapter 30. A second smaller passenger elevator is provided to match the existing building.

The elevators will comply with the requirements of ADA 4.10 and are also designed to serve as a component of an accessible means of egress. In compliance with NFPA 7.5.4.7 and per IBC 1007.4 and NFPA 9.4.1 and in compliance with fire fighter emergency operation requirements of NFPA 9.4.3, the elevator lobby shall serve as an area of refuge with emergency back-up power. With these life safety features, the elevators are the most viable way to move mobility restricted residents out of the building.

LAUNDRY ROOM

A laundry room of approximately 140 SF on an accessible route is provided at the first floor in accordance with IPC-2009 Table 403.1 which requires 1 automatic washer and dryer for each 20 residential units. With 75 units, 4 of each are required and provided. This is one washer and dryer over what had been provided in the building being replaced.

TRASH CHUTE AND FIRST FLOOR CONTAINMENT SPACE

Access to the trash chute at each floor is required to be from an access room off the corridor per IBC 707.13.1. This results in a 20 SF per floor increase from the existing building as this room is required to be accessible with minimum clear space and door clearance requirements.

MECHANICAL SYSTEM

The proposed replacement building system is a central air-cooled chiller and associated pumps located in a mechanical yard on the first floor. This will serve individual fan coil units in each dwelling unit and in public areas, each with individual temperature control. A chilled water air handling unit with 100% outside air will also be provided to distribute pre-conditioned outside air by ductwork to individual spaces or fan coil units in compliance with fresh air requirements of ASHRAE 62 and IMC - 2009.

IMC - 2009 International Mechanical Code

Table 403.3 - Private Dwellings, single and multiple Outdoor Ventilation Air requirements

Living Areas	35 air changes per hour or 15 CFM per person whichever is greater
Kitchen	100 CFM intermittent or 25 CFM continuous
Bath	50 CFM intermittent or 20 CFM continuous
Corridors	.05 CFM per sq. foot
Elevators	1.0 CFM per sq. foot
Toilet Rooms	75 CFM per W.C. or urinal

The existing system was individual through-wall DX units located in each dwelling unit and in available exterior walls of the public spaces. This original system fails to meet the fresh air and ventilation requirements of the code and is therefore not suitable for replacement in kind.

The replacement system is proposed in conjunction with the following item which provides a sloped roof creating an unfinished attic space to house common mechanical equipment and fresh air duct distribution. The replacement system is also an important component of compliance with IECC-2006; International Energy Conservation Code as an efficient part of the whole building energy consumption analysis.

In addition to the information noted above, please refer to the attached "Mechanical Basis of Design Narrative."

SLOPED ROOF

The replacement building incorporates a sloped roof constructed of light gauge steel trusses approximately 48" O.C. mounted above the top post tension concrete slab, which becomes the attic floor. The center 10' of the trusses will be blocked out to create an 8' clear walking height. This provides approximately 1940 sq. ft. of unfinished attic space which is required for proposed mechanical equipment, duct distribution; multiple unit hot water heaters, elevator equipment and the elevator overrun requirements. The proposed roof is pre-finished standing seam metal, in lieu of the previously existing built-up roofing assembly, over rigid insulation.

ELECTRICAL

All electrical devices including outlets, switches, thermostats, environmental controls, emergency call buttons and communications will be located per Fair Housing Act requirement 5 (24CFR100.205(c)ii and the reach ranges of ADA.

Audible and visual alarms will be provided in accordance with ADA 4.28. Live Safety features including exit lights, emergency lighting, self closing doors and elevator emergency functions will be provided in accordance with IBC-2009 Chapter 27 including standby power and the National Electric Code.

General lighting within units and public areas will conform to IBC 1205.3 and IES guidelines for required illumination levels. Distribution of outlets and other electrical features such as GFI placements will be in accordance with the referenced codes.

In addition to the information noted above, please refer to the attached "Electrical Basis of Design Narrative."

SIGNAGE

Exterior and interior building signage will conform to ADA 4.3 in terms of size, location, type, raised and brailed characters and symbols. Building and site graphics for identification purposes that are not code required will match existing signage.

SQUARE FOOTAGE SUMMARY

As noted throughout this document and in the attached Program Analysis, area increases and some reductions have been incorporated into the replacement building. A comparison of existing and proposed spaces is attached entitled Building Program Analysis.

The existing building's gross square footage was **46,256 square feet** per the original construction documents. The replacement building has a comparable gross sq. footage of **51,746** or an 11% increase (5490 sf) from the existing building. The increased square footage is uniformly distributed between the residential units, for accessibility compliance, and the service and public spaces. The vast majority of the increase in total square footage of the proposed building can be attributed to the following:

- 1) Structural: The depths of the exterior metal suds have been increased from 3 5/8" to 6" in order to comply with AISC 7. This added approximately 506 square feet to the gross square footage of the building.
- 2) Mechanical: An outside air duct (vertical shaft) has been provided to each unit as required for compliance with the latest edition of ASHRAE 62. This adds 218 square feet to the gross square footage of the building.
- 3) Mechanical: Vertical fan coil units have been provided in each living unit. These fan coil unit occupy 355 square feet of floor plate.
- 4) Elevators: The elevator lobbies, in accordance IBC 3007.4.3, have been provided on floors 2 through 5 resulting in a 796 square feet increase to the gross square footage of the building.

5) 56 One Bedroom Living Units (Standard and Accessible Units):

- a) The area of each of the one bedroom living units has been increased 14.2 square feet in order to provide the 36 inch clear path on both sides of the bed as shown on 4.3 of the FHA Design Manual. This results in a 795 square foot increase to the gross square footage of the building.
- b) The size of the bathrooms in the one bedroom units by 7.8 square feet to comply with the clear space and accessible route provisions of the Fair Housing Act, ADA and ANSI A117.1. This has resulted 437 square foot increase to the gross square footage of the building.
- c) The overall length of the kitchen cabinetry has been increased 12 inches per unit so as to meet the clearance requirements at all fixtures and appliances. This modification has resulted 14.8 square foot increase in each unit resulting in an 828.8 square foot increase in the building floor plate.

6) 19 Studio Living Units (Standard and Accessible Units):

- a) The size of the bathrooms in the studio units has been increased by 7.8 square feet to comply with the clear space and accessible route provisions of the Fair Housing Act, ADA and ANSI A117.1. This has resulted 149 square foot increase to the gross square footage of the building.
- b) The overall length of the kitchen cabinetry has been increased 15 inches per unit so as to meet the clearance requirements at all fixtures and appliances. This modification has resulted 14.8 square foot increase in each unit resulting in a 281.2 square foot increase in the building floor plate.

Codes Referenced:

International Building Code - 2009
International Plumbing Code - 2009
Louisiana State Plumbing Code - 2000
International Mechanical Code - 2009
NFPA 101 Life Safety Code - 2009
ADA standards for Accessibility Design - 1994
Fair Housing Accessibility Guidelines - 1991
ANSI A117.1

If you have any questions or comments about the above or enclosed, please do not hesitate to contact our office.

Sincerely,

Dale Songy, A.I.A

DMS/nip

Attachments: Building Area Analysis
Preliminary Schematic Design Drawings
Reference existing building drawings
Mechanical Narrative
Electrical Narrative

CC: Dennis Adams

Mechanical Basis of Design

VILLA ADDITION REPLACEMENT

SLIDELL, LA

MECHANICAL BASIS OF DESIGN NARRATIVE

August 30, 2011

PLUMBING

General Description

This section includes the basis of design and construction for the Plumbing Systems to the Villa Addition, Slidell, La. The Plumbing Design is based on the owner's requirements of the instructions to the designers. All aspects have been taken into account in order to provide new building with a Plumbing System to satisfy their needs. The Plumbing system is based on preliminary load calculations to meet the design criteria. To greatly reduce the quantity and quality of the design would preclude meeting the design required capacities. The system description includes all installation inside the facility and out to five feet from the building's foundation foot print for continuation by Civil.

PLUMBING PROJECT ENHANCEMENTS

The domestic hot water for the buildings shall be provided with the use of tank type High efficient water heaters for all showers, lavatories, sinks, mop sinks for the entire building. Then domestic water heaters will be designed with the use a 98% efficient gas fired water heater for additional energy savings. The design also includes the use of water saving plumbing fixtures for the building that will allow for a reduction in potable water usage.

Codes and Standards

All plumbing design and construction of this project shall comply with the latest edition of the following codes and standards:

International Building Code (IBC) 2009

International Plumbing Code (IPC) 2009

International Fuel Gas Code (IFC) 2009

Louisiana State Plumbing Code (LSPC) 2000

Louisiana State Sanitary Code Department of Health and Hospitals

ASHRAE 90.1-2010

ASHRAE 62.1-2010

Energy Policy Act 1992

Design Criteria

Plumbing System

Installation shall consist of a complete interior plumbing system as described herein. System will include all accessories and devices as necessary and required for a complete and workable system.

Quality Assurance

All materials and work shall be installed in accordance with industry standards and specifications of this project. Any materials or work found not in compliance will be removed and corrected.

Material Standards

All materials, equipment, fixtures, and any other equipment associated with the plumbing system shall comply with industry standards and applicable codes. All materials will be new and of highest grade to meet the design requirements of these specifications.

Domestic Water

All domestic water piping shall be type 'L' hard drawn copper tubing above ground and type 'K' below ground with lead free solder.

Domestic cold-water piping above ground shall receive minimum ½ " glass fiber pipe insulation with vapor barrier, thickness for hot water piping will be as required by ASHRAE Standard 90.1-20010.

The water piping will be designed for a maximum flow rate of 6 FPS with the pressure loss not to exceed 2.5 psi per 100 ft. Fixture unit values will be based on the IPC tables.

A shut-off valve and a reduced pressure backflow preventer shall be provided at the building's domestic water service entrance. A reduced pressure backflow preventer will be provided at all make-up water lines. The building water incoming service shall be based on the IPC tables to provide the domestic water to meet the building demand. Final calculations will be provided to ensure that the installation meets the building requirements.

A domestic water booster system shall be provided for the building. Booster system shall be based mounted, factory assembled and tested, with capacities as required to meet the minimum design requirements. System capacity shall provide for the flow requirements throughout the building with a minimum pressure at the highest point of 25 psi.

Metering type faucets and flush valves shall be used for water conservation and compliance with Energy Policy Act of 1992.

Based on the above, the minimum projected hot water demand for the building will be calculated for the final installation that meets the minimum building requirements.

The plumbing system consists of the standard waste and vent IPC approved materials and practices with a number of additional water and energy saving enhancements relative to domestic water use.

Plumbing Fixtures

The fixture quantities shall be as indicated on the floor plans and specifications with the following fixture types

Public Areas

- Floor mounted china water closets with sensor flush valves in public restrooms 1.28 GPF.
- ADA Floor mounted china water closets with sensor flush valves in public restrooms 1.28 GPF.
- Wall hung china urinals with sensor flush valves and floor mounted support carriers in Public restrooms 0.5 GPF.
- ADA Wall hung china urinals with sensor flush valves and floor mounted support carriers in public restrooms. 0.5 GPF
- ADA Counter lay in china lavatories with sensor faucets public in restrooms 0.5 GPM.

Apartments

- Floor mounted tank china water closets with 1.28 GPF.
- ADA Floor mounted tank china water closets with 1.28 GPF.
- Wall mounted china lavatories, with faucet and pop up strainer 1.0 GPM, concealed arm support carriers
- ADA Wall mounted china lavatories, faucet with wrist blade and pop up strainer 1.0 GPM, concealed arm support carriers
- Combination shower/tub 2.0 GPM
- ADA wheel in shower with hand held shower 2.0 GPM.
- Single compartment Stainless Steel lay in sink with single lever faucet 2.0 GPM

Other Fixtures

- Terrazzo mop sinks.
- Wall mounted ADA electric water coolers.
- Non-freeze wall hydrants
- Non-freeze Hose bibs.
- Floor drains, flush strainer type, with automatic trap primers and with deep seal traps.

Handicapped accessible fixtures shall be located throughout the building as required for ADA compliance.

Isolation valves shall be provided at each toilet room and at each major branch of water piping.

Mechanical water hammer arrestors shall be provided at each fixture group.

Sanitary Sewer

Above ground sanitary sewer and vent piping will be cast iron no-hub piping and fittings. Underground sanitary sewer will be hub-and-spigot soil pipe with compression joints and fittings. A minimum ¼" per linear foot slope will be maintained on all sewer piping. Clean outs will be provided as required by LSPC.

The building sewer incoming service main will be based on the IPC tables to provide the sewer service to meet the building demand. The minimum demand will be calculated and installed to meets the building requirements.

Floor drains will be provided in all mechanical rooms, restrooms. All floor drains will be provided with a trap primer.

Insulation with a vapor barrier will be provided on all waste piping, above ground, that receives condensate.

Miscellaneous

All above ground piping will be identified with type of service and direction of flow. Letter size, lengths and colors will be per ANSI A13.1.

HEATING VENTILATION AIR CONDITIONING

General Description

The cooling system will consist of high efficiency air cooled chillers providing 42° F chilled water to the Building. The Chillers shall have variable flow primary pumping of chilled water throughout the buildings to the individual air handling units. The chillers shall have a redundant pump for the system.

The heating within the Building will consist of electric heaters located in each air unit. Each living quarters shall be provided with a vertical fan coil with electric heat, with individual temperature control.

HVAC PROJECT ENHANCEMENTS

The HVAC systems shall be designed with the use of high efficiency air cooled chillers. The chillers will provide chilled water using a variable flow pumping system for added energy efficiency. Chilled water shall be supplied with a 14° F delta temperature change in order to decrease the pumping capacity required by conventional systems. Each cooling zone shall have a thermostat for individual control and comfort. Heating shall be done with Electric heating coils in all HVAC equipment, This was found to be the most economical than using hydronic heating, due to the low heating days in this area.

To minimize energy consumption, 100% Outside Air Units with total energy (enthalpy) type energy recovery units shall be provided to pre-treat the incoming outside air. The unit will recover the energy from the living quarter's toilet exhaust and pre-treat and dehumidify the outside air. The outside air will be introduced to the building and living units to provide continuous exhaust and outside air for enhanced IAQ.

A complete Building Automation System shall be provided to allow the building to act as efficiently as possible through scheduling of all mechanical systems operation. This includes Air Handling Units in the Building and control sequences for each piece of mechanical equipment to function at the most efficient point.

Codes and Standards

The latest edition of the following codes and standards will be applied to the HVAC design and construction of this project:

- International Building Code (IBC) 2009
- International Mechanical Code (IMC) 2009
- Applicable NFPA Standards (62, 90A, 92B, 101)
- ASHRAE Handbooks
- ASHRAE 90.1-2010
- ASHRAE 62.1-2010
- ASHRAE 55 -2007
- SMACNA Standards

Design Criteria

System Design

The HVAC system sizing will be calculated at the following listed conditions, to determine the building demand.

	<u>Indoor Temperatures</u>		<u>Outdoor Temperatures</u>
	<u>Occupied</u>	<u>Unoccupied</u>	
Summer	74 deg F DB 50%RH	80 deg F DB 60% RH	95 deg F DB 80 deg F WB
Winter	70 deg F	60 deg F	25 deg F

Outside air will be introduced into each system based on the requirements of ASHRAE Standard 62.1-2010

General HVAC Requirements

Chilled Water System

The chilled water system will consist of air cooled, high efficiency, screw type chillers for the building. The chillers shall be sized to meet the load requirements of the building's occupancy. Each chiller will be sized to carry 60% of the total building load.

Each chiller will be provided with 2 redundant refrigeration circuits for system reliability.

The chilled water pumping system will consist of a variable flow primary loop, to serve the buildings. The variable flow chilled water loop will vary the flow through the chiller based on building load. This will provide for reduction of energy use. The pumping system will consist of 3 pumps one shall be provided for each chiller and a standby pump for system redundancy. The Pumps will be centrifugal with motor, VFD, and motor enclosure conforming to NEMA standards. Pumps will also be insulated as per the specifications.

Air distribution systems

Variable air volume chilled water air handling units and VAV Boxes with electric reheat, shall be provided in common areas on the first floor of the building. Each living unit shall have a vertical fan coil unit (FCU) with electric heat. This will allow for this area to remain separate from other areas for a more efficient building air balance. Each Air handling unit and fan coil unit will be sized to meet the load requirements of the building occupancy. Motors for the air handling unit fans will be high efficient premium type with variable frequency drives for efficient use and balancing.

A total energy (enthalpy) type energy recovery unit shall be provided to pre-treat the incoming outside air. The unit will recover the energy from the exhaust system and pre-treat and dehumidify the outside air. This air will then be introduced into the dedicated outside air handling system. The dedicated outside air handling units (DOAS) will then provide ducted dehumidified neutral air in the corridors and living units. Each corridor and living unit will have minimum airflow set points to ensure positive building pressurization and control of the Indoor Air Quality as required by ASHRAE 62.1-2010.

This strategy will not only maintain Indoor Air Quality but will provide efficient use of mechanical equipment.

Fan coil units shall be also installed in the main mechanical room. This will provide a controlled environment for the HVAC equipment and give a longer unit life.

Heating System

The heating system will consist of multi stage resistive electric heating coils with capacities to meet the load requirements of the building's occupancy. The heaters will be located in AHUs and FCUs as necessary for proper operation of the system.

Ventilation

Toilet rooms will be ventilated in accordance to ASHRAE standard 62.1-2010.

Residential Kitchen Hoods with exhaust fans shall be provided in each living unit, and make up air shall be provided as required.

Vibration Isolation

Housekeeping pads and vibration isolators shall be provided under all floor-mounted equipment.

All motor-connected equipment shall be considered a source of vibration and will be isolated to prevent vibration and sound transmission. Work will include furnishing, installing and testing all material required for complete execution of the vibration isolation system. Specific reference to isolation under equipment headings is to provide additional information by which proper selection of the required isolation may be made. Equipment specification data showing physical size, bearing points, weights per point, rotating speeds and sound power levels generated shall be furnished by the respective equipment supplier to the vibration isolation supplier after equipment submittals have been approved.

Ductwork / Diffusers / Grilles / Louvers

All ductwork from the fan outlet to the diffuser shall be sized based on the equal friction method using 0.1 inch per 100' duct length, with a maximum velocity of 1500 fps.

The ductwork shall be constructed according to ASHRAE and SMACNA standards.

Ductwork shall be galvanized steel insulated with 2" fiberglass ductwrap.

The backs of all diffusers shall be insulated.

Dynamic fire dampers shall be provided in penetrations of fire-rated partitions.

Anodized aluminum alloy outdoor air and exhaust air louvers with bird screens shall be provided.

The air distribution system will be designed for a noise criterion of 25 to 35 dB in the occupied spaces.

The air distribution of each zone and space shall be designed to provide the indoor air quality and accomplish a ventilation effective value of 0.8, as defined and required by ASHRAE 62.1-2010.

Piping

Above ground chilled water piping will be electric resistance welded or seamless Schedule 40 black steel pipe conforming to ASTM A 53. Piping 3" or smaller may be Type K copper.

Above ground chilled water piping will be insulated with cellular glass, ASTM C552, Type II, Grade 2.

All above ground piping will be identified with type of service and direction of flow. Letter size, lengths and colors will be per ANSI A13.1.

Temperature Control System

A complete system of electric, electronic, and direct digital temperature controls as necessary to accomplish the sequences will be provided. The temperature controls will include electrical interlocking of motor starters and other equipment, which is supplied as part of the heating, ventilation, and air conditioning system. Individual components of the system will be DDC/electric/electronic. Control system provided for this project will consist of a peer-to-peer networked, stand-alone, and distributed system.

The Building Automation and Control system will be provided with all software, hardware and devices that are required to have the capability of off-site telephone or direct access internet. The owner interface will be provided with a graphics package for ease of access and use within the system.

The control system will consist of all thermostats, temperature transmitters, controllers, automatic valves and dampers, damper operators, control panels, relays, accessory control equipment, and a complete system of electric wiring to fill the intent of the specification and provide for a complete operable system.

Testing and Balancing

A complete test and balance of all air and chilled water systems will be performed by a certified test and balance contractor. The test and balance will be performed a minimum two weeks prior to final acceptance to ensure mechanical systems are fully functional.

Electrical Basis of Design

VILLA ADDITION REPLACEMENT

SLIDELL, LA

August 30, 2011

Electrical

General Description

This section includes the basis of design and construction for the electrical systems for the Villa Addition Replacement in Slidell, LA. Our design team has composed the new electrical design based on the original design of the facility in 1990. Throughout this narrative, specific design criteria will be outlined where we recommend exceeding the replacement of the existing system design to achieve conservation energy and environmental savings.

Codes and Standards

The design and construction of this project shall comply with the latest edition of the following codes and standards:

NFPA 70 National Electrical Code

NFPA 72 National Fire Alarm Code

NFPA 101 Life Safety Code

NFPA 110 Emergency and Standby Power Systems

International Building Code (IBC)

Leadership in Energy and Environmental Design

American National Standards Institute (ANSI)

Institute of Electrical and Electronics Engineers (IEEE) C2 Safety Code

Illuminating Engineering Society (IES)

EIA/TIA Standards

ASHRAE Standard 90.1

Quality Assurance

The specifications of this project will require all materials and work shall be installed in accordance with industry standards to maximize the probability that minimum standards of quality are being attained.

Material Standards

All materials, equipment, fixtures, and any other equipment associated with the electrical system shall comply with industry standards and applicable codes. All materials shall be new.

Design Criteria

The Project Scope consists of the complete electrical design in support of construction for the replacement building and site development to accommodate the five story living facility.

A sharp focus, of the electrical design, will be applied towards providing the replacement in kind of the existing facility while utilizing design to maximize energy and environmental conservation. The focus will be placed on light pollution reduction, optimizing the energy performance of the building, and maximizing day-lighting and views where appropriate.

Exterior Power, Lighting and Special Systems

Exterior Electrical Power System

The design team will pursue replacement of the existing 2000A 120/208V 3-phase, 4-wire voltage system with a 2500A, 480/277V 3-phase, 4-wire voltage system. This change from the original voltage system to a 480/277V system is required due to the required upgraded code compliant mechanical design. The project should see a decrease in construction cost for larger load branch circuitry such as HVAC distribution, larger pumps, boilers, elevator load, lighting main loads, tenant distribution, etc.

The below sketch outlines the simplified feeder diagram for the electrical service to the campus to provide for the future transfer switch.

SEE SD PRELIMINARY ELECTRICAL FEEDER DIAGRAM AT THE END OF THE ELECTRICAL NARRATIVE.

Exterior Lighting

Exterior lighting shall be provided at all entry, parking, covered walkways and service areas. All exterior lamps will be fluorescent for low wattage lamps and HID for the higher wattage lamps.

Exterior Lighting Project Enhancement

Exterior lighting fixtures will be provided with LED lamps for energy conservation and environmental savings.

Exterior Security System

Exterior security cameras will be placed at all covered areas, building exteriors, service areas, and receiving areas. A sufficient amount of cameras will be provided to allow for complete surveillance coverage of the facility.

Interior Power, Lighting and Special Systems

Interior Power System

Utilizing the existing drawings as a guide, the design team has evaluated all of the functions and electrical needs of the facility. In order to meet all of needs of the existing building, in order to accommodate the increased mechanical loads, and in order to allow the facility to function at it's fullest, it is estimated that a 2500A, 277/480V, 3-phase, 4-wire service will be required. Service entrance equipment, metering cans, and a system of panel boards, feeders and branch circuits will be provided as required for power to equipment and tenant spaces. Power distribution for motors, HVAC equipment and lighting shall be distributed at 480/277V, 3-phase, 4-wire while the tenant spaces will be served with 100A, 120/208V

It is estimated that 150kVA 480V:120/208V, 3 phase, 4 wire dry type, NEMA 1 transformers will be utilized to distribute power to each floor for the tenant spaces.

Power Wiring Methods

Bolt-on circuit breaker type panelboards will be provided. 10% spare circuit breakers and 10% space will be provided for all panelboards. Fused circuit breakers will not be provided. A minimum of one spare conduit to accessible areas from flush mounted panelboards will be provided. Directory cards shall identify load locations by room number or name.

All wiring shall be installed in a minimum conduit size of 1/2". Wiring will be run concealed or above accessible ceilings in finished spaces and may be run exposed elsewhere where concealment is not feasible. An insulated grounding conductor, green in color, shall be provided in all raceways. Conduit shall be zinc-coated rigid steel, intermediate metal conduit, zinc-coated steel, electrical metallic tubing (EMT), PVC (type EPC-40), flexible metal conduit, or liquid-tight flexible steel conduit as allowed by the National Electric Code. Fittings will be cadmium or zinc coated for metal conduit, EMT and flexible metal conduit, threaded type rigid metal conduit and IMC, and compression type for EMT. Split couplings will not be used. All conductors shall be copper. Power and lighting conductors shall be 600 volt, type THHN or XHHW and minimum conductor size of #12 AWG.

Underground conduits shall be PVC schedule 40. All exterior conduits above grade will be rigid galvanized steel (RGS).

Electrical outlets will be provided in all spaces as defined in the existing drawings. To summarize these requirements, the general requirements will be as follows:

Outlets will be installed a minimum of 18" above finished floor. No floor outlets or floor boxes shall be installed. Duplex outlets will be installed adjacent to voice/data and cable outlets (within 12" minimum).

All Corridors will be provided with a minimum of one general-purpose NEMA 5-20R, duplex receptacle every 40 feet of corridor length with a minimum of one per corridor.

Dedicated circuits will be provided for cleaning equipment and drinking fountains.

Duplex outlets for equipment connections every 6 linear feet of wall space will be provided in the Telecommunications rooms. A minimum of two 20 ampere circuits will be provided for power to the wall outlets

Power connections will be provided for control panels as required for special systems such as the fire detection and alarm system, intrusion detection, and other system control panels requiring electrical power.

Electrical and Mechanical Equipment rooms will be provided with one duplex receptacle for every 50 feet of wall space at the floor line with a minimum of one per space.

Storage Rooms will be provided with one duplex receptacle for every 50 feet of wall length with a minimum of one per space, located near the entry door.

For exterior spaces, one 20 ampere GFCI or GFCI protected duplex receptacle will be provided for every 150 feet of exterior wall length. Exterior receptacles will be provided near entrances where feasible. Outlets provided per NFPA 70 requirements for HVAC equipment maintenance will be provided.

Interior Lighting System

Interior lighting shall be provided and installed with a minimum of 6' flexible conduit whips to provide for future relocation of fixtures.

Automatic lighting controls will be supplied in accordance with ASHRAE 90.1 to include occupancy sensors. Occupancy sensors shall be provided in normally unoccupied spaces such as storage rooms.

A combination of high efficiency T8 and LED lighting fixtures will be provided to meet energy conservation.

Emergency lighting shall be provided in accordance with the National Electric Code, NFPA 70. The emergency lighting fixtures shall be integral to the general lighting fixtures and contain battery packs for emergency power.

Fire Alarm System

The fire alarm system shall be a fully addressable, closed circuit, double supervised, ADA compliant system in accordance with NFPA 72 and 101. This will include notification devices (speaker/strobes), initiation devices (manual pull stations, smoke detectors, heat detectors, water flow switches) and interface with the building systems (elevators, air handling units and smoke control systems).

Access Control and Intercom System

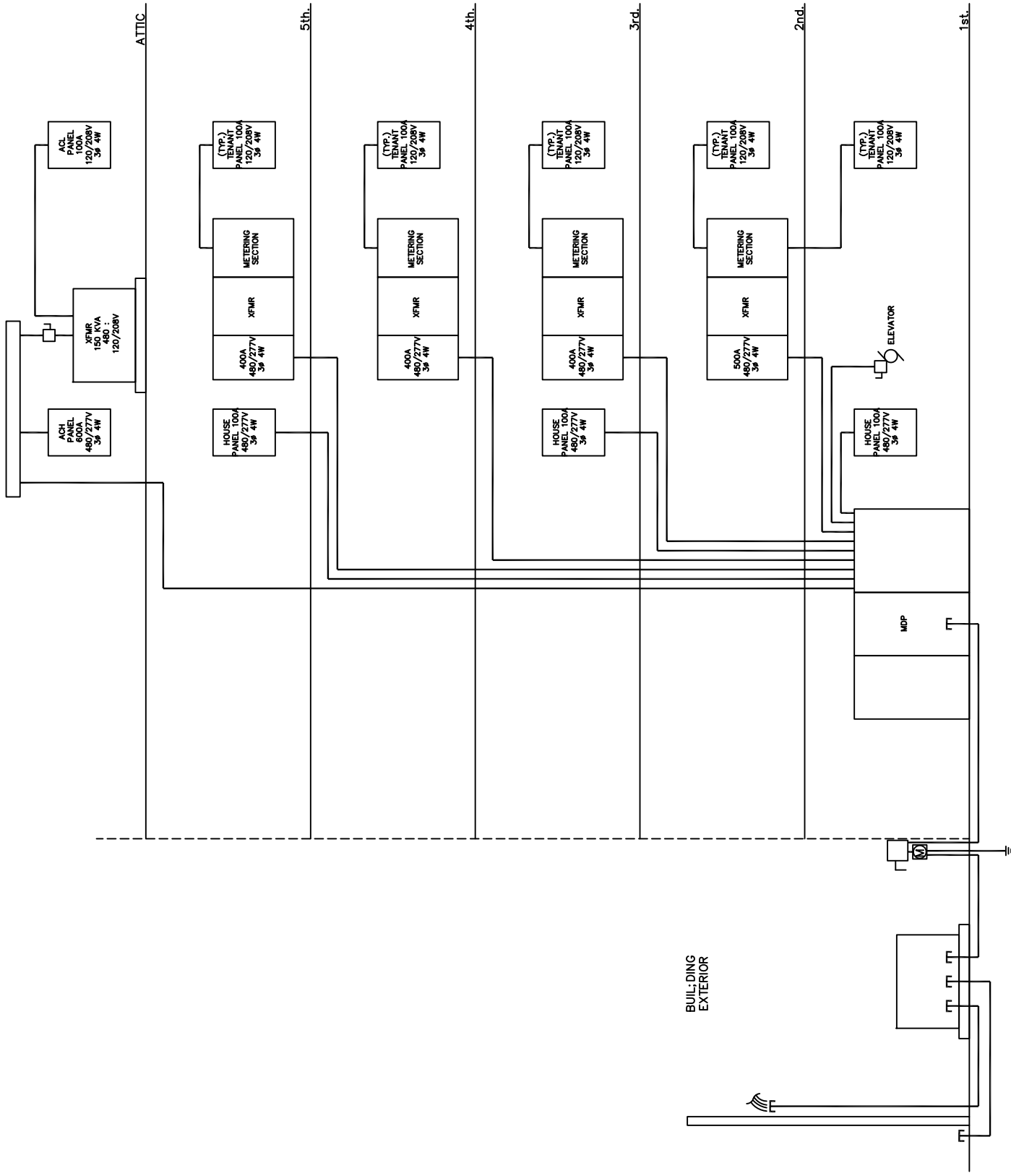
A door monitoring system and an intercom system shall be provided as indicated in the existing drawings.

Interior Surveillance System

Interior security cameras will be placed at all areas and shall be mounted per the existing drawings. A sufficient amount of cameras will be provided to allow for complete surveillance coverage of the facility.

Cable TV and Telecommunications Systems

Rough in will be provided for all telephone and cable TV outlet locations to include single gang junction boxes, 1/2" C with nylon pull wire extended to an accessible ceiling.



SD PRELIMINARY ELECTRICAL FEEDER DIAGRAM
NO SCALE

LOUISIANA HOUSING FINANCE AGENCY

The following resolution was offered by Commissioner _____ and approved by Commissioner _____:

RESOLUTION

A resolution adopting the recommendation of staff and providing for an extension for certain Housing Trust Fund projects, 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, several Housing Trust Fund projects have requested additional time to finish construction, sales and close, due mostly in part to the fact that most homeownership developments are having difficulties selling units upon completion to qualified homebuyers (Attachment A); and

WHEREAS, one Housing Trust Fund project has requested an extension due to an eminent domain taking a portion of its project; and

WHEREAS, the Housing Trust Fund Advisory Council has heard these requests and are in favor of granting extensions and

WHEREAS, based on the information provided by the developers, staff recommends that these projects listed in Attachment A be granted a six-month extension.

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 recommendation of staff is approved that projects listed in Attachment A be granted a six-month extension with the condition that the developers provide quarterly status reports until the earlier of the ending of their extensions or the closing of the loan documents.

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 those requesting extensions to close.

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 14th day of September 2011.

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 14, 2011, entitled: "A resolution adopting the recommendation of staff and providing for an extension for certain Housing Trust Fund 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 Agency on this, the 14th day of September 2011.

Secretary

(SEAL)

Housing Trust Fund Homeownership Extension Request List
Attachment "A"

Project Name	Proposed Units	Constructed Units	Sold Units	Reason for Extension	Staff's Recommendation
Southern Mutual Help Association 	4	3	Have qualified buyers, but issue of interchange must be resolved before they continue the process.	3 of the 4 homes have been constructed and homebuyers selected for them; however, they have learned that LDT plans to construct a new interchange, which will adversely affect the subdivision which includes other homes not funded with HT.F	6 Month Extension To allow time for State Representative, local engineers and attorney to resolve this situation that is satisfactory to the families already living in the S/D
Bayou Area Habitat 	5	5	3	Having trouble finding qualified homebuyers.	6 Month Extension Additional time required to find families that who qualify under the terms of the program.
Roman Builders	20	14	14	Having trouble finding qualified homebuyers. 3 of the 6 under contract to construct and sell.	6 Month Extension required to construct the remaining 6 homes and find qualified homebuyers
The Resource Foundation 	20	8	2	The current housing crisis and the economic downturn are impacting our their ability to find qualified homebuyers.	6 Month Extension Additional time needed to construct and sell homes. Looking at reducing square footage and sales price to adjust to new housing market.

**Housing Trust Fund Homeownership Extension Request List
Attachment "A"**

Project Name	Proposed Units	Constructed Units	Sold Units	Reason for Extension	Staff's Recommendation
Associated Neighborhood Development	12	10	4 3 under contract	Delays caused by environmental clearance, and the 8-step mitigation process required to access federal funds and hardship for potential buyers to obtain financing.	6 Month Extension Additional time required to complete construction and find qualified homebuyers.

SOUTHERN MUTUAL HELP ASSOCIATION, Inc.



PRESIDENT
LORNA BOURG

3602 Old Jeanerette Road
NEW IBERIA, LOUISIANA 70563
Phone (337) 367-3277

July 27, 2011

Louisiana Housing Trust Fund Advisory Committee
Louisiana Housing Finance Agency Board of Commissioners
2415 Quail Drive
Baton Rouge, LA 70808

RE: Update and revised request on HP-08-31

Dear Advisory Committee and Board of Commissioners:

Southern Mutual Help Association, Inc. (SMHA) is revising our May 2011 request for a six-month extension of our contract under the Louisiana Housing Trust Fund to December 31, 2011.

As reported to the Louisiana Housing Trust Fund Advisory Committee on June 28, 2011, SMHA has retained the Couhig Partners LLC law firm of New Orleans for assistance in reaching an agreement with the Louisiana Department of Transportation and Development regarding the impact of the proposed interchange at the intersection of U. S. Highway 90 and Louisiana Highway 318 on our 12-unit Caribbean Winds Subdivision in rural St. Mary Parish. Four of the homes in Caribbean Winds – three of which are complete – were to be developed using Louisiana Housing Trust Fund dollars.

Our attorneys met with Louisiana DOTD this past Thursday, July 21, and SMHA has learned that DOTD is legally prevented from making any type of settlement offer to SMHA and the families currently living in Caribbean Winds until the exact configuration of the interchange is determined. The best-case estimate (which in our and our attorneys' opinions is highly unlikely) is six months until the final route decision is made. ***We anticipate that it will take at least 18 months to reach a settlement with DOTD in this matter, resulting in our inability to build any additional homes, sell any completed homes, and/or receive financial compensation from DOTD until the 2013 calendar year.***

Because the actions of another Louisiana state agency is preventing SMHA from fulfilling our obligations under our Louisiana Housing Trust Fund contract, we request that the Louisiana Housing Trust Fund Advisory Committee and Louisiana Housing Finance Agency Board of Commissioners forgive the \$260,105.77 in Louisiana Housing Trust Fund dollars SMHA has drawn to date and release SMHA from our contractual obligations pending resolution of the situation with DOTD. When a settlement is reached with DOTD, SMHA will use any proceeds from the settlement realized after legal fees, holding costs, and developers fees to build homes for families comparable to those described in our contract under the Louisiana Housing Trust Fund.

Sincerely,



Lorna Bourg
Executive Director



Bridget B. McGee

From: Aimee Bourgeois [labourgeois@bayouhabitat.org]
Sent: Thursday, July 28, 2011 3:03 PM
To: Bridget B. McGee
Subject: RE: HTF - Bayou Area Habitat for Humanity

Dear Bridget,

The two remaining modular homes have been completed. At the present time, we are looking for qualified families to fit the guidelines of the 60% of the median income. We are in the process of opening our application process seeking qualified families for our Habitat program. We should have the issue resolved in 6 months.

Thank you,

L. Aimee Bourgeois
Volunteer/Assistant Restore Manager
Bayou Area Habitat for Humanity
P.O. Box 691
1087 Highway 3185
Thibodaux, LA 70302
office:(985) 447-6999 ext: 227
mobile:(985) 228-1870
fax:(985) 447-5167
labourgeois@bayouhabitat.org

From: Bridget B. McGee [mailto:bmcgee@lhfa.state.la.us]
Sent: Tuesday, July 26, 2011 2:29 PM
To: Aimee Bourgeois
Subject: HTF - Bayou Area Habitat for Humanity

Please provide LHFA with an anticipated timeline as to what will be done to sell the remaining Housing Trust Fund homes for your project. Make sure to include the issues you are having and how you plan on resolving them and moving forward in a timely fashion.

Deadline to respond is Thursday, July 28, 2011.

Thank you,

Bridget Baker McGee
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808
☎ 225.763.8700
☎ 225.763.8753
✉ bmcgee@lhfa.state.la.us

ROMAN BUILDERS, INC.

General Contractors

P.O. Box 871683, New Orleans, Louisiana 70187
Phone (504) 246-1516 Fax (504) 246-1517
www.romanbuilders.com

July 31, 2011

Loretta Wallace
c/o LHFA
2415 Quail Drive
Baton Rouge, LA 70808

Re: Request for Six (6) Additional Months for Construction and Sales
Request to reduce amount of homes to be built from 6 to 4
Request to increase the soft second from \$50,000.00 to \$75,000.00

Dear Loretta:

This is our formal request for more time to complete the Raymond Joseph Drive project for the LHTF. We have completed and sold 14 homes as of the date of this letter. We have six remaining homes to construct or sell to 80% AMI households. Currently, we have two homes under contract to construct and sell. We did comply with the provisos of our last extension, but those avenues did not yield any change to our situation. Our problem still lies with not finding buyers, but getting buyers financed with permanent financing for their first mortgage.

If we are allowed to reduce the amount of units, then the amount of LHTF dollars allotted to our project will allow us to offer a greater soft second to help stimulate buying for our 80% ami buyers, who are at greatest need in these difficult economic times.

Please forward this to the LHTF advisory board and the full LHFA Board for their consideration. I am available anytime for call or comment.

Thank You,

Chris Marino, Jr.



THE RESOURCE FOUNDATION

The Resource Foundation, Inc.
Post Office Box 86753
Baton Rouge, Louisiana 70879
225.768.1510 · 225.768.1511 (fax)
www.resfdn.org

July 29, 2011

VIA ELECTRONIC MAIL

Ms. Loretta Wallace
Program Administrator
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

Re: Acadian Trace Subdivision, HP-08-57
Town of Albany, Livingston Parish, Louisiana

Dear Ms. Wallace:

We hereby request an extension of time to complete the above-captioned Housing Trust Fund development. The current housing crisis has negatively impacted sales of these homes. The economic downturn has caused a great deal of uncertainty in the marketplace, and we feel that this uncertainty over the future has caused some buyers to remain on the sidelines. Moreover, we have had several home sale closings that have fallen through the at the last minute.

To address the slow progress of sales and to expedite the completion of this project, we have undertaken a number of measures. First, we have dramatically reduced the sales price of our homes to adjust to the new housing market. Whereas the market used to be in the range of \$113-\$117 per square foot, we have lowered our sales price to \$95 per square foot. This current price is below the \$97 per square foot price recommended by our realtor so that we are at a competitive advantage in the marketplace. As you know, these homes are well built, contain many amenities, and are ENERGY STAR certified. These homes are definitely as nice or nicer than the competition at this price. Our realtor has informed us that activity has definitely increased since we lowered the sales price. Marketing has been increased, including a new YouTube video of the subdivision. If we need to lower sales prices further, we are prepared to do so to sell these homes.

Moreover, we have developed smaller floorplans that we intend to build in order to get the sales price down even further. Also, we changed real estate marketing professionals earlier this year.

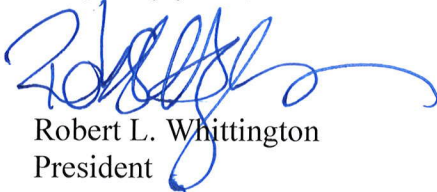
Finally, with the new lower pricing, these homes now qualify for homebuyer permanent financing under the USDA, Rural Development Section 502 Direct Program which is a federally-financed program designed to serve low-to-moderate income households through 100% financing, interest rate reductions (as low as 1.00%) and longer amortization periods (up to 33 years). We are now able to refer interested applicants to USDA, Rural Development personnel to try and take advantage of this permanent financing program.

As stated previously, the delay seems to be caused by the overall housing market and is not due to any deficiencies in the subdivision or the homes. We feel that the above-stated actions we have taken will help home sales pick up. We have seven (7) homes constructed, one of which has a purchase agreement. We are expecting additional purchase agreements arising out of the recent increased activity. Once home sales begin to move again, we should have no problem completing this development.

Accordingly, we hereby request an extension through 2012 to allow us ample time to get through the current housing crisis and complete this development.

Should you have any questions or need any additional information, please do not hesitate to contact me. We value the strong partnership we have enjoyed with the Louisiana Housing Finance Agency and are thankful for the requested additional assistance you can provide in order to make such housing opportunities available to those families needing the assistance your agency has provided.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Robert L. Whittington', with a stylized flourish extending to the right.

Robert L. Whittington
President

RLW

Loretta Wallace
Program Administrator
Louisiana Housing Finance Agency
2415 Quail Dr.
Baton Rouge, LA 70808

Re: Louisiana Housing Trust Fund HP 08-42
Plan of Action

July 28, 2011

Dear Mrs. Wallace,

Associated Neighborhood Development (AND) has sold four (4) properties to date, has an additional (2) properties under contract, and (1) property pending lender approval for a total seven (7) units. Based on lender requirements, we project that the three properties in the pipeline will close within 90 days (3320 Washington, 3325 Washington and 3321 Washington Ave.) We have experienced a funding delay with two (2) out of the five (5) remaining properties, which have been layered with HOME funds from the City of New Orleans (see attached Notification of Environmental Clearance dated June 1, 2011).

We are excited to proceed with these two (2) units because the additional subsidy from the HOME program will enable the organization to effectively market a homeownership option with a first mortgage as low as \$55,000. This represents an AMI target for Orleans parish of $\leq 50\%$. As a result the purchaser would have a PITI of approximately \$575 assuming a 5% interest rate and 30 year amortization period.

The remaining three (3) properties have been completed and we are actively working with the Housing Authority of New Orleans (HANO) to identify additional clients, which have been pre-qualified through their homeownership program. In conjunction with City Councilmember Stacy Head, local businesses, and other non-profit developers we will be hosting our fourth neighborhood marketing initiative and open house event to highlight the amenities of our project and the Central City neighborhood as a whole.

Furthermore, the organization has maintained a list of clients that did not initially qualify under our original financing structure and have initiated a marketing campaign to reach out to those individuals. We are also in the process of rolling out a referral incentive for existing homeowners. In addition, Associated

Neighborhood Development has joined the steering committee for "Own the Crescent" a comprehensive marketing initiative which brings together the collective expertise of the Greater New Orleans Housing Alliance and its partners. The goal is to raise the awareness of affordable housing throughout the metro Orleans area through a series of PSA's, print, and social media (see attached MOU). We also have submitted a request to reprogram an existing funding source to allow the three properties, which have been completed to be affordable to a lower income bracket (3305 4th, 3419 4th, and 3227 Toledano St).

Through a combination of the marketing efforts detailed above, we respectfully would like to request a six (6) month extension of the Louisiana Housing Trust Fund project HP 08-42, to provide single family dwellings for low income home buyers.

The project layered HOME funds from the City of New Orleans to provide gap funding. Thus, project delays have been incurred due to the length of time necessary to obtain the HUD Environmental Clearance and finalize the 8-step mitigation process required to access federal funds for projects located within the boundaries of a flood zone. We received the Environmental Clearance and Authority to Use Grant Funds on June 1, 2011 for the final two properties awaiting construction - 3312 and 3324 Fourth St. We expect to receive the Notice to Proceed within the next two weeks.

In addition, the project was delayed, in part, as a result of the review process employed by Public Works and the Department of Parks and Parkways regarding the permit approval on 3325 Washington Ave. The Department of Public Works initially denied the building permit based on the existence of an oak tree located in close proximity to the proposed development. The plan reviewer believed that the treescape would be negatively impacted due to the curb cuts necessary to create off street parking. In order to alleviate this issue we consulted with a landscape architect and contracted with Bayou Tree Service to treat the root system and preempt any potential adverse effects.

The City of New Orleans Tax Clearance process also created an issue with regard to slowing the release of construction funding from the HOME program. Unfortunately, the project has also been repeatedly vandalized by copper thieves due to the length of time it has taken to provide qualified buyers. Finally, increased lender compliance policies have also placed a hardship on the ability of interested applicant's to obtain financing. The average length of time it has taken our clients to be approved by a banking institution and close on a Housing Trust Fund property is four months.

Despite the unforeseen delays and downturn in the for sale housing market, we have been successful in contributing to the stabilization of a community that has suffered from extensive blight and disinvestment. Since 2003, Associated Neighborhood Development has created a total of 21 new units of affordable

housing in Hoffman Triangle and 15 new homeowners. What was once a street littered with abandoned tires and empty building filled with the debris that Katrina left behind is now a In spite of the challenges, we have completed ten (10) out of the twelve (12) Housing Trust Fund properties. The other two properties will be completed within the next four months.

Sincerely

A handwritten signature in blue ink, appearing to read "Kim Washington", with a long, sweeping horizontal line extending to the right.

Kim Washington, MBA
Asset Management Director

Louisiana Housing Trust Fund HP 08-42



Associated Neighborhood Development

Unit Number	Address of unit	Status*	Expected Completion
1	3311 Washington Ave. - Gail Richardson - Parcel L	CLOSED	COMPLETED
2	3320 Washington Ave.	Construction complete - under contract with financing through First NBC Bank client: Angela Gayden	10/30/2011
3	3401 Washington Ave. - <u>RELEASED September 30, 2010 -> 2717 S. Prier</u>	CLOSED	COMPLETED
4	2717 S. Prier - Stacia Coleman - Parcel H	Construction completed	12/30/2011
5	3305-07 Fourth St.	CLOSED	COMPLETED
6	3308-10 Fourth St. - Jesse Thompson - Parcel E	Construction completed	12/30/2011
7	3419 4th St.	Construction completed- Homeowner selected subsidy in review with Fidelity	10/30/2011
8	3321-23 Washington Ave.	Construction complete - under contract with Wilbert Yancy	9/30/2011
9	3325-27 Washington Ave.	CLOSED	COMPLETED
10	3333 Washington Ave. - Mercedes & Danesha Thornton - Parcel C	Construction has not started	12/30/2011
11	3324-26 Fourth St.	Construction completed	12/30/2011
12	3227 Toledano St.	Construction has not started	12/30/2011
	2816 S. Johnson St. - Released September 30, 2010 for 3312 4th St.	Construction has not started	12/30/2011

**Please give the status of each project. i.e. Construction has not started, Under Construction, Complete or Closed.*

AND PLAN OF ACTION Louisiana Housing Trust Fund HP 08-42

DESCRIPTION OF ACTIVITIES	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Notification of Environmental Clearance 3312 and 3324 4 th St.						X						
Notice to Proceed 3312 and 3324 4 th St.							X					
Close Existing Clients in Contract <ul style="list-style-type: none"> • 3320 Washington • 3321 Washington • 3325 Washington 								X	X	X		
Close Clients in Pipeline									X	X	X	X
Marketing Initiative/ Open House						X	X	X	X	X		
Own the Crescent Campaign								X	X	X	X	X
Referral Program						X	X	X	X	X	X	X
Reprogram additional funding source 3305 4 th , 3419 4 th , and 3227 Toledano St.						X	X					
HANO Program							X	X	X	X	X	
Client Database						X	X	X	X	X	X	X
Construction 3312 4 th and 3324 4 th								X	X	X		
Pre-sell ≤50%AMI units												
Completion of LHFA HP 08-42 grant							X	X	X	X		X

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT
CITY OF NEW ORLEANS

Mitchell J. Landrieu
MAYOR

Cedric S. Grant
DEPUTY MAYOR

Notification of Environmental Clearance

Date: June 1, 2011

Lynn W. Ashley
1340 Poydras Street
New Orleans, LA 70112

Project Name: Hoffman Triangle IV, Part I and Part II
Address: 3324 and 3312 Fourth St., 3401 Washington Ave., 2633, 2623 and 2619 S.
Johnson St., 3421 and 3413 Momus Ct.
Grant Number: M09MC220201
Funding Amount: \$500,000.00

Dear Mr. Ashley:

Upon your request an environmental review was performed on the above referenced project. The review has resulted in a determination that the aforementioned project meets the Regulatory compliance requirement as per Title 24, Part 58, Subpart D Section 58.36 Environmental Assessment.

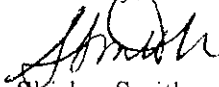
You can proceed with the project as identified in your project description.

A Homeownership Program that will produce 8 units within the boundaries of Central City commonly known as Hoffman Triangle. HOME funds will be used to cover the cost of construction, acquisition, homebuyer assistance, developer fees and other soft costs.

Stipulation: Once constructed proof of flood insurance must be submitted to the Environmental Compliance Unit.

Please notify me if there is a change in the scope of service or the funding amount.

Sincerely,



Shirley Smith
Director of Environmental Compliance

Cc: Anthony Faciane, **Director, Neighborhood Stabilization**
Kerry Romain, **Construction Manager**
Environmental File / kw

1340 POYDRAS STREET | SUITE 1000 | NEW ORLEANS, LOUISIANA 70112
PHONE 504 658-4200 | FAX 504 658-4238



**Authority to Use
Grant Funds**

**U.S. Department of Housing and Urban Development
Office of Community Planning and Development**

To: (name & address of Grant Recipient & name & title of Chief Executive Officer) Anthony Faciane, Director Neighborhood Stabilization City of New Orleans 1340 Poydras St. 10th Floor New Orleans, LA 70112	Copy To: (name & address of Sub Recipient or Secondary Contact)
We received your Request for Release of Funds and Certification, form HUD-7015.15 on 5/16/2011	5/16/2011
Your Request was for HUD/State Identification Number	M-09-MC-22-0201

All objections, if received, have been considered. And the minimum waiting period has transpired.
You are hereby authorized to use funds provided to you under the above HUD/State Identification Number.
File this form for proper record keeping, audit, and inspection purposes. 6/1/2011

Project/Activity:

Hoffman Trianagle Phase IV Parts I & II - construction of 8 single-family units of affordable housing.

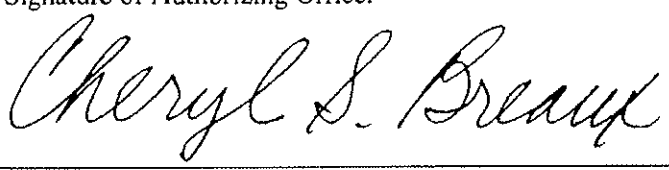
Location:

3321 & 3312 Fourth St.; 3401 Washington Ave.; 2633, 2623 & 2619 S. Johnson St; 3421 & 3413 Momus Ct., New Orleans, Orleans Parish, LA

Funding Amount:

500000/HOME

Comments:

Typed Name of Authorizing Officer: Cheryl S. Breaux, Director Office of Community Planning & Development Action Number:	Signature of Authorizing Officer  	Effective Release Date: 5/26/11
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form HUD-7015.16 (2/94)
ref. Handbook 6513.0



OFFICE OF COMMUNITY PLANNING & DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

New Orleans Field Office
Hale Boggs Federal Building
500 Poydras Street, 9th Floor
New Orleans, LA 70130-3099

2011 MAY 31 PM 8 54

MAY 26 2011

Mr. Anthony Faciane, Director
City of New Orleans
Office of Community Development
Neighborhood Stabilization Department
1340 Poydras St. 10th Floor
New Orleans, LA 70112

RE: Authorization to Use Grant Funds – Hoffman Triangle Phase IV Parts I and II
M-09-MC-22-0201

Dear Mr. Faciane:

The U. S. Department of Housing and Urban Development, New Orleans Field Office received your Request for Release of Funds and Certification on the above referenced projects on May 16, 2011. We have completed our review of your request and have determined that the request complies with the regulations cited at 24 CFR Part 58.

You are hereby authorized to use grant funds provided to you for the above referenced project. Executed copies of your Authority to Use Grant Funds (HUD 7015.16) are enclosed. You should maintain these documents with your project files for proper record keeping, audit and inspection purposes.

If you have any questions or if you need any additional information concerning this matter, please contact Shelia Gilmore Perine, Field Environmental Officer at (504) 671-3757.

Sincerely,

Cheryl Breaux, Director
Community Planning and Development

Enclosures

MEMORANDUM OF UNDERSTANDING

between

Greater New Orleans Housing Alliance (GNOHA) Homeownership Initiative Steering Committee &

This Memorandum of Understanding is entered into this ___ day of _____, 2011 by and the Greater New Orleans Housing Alliance (GNOHA) *Own the Crescent* Steering Committee (Providence Community Housing, New Orleans Neighborhood Development Collaborative (NONDC) and Associated Neighborhood Development (AND) and GNOHA member _____.

RECITALS

WHEREAS, the Greater New Orleans Housing Alliance (GNOHA), a collaborative of local non-profit housing builders and CDCs who are working diligently to rebuild the City of New Orleans after the flood brought by Hurricane Katrina devastated the City's infrastructure – specifically its housing stock;

WHEREAS, GNOHA's mission is to collaborate and support member efforts to build workforce housing for the citizens of the Greater New Orleans area in an ethical and efficient manner;

WHEREAS, GNOHA members who build and market for- sale homes wish to collaborate to create a marketing campaign to promote homeownership at all income levels throughout New Orleans;

WHEREAS, GNOHA member organizations will have the opportunity to join marketing and recruitment efforts in order to:

- Advance the belief that homeownership is an accessible, beneficial and desirable opportunity
- Increase the overall applicant pool by reaching untapped target populations and
- Ensure that every interested and qualified applicant successfully becomes a homeowner

WHEREAS, GNOHA has elected to create a Homeownership Initiative called "Own the Crescent" to support the sales activities of its members;

The Parties agree as follows:

GENERALLY

Coordinating with Own the Crescent, GNOHA and other Participating Organizations

- Commit to participating in the Own the Crescent campaign for a minimum of six months
- Attend all scheduled Own the Crescent meetings and conference calls
- Appoint a staff member to serve as point-person for Own the Crescent at meetings and with partners

Building an Applicant Pool

- Inform applicants of their application status in a timely fashion including denials
- Establish a referral system with at least one homeownership counseling agency certified by the Louisiana Homebuyer Education Collaborative (Attachment A)
- Assess and pre-qualify applicants based on standard vetting criteria
- Promptly refer ineligible applicants either to a homeownership counseling agency or another member organization (for example, if an applicant is over-income for your target population) or both

Internal Operations

- Ensure that organization's webpage, marketing materials and/or homeownership hotline is accurate and current.
- Return phone calls and/or emails from Own the Crescent contacts within 24 hours.
- Report directly to the Own the Crescent Steering committee once a month on the status of clients.
- Serve as a resource for clients as they navigate homeownership process and offer referrals to other partner organizations if the client does not qualify for their programs

DURATION

The Parties shall each perform under the terms contained herein until funds are completely spent, unless any or all Parties terminate the agreement, as provided for under Default & Termination section.

REVENUE

The Parties shall equally pledge \$1,000 to cover any administrative fees associated marketing the program. Providence will manage all funds in an account as GNOHA's fiscal agent.

DEFAULT & TERMINATION

- a. Either Party may immediately terminate this agreement due to an event of default, which shall include any of the following:
 - i. Failure to cure a material breach of any provision contained in this agreement within thirty (30) days after written notice of the breach
 - ii. Failure of either Party to materially comply with federal, state or local regulations pertaining to the relocation of houses
 - iii Insolvency, bankruptcy or dissolution by either Party
- b. In case of a force majeure event, as provided under Force Majeure section, the Party whose performance is materially interfered with may terminate this agreement.

FORCE MAJEURE

No Party shall be held responsible if the performance of any terms of this agreement are materially delayed or prevented by any floods or acts of God, without limiting the foregoing, or by any other non-human cause not within the control of the Party whose performance is materially interfered with.

AMENDMENT

This agreement shall not be amended unless by a written instrument, executed by the Parties.

NOTICES

All notices shall be delivered (i) personally, (ii) by registered or certified mail, postage prepaid, or (iii) by email with delivery receipt, to the following addresses of the respective Parties:

If to GNOHA Steering Committee: If to _____

Providence Community Housing
1050 South Jefferson Davis
Parkway, Suite 301
New Orleans, LA 70125
Attn: Andreanecia M. Morris
amorris@providencech.org

TIME OF THE ESSENCE

THE PARTIES MUTUALLY ACKNOWLEDGE THAT TIME IS OF THE ESSENCE WITH REGARD TO THE PERFORMANCE OF THE TERMS CONTAINED IN THIS AGREEMENT.

The Parties, by their duly authorized representatives, hereby execute this

Memorandum of Understanding as of the date first abovementioned.

GNOHA Own the Crescent
Steering Committee:

Own the Crescent Member

Andreanecia M. Morris

Name
Title

Required Attachments

Attachment A: Agreement with Certified Counseling Agency

Attachment B: Organization Incorporation Documentation & Current Letter of Good Standing from the State of LA

Attachment C: For-Sale Homes Construction Schedule