



BOARD OF DIRECTORS

Agenda Item #5

Multifamily Committee

Chairman Guy T. Williams

April 10, 2013

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BOBBY JINDAL
GOVERNOR



DON J. HUTCHINSON
INTERIM EXECUTIVE DIRECTOR

Louisiana Housing Corporation

April 3, 2013

MULTIFAMILY COMMITTEE MEETING

AGENDA

Notice is hereby given of a regular meeting of the Multifamily Committee to be held on **Wednesday, April 10, 2013 @ 10:30 AM**, Louisiana Housing Corporation Building, **V. Jean Butler Boardroom**, located at 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

1. Call to order, roll call, and introduction of guests.
2. Multifamily Update.
3. Approval of the **Minutes of the March 13, 2013 Committee Meeting**.
- A resolution authorizing and approving the issuance of **\$174,754.00 in 4% Non-Competitive Low-Income Housing Tax Credits to Sheppard Park Village Apartments Project #2013-056BF located at 1355 Sheppard Street, Minden, LA 71055**; authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith. Staff recommends approval.
- A resolution approving a policy for approving requests for the **Return/Reallocation of Low Income Housing Tax Credits**; and providing for other matters in connection therewith. Staff recommends approval.
- A resolution approving a material change and the return/reallocation of **Low-Income Housing Tax Credits to the Gardens of Baton Rouge #1112-52 located at 7900 Plank Road, Baton Rouge, LA 70811**; authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith. Staff recommends approval.
- A resolution approving **Recommended Strategies for Awarding HOME Funds with Low Income Housing Tax Credits**; and providing for other matters in connection therewith. Staff recommends approval.
- **Updates:**
 - 2014 Qualified Allocation Plan
 - Non-Closed Projects
4. Other Business.
5. Adjournment.

A handwritten signature in blue ink that reads "Don J. Hutchinson".

Don J. Hutchinson
LHC Interim Executive Director

**If you require special services or accommodations, please contact Board Coordinator
and Secretary Barry E. Brooks at (225) 763 8773, or via email bbrooks@lhc.la.gov.**

Pursuant to the provisions of LSA-R.S. 42:16, upon two-thirds vote of the members present, the Board of Directors of the Louisiana Housing Corporation may choose to enter executive session, and by this notice, the Board reserves its right to go into executive session, as provided by law.

Multifamily Committee Meeting Minutes
Wednesday, March 13, 2013
2415 Quail Drive
Baton Rouge, LA 70808
11:15 A.M.

Committee Members Present

Mr. Guy T. Williams, Jr.
Mr. John N. Kennedy (arrived 11:43 a.m.)
Mr. Matthew P. Ritchie
Dr. Daryl Burckel

Board Members Present

Mr. Mayson H. Foster
Ms. Ellen M. Lee (arrived 11:40 a.m.)
Mr. Willie Spears
Mr. Malcolm Young

Staff Present

Attached

Counsel Present

Wayne Neveu, Foley & Judell

Guests Present

Attached

Call to order and roll. Mr. Guy T. Williams called the meeting to order at 11:36 a.m. and a quorum was established.

Director Malcolm Young moved to approve the February 13, 2013 Multifamily Committee minutes. Director Matthew Ritchie seconded the motion, and the motion was unanimously approved for recommendation to the Full Board.

Program Resolutions. The Multifamily Committee considered and heard the recommendation of staff regarding Cypress Springs and a discussion regarding recommendations for 4% LIHTC awardss with HOME funds:

- A resolution accepting the proposal of Capital One or such other purchaser as may be designated by the Developer for the purchase of not to exceed Eight Million, Six Hundred Thousand Dollars (\$8,600,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (**Cypress Springs Senior Apartments Project, 5140 Hooper Road, Baton Rouge, LA 70811**) in one or more series; and providing for other matters in connection therewith.
- A resolution authorizing and approving the issuance of **\$615,697.00 in 4% Non-Competitive Low-Income Housing Tax Credits to Cypress Springs Senior Apartments Project #2010-07BF**; authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith.

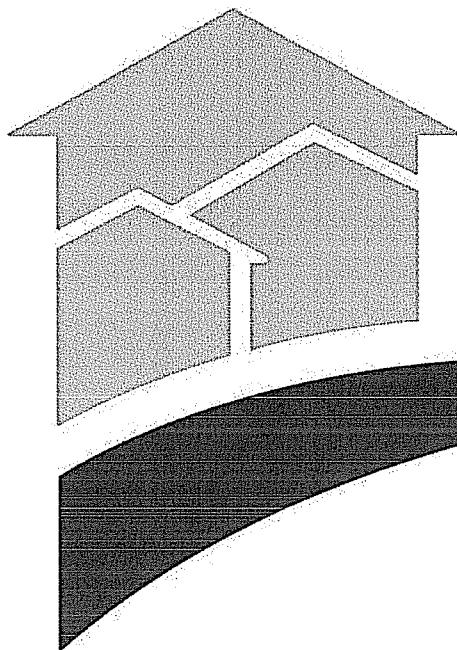
Director Foster moved to approve the resolutions for Cypress Springs. The motion to approve both resolutions was seconded by Director Dr. Darryl Burckel and was unanimously approved for recommendation to the Full Board.

- A discussion regarding **Recommended Strategies for 4% Non-Competitive Low Income Housing Tax Credit Award with HOME Funds**; and providing for other matters in connection therewith.

Ms. Evans provided a brief synopsis of the criteria for a proposed round using 4% Bonds with HOME funds. There was a brief discussion regarding the issue and it was decided staff would bring forward a resolution and guidelines after public comment was received to the April 10, 2013 committee meeting. Chairman Williams requested the minutes reflect the arrival of Director John Kennedy at 11:43 a.m.

Bradley Sweazy provided an update regarding the HOME Dashboard report. Director Kennedy asked several questions regarding the Non-Closed Project Update and there was a brief discussion that followed.

There was no further discussion and on the meeting was adjourned at 12:00 p.m.



LOUISIANA HOUSING CORPORATION

MULTIFAMILY COMMITTEE MEETING

WEDNESDAY, March 13, 2013 @ 11:30 a.m. – V. Jean Butler Board Room

Guest Sign-In Sheet

GUEST NAME	FIRM
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PLEASE, PLEASE PRINT

1. Andrea C. Martin
2. Carliss Knesel
3. Chip Boyles
4. Candy Christophe
5. EVONNE Jenkins
Wendell Jenkins

Re-Entry Sol. / Alex, LA
Whitney Bank
ZBR Redevlop. Natch.
Re Entry Solutions
Re-Entry Solutions
Our Plan b

LHC MC
PLEASE PRINT CLEARLY

GUEST NAME

6. Steve Perry
7. Pat Houghney
8. VERNON D MARTIN
9. MARLA Y. NEWMAN
10. Tu Camos
11. Kelly Longwell
12. Malvina
13. Kathy Lahn
14. Tony Branin
15. BRIAN LOFVEK
16. Robert Whittington
17. Ryan Whittington
18. Michelle Pyne
19. Kimberly Ems

FIRM

- KWL Properties
- LHA
- ROBERT MARTIN & ASSOC. / Rowax
- LHA
- BNYM
- Coats Rose
- Staff
- GEHR
- ROY
- LOFVEK INDUSTRIES
- Gauge Const. / Reserve Edn
- "
- Global Green USA
- GLOBAL GREEN

LHC MC
PLEASE PRINT CLEARLY

GUEST NAME

20. Chris Clement

FIRM

HRI

21. _____

22. _____

23. _____

24. _____

25. _____

26. _____

27. _____

28. _____

29. _____

30. _____

31. _____

32. _____

33. _____

RESOLUTION SUMMARY:
Sheppard Park Village Apartments
Project Number TC2013-056BF
Minden, Louisiana

OVERVIEW

The developer of Sheppard Park Village Apartments is requesting approval of \$174,754 in 4% Low Income Housing Tax Credits. Approving this request will allow the acquisition and rehabilitation of the project. Disapproving the request will adversely affect the preservation of 80 affordable housing elderly units in Minden, Louisiana.

The Sheppard Park Village project received a preliminary bond resolution from the Louisiana Public Facilities Authority on November 6, 2012, and is expecting to receive State Bond Commission approval at its May 16, 2013 meeting.

STAFF RECOMMENDATION:

Staff recommends final approval of the \$174,754 in 4% LIHTC. This recommendation is based upon review of financial statements, correspondence with developer and feasibility/viability analysis.

PROJECT DEVELOPMENT SUMMARY:

Sheppard Park Village apartments are located at 1355 Sheppard Street, Minden, Webster Parish, Louisiana.

The Mortgage Revenue Bonds will be issued by the LPFA.

Sheppard Park II, L.P. will acquire and rehabilitate a 1 building 80 unit elderly apartment complex. The rehab includes replacement of kitchen cabinets and countertops; new ENERGY STAR kitchen appliances (refrigerators, stoves and dishwashers); new bathroom sinks and toilets; laminate wood plank flooring; and a new lighting package. The property will also benefit from a new roof, central heat and air and accessibility improvements (4 units will be fully accessible). Other project amenities include a large lobby and community room; a community kitchen and dining room; a small beauty shop for the residents; and on-site, off-street parking. The project will meet all energy efficiency requirements and requirements.

The unit mix consist of; seventy-nine (79) one-bedroom units; and one (1) two-bedroom unit. 100% of the units receive Project Based Section 8 subsidy.

The units have an average square footage of (530) square feet.

DEVELOPMENT GROUP AND FINANCIAL PARTNERS

The taxpayer contact and representative at the Board of Directors meeting for the project is Mr. David Arning, Lawler Wood Housing Partners, LLC. Developer's experience includes LIHTC developments in Louisiana.

Projects Placed In Service:

Project Name	# of Units	PIS Date	Location
• Cloverdale Plaza	180	2010	Louisiana
• North Park Apts.	48	2005	Louisiana
• <u>Tivoli Place Apts.</u>	163	2004	Louisiana
Total	291		

The project's construction will be financed through the issuance of Tax-Exempt bonds. Regions Bank or First Tennessee Housing Corporation will be purchasing the tax credits. The projected equity from the syndication of credits is approximately \$1,537,681.

FINANCIAL ANALYSIS

Funding Sources:

First Mortgage	\$3,534,800
Perm-Second Mortgage	\$0
HOME Funds	\$0
Deferred Developer Fees	\$0
Tax Credit Equity	\$1,537,681
Temp. Construction Loan (Bond Proceeds)	\$2,389,963

Project Costs:

Total Development Cost:	\$4,776,258
Total Units:	80
Total Cost/Unit:	\$59,703
Total Square Feet:	61,464
Total Cost/SF:	\$77.00
Total Reserves:	\$296,223
Total Soft Costs	\$1,013,723
Total SF minus Common Buildings:	N/A
Total Cost/SF minus Commons:	N/A

Construction Costs:

Rehabilitation Hard Costs:	\$1,795,420
Construction Costs (GC/Profit/Ovhd):	\$247,115.00
Land Costs:	\$60,000.00
Building Costs:	\$1,640,000.00

Property Value:

Appraisal Date:	12/21/12
Pre-Rehab Value:	\$2,050,000
Post-Rehab Value	\$2,970,000
Date Property Last Sold:	N/A
Amount of Last Sale:	N/A
Current Occupancy Rate:	80%
Positive Cash Flow (last 12 months):	Yes

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to Sheppard Park Village Apartments; authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits, to such facilities; and approving a waiver of the Minimum Square Footage and Full Bathrooms Per Unit Type required in the 2013 Qualified Allocation Plan; and providing for other matters in connection therewith.

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

WHEREAS, the Corporation approved certain application and other forms, documents and proceedings related to the Low Income Housing Tax Credits ("LIHTC Program"), including credits available to projects financed with tax-exempt bonds under Section 142(d) of the Internal Revenue Code; and

WHEREAS, the staff of the Corporation has processed the application for Sheppard Park Village Apartments in accordance with the Qualified Allocation Plan and is prepared, based upon the preliminary feasibility analysis of Foley & Judell, L.L.P., to recommend Tax Credits for Sheppard Park Village Apartments:

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, that:

SECTION 1. Sheppard Park Village Apartments (the "Project") is hereby preliminarily approved for Tax Credits in the amount of two hundred forty-two thousand, dollars (\$167,804.00), subject to the conditions of the preliminary feasibility analysis of Foley & Judell, L.L.P. and the information contained in the Project application.

SECTION 2. Sheppard Park Village (the "Project") is hereby granted a waiver of the Minimum Square Footage and Full Bathrooms Per Unit Type as required in the 2013 Qualified Allocation Plan which states; "The minimum bath rooms and bedroom size may be waived for an existing project which is being rehabilitated only if a federal program finances the unit and the federal agency administering the program which finances the unit requests a waiver of such limits."

SECTION 3. The staff, and Foley & Judell, L.L.P., as LIHTC Program Counsel, shall establish such procedures as may be necessary to structure, cancel or reduce such Tax Credits to maintain the feasibility and viability of the Project; provided, however, that no increase in Tax Credits to any project may be made without approval of the Board.

SECTION 4. The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to evidence the allocation of Tax Credits .

SECTION 5. The Chairman, Interim Executive Director of the Corporation, and/or Secretary of the Corporation be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel and LIHTC Program Counsel, Foley & Judell, L.L.P.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing three (3) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on April 10, 2013, "A resolution establishing the maximum qualified basis and low-income housing credits to Sheppard Park Village Apartments; authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; approving a waiver of the Minimum Square Footage and Full Bathrooms Per Unit Type required in the 2013 Qualified Allocation Plan; and providing for other matters in connection therewith".

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 10th day of April, 2013.

Secretary

(SEAL)



Louisiana Housing Corporation
2415 Quail Drive, Baton Rouge, Louisiana 70808
Phone: (225) 763-8700 Fax: (225) 763-8738

FIELD REPORT

From: Jerry Tichenor
To: Brenda Evans / Todd Folse
Date of Visit: 3/5/13
Length of Visit: 1 Hour(s)
Project Name: Sheppard Park Apartments TC2013-056BF
Project Location: Minden, LA
LHFA Personnel: Jerry Tichenor
Purpose of Visit: Initial inspection of site conditions

Upon arrival I met with Ms. Georgina, property manager, and Mr. John, maintenance supervisor. They both escorted me inside and around the facility.

The building was built in the early 1970's and has weathered fairly well. Due to age of the building, the exterior is in urgent need of attention. Although there is need for rehabilitation both interior and exterior, the structure appears sound. Structures of the building are in fair to good condition with no significant signs of failure. Roofing, siding, and windows are at the end of their useful life. HVAC units, water heaters, stoves, and refrigerators are also aged and inefficient.

- Building need of rehabilitation due to age of the complex
- Inefficient and outdated mechanical, electrical and plumbing fixtures throughout.
- This development can be rehabilitated to bring ENERGY-STAR rated efficiencies and can be updated to current codes and standards.
- Foundation appears to be sound.
- Brick veneer appears to be in sound condition, only wood trim around windows and soffit need to be repaired/replaced.
- Overall structural integrity appears to be maintained.



Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

Phone: (225) 763-8700 Fax: (225) 763-8738



Automatic sliding entrance doors



Kitchen area in community center



Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

Phone: (225) 763-8700 Fax: (225) 763-8738



Lobby / sitting area



Kitchen area in one bedroom apt.



Air conditioner in apartment



Bathroom area



Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

Phone: (225) 763-8700 Fax: (225) 763-8738



Emergency pull located in each bedroom & bathroom. Shingles in need of replacement



These two pictures show typical replacement needs around the entire perimeter of the building.



Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

Phone: (225) 763-8700 Fax: (225) 763-8738



Blown shingle and decaying wood trim at window.



Shingles that have blown off the side and roof were seen surrounding the site.



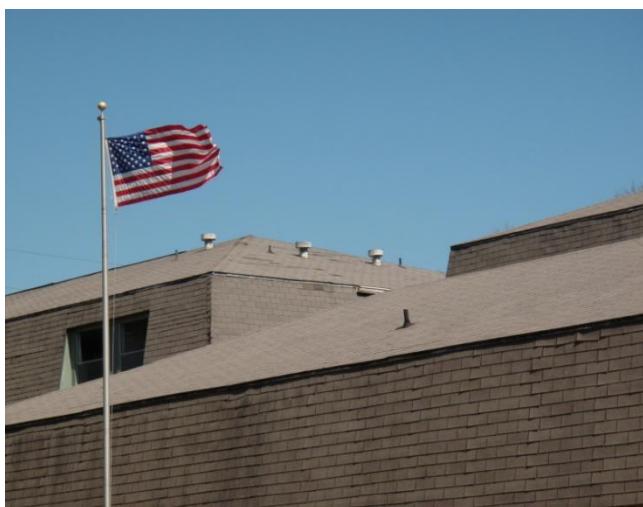
Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

Phone: (225) 763-8700 Fax: (225) 763-8738



More decaying wood siding and trim at the window wall areas.



Roofing damage and siding damage



Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

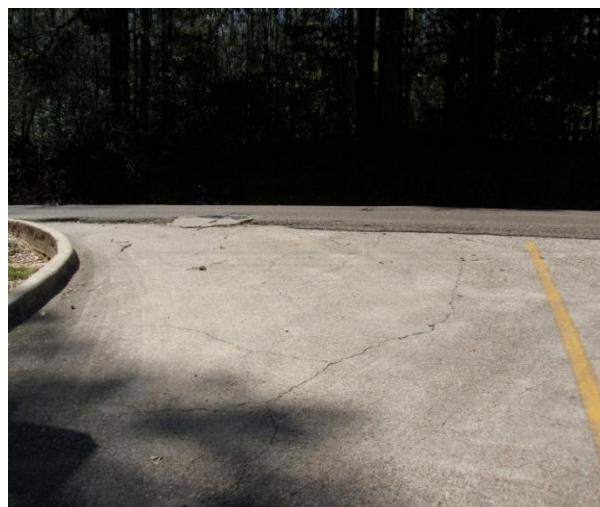
Phone: (225) 763-8700 Fax: (225) 763-8738



Concrete located at the drop off area in front is breaking down. Cracks in area of handicap parking.



Concrete in the sitting area outside units.



Repairs needed at entrance to parking.



Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

Phone: (225) 763-8700 Fax: (225) 763-8738



Slab settlement creating tripping hazards.



Deteriorating concrete

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution providing a policy outlining procedures for evaluating and approving requests for credit return/reallocation; and authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith.

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

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

SECTION 1. The policy entitled "Credit Return/Reallocation Protocol," attached as Exhibit

A hereto, is hereby approved and adopted for the evaluation and approval of requests for credit return/reallocations.

SECTION 2. The Corporation staff, Counsel and/or Foley & Judell, L.L.P., as LIHTC Program Counsel, are authorized and directed to evaluate requests from developers in accordance with the procedures outlined in the policy entitled "Credit Return/Reallocation Protocol".

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

SECTION 4. The Chairman, Interim Executive Director of the Corporation and/or Secretary of the Corporation be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms

of which are to be consistent with the provisions of this resolution as approved by the Corporation's Counsel and/or LIHTC Program Counsel, Foley & Judell, L.L.P.

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

YEAS:

ABSTAIN:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 10th day of April 2013.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on April 10, 2013, entitled, "A resolution providing a policy outlining procedures for evaluating and approving requests for credit return/reallocation; and authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith".

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 10th day of April 2013.

Secretary

(SEAL)



Louisiana Housing Corporation
2415 Quail Drive, Baton Rouge, Louisiana 70808

Memorandum

Date: **March 26, 2013**
To: **Administration**
From: **Tax Credit Department**
Subject: **Credit Return/Reallocation Protocol**

Background

Staff has recently received several requests to return 2011 credits voluntarily in exchange for a reallocation of the returned credits that become part the 2013 housing credit ceiling. See the attached list of requests received since January 1, 2013. A project's placed in service date is statutorily extended to December 31, 2015 if a prior year's credit is returned and the project is allocated credits from the 2013 credit ceiling. Section 42(m) of the Internal Revenue Code, however, requires another feasibility/viability report as of the date credits are allocated from the 2013 housing credit ceiling in accordance with the 2013 Qualified Allocation Plan ("QAP").

In light of the increase in the volume of requests received and in order to establish a policy protocol for processing requests for voluntary credit return/reallocations, staff is recommending the following procedures for evaluating and approving such requests. Every request for a voluntary credit return/reallocation must be formally submitted in writing. Each voluntary credit return/reallocation request will be evaluated by staff to determine if the request involves any material change from the original application under the QAP applicable to the credits that are being returned. If there are no material changes, the LHC Administration will be authorized to allocate current year credits to the project following (i) an appropriate agreement to voluntarily return the prior year credits, (ii) a posting on the next agenda of the Board of Directors that such voluntary return/reallocation has been approved by the LHC Administration and (iii) any objections to such a voluntary return/reallocation will be taken up at the meeting of the Board of Directors. In the event that a material change is identified in the reprocessing application, the LHC Board will be required to provide a final approval to allocate credits from the current housing credit ceiling but under the rules of the QAP from which the returned credits were originally allocated.

Analysis

1. Circumstances requiring the return/reallocation –Identify the circumstances requiring the request such as third party involvement, material changes to the project, delays in the project schedule or benchmark dates;
2. Foreseeable circumstances –Identify any measures the developer has taken to prevent or resolve the circumstances, determine whether circumstances resulted from force majeure or circumstances beyond the control of the developer/owner; and
3. Consequences of disapproval –Identify what effects, if any would occur if the request for return/reallocation is not approved, determine what other options are available to the project.

Procedure

1. Staff alerts the Program Administrator of the receipt of any request to voluntarily return a prior year credit in exchange for an allocation from the current housing credit ceiling;
2. If a reprocessing or material change is involved, required application with back-up documents are forwarded to the underwriter;
3. Staff reviews formal requests using the aforementioned factors and provides a project summary to LHC Administration that includes a recommendation to approve or disapprove the voluntary return/reallocation;
4. If a material change is identified, the voluntary return/reallocation request is included on the upcoming agenda of the Board of Directors. The request to approve a material change and the return/reallocation will be included in the resolution summary;
5. Outcome of any such request documented in the project file and on the non-closed project report;
6. Taxpayer/owner provided written correspondence advising of the outcome of the request; and
7. Upon approval of a reallocation of credits developer/owners become subject to an award fee equivalent to 5% of the reallocated credits.

Pros

1. Without approval awarded projects requesting a return/reallocation may not be able to proceed, resulting in a lost affordable housing. These projects are often approaching closing and have already invested resources into the project.
2. Circumstances requiring the return/reallocation are often outside of the control of the developer/owner.
3. A reallocation of credits from a later credit ceiling does not automatically extend the projects placed in service date. Any time delays occur to the project schedule or benchmark date by greater than 90 days, the developer is required to notify the Corporation. Board approval is required if the delay exceeds 180 days.
4. Once projects are awarded, the Corporation partners with the taxpayer to assist in bringing the project to fruition.

Cons

1. Approval of the request may result in projects receiving additional time to place in service that was not afforded to projects not requesting a return/reallocation.
2. Recaptured credits resulting from a denial of a return/reallocation request may result in funding a project from active waiting list that is lower ranking, or not ready to proceed.

RESOLUTION SUMMARY:

The Gardens of Baton Rouge

Project Number 1112-52

Baton Rouge, Louisiana

OVERVIEW

The developer of the Gardens of Baton Rouge is requesting approval of a material change to the project involving an extension to the project's schedule and approval of a request for return/reallocation of Low Income Housing Tax Credits (LIHTC). The project was awarded \$999,999.00 in LIHTC from the 2011 housing credit ceiling. Approving the aforementioned requests will allow the construction of the project. Disapproving the request may result in the project being unable to move forward and potentially the recapture of credits previously allocated to the project.

The project has experienced delays in its project schedule due to extensive wetlands mitigation with the Corps of Engineers involving multiple mitigation banks. The project also encountered delays with approval from the East Baton Rouge Parish Planning Commission of the project's site plan. The site plan has been approved. The project has met the 10% Basis Expenditure Test for Carryover; finalized loan and syndication documents; and wetlands and development permits are ready to be issued. A timeline of the project delays is included on page 3.

The project's investors are requesting a return in the credits from the 2011 credit ceiling for a reallocation of credits from the 2013 credit ceiling. The current 2011 credits require the project to place in service by December 31, 2013. Due to the previously mentioned delays, the developer expects that the project will be completed by February 1, 2014. If the project schedule is extended beyond December 31, 2013, a return/reallocation of tax credits is required.

The 2011/2012 Qualified Allocation Plan (QAP) identifies a material change as delays in a project's schedule or benchmark dates in excess of 180 days, a change in the project's sources greater than 10% and any change that a reasonable man would determine to be a material change in the project. The QAP further states that "any change caused by a force majeure or circumstances beyond the control of the owner will not be a material change".

STAFF RECOMMENDATION:

Staff recommends approval of the extension to the project schedule greater than 180 days and approval of the request for a return/reallocation of tax credits. This recommendation is based upon review of documentation provided by the developer.

PROJECT DEVELOPMENT SUMMARY:

The Gardens of Baton Rouge will be new construction houses located at 7900 Plank Road, Baton Rouge, East Baton Rouge Parish, Louisiana. The project was awarded \$999,999 in LIHTC in

December 2011 from the 2011/2012 Funding Round. The Gardens of Baton Rouge 2011, LP has spent approximately \$450,000.00 to \$500,000.00 to date project related costs.

The project will consist of 50 scattered sites, detached buildings. Project amenities include a community facility, refrigerator, range, microwave, dishwasher and disposal. The project will meet all energy efficiency requirements and requirements for Green Buildings

The unit mix consists of fifty (50) four-bedroom units. Forty-two (41) units will be set aside for tenants at 50-60% of Area Median Income (AMI), and eight (8) units will be set aside for households below 30% AMI. .

The units have an average square footage of approximately 2,000 square feet.

DEVELOPMENT GROUP AND FINANCIAL PARTNERS

The taxpayer representative at the Board of Directors meeting for the project is James Hunter; Hunter Law Firm, L.L.C., Gary Hinton, developer; and Robby Cangelosi, Project Engineer.

DEVELOPER EXPERIENCE

Attached is the resume of the General Contractor and General Partner. In addition to the projects described in the resume, the General Contractor has constructed a 84 unit LIHTC project in Baton Rouge that included a swimming pool and clubhouse.

FINANCIAL ANALYSIS

Funding Sources:

First Mortgage	\$0
Permanent-Second Mortgage	\$0
HOME Funds	\$0
Deferred Developer Fees	\$737,713
Tax Credit Equity	\$9,174,073
State Disaster Recovery Grant	\$4,000,000.00

Project Costs:

Total Development Cost:	\$9,222,425 (minus grant)
Total Units:	50
Total Cost/Unit:	\$184,449
Total Square Feet:	104,300
Total Cost/SF:	\$88.42
Total Reserves:	\$164,361
Total Soft Costs	\$3,007,265
Total SF minus Common Buildings:	\$100,500
Total Cost/SF minus Commons:	\$8,886,210

Construction Costs:

Rehabilitation Hard Costs:	N/A
Construction Costs:	\$10,025,100
Land Costs:	\$715,060
Building Costs:	\$0.00

Property Value:

Appraisal Date:	N/A
Pre-Rehab Value:	N/A
Post-Rehab Value	N/A
Date Property Last Sold:	N/A
Amount of Last Sale:	N/A
Current Occupancy Rate:	N/A
Positive Cash Flow (last 12 months):	N/A

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution approving an extension to the project schedule and return/reallocation of credits to The Gardens of Baton Rouge authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith.

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

WHEREAS, the taxpayer for The Gardens of Baton Rouge submitted a request (attached) to (1) approve a delay in the project schedule greater than 180 days and (2) approve a request for return/reallocation of Low Income Housing Tax Credits due to delays experienced by the project as a result of extensive wetlands mitigation

WHEREAS, the 2011/2012 Qualified Allocation Plan identifies a material change as delays in projects schedule or benchmark dates in excess of 180 days, a change in the projects sources greater than 10% and any change that a reasonable man would determine to be a material change in the project; and

WHEREAS, the staff of the Corporation has processed the request for The Gardens of Baton Rouge in accordance with the Qualified Allocation Plan and is prepared, based upon the review of the request and support documentation, to recommend approval of the request to (1) delay the project schedule greater than 180 days and (2) prepare a voluntary credit return form documenting the return of credits awarded to the project from the 2011 credit ceiling and allocating credits from the 2013 credit ceiling:

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, that:

SECTION 1. The Gardens of Baton Rouge (the "Project") request to 1) delay the project schedule greater than 180 days and (2) for the return/reallocation of Low Income Housing Tax Credits is hereby approved.

SECTION 2. The staff and counsel are authorized and directed to prepare the forms

of such documents and agreements as may be necessary to implement the Board's action.

SECTION 3. The Chairman, Interim Executive Director of the Corporation, and/or Secretary of the Corporation be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel and LIHTC Program Counsel, Foley & Judell, L.L.P.

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

YEAS:

ABSTAIN:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 10th day of April 2013.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on April 10, 2013, entitled, "A resolution approving an extension to the project schedule and return/reallocation of credits to The Gardens of Baton Rouge authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith".

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 10th day of April 2013.

Secretary

(SEAL)



Louisiana Housing Corporation
2415 Quail Drive, Baton Rouge, Louisiana 70808
Phone: (225) 763-8700 Fax: (225) 763-8738

FIELD REPORT

From: Jerry Tichenor
To: Todd Folsom
Date of Visit: 1/1/13
Length of Visit: 15 minutes
Project Name: The Gardens of Baton Rouge – 1112-52
Project Location: 7900 Plank Rd., Baton Rouge, LA
LHFA Personnel: Jerry Tichenor
Purpose of Visit: Construction Monitoring – Field Verification

Found no activity at this time for The Gardens of Baton Rouge.

According to my GPS this vacant wooded lot sits adjacent to a U. S. Post Office at the corner of Hooper Rd. and Plank Rd.



Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

Phone: (225) 763-8700 Fax: (225) 763-8738





Louisiana Housing Corporation

2415 Quail Drive, Baton Rouge, Louisiana 70808

Phone: (225) 763-8700 Fax: (225) 763-8738





STATEMENT OF CAPABILITIES

COMPANY OVERVIEW

Hinton Construction Company, Inc., incorporated in 1995, is a family owned and operated Construction Company that has the skills and experience to deliver a construction project on time and within budget. The home office is located in Shreveport, Louisiana, and we have the capability to build projects all over the nation. We specialize in all types of housing construction including multi-family/apartments, student housing, tax credit projects, HUD housing, renovation projects, and design/build projects. Due to the fast pace demands of housing projects, we rely on specialized project managers, estimators, and field staff that have extensive experience in this type of construction.

KEY PERSONNEL

Hinton Construction Company, Inc., believes in having top management involved with each project and takes pride in the fact that all of our staff members are highly trained and use the latest technology to perform their job at the highest level. Gary Hinton, Sr., Gary Hinton, Jr., and Cory Hinton have construction or engineering degrees and believe in maintaining a cutting edge approach to construction processes and staff training.

We believe our hands-on approach gives us a significant advantage over other companies and helps us maintain an impeccable reputation for quality and integrity.

BONDING

Our impeccable reputation, perfect safety performance, financial strength, and extraordinary customer satisfaction has earned us a very strong bonding capacity. We can secure bonds for any project.

PAST PROJECTS

Project Name: Grambling State University-Tiger Village Phase II

Location: Grambling, LA
Contract Amount: \$26,200,000.00
285,000 Square Feet
796 Beds
Brick and Siding Exterior Walls
Completed 5 months ahead of schedule



Project Name: Southern University Student Housing

Location: Baton Rouge, LA
Contract Amount: \$18,500,000.00
4 Total Buildings
200 Units
596 Bedrooms
254,000 Square Feet
Completed 4 months ahead of schedule



Project Name: Legacy Park-Phase1B

Location: ULL Campus – Lafayette, LA
Student Housing Project
Contract Amount: \$8,822,304.00
80,000 Square Feet
3 Apartment Buildings
78 Total Units
180 Beds



Project Name: Lakeside Place

Location: Starkville, MS
Student Housing Project
Contract Amount: \$12,600,000.00
218,000 Square Feet
5 Large Apartment Buildings
159 Total Units
504 Beds



Project Name: Ivy Park Apartments

Location: Baton Rouge, Louisiana
Contract Amount: \$20,055,000.00
268,000 Square Feet
21 Apartment Buildings
Clubhouse and Pool house
252 Total Units
Brick and Cement Siding Ext. Walls



Project Name: Camden Lake Apartments

Location: Baton Rouge, LA
Contract Amount: \$19,400,000.00
233,000 Square Feet
10 Buildings and a Clubhouse
240 Total Units
Stone and Siding Exterior Walls
Granite Countertops





GARY D. HINTON, PRESIDENT

EDUCATION

Graduated, Northeast Louisiana University, Bachelor of Science, Building Construction, 1971

PROFESSIONAL EXPERIENCE

41 Years of Experience

I am the owner and president of Hinton Construction Company, Inc., a family owned and operated business based in Shreveport, LA. In addition to my duties as president of Hinton Construction Company, I am a past board member and president of the Shreveport, LA, chapter of Associated General Contractors after also serving as a chairman of the construction education committee for three terms.

I was a key executive for one of the South's largest multi-family and commercial construction firms for 23 years before forming my own construction company. I have experience in all facets of construction from initial planning all the way through project closeout and have managed complete turnkey and design-build projects from \$100,000 to \$40,000,000. I have built projects all over the nation with heavy experience in multi-family construction, including apartments, student housing, military housing, elderly assisted living, HUD 202 elderly housing, HUD 221 D-4, tax credits and rehabilitation/renovations. I also have experience in all types of commercial construction including hotels/motels, restaurants, office buildings, tenant finish-out, shopping centers, federal facilities, warehouses, metal buildings, banks, medical buildings, concrete parking garages, etc.

Hinton Construction Co. Inc. has excellent bonding capabilities through The Hartford Company and a perfect safety record. Honesty and integrity are our trademarks.

BONDING – THE HARTFORD COMPANY
INSURANCE – FIRST MERCURY INSURANCE
BANK- HOME FEDERAL

PROFESSIONAL ASSOCIATIONS

2003 President of Shreveport Chapter of Associated General Contractors
Shreveport AGC Board of Directors, Six Terms
Chairman, AGC Education Committee, Three Terms

GARY HINTON, JR.

EDUCATION

Bachelor of Science, Mechanical Engineering, *Louisiana Tech University*, Ruston, LA, 1994
Graduated with honors: Cum Laude, 3.4 GPA

PROFESSIONAL EXPERIENCE

HINTON CONSTRUCTION, Shreveport, LA PRESENT

Vice President

Manage multi-million dollar construction projects from start to finish:

- Responsible for estimating and pricing during the bidding and buy-out phases.
- Work with Owners, Developers, Architects, and City Officials to ensure that final plans meet code and are as error free as possible.
- Write detailed construction contracts for each subcontractor and supplier.
- Manage subcontractors, superintendents and assistant superintendents on a daily basis keeping in mind the end goal for a project that is on time, on or under budget, and built to quality standards.
- Keep track of costs by conferring with accounting on a weekly basis.
- Update the construction schedule weekly and involve the necessary subcontractors on a weekly basis.
- Conduct conference calls and meetings as necessary with subcontractors, Architects, Developers, Owners, etc. to keep the job running smoothly.
- Manage monthly pay requests submitted to the architect and Owner with all necessary paperwork in order.

J&L INDUSTRIES, Shreveport, LA

1994-AUGUST '99

Project Engineer

Assume "ownership" of a project from inception to completion until the customer is satisfied. Duties entailed:

- Assist sales and marketing with building of relationships with customers for purposes of repeat business.
- Design and oversee the manufacture and assembly of specialty "one of a kind" machinery from the ground up.
- Conduct meetings with engineering, manufacturing, and assembly managers.
- Conduct conference calls with the customer throughout all phases of the project.
- Visit the customer at his/her plant before beginning the project.
- Oversee the installation and start-up of the machinery at the customer's plant.
- Keep track of costs by conferring with accounting on a weekly basis.
- Maintain good rapport and open lines of communication with all departments.

TECHNICAL SKILLS

Various word processing and spreadsheet software

Various scheduling software including PrimaVera

Various CAD software

PROFESSIONAL ASSOCIATIONS

Associated General Contractors (AGC)

CORY S. HINTON

COLLEGE EDUCATION

Bachelor of Science, Construction Engineering Technology, *Louisiana Tech University*, 2000
Graduated with Honors: Cum Laude

PROFESSIONAL EXPERIENCE

HINTON CONSTRUCTION COMPANY, Shreveport, LA 1998 - Present

Vice President

Manage multi-million dollar new construction and renovation/rehabilitation projects from start to finish. I have experience in all phases of construction operations including marketing, estimating, bid preparation, contract negotiations, project management, and project delivery. The following is a list of duties I perform on a daily basis:

- Marketing our company to potential clients. This includes updating our website, preparing brochures, advertising, and establishing relationships with owners and developers.
- Estimating, pricing, bid preparation, and buy-out.
- Coordinating with architects, owners, city officials, etc., to ensure that construction blueprints are as error free as possible.
- Project management and scheduling. This includes managing job superintendents, subcontractors, and suppliers to ensure the project is built on time and within budget.
- Preparing detailed contracts and purchase orders for subcontractors and suppliers.
- Keeping track of job costs to ensure that we are within budget parameters.
- Preparing monthly pay requests for architect and owner with all necessary documentation.
- Communicating with owners, developers, and architects as often as necessary to address concerns, answer questions, etc.

COMPUTER SKILLS

I have experience with Microsoft Windows, Microsoft Word, Microsoft Excel, Microsoft Outlook, and Lotus software. My experience with the software above includes preparing spreadsheets for organizing information such as invoices, project cost data, and subcontractor information. I also use PrimaVera Scheduling software and Timberline Estimating software.

PROFESSIONAL ASSOCIATIONS

Associated General Contractors of America, Shreveport Chapter City of Shreveport – Workforce Investment Board



HINTON CONSTRUCTION COMPANY



SCENIC GARDENS – BATON ROUGE, LA

- **Baton Rouge, LA**
- **Contract Amount: \$9,400,000.00**
- **84 Homes (1-story)**
- **1 Clubhouse**
- **Swimming Pool**
- **Tax Credit Project**
- **Covered Parking on each house**
- **Fiberglass Shingles on 6/12 pitch**
- **Hardi-Plank Siding Exterior Walls**



HINTON CONSTRUCTION COMPANY



Southern University Student Housing – Baton Rouge, LA

Owner: Southern University

Project Start Date: March 2007

Project Completion Date: November 2007 (4 months ahead of schedule)

Project Information: 4 Total Buildings
200 Units
596 Bedrooms
254,000 Square Feet

Total Contract Amount: \$18,500,000.00

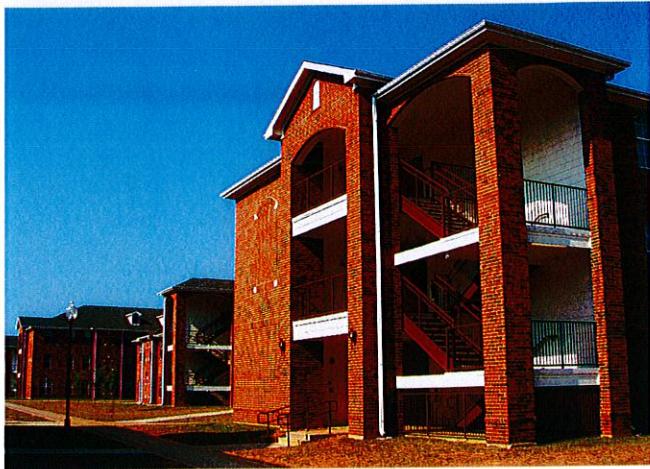
Owner: Ambling University Development Group – Valdosta, GA

Architect: Niles Bolton and Associates – Atlanta, GA



HINTON CONSTRUCTION COMPANY

GRAMBLING STATE UNIVERSITY – GRAMBLING, LA



- **Grambling, LA**
- **Contract Amount: \$26,200,000.00**
- **285,000 Square Feet**
- **5 Buildings**
- **796 Beds**
- **Completed 5 months ahead of schedule in September 2008**
- **Fiberglass Shingles**
- **Brick and Siding Exterior Walls**
- **Owner: Ambling University Development Group – Valdosta, GA**
- **Architect: Niles Bolton and Associates – Atlanta, GA**



HINTON CONSTRUCTION COMPANY

CAMDEN LAKE APARTMENTS – BATON ROUGE, LA



- **Baton Rouge, LA**
- **Contract Amount: \$19,400,000.00**
- **233,000 Square Feet**
- **10 Buildings and a Large Clubhouse**
- **240 Total Units**
- **Completed 5 months ahead of schedule on July 28, 2008**
- **Fiberglass Shingles**
- **Stone and Siding Exterior Walls**
- **Granite Countertops**
- **Walk-in Shower and Large Tub in Master Bath**
- **Owner: The Berger Company, Inc. – New Orleans, LA**
- **Architect: The Architectural Studio – Baton Rouge, LA**



HINTON CONSTRUCTION COMPANY

IVY PARK APARTMENTS



- **Baton Rouge, LA**
- **HUD Financed Project**
- **Contract Amount: \$20,055,000.00**
- **268,000 Square Feet**
- **21 Apartment Buildings**
- **Clubhouse and Poolhouse**
- **252 Total Units**
- **Fiberglass Shingles**
- **Brick and Cement Siding Exterior Walls**
- **Separate walk-in showers in Master bath**



HINTON CONSTRUCTION COMPANY

LEGACY PARK APARTMENTS



- **University of Louisiana Lafayette**
- **Contract Amount: \$8,822,304.00**
- **80,000 Square Feet**
- **3 Buildings**
- **78 Units**
- **180 Beds**
- **Completed on schedule June 18, 2010**
- **Fiberglass Shingles**
- **Brick and Siding Exterior Walls**
- **Owner: Ragin' Cajun Facilities, Inc.**
- **Architect: Poche Prouet Associates Limited, Lafayette, LA**



Facility Management

P.O. Box 43210
Lafayette, LA 70504-3210
Office: (337) 482-2001
Fax: (337) 482-5830

Université des Acadiens

To Whom It May Concern

RE: Hinton Construction Company, Inc.

Dear Sir or Madam,

Hinton Construction built a student housing complex on the campus of University of Louisiana at Lafayette. They met or exceeded our expectations for performance, professionalism, and quality from start to finish on this project. Hinton Construction created a team atmosphere that helped everyone involved quickly resolve issues that arose during construction. It was a pleasure working with a company that has the commitment, integrity, and skill to finish a project on time and within budget while still maintaining quality.

I would gladly work with Hinton Construction again and would not hesitate to recommend their services to anyone.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Crist".

Bill Crist
Director of Facility Management
University of Louisiana at Lafayette



Department of Housing

P.O. Box 42690
Lafayette, LA 70504-2690
Office: (337) 482-6471
Fax: (337) 482-6124

Université des Acadiens

April 26, 2011

To Whom It May Concern

RE: Hinton Construction Company, Inc.

Dear Sir or Madam:

Hinton Construction built the second phase of a student housing project for us on the campus of the University of Louisiana Lafayette. The site for this project was tight and surrounded by existing buildings and parking. Hinton Construction did an outstanding job coordinating all aspects of construction within this confined area. They worked very closely with my staff and me to ensure that our needs were met during construction. Hinton Construction Company's expertise, positive attitude, and commitment to quality were major factors in making this project a success.

Hinton Construction's performance and professionalism exceeded my expectations throughout the construction process and I recommend their services to anyone.

Please feel free to contact me if you wish to discuss Hinton's outstanding performance in greater detail.

Sincerely,

Lisa Luquette Landry
Director of Housing
University of Louisiana Lafayette

Post Office Box 9562
Baton Rouge, LA 70813

(225) 771-3911
(225) 771-3242 fax



April 21, 2011

To Whom It May Concern

RE: Hinton Construction Company, Inc.

Dear Sir or Madam,

Hinton Construction Company, Inc., built a large student housing project on the campus of Southern University at Baton Rouge. They finished this project well ahead of schedule and provided us with a very high quality housing facility. I believe that their success can be partially attributed to the fact they are open and honest about every aspect of the construction process. This helps create a great team atmosphere where all parties involved are working together with trust and respect. Hinton Construction Company was very skilled in coordinating all team members to meet the needs of our University.

I was very pleased with the performance of Hinton Construction Company and would recommend their services to anyone.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. T. Hughes'.

Dr. Ernie Troy Hughes
Vice President
Southern University System

BON CHASSE PROPERTIES, INC.

J.M. PROPERTY MANAGEMENT, INC.

104 East Mississippi
Ruston, La 71270
318.254.1229 phone 318.254.1129 fax

April 1, 2013

Ms. Brenda Evans
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, La 70808

RE: Gardens of Baton Rouge 2011, LP
 Previous Participation - Experience

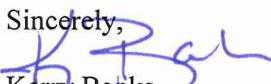
Dear Ms. Evans:

J.M. Property Management, Inc. has been engaged by the partners of the Gardens of Baton Rouge 2011, LP as the property management agent. In addition to the normal property management functions associated with this LIHTC development, we have also been asked to assist the developers through the closing process by the investors and lenders. We've agreed to assist with the following functions during construction and development:

- Review financial projections of construction costs (Sources/Uses)
- Assist in the preparation of operating budgets (Rent/Absorption rates)
- Prepare tax credit delivery projections
- Review investor/lender terms and projections
- Assist with any Louisiana Housing Corporation (LHC) monitoring, reprocessing, etc.
- Calculate and monitor eligible basis vs. tax credit allocation
- Prepare and monitor monthly draws during construction (lender and equity)
- Assemble cost certification documentation for independent audit
- Prepare Placed in Service documentation for submission to LHC
- Assist with Regulatory Agreement filing/8609 delivery

J.M. Property Management has approximately 1,800 low income housing units under management and has been involved in the low income housing tax credit program since 1991. Kerry Banks, the principal of J.M. Property Management, Inc. has been a CPA, Developer and Owner in the low income housing field for over 14 years. Resumes are on file with the LHC for Kerry Banks and J.M. Property Management, Inc. Kerry Banks is not a guarantor or developer for this project.

Sincerely,



Kerry Banks

J.M. Property Management, Inc.
Bon Chasse Properties, Inc.

CC: Hinton Construction Company, Inc.
 110 Dalton St, Shreveport, La 71106



"110 Years of Tradition, Service and Excellence."

Office of the Director of Facilities Management

April 26, 2011

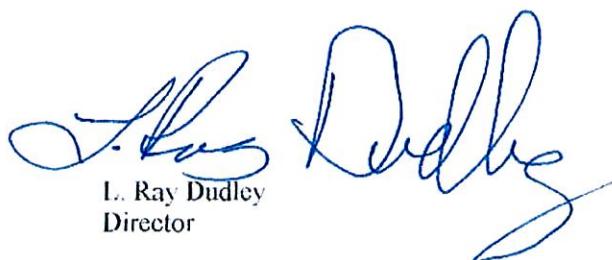
To Whom It May Concern

RE: Hinton Construction Company, Inc.

Dear Sir or Madam,

Hinton Construction Company, Inc., built a large student housing project on the campus of Grambling State University. They finished this project well ahead of schedule and within budget while maintaining high quality standards. We were very pleased with their commitment, positive attitude, and professionalism throughout the construction process. I was very pleased with the performance of Hinton Construction Company on our campus and would recommend this company in the future.

Sincerely,



L. Ray Dudley
Director

From: [James Hunter](#)
To: [Brenda Evans](#); [Marjorianna Willman](#)
Cc: ["Cory Hinton"](#); [kerrybanks@bonchasse.com](#); ["Craig Thomas"](#); ["Cangelosi, Robert "Robby"](#)
Subject: The Gardens of Baton Rouge - exchange of credits
Date: Tuesday, March 26, 2013 4:40:54 PM
Attachments: [Wetlands delineation.pdf](#)
[ACOE Mitigation Letter update.pdf](#)
[The Gardens of BR Mitigation Letter MVN-2011-3113 CL.pdf](#)
[Mitigation Agreement - 6.9 acres with Cypress Plantation.pdf](#)
[Environmental clearance - executed Notice to Proceed.pdf](#)
[Ordinance-ZoningAmendment.pdf](#)
[RhemaResub-Recorded.pdf](#)
[Greenwood Homes Subdivision sewer collection system - dhh-oph permit no p13-02-033-027.pdf](#)
[Greenwood Homes Subdivision water distribution system - B21245963 - DHH-OPH Permit No P13-02-033-028.pdf](#)
[LDOTD-DrivewayEntrancePermit.pdf](#)

Brenda,

Please respond and confirm receipt of this e-mail.

The project has received environmental clearance from OCD and attached is the Notice to Proceed. The project has also entered into contracts with two mitigation banks as required by the Corps of Engineers and copies of the contracts are attached. The land has been re-zoned as required and a part of the Project Site has been resubdivided as shown by the filed plat. DHH has issued permits for the sanitary sewer and water distribution systems, and DOTD has issued the access/driveway permit.

1. Wetland delineation and Corps of Engineers letter that requires compensatory mitigation.
2. Letter from mitigation banks confirming that The Gardens has secured acreage for mitigation.
3. Notice to Proceed from OCD;
4. Zoning amendment;
5. Resubdivision of Tract X-2;
6. DHH permits for sanitary sewer;
7. DHH permit for water distribution;
8. DOTD driveway permit.

The project engineer thinks that work can begin within three weeks once the public improvements plans have received final approval and the final subdivision plat is filed. I can have the engineer provide more detail on this procedure if needed.

Let me know if you need any additional information or documents.

James
James H. Hunter
Hunter Law Firm, L.L.C.
910 Pierremont Road, Suite 410
Shreveport, Louisiana 71106
318-861-8403

318-861-8404 (fax)

From: Brenda Evans [mailto:bevans@lhc.la.gov]
Sent: Tuesday, March 26, 2013 10:19 AM
To: Marjorianna Willman; jhhunter@bellsouth.net
Cc: Amy York
Subject: RE: The Gardens of Baton Rouge - exchange of credits

Just in case you didn't get this one.... Please let us know.

From: Marjorianna Willman
Sent: Tuesday, March 26, 2013 9:37 AM
To: Brenda Evans; 'jhhunter@bellsouth.net'
Cc: Amy York
Subject: RE: The Gardens of Baton Rouge - exchange of credits

Hi,

Staff is processing the request to exchange credits. The letter referenced that "wetlands and development permits are ready to be issued". Is there any documentation that you can provide, indicating a clearance on the wetlands issue from the Corps of Engineers? I would like to include any backup documentation in the board material that would indicate resolution and support that the project will be able to meet the revised schedule.

Thanks,
Marjorianna Willman

From: Brenda Evans
Sent: Monday, March 25, 2013 2:22 PM
To: 'jhhunter@bellsouth.net'; Marjorianna Willman
Cc: Amy York
Subject: FW: The Gardens of Baton Rouge - exchange of credits

We are in receipt.

Thank you for the follow up.

Brenda

From: James Hunter [<mailto:jhhunter@bellsouth.net>]
Sent: Monday, March 25, 2013 2:16 PM
To: Brenda Evans
Subject: FW: The Gardens of Baton Rouge - exchange of credits

Brenda,

If you will, please confirm receipt of the attached request for exchange of credits.

Thanks.

James
James H. Hunter
Hunter Law Firm, L.L.C.
910 Pierremont Road, Suite 410
Shreveport, Louisiana 71106
318-861-8403
318-861-8404 (fax)

From: James Hunter [<mailto:jhhunter@bellsouth.net>]
Sent: Friday, March 22, 2013 2:16 PM
To: 'Brenda Evans'
Cc: 'Craig Thomas'; 'Cory Hinton'
Subject: The Gardens of Baton Rouge - exchange of credits

Brenda,

Attached is The Gardens of Baton Rouge's request for an exchange of credits. Please let us know if you need any additional information or documents.

Thank you for your help with this matter.

James
James H. Hunter
Hunter Law Firm, L.L.C.
910 Pierremont Road, Suite 410
Shreveport, Louisiana 71106
318-861-8403
318-861-8404 (fax)



Please consider the environment before printing this e-mail

CONFIDENTIALITY NOTE:

This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with IRS Circular 230, we inform you that any federal tax advice included in this communication (including attachments) is not intended or written to be used, and it cannot be used, for the purpose of (i) avoiding the imposition of federal tax penalties or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ORLEANS DISTRICT, CORPS OF ENGINEERS
P.O. BOX 60267
NEW ORLEANS, LOUISIANA 70160-0267

OCT 25 2011

Operations Division
Surveillance and Enforcement Section

Mr. Paul Leblanc
SJB Group, LLC
P.O. Box 1751
Baton Rouge, LA 70821

Dear Mr. Leblanc:

Reference is made to your request, on behalf of The Gardens Subdivision, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Sections 90 and 94, Township 6 South, Range 1 East, East Baton Rouge Parish, Louisiana (enclosed map). Specifically, this property is identified as a 6.5-acre tract located on and east of Plank Road.

Based on review of maps, aerial photography, soils data, data provided with your request, and a field investigation conducted on October 5, 2011, we have determined that part of the property is wetland and may be subject to Corps' jurisdiction. The approximate limits of the wetland are designated in red on the map. A Department of the Army (DA) permit under Section 404 of the Clean Water Act will be required prior to the deposition or redistribution of dredged or fill material into wetlands that are waters of the United States.

You and your client are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration date or the District Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

Should there be any questions concerning these matters, please contact Mr. Pierre Castaing at (504) 862-1726 and reference our Account No. MVN-2011-01924-SG. If you have specific questions regarding the permit process or permit applications, please contact our Central Evaluation Section at (504) 862-2577. The New Orleans District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please complete and return the enclosed Customer Service Survey.

Sincerely,


Pete J. Serio
Chief, Regulatory Branch

Enclosures

U.S. ARMY CORPS OF ENGINEERS
PRELIMINARY
JURISDICTIONAL DETERMINATION

USACE

F.I. 50CT11

BY: P. Castaing

FOR: LEBLANC

MVN-2011-01924-5G

□ = NON-WETLAND

▨ = WETLAND

Hooper Road

Plank Road

Commercial Development

Undeveloped Wooded Area

Commercial Development

Sample Location #3

Sample Location #4

Sample Location #1

Sample Location #2

Sample Location #5

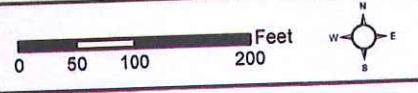
RHEMA Christian Center

Residential Development

Ford Street

Residential Development

Packard Street



SJB GROUP, LLC
QUALITY BY DESIGN

P.O.BOX 1751 BATON ROUGE, LA 70821 (225) 769-3400 FAX (225) 769-3595

WETLAND DELINEATION
MF-57 SITE PLAN MAP
±6.5 ACRES EAST OF PLANK ROAD TRACT B-1 - C-2
BATON ROUGE, LOUISIANA

FIGURE

2

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

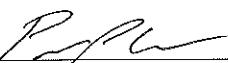
This preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

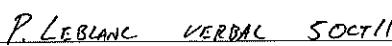
District Office	New Orleans District	File/ORM #	MVN-2011-01924-SG
		PJD Date:	
State LA City/County East Baton Rouge		Name/ Address of Person Requesting PJD	
Nearest Waterbody: Unnamed tributary		Paul Leblanc P.O. Box 1751 Baton Rouge, LA 70821	
Location: TRS, LatLong or UTM: Sec. 90 and 94 T 6 S R 1 E Lat. 30.5204 / Lon. -91.1439			
Identify (Estimate) Amount of Waters in the Review Area: Non-Wetland Waters: <input type="checkbox"/> linear ft <input type="checkbox"/> width <input type="checkbox"/> acres Stream Flow:		Name of Any Water Bodies on the Site Identified as Section 10 Waters: <input type="checkbox"/> Tidal: <input type="checkbox"/> Non-Tidal:	
Wetlands: 2.9 acre(s) Cowardin Class: Palustrine, forested		<input type="checkbox"/> Office (Desk) Determination <input checked="" type="checkbox"/> Field Determination: Date of Field Trip: Oct 5, 2011	

SUPPORTING DATA: Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:
- Data sheets prepared/submitted by or on behalf of the applicant/consultant:
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas:
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite quad name: **Scotlandville**
- USDA Natural Resources Conservation Service Soil Survey. Citation: **Web Soil Survey**
- National wetlands inventory map(s). Cite name:
- State/Local wetland inventory map(s):
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is:
- Photographs: Aerial (Name & Date): **1995, 1998, 2004, 2005, 2006, 2008, 2010**
 - Other (Name & Date):
- Previous determination(s). File no. and date of response letter:
- Other information (please specify):

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

 **14 OCT 11**
Signature and Date of Regulatory Project Manager
(REQUIRED)

 **VERBAL 5 OCT 11**
Signature and Date of Person Requesting Preliminary JD
(REQUIRED, unless obtaining the signature is impracticable)

EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS:

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.
2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: Paul Leblanc	File Number: MVN-2011-01924-SG	Date OCT 25 2011
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
	APPROVED JURISDICTIONAL DETERMINATION	D
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/cecw/pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: Rob Heffner (504-862-1288)
Chief, Surveillance & Enforcement Section
U.S. Army Corps of Engineers
P.O. Box 60627
New Orleans, LA 70160

If you only have questions regarding the appeal process you may also contact: James B. Wiseman, Jr.
Administrative Appeals Review Officer
USACE – Mississippi Valley Division
P.O. Box 80
Vicksburg, MS 39181-0080
(601) 634-5820

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:
----------------------------------	-------	-------------------

By Addison
Introduced 8-22-12
PH 9-19-12

SEP 19 2012

CASE NO. 30-12

Bruce Mayne
COUNCIL ADMINISTRATOR TREASURER

ORDINANCE 15390

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958", AS AMENDED, SO AS TO CHANGE THE ZONING ON THE EAST SIDE OF PLANK ROAD, SOUTH OF HOOPER ROAD, ON TRACT B-1-C-2-A OF THE BADLEY PROPERTY, TO REZONE FROM C2 (HEAVY COMMERCIAL) TO A2.6 (ZERO LOT LINE RESIDENTIAL) SECTIONS 90 AND 94, T6S, R1E, GLD, EBRP, LA, AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.

WHEREAS, at its meeting of August 20, 2012, the Zoning Commission approved an amendment to the C2 Heavy Commercial District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge for the year 1958, as amended, and its accompanying Comprehensive Zoning Map of June 1976, be and the same is hereby amended so as to create an A2.6 Zero Lot Line Residential District, which shall include the

following described property, to wit:

Tract B-1-C-2-A of the Badley Property,
Sections 90 and 94, T6S, R1E, GLD, EBRP,
LA, as shown on a sketch prepared by the
Planning Commission, a copy of which is
attached.

Section 2. That a public hearing on the above proposed
amendment be held at the Regular Zoning Meeting of the Metropolitan
Council on September 19, 2012, after public notice thereof, according
to the provisions of L.R.S. 33:4721-4730.

Office of the Planning Commission



City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1755 Florida Street, 3rd Floor, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Troy L. Bunch, FASLA
Planning Director

August 8, 2012

MEMORANDUM

TO: Planning Commission
FROM: Troy L. Bunch, Planning Director 
SUBJECT: **Case 30-12 Tract B-1-C-2-A of Plank Road**
(Specific proposed use is single family residential development)

LOCATION This property is located on the east side of Plank Road, south of Hooper Road, on Tract B-1-C-2-A of the Badley Property. (Council District 5-Edwards)

LAND USE CATEGORY	Neighborhood Center
PRESENT ZONING	C2 (Heavy Commercial)
REQUESTED ZONING	A2.6 (Zero Lot Line Residential)
LOT/BLOCK NUMBER	10
LOT ID NUMBER	520101850
APPLICANT	Chad Stevens, P.E., L.S.I.

STAFF COMMENTS

1. **Existing land use** is undeveloped.
Surrounding land uses are institutional, commercial, medium density residential, office, and undeveloped.
2. **Existing zoning** is C2 (Heavy Commercial).
Surrounding zoning is C2 (Heavy Commercial) and A2 (Single Family Residential).
3. **Size** of subject property is 7.7 acres.
4. **Comprehensive Plan Statement** The proposed rezoning is in Planning District 5. The subject property is designated Neighborhood Center on the "Comprehensive Land Use Plan." The proposed rezoning from C2 (Heavy Commercial) to A2.6 (Zero Lot Line Residential) is consistent with the "Comprehensive Land Use Plan" and with Comprehensive Plan Goal H 1: Create a balanced housing supply.
5. **Case History** The Planning Commission recommended approval of Case 44-11 on October 24, 2011, to rezone a property located on the south side of Hooper Road, west of Mickens Road, on Lots C-1 and B of the K. F. Helouin Property, from C2 (Heavy Commercial) and B (Off Street Parking) to A2 (Single Family Residential). The Metropolitan Council approved Case 44-11 on November 16, 2011.

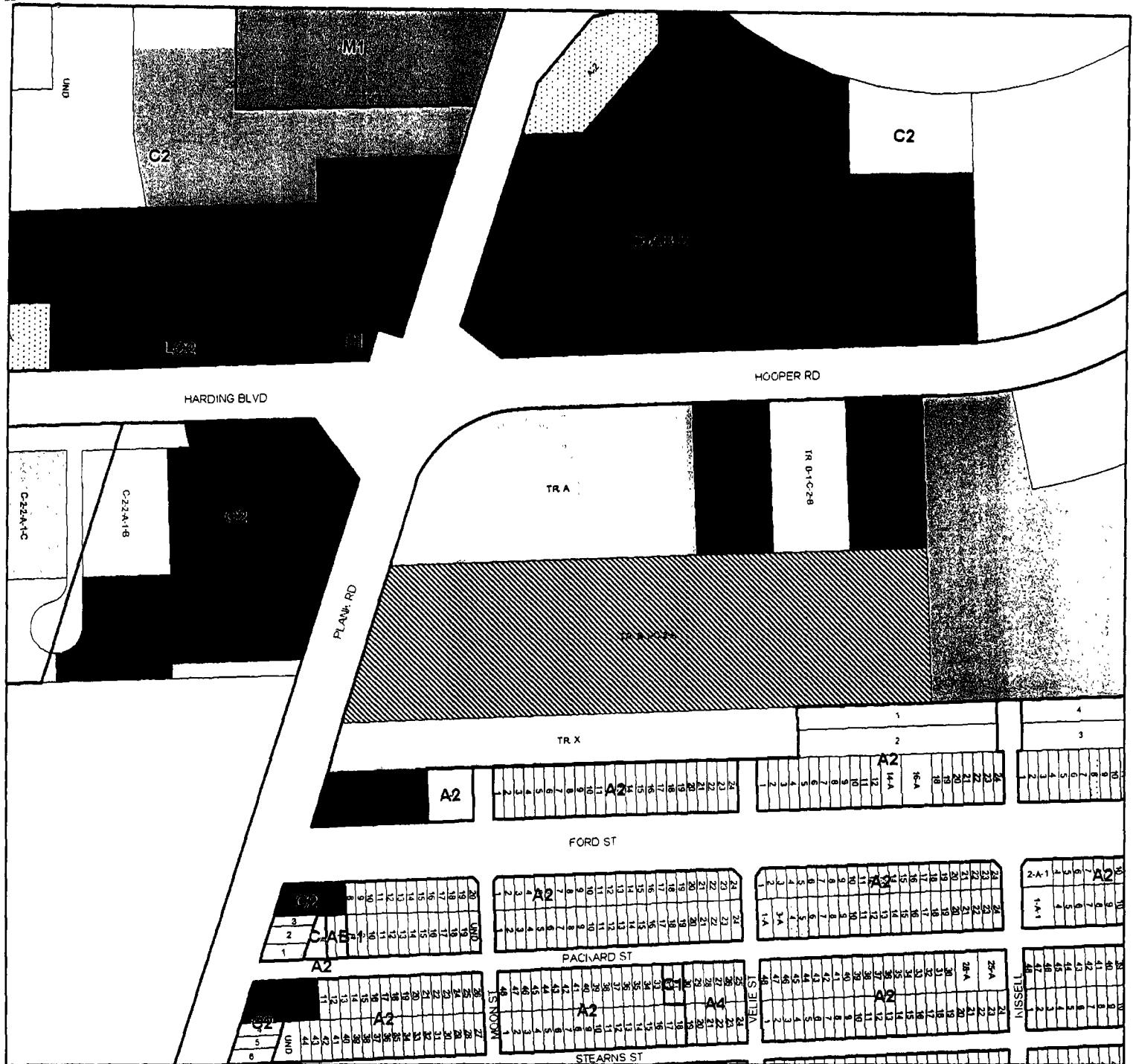
The Planning Commission recommended approval of Case 17-10 on June 21, 2010, to rezone a property located on the west side of Plank Road, north of Thomas Road, on Lot B, formerly a portion of the A. L. Chaney Tract and J. L. Brashear Tract, from A1 (Single Family Residential) to LC3 (Light Commercial Three). The Metropolitan Council approved Case 17-10 on July 21, 2010.

6. **Rezoning Criteria** The proposed zoning change will comply with the general public interest and welfare and will not create land or building usage which is, or may become incompatible with existing character or usage of the neighborhood.

7. **Planning Commission Staff Recommendation** The proposed rezoning to A2.6 (Zero Lot Line Residential) is consistent with the "Comprehensive Land Use Plan." Therefore, the Planning Commission Staff recommends to approve rezoning from C2 (Heavy Commercial) to A2.6 (Zero Lot Line Residential).

Companion Case S-6-12 Greenwood Homes Subdivision

8. Scheduled for Planning Commission Meeting on **August 20, 2012**
Scheduled for Metropolitan Council Zoning Meeting on **September 19, 2012**



LEGEND

Existing Land Use

A legend consisting of twelve entries, each with a small square icon followed by a text label. The icons use a grayscale gradient and patterns to distinguish the categories.

- Low Density Residential (white square)
- Medium Density Residential (diagonal lines square)
- High Density Residential (solid dark gray square)
- Industrial (cross-hatch square)
- Commercial (solid dark gray square)
- Office (solid dark gray square)
- Agriculture (solid dark gray square)
- Institutional (white square)
- Parks (solid dark gray square)
- Utilities (solid dark gray square)
- Undeveloped (white square)
- Vacant (white square)
- Subject Property (diagonal lines square)

30-12



0 150 300 450 600 ft

SCALE



DEPARTMENT OF THE ARMY

NEW ORLEANS DISTRICT, CORPS OF ENGINEERS

P. O. BOX 60267

NEW ORLEANS, LOUISIANA 701600267

REPLY TO
ATTENTION OF:

Operations Division
Central Evaluation Section

SUBJECT: MVN-2011-3113-CL

JAN 24 2013

Investco Realty Holdings, LLC
5745 Berkshire Avenue
Baton Rouge, Louisiana 70806

Gentlemen:

This is in regard to the above subject Department of the Army permit application to clear, grade, place and maintain fill to construct the Gardens Subdivision, located along the west side of Plank Road, near Hooper Road, in Baton Rouge, Louisiana, East Baton Rouge Parish.

In order to satisfy the requirements of our regulations, and comply with our 1990 Memorandum of Agreement with the US Environmental Protection Agency (EPA), it has been determined that compensatory mitigation will be required for unavoidable impacts to jurisdictional wetlands.

Enclosed is a list of approved mitigation banks, sponsor contact information, and required credits appropriate for your project. Your compensatory mitigation requirements may be met by obtaining the appropriate credits from the sponsor/sponsors listed on the enclosure and having the sponsor record your credit procurement in the Regulatory In-lieu Fee & Bank Information Tracking System (RIBITS). It is important that you contact the bank sponsor/sponsors listed to ensure the availability of the prescribed acreage and resource type.

Please advise your project manager, within 15 days of the date of this letter, as to the mitigation bank you have entered into an agreement with. The final permit will be provided once the above requirements are met. If you have any questions, please contact Amy Oestringr at (504) 862-1577.

Sincerely,


for Martin S. Mayer
Chief, Regulatory Branch

Enclosure

Approved Mitigation Banks for
MVN-2011-3113-CL

1. Bank Name: Cypress Plantation Mitigation Bank
Sponsor: Cypress Plantation Farm, LLC

Contact: Michael Songy (225) 324-8898 songy@csrsonline.com
7814 Office Park Blvd, Suite 200
Baton Rouge, LA 70809

Number of Acres/Credits Required for impacts to HUC 08070201 Mississippi River Basin, Bayou Sara-Thomson Creek: 6.9 acres of Bottomland Hardwood Habitat

The remainder of proposed impacts to **HUC 08070202 Lake Pontchartrain Basin, Amite River will require:**

1. Bank Name: Bayou Manchac-Oakley
Sponsor: First Louisiana Resource, LLC

Contact: Frank Savoy (225) 372-6161 fsavoy@resmitigation.com
412 North Fourth Street, Suite 300
Baton Rouge, LA 70802

Number of Acres/Credits Required: 2.3 acres of Bottomland Hardwood Habitat

OR

2. Bank Name: Comite Properties - Tract A
Sponsor: First Louisiana Resource, LLC

Contact: Frank Savoy (225) 372-6161 fsavoy@resmitigation.com
412 North Fourth Street, Suite 300
Baton Rouge, LA 70802

Number of Acres/Credits Required: 1.8 acres of Bottomland Hardwood Habitat

OR

3. Bank Name: Comite Properties - Tract B
Sponsor: First Louisiana Resource, LLC

Contact: Frank Savoy (225) 372-6161 fsavoy@resmitigation.com
412 North Fourth Street, Suite 300
Baton Rouge, LA 70802

Number of Acres/Credits Required: 1.7 acres of Bottomland Hardwood Habitat

OR

4. Bank Name: Zachary Mitigation Bank - Comite Flats I site
Sponsor: Zachary Mitigation Area LLC

Contact: Danny Moran (888) 294-8101 ext.802 dmoran@ecosystemrenewal.com
9447 Brookline Avenue
Baton Rouge, LA 70809

Number of Acres/Credits Required: 1.7 acres of Bottomland Hardwood Habitat

OR

5. Bank Name: Zachary Mitigation Bank - Comite Flats II site
Sponsor: Zachary Mitigation Area LLC

Contact: Danny Moran (888) 294-8101 ext.802 dmoran@ecosystemrenewal.com
9447 Brookline Avenue
Baton Rouge, LA 70809

Number of Acres/Credits Required: 1.7 acres of Bottomland Hardwood Habitat

OR

6. Bank Name: Zachary Mitigation Bank - Copper Mill Bayou Site
Sponsor: Zachary Mitigation Area LLC

Contact: Danny Moran (888) 294-8101 ext.802 dmoran@ecosystemrenewal.com
9447 Brookline Avenue
Baton Rouge, LA 70809

Number of Acres/Credits Required: 2.1 acres of Bottomland Hardwood Habitat

OR

7. Bank Name: Gum Swamp MB
Sponsor: Weyerhaeuser NR Company

Contact: Andrew Harrison (225) 388-0065 ajh@ajharrisonlaw.com
One American Place, Suite 820
Baton Rouge, LA 70825

Number of Acres/Credits Required: 2.8 acres of Bottomland Hardwood Habitat



BOBBY JINDAL
GOVERNOR

KRISTY H. NICHOLS
COMMISSIONER OF ADMINISTRATION

State of Louisiana

Division of Administration
Office of Community Development
Disaster Recovery Unit

February 13, 2013

Mr. Ronald Benitez
Investco Realty Management LLC
5745 Berkshire Avenue
Baton Rouge LA 70806

RE: The Gardens "Notice to Proceed"

Dear Mr. Benitez:

The US Housing and Urban Development (HUD) has approved the State's Request for Release of Funds for the Gardens, to be located at 7980 Plank Road, Baton Rouge LA 70811.

As a result, the Office of Community Development is issuing this "Notice to Proceed" which authorizes expenditures of HUD funds, as well as non-HUD funds, to this project, **effective February 13, 2013**. Attached, please find a copy of HUD form 7015.16, "Authority to Use Grant Funds" in the amount of \$4,000,000.

If you have any questions, please contact Lisa Bergeron at (225) 763-8700.

Sincerely,

Ann Herring
Environmental Officer
Office of Community Development
Disaster Recovery Unit

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) Mr. Pat Forbes Executive Director Office of Community Development State of Louisiana 150 N. Third Street, 6th Floor Baton Rouge, LA 70801	Copy To: (name & address of SubRecipient) Ms. Ann Herring, Environmental Specialist Office of Community Development State of Louisiana 150 N. Third Street, 6th Floor Baton Rouge, LA 70801
--	---

We received your Request for Release of Funds and Certification, form HUD-7015.15 on	01/28/2013
Your Request was for HUD/State Identification Number	B-08-DI-22-0001

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.

Program Activity: The Gardens

Program Description: Activity will include acquisition and new construction of 50 residential single-family, four bedrooms homes.

Location: Scattered sites at 7980 Plank Road, Baton Rouge, LA 70811

CDBG-DR funding: \$4,000,000

Total Project funding: \$13,850,000

Typed Name of Authorizing Officer Yolanda Chávez Title of Authorizing Officer CPD DAS for Grants Programs	Signature of Authorizing Officer 	Date (mm/dd/yyyy) 02/13/2013
--	--	---------------------------------

Previous editions are obsolete.

form HUD-7015.16 (2/94)
ref. Handbook 6513.01

Cypress Plantation Farm, LLC
Cypress Plantation Mitigation Bank
7814 Office Park Boulevard, Suite 200
Baton Rouge, Louisiana 70809

February 25, 2013

Gary Hinton
Hinton Construction
110 Dalton Street
Shreveport, LA 71106

Mr. Hinton,

Cypress Plantation Mitigation Bank has agreed to provide 6.9 acres of bottomland hardwood wetland mitigation for Gardens Subdivision, USACE permit MVN-2011-3133-CL, for a price of \$35,000.00 per acre.

6.9 acres of bottomland hardwood mitigation will be held until the project's closing date of March 14, 2013. Cypress will notify the USACE, via written letter and updating RIBITS, that the mitigation has been purchased when full payment of \$241,500.00 is received by Cypress. If payment has not been received by the end of business on March 14, 2013, the mitigation credits will go back into Cypress's inventory and the terms of this agreement will require renegotiation.

If you have any questions please do not hesitate to contact me at 225.603.5141.

Best Regards,



Kate W. Owen
Sales Consultant for Cypress Plantation Mitigation Bank



BOBBY JINDAL
GOVERNOR

STATE OF LOUISIANA
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
P.O. Box 94245
Baton Rouge, Louisiana 70804-9245

www.dotd.la.gov
(225) 231-4139



SHERRI H. LEBAS, P.E.
SECRETARY

3/1/2013

(Date)

Mark Washauer
(Property Owner's Name)

RE: Access Connection Permit Certificate

La DOTD Permit # 61026544

Dear Sir / Madam:

Enclosed is an Access Connection Permit Certificate for the property. Please thoroughly read all the terms and conditions of this permit prior to beginning construction. The specified approved location of the driveway noted on this permit must be strictly adhered to. Any deviation from the terms of this Access Connection Permit Certificate may result in the revocation of this Permit and require the removal of any connection to the state highway system.

The entire completed and stamped permit package must be kept on the job site and made available at all times for review or reference upon request by LaDOTD officials.

Should you have any questions regarding this permit, please contact me at (225) 231-4139 or earl.thompson@la.gov.

Regards,

Mr. Earl Thompson

cc

Attachment: Copy of Stamped Permit Package (Permittee only)

MF-72

LaDOTD Permit #

61026544

Permit Expiration Date: 3-1-14

Permit Entered By: _____

Date Permit Entered: _____

State of Louisiana
 Department of Transportation & Development
ACCESS CONNECTION PERMIT CERTIFICATE

Property Owner's Name: Mark WashauerPhysical (911) Address of Property: 7900 Plank RoadCity: Baton RougeState: La.Zip: 70811State Highway Adjacent to Property (Hwy. #): LA-67Parish: EBRProperty located on the (circle one) N S E W side of the highway 0.10 miles (circle one) N S E WFrom (nearest LA/US route # or other major roadway) LA-408Control Section: 060-01Log Mile: n/aLatitude: 30.3113Longitude: 91.0838

Proposed Use of Property:

Single-Family Residential Multi-Residence Single Family - Number of Homes Proposed 50
 Non-Commercial Agricultural Temporary (less than 1 year) - Explain Use _____
 Commercial - Total Facility Sq. Ft. _____

Select One: Retail Mixed-Use Medical Religious
 Educational Public Agricultural Utility Bank

 Other - Explain _____Property Frontage along Highway (ft.): 320.34' Depth of Property (ft.): 1,050'Apparent Right-of-Way (ft.): n/a Current Highway Surface Material: asphaltApproved Driveway Material: concrete Culvert Size: Dia. (in.) Length (ft.) Utilizing existing drainageSetback from Right-of-Way to nearest building/gas pump/etc. (ft.) n/a Culvert Material existingDriveway Width 25' ft. Radius of Driveway 25' ft. (see attached standard)Hydraulic Review: Not Required Required, Approved on 1/10/2013 by Curt BoniolTraffic Impact Study: Not Required Required, Approved on 2/7/2013 by Keith Mayeux

(Attach a copy of the Letter of Compliance)

Traffic Signal Study: Not Required Required, Approved on _____ by _____Signal Permit Issued: No Yes, Signal Permit Number: _____La DOTD Access Connection Detail to Be Used for Construction: n/a Notes: _____

Other permits related to this property: _____

Driveway Sharing: Not Required Required - Attached signed agreement.

Details: _____

Mitigation Required: No Yes - Details: _____

61026544

Construction of Access Connection shall be subject to the following additional restrictions:

No head walls or curbs.

Temporary Permit? No Yes. Terms: _____

Additional Provisions:

1. All documentation associated with this permit shall remain attached to this Permit Certificate and shall at all times be available for review, when requested, by a representative of the Louisiana Department of Transportation and Development.
2. All signed and stamped plans associated with this permit which are affixed with the LaDOTD Permit # shall remain with this permit and shall at all times be kept on the job site. If requested by a representative of the Louisiana Department of Transportation and Development, the entire plan package shall be produced at the job site for review.
3. The DOTD District Office will handle all necessary public notices regarding temporary traffic control related to work authorized by this permit. The Permittee shall notify the District office a minimum of five (5) working days before construction if the traffic control plan was previously approved or contained in the approved plans or a minimum of ten (10) working days before construction if the traffic control plan must be submitted for lane closures not addressed in the plans.

All conditions of this permit are subject to the provisions of LAC 70:11, Chapter 5, §531 and LAC 70:1, Chapter 15, §1501.

I, the applicant, agree to hold harmless the DOTD and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit, whether or not the same may have been caused by the negligence of the DOTD, its agents, or its employees. I understand that this permit may be modified or rescinded at anytime at the discretion of the DOTD and any costs incurred as a result will be at my expense. I certify that the information contained herein is true, complete, and correct to the best of my knowledge. I understand that if any information contained herein is found to be falsified, this request and any permit issued based on this information shall be voided.

The provisions of this permit are hereby accepted and agreed to this
SIGNED _____

25TH day of FEBRUARY 20 13

Owner's Name (printed): MARK WASHAMER/ON BEHALF OF FOUR PRICE & MONT LCC

Mailing Address: 10 P. O. Box 1751

City: BATON ROUGE State: LA Zip: 70821-1751

Home/Work Phone: (225) 769-3400 Cell Phone: (225) 229-0733

If exercising Power of Attorney:

Name of Authorized Representative: _____

(Attach a copy of Power of Attorney documentation)

APPROVED BY:

LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

Paul Thompson
DISTRICT PERMIT SPECIALIST -

Print Name

Paul Thompson

Date 3/1/2013

DISTRICT ADMINISTRATOR (OR DESIGNEE) -

RONNIE ROBINSON, P.E.

Date 3/4/13

District Traffic Operations

3773 Harding Blvd.
Baton Rouge, LA 70807
(225) 389-2141
(225) 389-2044 (Fax)

61026544

Log #	17-12-367
Route	LA 67
Location	Appx. 0.1 mi. S. of LA 67 @ LA 408 intersection
Control Section	060-01
Parish	EBR
Permittee	Mark Washauer
Development Name	Residential Development
Consultant	Chad Stevens
	SJB Group, LLC

Permit Approval Form

This office recommends the following action:

Important: Driveway should be poured flush with the roadway surface (no curb thru driveway).

Resubmit - The following changes should be incorporated into the next submittal:

Construct channelizing island () mountable curb, () barrier curb (see island attachment)

Approve (note warning below for damage to existing signal equipment)

X **Approve Permit as Noted:**

One 25-ft wide concrete access driveway is approved with 25-ft radii for access to LA 67 for 50 residential units.

Adjacent Existing Traffic Signals - Contractor should pay close attention to the following items adjacent to his driveway or other construction. Permittee is responsible for repairing all existing signal installations damaged by his

Signal interconnect line detector loops & junction boxes

Traffic Control During Construction

(For temporary Traffic Control Use LADOTD Special Detail TC-00 through TC-16)

Yes No Traffic Control Plan required? (Typically required for left or right turn lanes)

Allowable Lane Closure Hrs

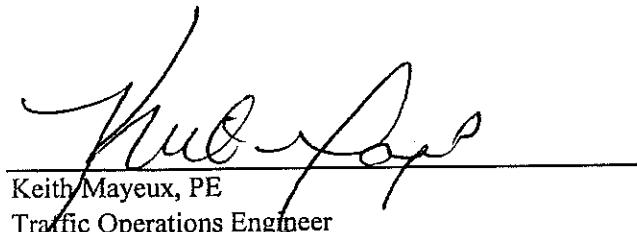
Yes No Lane closure allowed?

- a) Weekdays
- b) Weekends
- c) Nights

Final Inspection

yes no (by District Traffic Operations Engineer)

yes no (by Electricians)


Keith Mayeux, PE
Traffic Operations Engineer

2/7/2013

Date

MF-75

District 61 Water Resources Section

8100 Airline Highway
Baton Rouge, LA 70815
(225) 231-4144

Permit Name: Mark Washauer
Location: East side of LA-67; 0.1 miles
south of LA-408
Parish: East Baton Rouge
Drainage Structure: Utilizing existing drainage
structures underneath the proposed
driveway

61026544

PERMIT REVIEW FORM

This office recommends the following action:

Approve permit with the following modifications:

- 1) Curb and sidewalk shall be constructed to match existing conditions. Refer to attached details CP-01 for curb construction.
- 2) All sidewalks must comply with ADA regulations. Refer to the attached pedestrian crossing sheet (PED-01).
- 3) Permit applicant shall be responsible for maintaining drainage beyond State right of way.
- 4) Barrier curb along the driveway is not allowed within LADOTD right-of-way.
- 5) Applicant is also responsible for any drainage or flooding problems that occur to adjacent property, the state highway and the state right of way after the site is developed and with any future development of the property.
- 6) Full depth saw cut is required at existing curb to remove all of curb and rebar at new driveway.
- 7) Property shall be sloped to provide positive drainage away from the state highway. Existing drainage patterns shall be maintained.
- 8) If there is an existing curb on the state highway, then the driveway curb must tie into the radius without a 2' offset.
- 9) Applicant shall construct all drainage structures at the same locations and invert elevations as shown on the Drainage and Grading Layout sheet.

Lane closures are not allowed on LA 67 / US _____ from 6:00 am to 7:00 pm, Monday through Friday.

Lane closures are not allowed on LA 67 / US _____ anytime
 Saturday when there is a home LSU or Southern football game.
 during Holidays.

The following Area Engineer shall perform a Final Inspection with the use of a copy of the approved permit provided by the permittee.

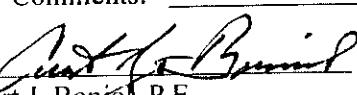
Keith Palermo Chad Vosburg Joey Tureau
(225) 231-4116 (225) 638-7286 (225) 474-2022

At the completion of the work, submitted to the Area Engineer and the Permit Section, shall be a document that is stamped and signed by a Louisiana licensed Professional Engineer stating that all work was performed in accordance with current LA DOTD specifications and sampling as directed by the Area Engineer.

Temporary erosion control measures as shown in Standard Plan EC-01 shall be used during construction.

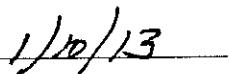
All disturbed areas shall be hydro-seeded at a minimum to establish grass coverage by the completion of site work.

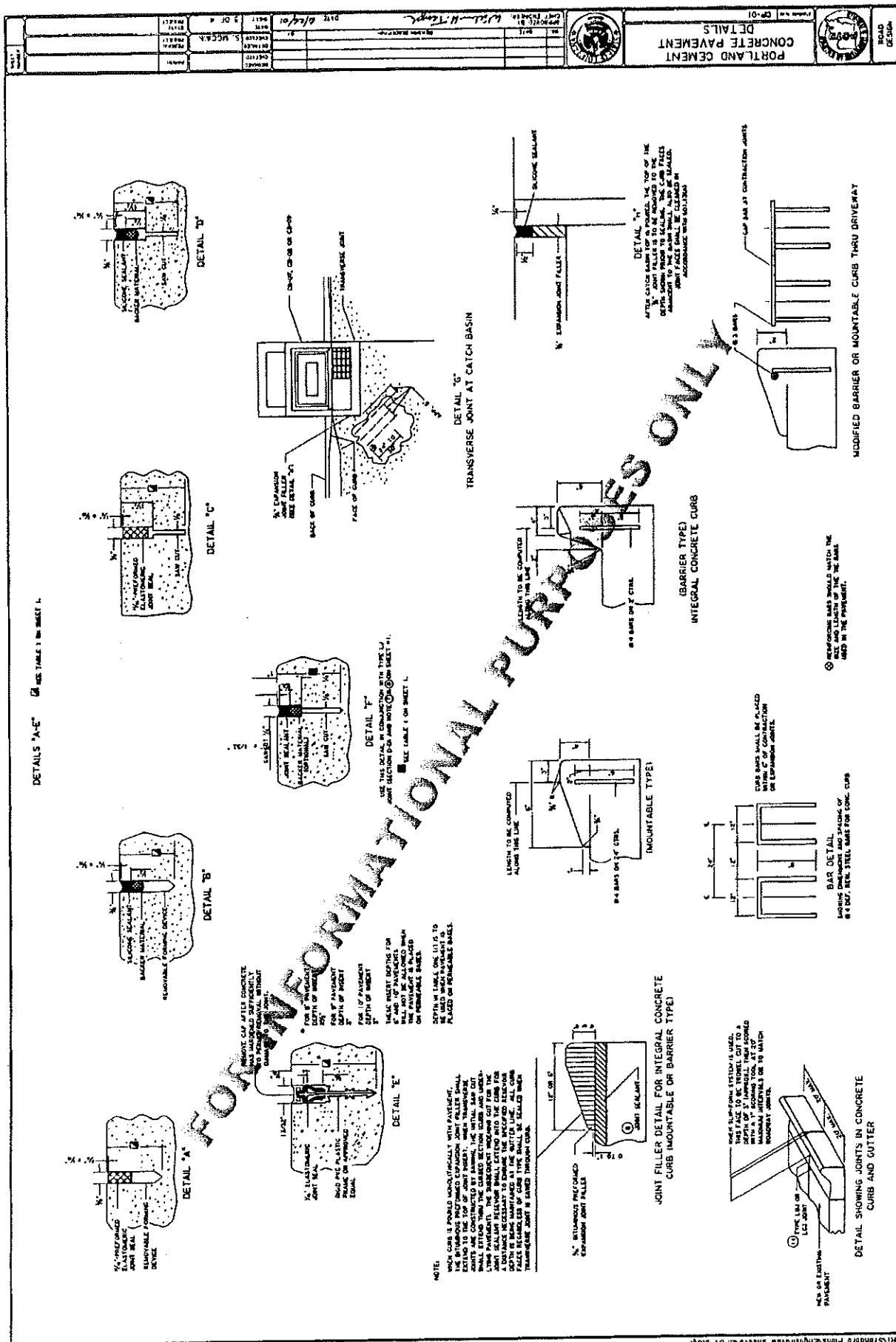
Comments: _____

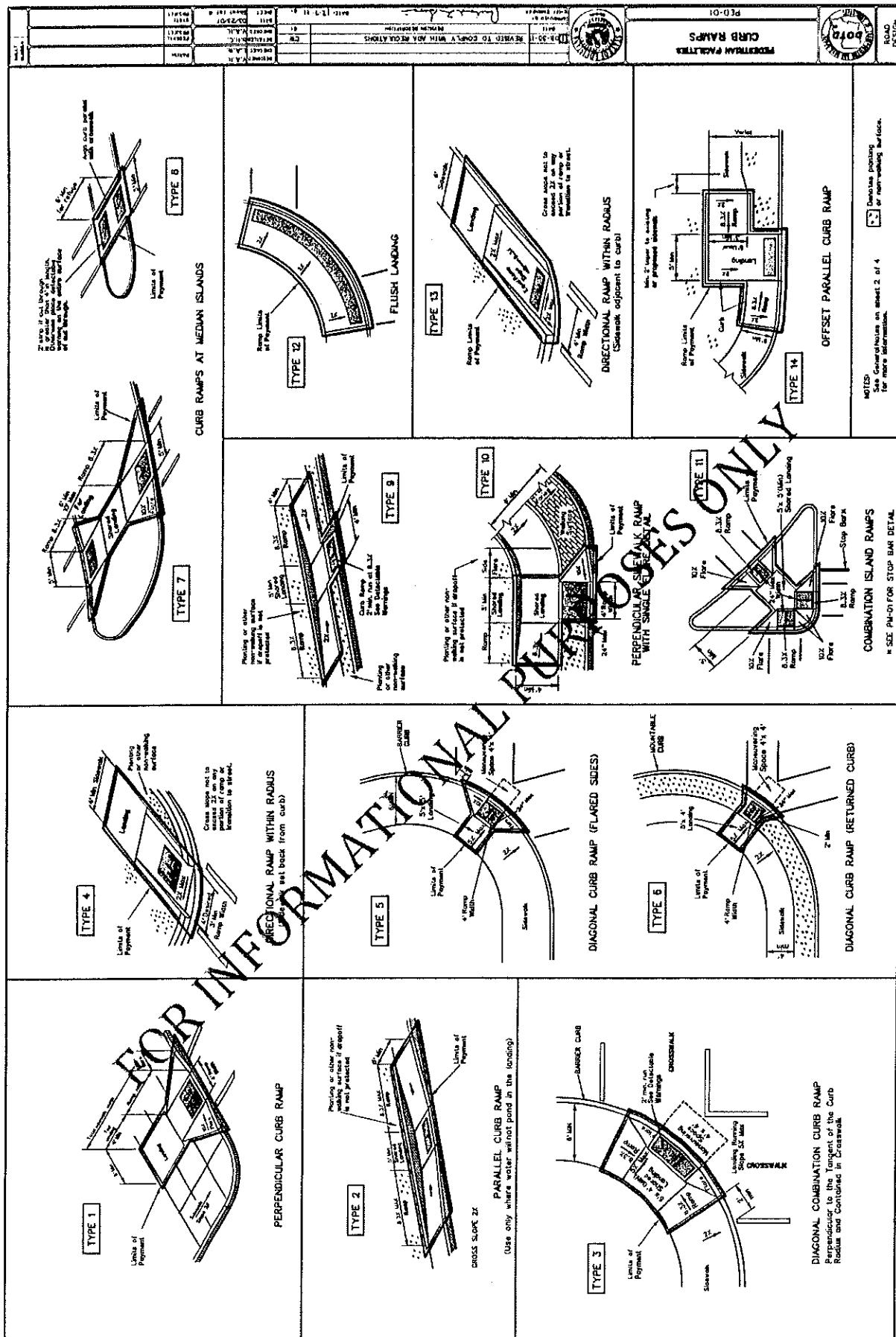

Curt J. Boniol, P.E.
Water Resources Engineer

MF-76

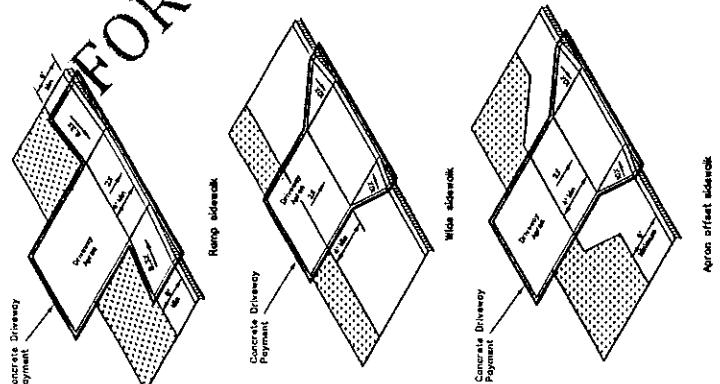
Date


1/10/13

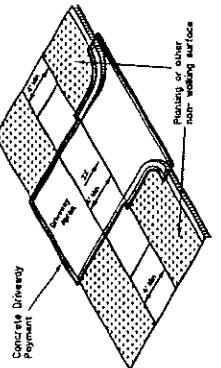




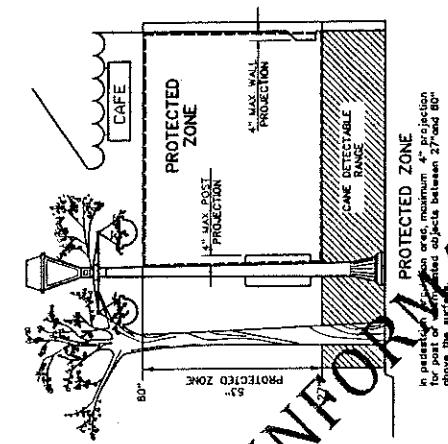
61026544
MF-78



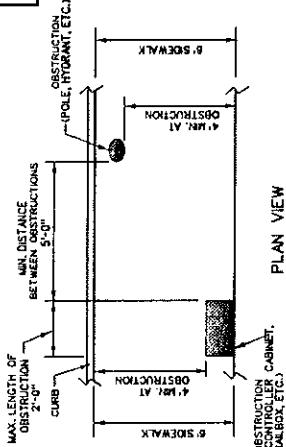
SIDEWALK TREATMENT AT DRIVEWAYS



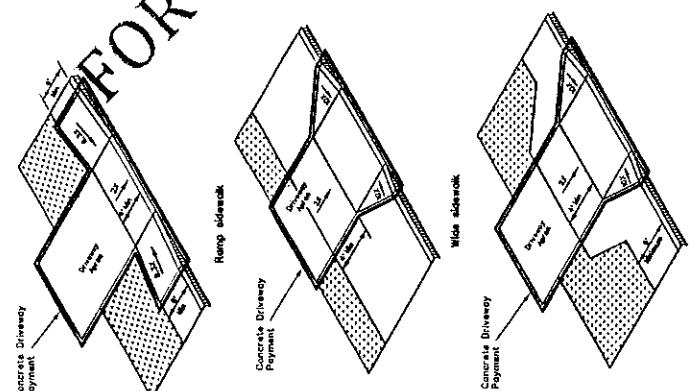
SIDEWALK TREATMENT AT DRIVEWAYS



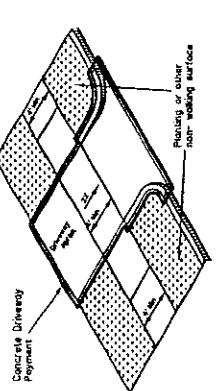
**CLEAR GROUND SPACE AT
PEDESTRIAN PUSH BUTTON**



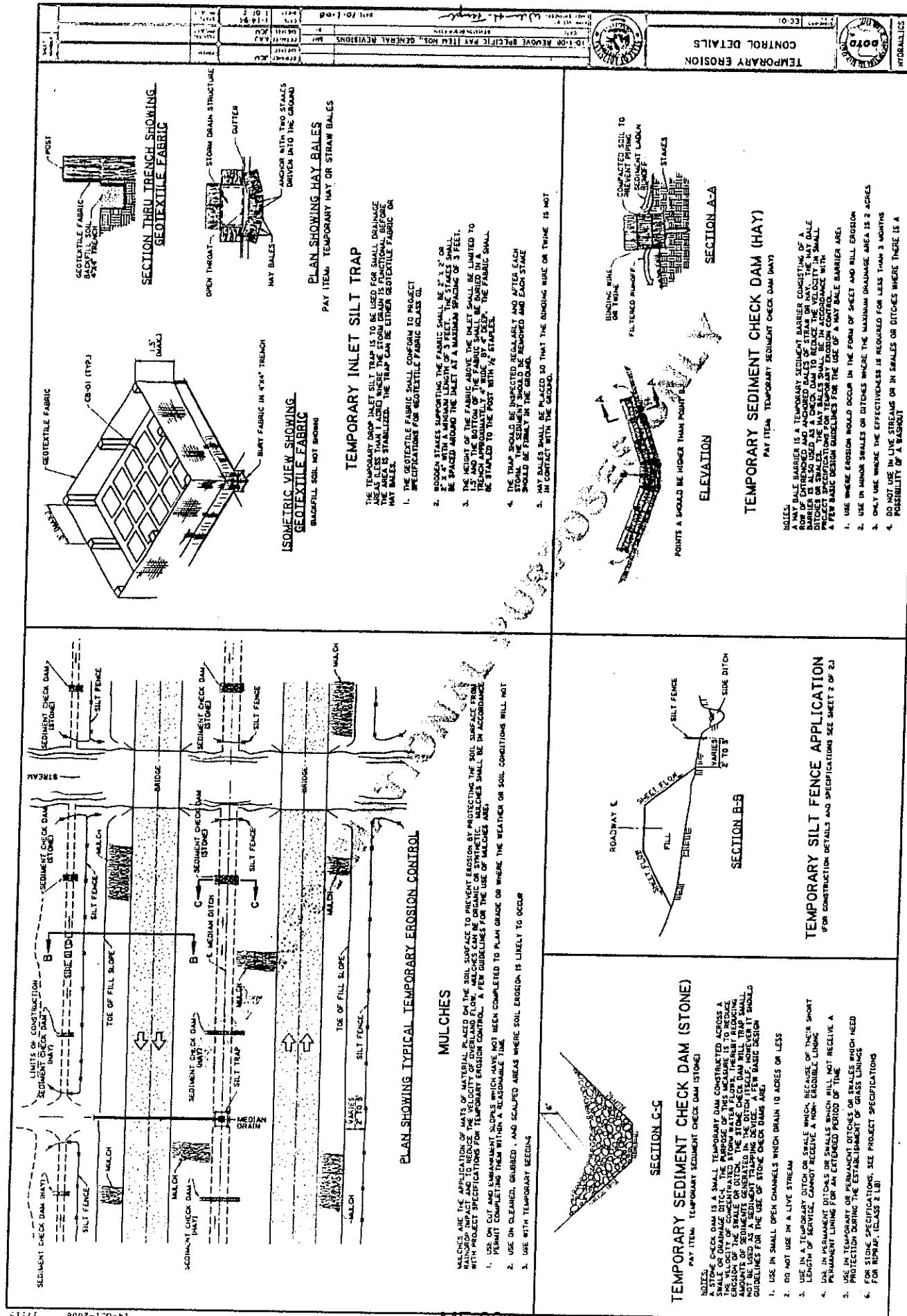
PLACEMENT OF STREET FIXTURES
AL BOX, ETC.)

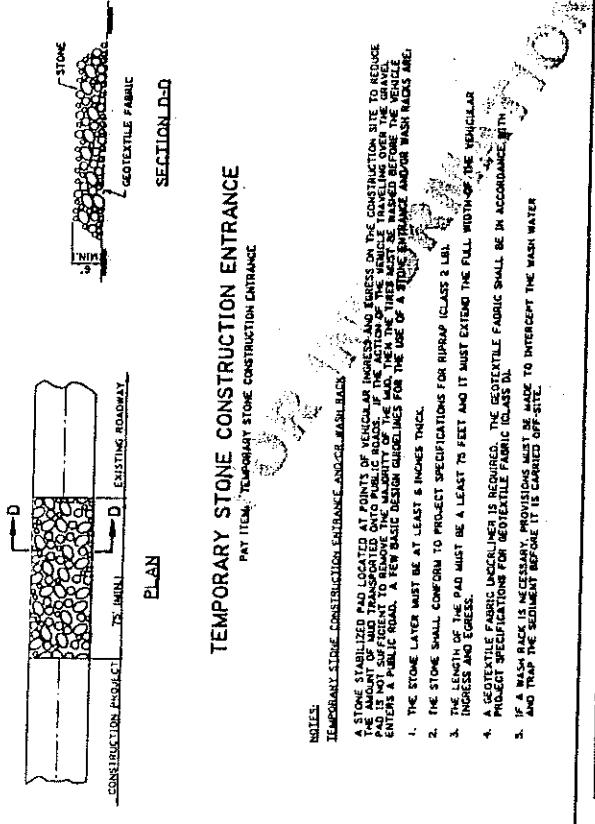
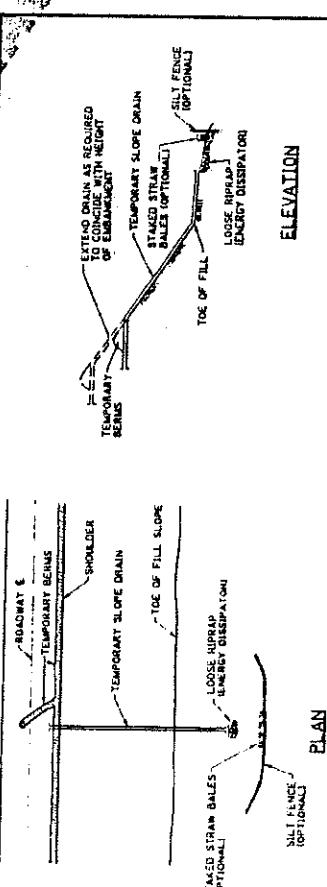
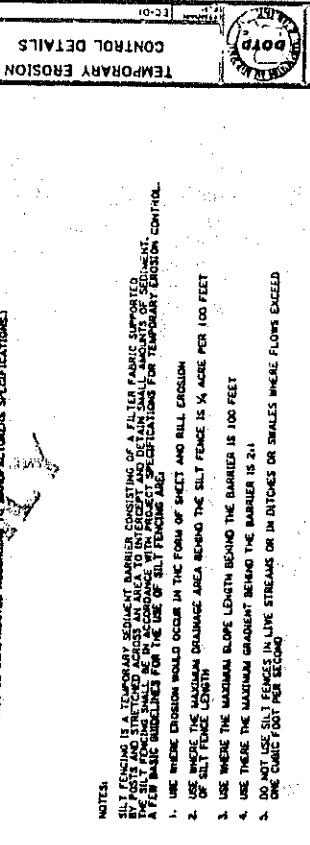


100



SIDEWALK TREATMENT AT DRIVEWAYS



 <p>TEMPORARY STONE CONSTRUCTION ENTRANCE RAY TREN, "TEMPORARY" STONE CONSTRUCTION ENTRANCE</p> <p>SECTION D-D</p> <p>NOTES: 1. STONE MULCH PAD AND TEMPORARY STONE CONSTRUCTION ENTRANCE ARE LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO REDUCE THE ANGLES OF INGRESS AND EGRESS. THE ACTION OF THE VEHICLE TRAVELING OVER THE GRANITE PAD IS NOT SUFFICIENT TO REMOVE THE ROCKY SOIL. A NEW BASIC DESIGN GUIDELINE FOR THE USE OF A STONE MULCH PAD AND/OR WASH RACKS ARE: 1. THE STONE LAYER MUST BE AT LEAST 6 INCHES THICK. 2. THE STONE SHALL CONFORM TO PROJECT SPECIFICATIONS FOR RIPRAP CLASS 2 LBN. 3. THE LENGTH OF THE PAD MUST BE A LEAST 70 FEET AND IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS. 4. A GEOTEXTILE FABRIC UNDERLAYER IS REQUIRED. THE GEOTEXTILE FABRIC SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS FOR GEOTEXTILE FABRIC CLASS D1. 5. IF A WASH RACK IS NECESSARY, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.</p>		 <p>TEMPORARY SLOPE DRAIN</p> <p>ELEVATION</p> <p>NOTES: 1. A TEMPORARY SLOPE DRAIN IS A DEVICE USED TO CARRY WATER FROM THE CONSTRUCTION WORK AREA TO A LOWER ELEVATION. SLOPE DRAINS MAY BE PLASTIC SHEET, WIRE, OR PLASTIC PIPE. A FEW BASIC DESIGN GUIDELINES FOR THE USE OF A TEMPORARY SLOPE DRAIN ARE: 1. THE SPACING OF THE SLOPE DRAINS VARIES WITH THE ROAD GRADE. 2. SLOPE DRAIN MATERIAL: SMOOTH PIPE: 12 INCHES THICK, 12 INCHES DIAMETER; PLASTIC SHEETING: 4 INCHES THICK, 12 INCHES DIAMETER. 3. PLASTIC SHEETING CAN BE STAGED DOWN OR WEIGHTED WITH ROCKS OR LOGS. THE AREA UNDER THE SHEETING SHOULD BE SHAPED TO PROVIDE AN ADEQUATE CHANNEL. 4. THE OUTLET END SHOULD BE PROTECTED OR HAVE SOME MEANS OF DISCHARGING ENERGY. THE OUTLET SHOULD BE DIRECTED THROUGH A SEDIMENT TRAP SUCH AS A SILT FENCE. 5. TO INSURE PROPER OPERATION, TEMPORARY SLOPE DRAINS SHOULD BE INSPECTED REGULARLY AND AFTER EACH STORM. FOR CLOGGING OR DISPLACEMENT, EQUIPMENT AT THE OUTLET SHOULD BE GREASED AND THE SILT TRAPS CLEANED IF NECESSARY.</p>
 <p>CONSTRUCTION OF TEMPORARY SILT FENCING</p> <p>ELEVATION</p> <p>NOTES: 1. IN THE SUPPORTED SILT FENCE, THE 20' SECTION WILL BE CONSTRUCTED AS SHOWN. SEE SUPPORTED SILT FENCE SECTION FOR DETAILS.</p>		<p>TEMPORARY EROSION</p> <p>NOTES: 1. IN THE SUPPORTED SILT FENCE, THE 20' SECTION WILL BE CONSTRUCTED AS SHOWN. SEE SUPPORTED SILT FENCE SECTION FOR DETAILS.</p>



BOBBY JINDAL
GOVERNOR

STATE OF LOUISIANA
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
P.O. Box 94245
Baton Rouge, Louisiana 70804-9245
www.dotd.la.gov
(225) 231-4139



SHERRI H. LEBAS, P.E.
SECRETARY

2/11/2013
(Date)

61026544

Mark Washauer
(Property Owner's Name)

RE: Access Connection Permit Certificate – Signature Required

Dear Sir / Madam:

In response to your request for an Access Connection Permit, the Louisiana Department of Transportation and Development has prepared the enclosed Access Connection Permit Certificate. Please thoroughly review the stipulations included in this permit certificate.

If you are not agreeable to the terms of this certificate, please contact Mr. Earl Thompson at (225) 231-4139.

If you are agreeable to the terms of this certificate, please sign where indicated, complete your personal contact information, attach Power of Attorney documentation if necessary, and return to:

Mr. Earl Thompson
La DOTD District 61
P.O. Box 831
Baton Rouge, LA 70821

Upon receipt of the signed certificate, the LaDOTD will approve the permit and return a signed copy to you. Only the final approved copy with signatures and a Permit number affixed at the top of the permit is valid for any construction of an access connection. The enclosed copy of the permit certificate is not a valid Access Connection Permit.

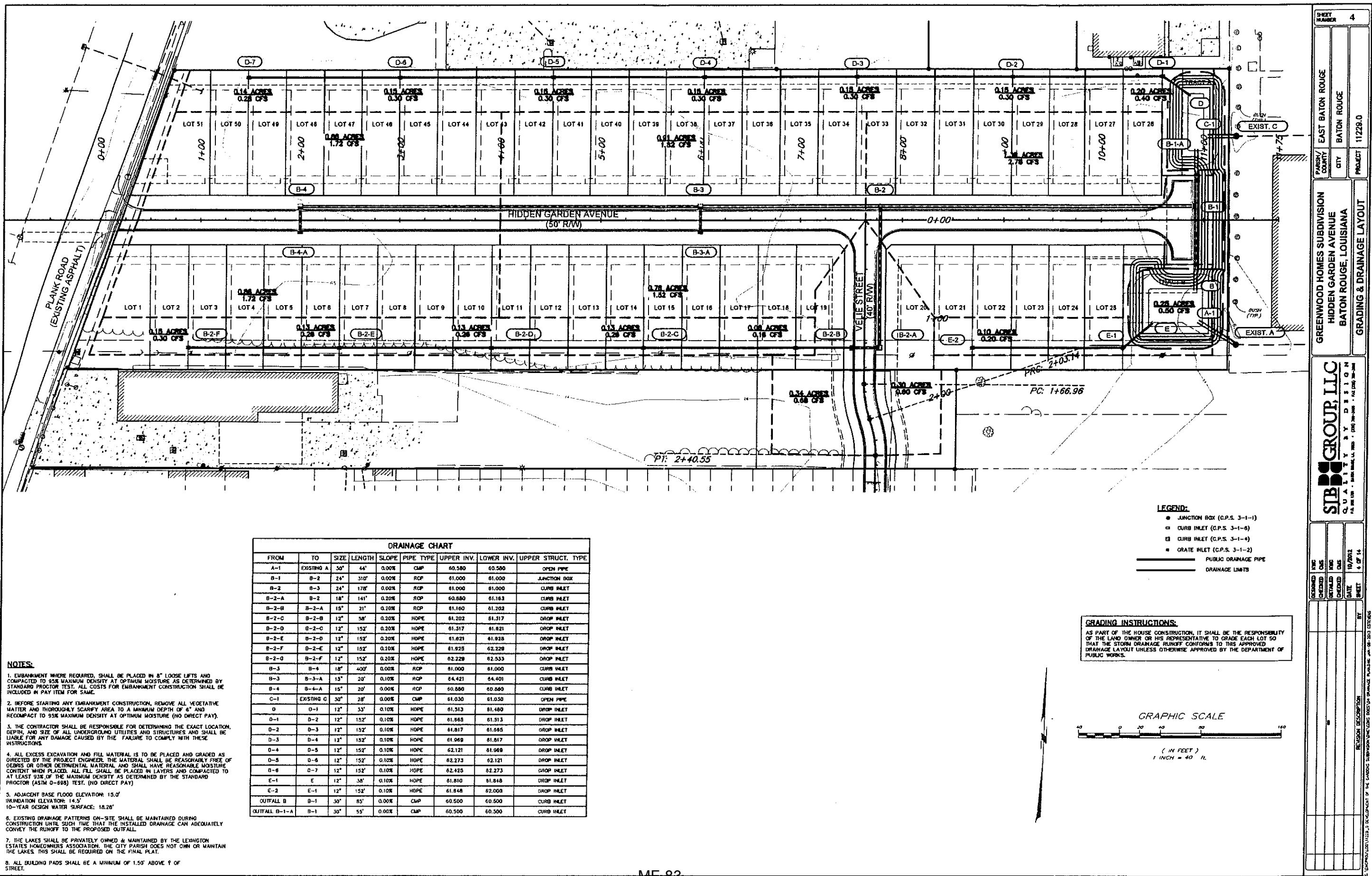
Should you have any questions, please contact me at (225) 231-4139 or earl.thompson@la.gov.

Regards,

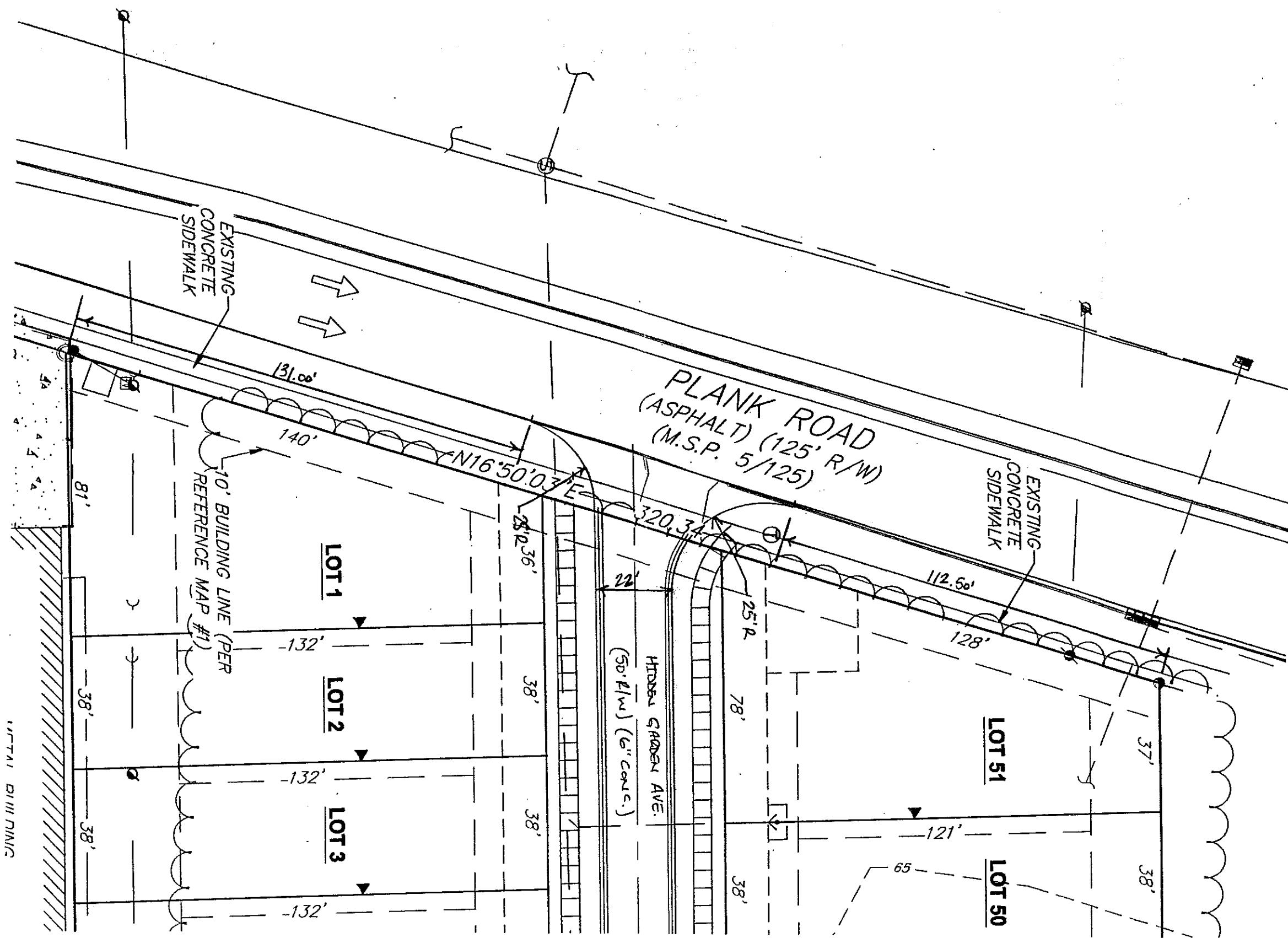
Mr. Earl Thompson

MF-82

AN EQUAL OPPORTUNITY EMPLOYER
A DRUG-FREE WORKPLACE
02 53 2010



61026544



March 4, 2013

Gary D. Hinton, Sr., Manager
The Gardens of Baton Rouge 2011 LP
C/o Hinton Construction Company
110 Dalton Street
Shreveport, LA 71106

**Re: Bottomland Hardwood Wetland Mitigation, USACE Permit Application
Number MVN-2011-3113 CL**

Dear Mr. Hinton:

The purpose of this letter is to confirm that The Gardens of Baton Rouge 2011 LP has secured 2.3 acres of Bottomland Hardwood Wetland Mitigation from Bayou Manchac-Oakley Mitigation Bank toward satisfying requirements of USACE Permit Application Number MVN-2011-3113 CL.

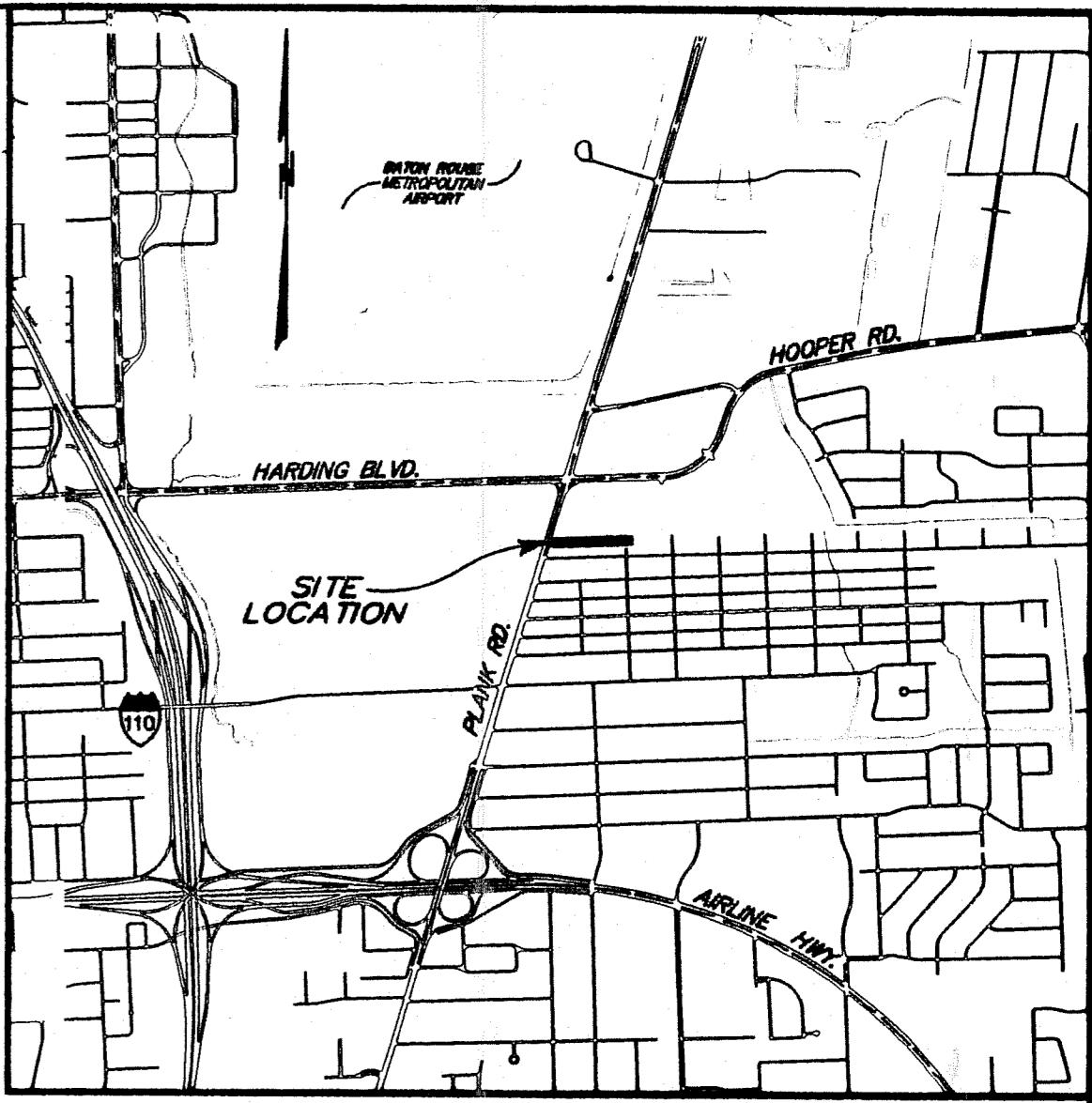
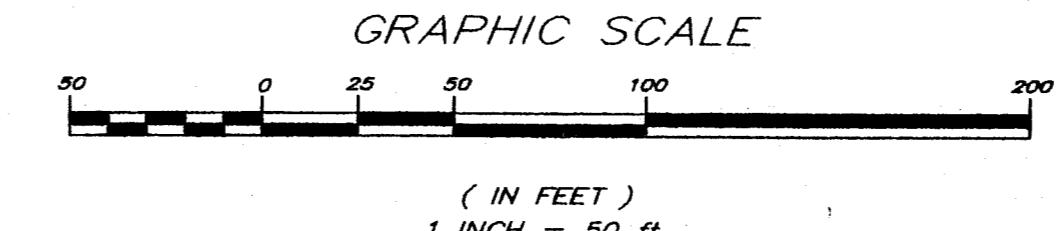
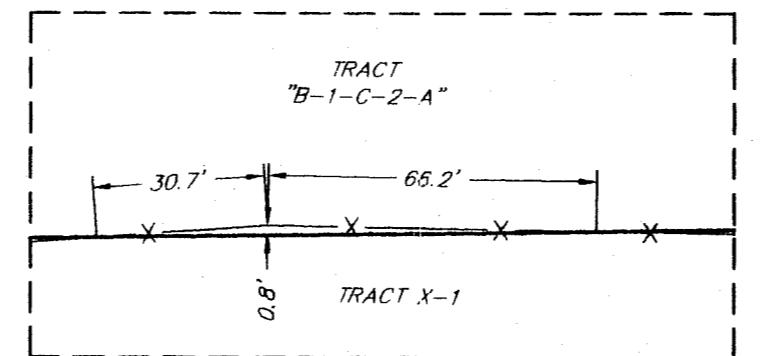
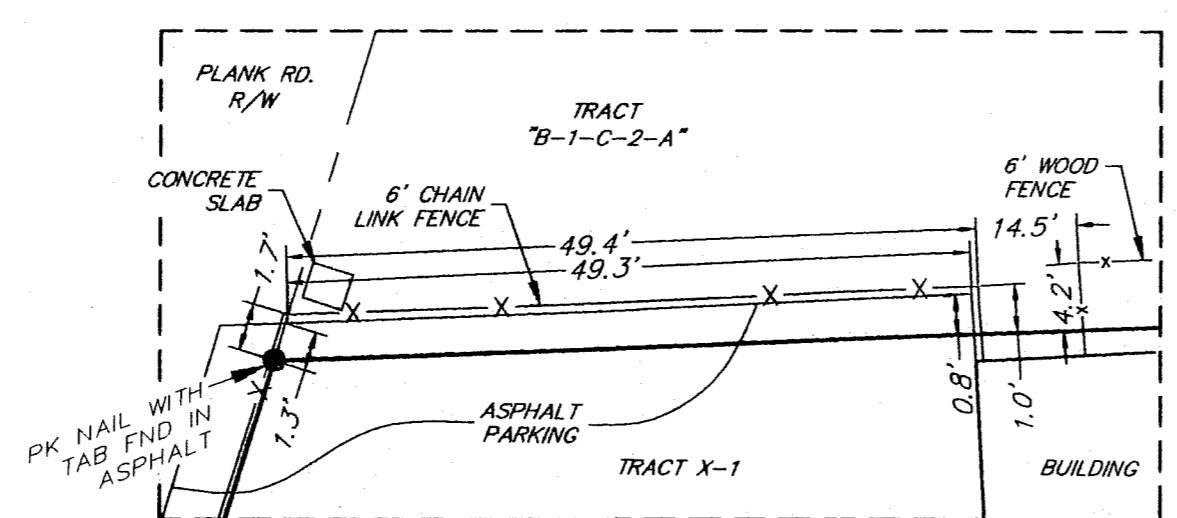
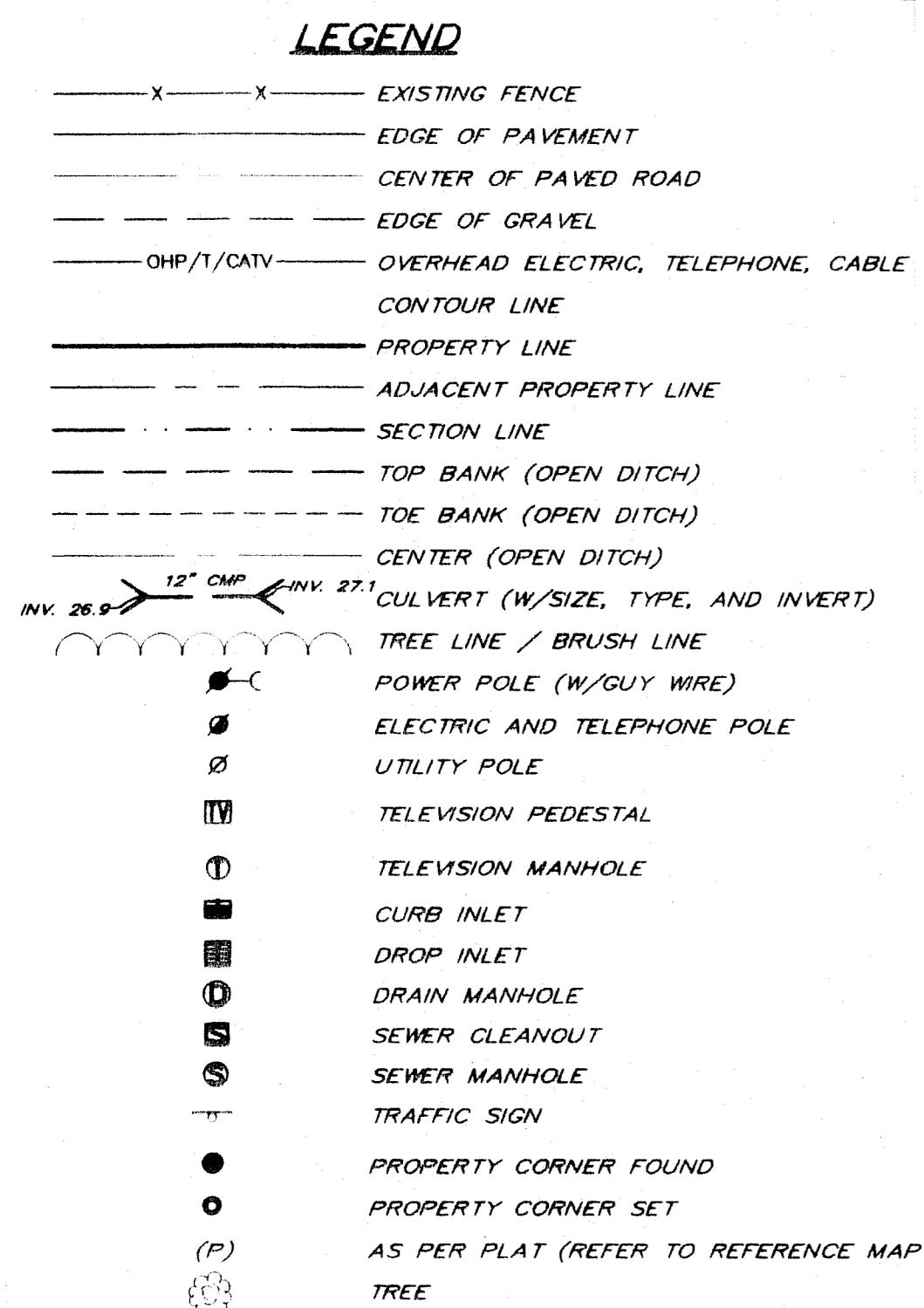
Should you have any questions, please do not hesitate to contact me at 225-372-6106.

Best Regards,



Frankie Savoy
First Louisiana Resource, LLC
C/o Resource Environmental Solutions, LLC





STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 13.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

PRIVATE STREET NOTE:

THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS.

ZONING:

ZONING FOR PROPERTY: C2 (HEAVY COMMERCIAL)
FUTURE LAND USE: ON (COMPACT NEIGHBORHOOD)

SETBACKS:
FRONT: 10'
SIDE: NONE
REAR: NONE

REFERENCE MAP:

1) MAP SHOWING THE REMOVAL OF TRACT "X" FROM A CERTAIN TRACT OF LAND KNOWN AS THE LOUISIANA EASTERN RAILROAD CORPORATION, TRACT LOCATED IN SECTIONS 90 & 94, T6S, R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, PREPARED BY EDWARD L. COX AND ASSOCIATES, INC., DATE OF DRAWING: EVAH, DATED NOVEMBER 10, 1969, RECORDED UNDER ORIGINAL IT, BUNDLE 792 IN EAST BATON ROUGE PARISH.

MUNICIPAL ADDRESS:

7850 PLANK RD.
BATON ROUGE, LOUISIANA 70811

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE: (NAD 83)

NOTES:

SITE AREA: 0.453 ACRES & 1.623 ACRES
LAND USE: HEAVY COMMERCIAL

FEMA FLOOD ZONE: "X"

FIRE DISTRICT: BATON ROUGE CITY FIRE

SCHOOLS: SHARON HILLS ELEMENTARY
GLEN OAKS MIDDLE
GLEN OAKS HIGH

GENERAL NOTES:

1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 220508-0770 E, DATED MAY 2, 2008.

2) THE ELEVATIONS SHOWN ARE BASED ON NGS BENCHMARK DESIGNATED "EBR0238". ELEVATION = 55.75 FT. (NAD 83 GEOD 2009).

3) THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "EBR0238" (LAT. 30°30'30.072" N, LONG. 91°08'53.193" W). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

4) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE OWNER IS NOT RESPONSIBLE FOR NONVISIBLE UTILITIES THAT MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.

5) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.

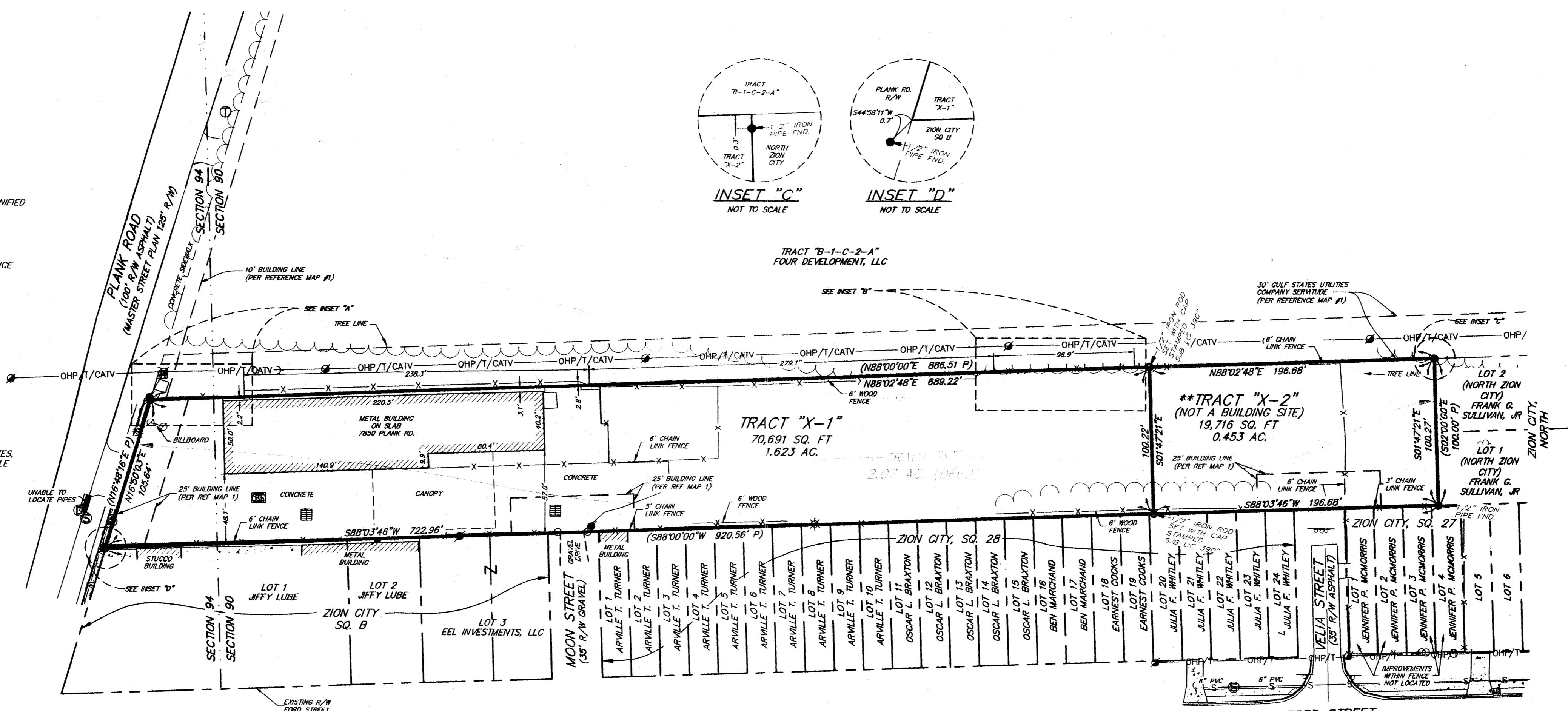
6) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

7) NO ATTEMPT HAS BEEN MADE BY SJB GROUP, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDEN'S ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

8) SECTION LINES SHOWN HEREON ARE SHOWN IN THEIR APPROXIMATE LOCATION AS SCALED FROM THE USGS QUADRANGLE AND ARE FOR GENERAL ORIENTATION PURPOSES ONLY.

9) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL PAPRATIVE AND CONSERVATION LAWS GOVERNING THE USE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

10) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS; HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.



UTILITIES:

1) ELECTRIC: ENTERGY
445 NORTH BOULEVARD
BATON ROUGE, LA 70802
(800) 368-3749

2) GAS: ENTERGY
445 NORTH BOULEVARD
BATON ROUGE, LA 70802
(800) 368-3749

3) CABLE: COX COMMUNICATION
5425 FLORAL BLVD.
BATON ROUGE, LA 70806
(225) 930-2329

4) SEWER: SEWER OPERATIONS-GENERAL ADMIN.
329 CHIPPENDALE
BATON ROUGE, LA 70805
(225) 389-3154

5) TELEPHONE: AT&T
5550 S. SHERWOOD FOREST BLVD.
BATON ROUGE, LA 70816
(225) 291-1878

6) WATER: THE BATON ROUGE WATER COMPANY
P.O. BOX 96016
BATON ROUGE, LA 70896
(225) 952-7699

PUBLIC DEDICATION:

THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE AS A RIGHT-OF-WAY, MAINTENANCE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANT MAY BE PLANTED NOR SHALL BUILDING, FENCE, STRUCTURE OR RIGHT-OF-WAY BE ASSEMBLED OR PLACED IN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. ALL RIGHTS-OF-WAYS AND SERVITUDES GRANTED HEREON ARE FOR PUBLIC USE ONLY, THE TITLE OF WHICH SHALL REMAIN WITH THE OWNER.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH. SEWER CONNECTIONS TO BE PROVIDED BY OWNER.

**PROPOSED SEWER INSTALLATION DEDICATION:

NO BUILDING PERMITS SHALL BE ISSUED FOR TRACT X-2 UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED:
(1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER;
(2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS;
(3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED AND BONDED BY THE OWNER/CONTRACTOR;
(4) THE DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS;
(5) OWNERSHIP OF THE WORK BY THE DEPARTMENT OF PUBLIC WORKS OR THE POSTING OF A BOND BY THE OWNER/CONTRACTOR, A REVISION TO THIS PLAT REMOVES THIS REQUIREMENT (SEE PROPOSED SEWER INSTALLATION DEDICATION);
(6) THE REVISED PLAT SHALL THEN BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION AND THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL; AND
(7) THE REVISED PLAT SHALL THEN BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION FOR DISTRIBUTION.

APPROVAL:

Troy L. Bunch
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE
DATE: 5/11/2013 FILE: C-40487 SS-5-1B



I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Brad Holloman
BRADLEY S. HOLLOWMAN, P.L.S. LA 5082 DATE
FIELD SURVEY COMPLETED: 11/30/2012

SUBDIVISION SURVEY FOR RHEMA CHRISTIAN CENTER, INC.

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1751 • BATON ROUGE, LA 70821 • (225) 769-3400 • FAX (225) 769-3596

CAD ORIGINAL
DO NOT MODIFY
THIS DRAWING
ALL REVISIONS MUST BE MADE
TO THE CAD FILE ONLY
DRAWN BY: CHECKED BY: SCALE: DATE:
PARTY CHIEF: FIELD BOOK: SHEET NO.: PROJECT NO.:
MR. 12-30 1 OF 1 31289.1

Bobby Jindal
GOVERNOR



Bruce D. Greenstein
SECRETARY

State of Louisiana

Department of Health and Hospitals

Office of Public Health

March 18, 2013

East Baton Rouge City/Parish Department of Public Works
c/o David Guillory, Interim Director
P.O. Box 1471
Baton Rouge, LA 70821

Re: Greenwood Homes Subdivision Sanitary Sewer Collection System
➤ **Lots 1-51 (Single-Family Residences)**
8-inch Diameter ASTM D3034 SDR 35 PVC Gravity Sanitary Sewer Collection Main and
Associated Manholes
Baton Rouge, Louisiana
East Baton Rouge City Parish
DHH/OPH Permit No. P13-02-033-027

Dear Mr. Guillory:

Plans and specifications of the above named project have been reviewed and found to be in substantial conformity with applicable provisions of the Louisiana Administrative Code. The design is, therefore, approved.

This approval refers to sanitary features of the design only, and is not to be taken as an approval of structural details, except insofar as they may affect sanitation.

This approval is issued with the stipulation that the sanitary sewer collection system will be owned, operated, and maintained by:

East Baton Rouge City/Parish Department of Public Works
P.O. Box 1471
Baton Rouge, LA 70821

The plans and specifications are being sent to the East Baton Rouge Parish Health Unit.

This approval is automatically canceled if construction of the project has not been started within two (2) years after the date of this letter.

After construction is completed, the engineer(s) and contractor(s) responsible for the design and construction of the project shall complete and submit the Certification of Construction Form to this Office (Capitol Region II Office of Public Health, 7173-A Florida Blvd., Baton Rouge, LA 70806) certifying that the project was constructed in accordance with the plans and specifications approved (or to which "no objection" was issued) by this Office. As of February 1, 2007, this Certification of Construction Form shall be required prior to occupancy. Please be reminded that this permit is not considered final until the completed Certification of Construction Form is received by this office.

Re: Greenwood Homes Subdivision Sanitary Sewer Collection System
East Baton Rouge City-Parish

If construction commences before a permit is granted, a Notice of Violation will be issued for the project. A letter of "no objection" will not be issued on any pre-constructed project unless the project fully complies with the requirements of the Sanitary Code.

In the event that it is determined at some point in the future that a design error escaped our detection during our review of these plans and specifications, that oversight shall not relieve you, the applicant, of the responsibility for complete compliance with the requirements of the Louisiana Administrative Code [particularly, LAC 51 (Public Health-Sanitary Code) and LAC 48 (Public Health-General)], specifically including correcting the violations inadvertently overlooked.

This approval of plans and specifications takes into consideration only the health aspects of the design. It does not take into account the requirements of any other regulatory agency.

Please be reminded that it is the responsibility of the owner of this sewer collection system and water distribution system to obtain all necessary permits and rights-of-way for said systems.

Please be reminded a permit from the state health officer must be obtained for any modification(s) to this system which changes the system's capacity, effluent quality, point of discharge, hydraulic or contaminant loadings, or operation of the component units of the system prior to beginning construction.

If you have any questions or require additional information, please call me at (225) 342-7395.

Respectfully,



Steven L. Davis, P.E.
District Engineer

cc: Lakeisha Theriot, R.S., DHH/OPH East Baton Rouge Parish Sanitarian Manager
Chad Stevens, P.E., SJB Group
Greg Wiley, P.E., EBR City/Parish DPW
Shannon Dupont, P.E., EBR City/Parish DPW



Bobby Jindal
GOVERNOR

Bruce D. Greenstein
SECRETARY

State of Louisiana
Department of Health and Hospitals
Office of Public Health

March 18, 2013

Adam M. Smith, P.E.
Owen and White, Inc.
P.O. Box 66396
Baton Rouge, LA 70896

Re: Greenwood Homes Subdivision (B21245963)
Baton Rouge Water Company Public Water System (PWS ID 1033005) Water
Distribution Piping to Serve:

➤ **Lots 1-51 in Greenwood Homes Subdivision**
280 Feet of 4-inch Diameter AWWA C900 PVC Water Piping
1360 Feet of 8-inch Diameter AWWA C900 PVC Water Piping
Baton Rouge, Louisiana
East Baton Rouge Parish
DHH/OPH Permit No.: P13-02-033-028

Dear Mr. Smith:

Plans and specifications of the above named project have been reviewed and found to be in substantial conformity with applicable provisions of the Louisiana Administrative Code. The design is, therefore, approved.

This approval refers to sanitary features of the design only, and is not to be taken as an approval of structural details, except insofar as they may affect sanitation.

This approval is issued with the stipulation that this water distribution system extension will be owned, operated, and maintained by:

Baton Rouge Water Company
PWS ID 1033005
P.O. Box 96106
Baton Rouge, LA 70896-6003

The plans and specifications are being sent to the East Baton Rouge Parish Health Unit.

This approval is automatically canceled if construction of the project has not been started within two (2) years after the date of this letter.

After construction is completed, the engineer(s) and contractor(s) responsible for the design and construction of the project shall complete and submit the Certification of Construction Form to this Office (Capitol Region II Office of Public Health, 628 N. 4th St., P.O. Box 4489, Baton Rouge, LA 70821-4489) certifying that the project was constructed in accordance

Re: Greenwood Homes Subdivision (B21245963) Water Distribution System
East Baton Rouge Parish

with the plans and specifications approved (or to which “no objection” was issued) by this Office. As of February 1, 2007, this Certification of Construction Form shall be required prior to occupancy. Please be reminded that this permit is not considered final until the completed Certification of Construction Form is received by this office.

If construction commences before a permit is granted, a Notice of Violation will be issued for the project. A letter of “no objection” will not be issued on any pre-constructed project unless the project fully complies with the requirements of the Sanitary Code.

In the event that it is determined at some point in the future that a design error escaped our detection during our review of these plans and specifications, that oversight shall not relieve you, the applicant, of the responsibility for complete compliance with the requirements of the Louisiana Administrative Code [particularly, LAC 51 (Public Health-Sanitary Code) and LAC 48 (Public Health-General)], specifically including correcting the violations inadvertently overlooked.

Please be reminded that it is the responsibility of the owner of the public water system to obtain all necessary permits and rights-of-way for the proposed water distribution system.

Please be reminded that backflow prevention methods or devices shall be utilized to protect water supply customers and on-site users of the water system against potential contamination due to backflow, as required in the Appendix D of the Louisiana State Plumbing Code, 2000 Edition.

If you have any questions or require additional information, please call me at (225) 342-7395.

Respectfully,



Steven L. Davis, P.E.
District Engineer

ec: Lakeisha Theriot, R.S., East Baton Rouge Parish Sanitarian Manager
Ryan Scardina, Baton Rouge Water Company

THE GARDENS OF BATON ROUGE 2011, LP
110 Dalton Street
Shreveport, Louisiana 71106

Brenda Evans
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, Louisiana 70808

RE: The Gardens of Baton Rouge
Project # 1112-52

Dear Ms. Evans:

The Gardens of Baton Rouge (the "Project") is a fifty (50) unit scattered site development that received a reservation of 2011 low income housing tax credits. The Project's investors are concerned about the placed in service deadline of December 31, 2013 and are requiring that we seek an exchange our credits for 2013 credits. We are confident that we can complete the project by the end of the current year, but our investors want the comfort of an extended deadline and thus we hereby request that the LHC allow us to exchange our 2011 credits for 2013 credits.

The Project's schedule has been delayed mainly due to extensive wetlands mitigation with the Corps of Engineers and multiple mitigation banks. The Project has met carryover, all loan and syndication documents have been finalized, and all wetlands and development permits are ready to be issued. The revised Project Schedule is as follows:

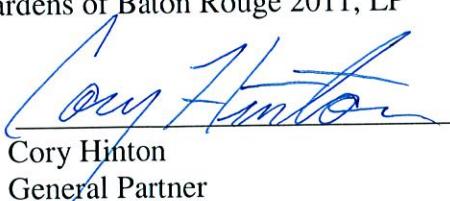
Closing and Transfer of Property	May 1, 2013
Construction Start	May 6, 2013
Completion Date	February 1, 2014

We appreciate your attention to this matter and let us know if you need any additional information to process this request

Sincerely,

The Gardens of Baton Rouge 2011, LP

By:


Cory Hinton
General Partner

From: [James Hunter](#)
To: [Marjorianna Willman](#); [Brenda Evans](#)
Cc: ["Cory Hinton"](#); [garysr@hintonconstructioncompany.com](#); [kerrybanks@bonchasse.com](#); ["Cangelosi, Robert Robby"](#); ["Craig Thomas"](#)
Subject: The Gardens of Baton Rouge - credit exchange
Date: Wednesday, March 27, 2013 3:54:34 PM

Marjoriana,

Here is a timeline of the wetlands mitigation process with information I obtained from the development team. Let me know if you need additional information or documents.

1. October 25, 2011 -- The ACOE issued a wetlands determination letter dated October 25, 2011.
2. Fall of 2011 -- The project submitted its preliminary subdivision plat to the planning commission. The plat was denied. The plat was submitted and denied a second time. Changes were made to the plat and it was finally approved in July 2012. The wetlands mitigation process was put on hold during this time b/c the development team was unsure whether the project would be approved by the planning commission.
3. July 2012 through January 24, 2013 – The development team made multiple submittals to the Corps of Engineers, to which the Corps responded, and Corps issued a letter on January 24, 2013 requiring compensatory mitigation.
4. March 4, 2013 – Owner/General Contractor entered into a mitigation contract with Resource Environmental Solutions for 2.3 acres.
5. March 22, 2013 – Owner/General Contractor entered into a mitigation contract with Cypress Plantation Farm, LLC for 6.9 acres.

Thank you for your help with this matter.

James

James H. Hunter
Hunter Law Firm, L.L.C.
910 Pierremont Road, Suite 410
Shreveport, Louisiana 71106
318-861-8403
318-861-8404 (fax)



Please consider the environment before printing this e-mail

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To ensure compliance with IRS Circular 230, we inform you that any federal tax advice included in this communication (including attachments) is not intended or written to be used, and it cannot be used, for the purpose of (i) avoiding the imposition of federal tax penalties or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

THE GARDENS OF BATON ROUGE 2011, LP
110 Dalton Street
Shreveport, Louisiana 71106

Brenda Evans
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, Louisiana 70808

RE: The Gardens of Baton Rouge
Project # 1112-52

Dear Ms. Evans:

The Gardens of Baton Rouge (the “Project”) is a fifty (50) unit scattered site development that received a reservation of 2011 low income housing tax credits. The Project’s investors are concerned about the placed in service deadline of December 31, 2013 and are requiring that we seek an exchange of our credits for 2013 credits. We are confident that we can complete the project by the end of the current year, but our investors want the comfort of an extended deadline and thus we hereby request that the LHC allow us to exchange our 2011 credits for 2013 credits.

The Project’s schedule has been delayed for many reasons but I will detail two of the main causes of delay in this letter.

Our original application to the City-Parish Planning Commission for approval of this project was submitted on October 11, 2011. Our application was denied at the City-Parish Planning Commission meeting on November 14, 2011. After this denial, we made changes to the design of the project, presented the project to local neighborhood groups, and coordinated with others to produce more data and garner local support. We made a second application to the City-Parish Planning Commission on March 15, 2012 and on April 23, 2012, our second request was denied. After the second denial, we made additional changes to the design, coordinated with the Councilwoman representing the project district, created a community benefits agreement, and garnered support for the Planning Commission hearing. We submitted a third application to the City-Parish Planning Commission on July 11, 2012 and our application was approved on August 20, 2012. We then received approval from the Metro Council on September 19, 2012.

The second issue that has caused delays is the extensive wetlands mitigation with the Corps of Engineers and multiple mitigation banks. All issues associated with wetlands mitigation have been resolved and permits are ready to be issued.

The Project has met carryover, all loan and syndication documents have been finalized, and all wetlands and development permits are ready to be issued. The Gardens of Baton Rouge 2011, LP has spent approximately \$450,000.00 to \$500,000 .00 to date on project related costs.

We have been receiving requests for updates on the status of this project from LHC on a monthly basis and we have been sure to respond to each of those requests. The most recent request for a status update was made by Louis Russell and I spoke with him personally via telephone. I am providing an updated project schedule for you to review.

The revised Project Schedule is as follows:

Closing and Transfer of Property	May 1, 2013
Construction Start	May 6, 2013
Completion Date	February 1, 2014

We appreciate your attention to this matter and let us know if you need any additional information to process this request

Sincerely,

The Gardens of Baton Rouge 2011, LP

By:

 04/01/13
Cory Hinton
General Partner

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution approving staff's recommended strategies for awarding HOME funds; and providing for other matters in connection therewith.

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

WHEREAS, the Corporation has approximately \$5,000,000 in HOME funds available to be used in conjunction with 4% Low Income Housing Tax Credits (LIHTC) under Section 42 of the Internal Revenue Code of 1986, as amended (the "Code") generated from a tax-exempt bond financing under Section 142(d) of the Code; and

WHEREAS, Corporation staff has recommended an initiative to allocate the HOME funds that promotes maximum utilization of the available funds giving priority to projects that are able to utilize local governmental funding, demonstrate a readiness to proceed, currently on the 2013 Waiting List and have material participation by Community Housing Development Organizations; and

WHEREAS, the memorandum entitled "HOME Funds Availability" (the "Staff Memorandum") outlining the initiative has been made available to the development community and written comments (Exhibit A) on the memorandum were accepted through April 1, 2013; and

WHEREAS, The Board of Directors of the Corporation desires to approve the recommendations of staff and to authorize and direct staff and counsel to implement the allocation of HOME funds in accordance with the limits and specification contained in the attached Staff Memorandum; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, that:

SECTION 1. The terms, conditions and parameters for awarding HOME funds to projects in conjunction with 4% LIHTC as contained in the Staff Memorandum are hereby adopted and approved by the Board.

.SECTION 2. The Agency staff and legal counsel are authorized and directed to prepare the forms of such notices, documents and/or agreements as may be necessary to implement the strategies described in this resolution and the Staff Memorandum.

SECTION 3. The Chairman, Interim Executive Director of the Corporation, and/or Secretary of the Corporation be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel and LIHTC 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, 10th day of April 2013.

Chairman

Secretary

**STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on April 10, 2013, "A resolution approving staff's recommended strategies for awarding HOME funds; and providing for other matters in connection therewith".

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 10th day of April, 2013.

Secretary

(SEAL)



Louisiana Housing Corporation
2415 Quail Drive, Baton Rouge, Louisiana 70808

Memorandum

Date: April 3, 2013
To: Development Community
From: Administration
Subject: HOME Funds Availability

The Corporation currently has approximately \$5,000,000 in HOME funds available to be used in conjunction with 4% Low Income Housing Tax Credits (LIHTC) under Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”) generated from a tax-exempt bond financing under Section 142(d) of the Code. In order to promote maximum utilization of the available funds, staff is recommending the following strategies to allocate these HOME funds:

- Priority will be given to projects utilizing local governmental funding in an amount at least equal to 7% of a projects total development costs.
- Projects demonstrating a readiness to proceed with an environmental clearance that is completed by the application deadline based upon other federal funding sources evidenced in the development budget of the project or with an environmental clearance that is reasonably expected to be completed within ninety (90) days following the application deadline. Applicants awarded HOME Funds will be required to execute a “Conditional Commitment for HOME Funds” pursuant to which the applicant agrees not to undertake any choice limiting activity until environmental clearance is obtained.
- Projects currently included on the 2013 LIHTC Waiting List will be given a point advantage.
- Community Housing Development Organization (“CHDO”) participation is encouraged; However, if HOME Funds are made available from the mandatory CHDO set-aside, the CHDO must be the sole managing member or general partner of the taxpayer/owner of the project receiving a CHDO set-aside. In accordance with CPD Notice 12-007, a CHDO may not be reserved any HOME Funds unless the Corporation has determined that the CHDO staff has demonstrated development experience and capacity.
- The maximum amount of HOME funds awarded to any project competing in this initiative is \$1,500,000.

I. Submission Requirements must include the following:

- (i) Completed LIHTC Application. (A completed AMEC model will be required as a condition of closing).
- (ii) Completed Tax Exempt Bond Application. Upon award of HOME Funds, the applicant must coordinate with LHC on the submission of the volume cap request and State Bond Commission application.
- (iii) Financial commitments and identification of the construction lender/bond purchaser for the tax-exempt bonds should be evidenced in the LIHTC Application.
- (iv) Market Study completed within 6-months of the application submission deadline date must examine the neighborhood market conditions to ensure adequate need for the project in accordance with the requirements of CPD Notice 12-007.
- (v) Capital Needs Assessment required for all rehabilitation projects;
- (vi) Appraisals for rehabilitation projects must be submitted for any existing property when the purchase price exceeds \$500,000 or the Acquisition Costs of the buildings are included in Eligible Basis. Appraisals should have been completed within 6-months of application submittal date;
- (vii) Documentation supporting that the project meets the threshold requirements outlined in the 2013 QAP; and
- (viii) Certification of the project's readiness to proceed (optional).

II. Guidelines for Requests of HOME Funds in conjunction with 4% LIHTC

Credits will be reserved to applicants based on the following criteria:

(1) Selection Criteria Score (60 Point Minimum)

The minimum selection criteria score for any project receiving an award of HOME funds through this initiative is **60** points.

(2) Ability to leverage HOME funds and 4% tax credits with local governmental funding or support. (10 Points)

Ten (10) selection criteria points will be added to the selection criteria score of any project that evidences leveraging of HOME funds and 4% tax credits with local governmental funding or support greater than 7% of the project's development costs. Governmental support reduces project development costs by providing CDBG, HOME, or other governmental assistance/funding in the form of loan, grants, rental assistance, or a combination of these forms or by:

- Waiving water and sewer tap fees;
- Waiving building permit fees;
- Foregoing real property taxes during construction;
- Contributing land for project development;

- Providing below market rate construction and/or permanent financing; or
- Providing an abatement of real estate taxes;

Requests for 4% tax credits and tax exempt bonds must be included in the application submittal. All requests are subject to an acceptable feasibility and viability review based on the submitted AMEC Model and requests are subject to being in compliance with the applicable IRS Section 42 requirements. Any awarded project will be further subjected to the HOME Program requirements.

(3) Readiness to Proceed (10 Points)

Ten (10) selection criteria points will be added to the selection criteria score of any project demonstrating a readiness to proceed by the developer self certifying that all necessary development approvals for the project have been obtained and that environmental clearance is completed or will be completed within forty-five (45) days of the application deadline. The project must be ready to proceed without requiring any additional development approvals (i.e. zoning, permitting variances).

(4) Projects Currently on the 2013 Waiting List (Maximum 10 Points)

Selection criteria points equaling one-tenth of the project's 2013 Funding Round final score (rounded to the nearest point) will be added to the score of project competing in this initiative. For example, a project that received a final score of 76 in the 2013 Funding Round will have eight (8) selection criteria points added to the selection criteria score. No changes in the project from the 2013 Funding Round submission will be allowed.

(5) Material Participation by Community Housing Development Organizations (10 Points)

Ten (10) selection criteria points will be added to the selection criteria score of any project developer partnering with state certified CHDO in which the CHDO serves as the sole managing member, or general partner. Officers and employees of any for-profit entity that created or sponsored a CHDO may not serve as officers, or employees of the CHDO. The CHDO must have paid employee staff with housing development experience which shall not be met by the use of consultants, or volunteers.

Waivers of the minimum threshold requirements will only be considered for rehabilitation projects and only if a federal program finances the units and the federal agency administering the program which finances the units requests a waiver of such limits. There will be no waiver of any limits associated with project costs.

Awarded HOME Funds will accrue interest at a rate and will be payable from fifty percent (50.0%) of Surplus Cash so that at the end of the Extended Use Period the unpaid balance of the HOME Note combined with any other soft financing not to exceed 80% of the residual value of the project.

All Applicants must submit a completed LIHTC Application (including all required attachments), the AMEC Model along with the appropriate fees. The fees must be received by the LHC within five (5) business days of the electronic submittal of the application. An award fee in an amount equal to five percent (5%) of the award will be required if funds are awarded to the project. All projects receiving an award of HOME Funds will be subject to asset management by the LHC's designated consultant for TCAP and 1602 Funds.

Requests for HOME funds with supporting information must be submitted **electronically by no later than close of business, 4:30 pm CST, May 31, 2013.**



Louisiana Housing Corporation
2415 Quail Drive, Baton Rouge, Louisiana 70808

Memorandum

Date: **April 2, 2013**
To: **Administration**
From: **Tax Credit Department**
Subject: **LAAHP HOME Initiative Comments**

Staff met with representatives from LAAHP on March 21, 2013. The following comments were made regarding the proposed HOME Initiative:

HOME Initiative Comments:

- Preference is for a set-aside for CHDOs instead of points. Believe projects will request points and have trouble closing afterwards and getting investors on-board.
- A developer questioned the timing of certifying CHDOs. Brad advised that it was now a rolling designation.
- Some members would like for 9% projects with current awards to be allowed to compete for HOME Funds either on this initiative or a future initiative.

From: [Marjorianna Willman](#)
To: [Marjorianna Willman](#)
Subject: FW: HOME fund initiative
Date: Friday, March 22, 2013 10:29:03 AM

From: David Strange [<mailto:david@newhorizongroup.com>]
Sent: Thursday, March 21, 2013 5:26 PM
To: Brenda Evans
Cc: Wayne Neveu (WNeveu@FoleyJudell.com); Louis Jurney
Subject: HOME fund initiative

Brenda thank you for speaking us today about the HOME fund initiative and our Windsor Court project in St. Gabriel. Please accept the following comments to the HOME memorandum.

1. While I understand the use it or lose issue with the Funds coming about in September as perhaps the motivation of the Agency to allow such large (\$1,500,000) awards to ensure no funds are lost to undersubscription. The unintended consequence of this policy is as few as 4 deals could utilize all the funds. I would suggest that preference be given to deals requesting between \$500,000 to \$1,000,000 then if not all the funds used then still keep the \$1,500,000 cap and the deals with the larger gaps get funded. It seems to me this process of giving an advantage to smaller request but leaving the cap in place, both rewards the stronger deals(as measured by needing less HOME funds to be feasible) while preserves a method to ensure all the HOME funds get used. This process will also ensure the most deals done and not just as few as 4.
2. The other issue is with using the initial score a criteria in determining the rank related to the HOME funds. On the 4% deals unlike the 9% deals the score so longs as it meets threshold is irrelevant and to give the score relevance at this point seems unfair. For instance if a 4% deal had a score of 70 and now gets an extra 7 under this initiative the score would be 77. Conversely had a deal scored 60 which met threshold then gets 6 points under the initiative for a total of 66. The result is an 11 point advantage to first deal over the second. That 11 points seems to be determinative to the competition as leverage and other criteria are only 10 points items. I think this point issue should be removed and the scoring just be on the remaining criteria under the HOME initiative.

Thank you for your consideration of our comments and I look forward to the program being implemented,

David L Strange Jr
New Horizons Development LLC
601 932 1674
601 932 4926 fax
david@nhgms.com

From: [Brenda Evans](#)
To: [Marjorianna Willman](#); [Amy York](#)
Subject: FW: Response to Memorandum of HOME Funds Availability
Date: Wednesday, March 27, 2013 1:03:14 PM

From: Michael Hellier [mailto:mhellier@harmonynola.org]
Sent: Wednesday, March 27, 2013 12:16 PM
To: Brenda Evans; Una Anderson
Subject: Response to Memorandum of HOME Funds Availability

Brenda,

Below are Harmony Neighborhood Development's comments on the memorandum of HOME funds availability. Thank you for the opportunity to voice our opinions.

Advocacy for Scattered Site

We at Harmony Neighborhood Development believe prioritizing scattered site rental development is incredibly important for neighborhoods throughout Louisiana. One of the greatest challenges our industry faces right now is the detrimental impacts that blight is having in our communities. Crime, property values, and overall standard of living are all directly related to this issue. LHC has an opportunity to take transformative steps by making scattered site rental projects a priority. As the current draft memorandum states, maximum utilization of funds available is extremely important for the industry given the current fiscal climate. Scattered Site development is one of the few ways to efficiently and effectively reduce blight and increase the affordable housing stock without sacrificing the character of our historic neighborhoods.

Points for Site Control

In the draft memorandum readiness to proceed was one of the focuses for this funding round, yet no weight was given to projects with firm site control. We believe awarding additional points to projects with ownership is important for this strategy to be successful.

Points for Waiting List

Finally, we believe the strategy of awarding projects currently on the 2013 LIHTC waiting list creates unfair advantages in a process that should be balanced to all applying. Instead of awarding projects for previous applications, each application should be able to stand alone, supported by its qualities for this current funding round. If it is a good project, it should be funded regardless of whether it is on the 2013 LIHTC waiting list.

Thank you again.

--

Michael Hellier

Harmony Neighborhood Development

3301 LaSalle Street
New Orleans, LA 70115

(Office) 504.524.3919
(Cell) 904.463.3205
(Fax) 504.524.8955

www.harmonynola.org

<https://www.facebook.com/harmonynola>

From: [Marjorianna Willman](#)
To: [Marjorianna Willman](#)
Subject: FW: HOME Funds & 4% Comments
Date: Tuesday, April 02, 2013 9:25:49 AM
Importance: High

From: Tim Smith [<mailto:tsmith@hokeservices.com>]
Sent: Monday, April 01, 2013 4:27 PM
To: Brenda Evans; Marjorianna Willman; Louis Russell
Subject: HOME Funds & 4% Comments

Brenda,

Here are my comments to the HOME Funds Memo and the leveraging of 4% LIHTCs:

1. The 60 point minimum selection criteria score is from a QAP that is heavily 9% focused. Many of the selection criteria are only viable because of the extra funds that a 9% allocation allows versus a 4% allocation. Several of the selection criteria are geographic and locational in nature in order to spread the 9% funds over the entire state. These criteria will not make for a viable 4% scoring structure.
2. Project that were on the 9% waiting list should get no additional points. They will have a head start on meeting the environmental clearance and readiness to proceed points.
3. Participation by a CHODO should not receive points. The 4% transaction is highly leveraged with debt. It takes a very strong guarantor with a large balance sheet to get both the syndicator and construction lenders comfortable on a 4% structure. These deals are hard enough to finance and draw investor interest without diluting the development team with a financially weak partner.
4. Points should be given for projects that have HUD financing that are endanger of losing their subsidy due to the need of rehabilitation and financial restructuring.

Tim Smith
Hoke Development Services, LLC
832-443-0333 cell
713-490-3143 fax
tsmith@hokeservices.com



LIHTC PROJECTS (NOT CLOSED)

(4%) BOND

DEVELOPMENT INFORMATION

Funding Round:	2009 BOND FILE
Project Number:	09-07BF
Project Name:	GCHP-Esplanade
Project Address:	2535 Esplanade Avenue New Orleans, LA 70119
Parish:	Orleans
Taxpayer Name:	GCHP-Esplanade, LLC
Company Name:	Gulf Coast Housing
Contact Person:	Noel James
Contact Address:	1614B Oretha Castle Haley Boulevard New Orleans, LA 70113
Phone:	(504) 525-2505
E-Mail:	james@gchp.net

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Other
Set-Aside Percentage:	40% of Residents @ 60% or less
Building Style:	Walkup
Type of Construction:	Acquisition Rehab
Development Type:	PSH (with 15% PSH units)
Total Development Cost:	\$5,382,598.00
Cost Per Unit:	\$128,157.10

FUNDING SOURCES

LIHTC ALLOCATION:	\$218,966.00
Award Date:	01-Jul-09
1st Mortgage:	\$0.00
Tax Credit Equity:	\$1,313,672.87
Home Award:	\$0.00
CDBG Awarded:	\$3,278,143.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$4,500,000.00
Type of Credits:	(4%) Bond
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	1	1 BR	9	4 BR	0
Units:	42	2 BR	0	5 BR	0
0 BR	33	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	TBD
Is this project moving forward?:	Not at this time
Name of the Syndicator/Investor:	TBD

Project Delays:

Project is held up at bond commission.

Staff Comments :

Staff continues to monitor the project and communication with the developer for any progress.



LIHTC PROJECTS (NOT CLOSED)

(4%) BOND

DEVELOPMENT INFORMATION

Funding Round:	2009 BOND FILE
Project Number:	09-08BF
Project Name:	Douglas & Andry Sustainable Apartments
Project Address:	5413 Peters Street New Orleans, LA 70117
Parish:	Orleans
Taxpayer Name:	Douglas & Andry Sustainable Apartments, LLC
Company Name:	
Contact Person:	Noel James
Contact Address:	1614B Oretha Castle Haley Boulevard New Orleans, LA 70113
Phone:	(504) 525-2505
E-Mail:	james@gchp.net

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Other
Set-Aside Percentage:	40% of Residents @ 60% or less
Building Style:	Walkup
Type of Construction:	Conversion/New Construction
Development Type:	Mixed Income with 30%-60% at market
Total Development Cost:	\$8,698,282.00
Cost Per Unit:	\$483,237.89

Project Delays:

Project has been held up at bond comission.

FUNDING SOURCES

LIHTC ALLOCATION:	\$236,680.00
Award Date:	01-Jul-09
1st Mortgage:	\$1,232,687.00
Tax Credit Equity:	\$1,419,939.34
Home Award:	\$0.00
CDBG Awarded:	\$2,700,000.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$4,800,000.00
Type of Credits:	(4%) Bond
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	1	1 BR	12	4 BR	0
Units:	18	2 BR	6	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2009 Per Capital QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	To be determined

Staff Comments :

- Staff continues to monitor the project and communication with the developer for any progress.
- Project status is currently not moving forward at this time.
- Developer is re-working their cost parameters.



LIHTC PROJECTS (NOT CLOSED)

(4%) BOND

DEVELOPMENT INFORMATION

Funding Round:	2012 Bond File
Project Number:	1112-01BF
Project Name:	Guste Homes III
Project Address:	1301 Simon Bolivar Ave. New Orleans, LA
Parish:	Orleans
Taxpayer Name:	Guste Homes III, LLC
Company Name:	Guste Homes III, LLC
Contact Person:	Desiree Andrepont
Contact Address:	4100 Touro Street New Orleans, LA 70122
Phone:	504 670-3300
E-Mail:	dandrepont@hano.org

BUILDING INFORMATION

Housing Type:	Family
Occupancy Type:	Family
Set-Aside Percentage:	40% of Residents @ 60% or less
Building Style:	Semi-Detached
Type of Construction:	Conversion/New Construction
Development Type:	PHA Redevelopment
Total Development Cost:	\$40,935,931.44
Cost Per Unit:	\$264,102.78

Project Delays:

N/A at this time. Preliminary Bond approval was done in April of 2012. Bid documents for general contractor selection are being finalized, and selection will be completed during the month of December. Submission for mixed finance approval from HUD has been made; preparation of the subsidy layering submission to HUD is underway, and documents are being drafted. Developer is in final stages of receiving bids and progress in being made.

FUNDING SOURCES

LIHTC ALLOCATION:	\$0.00
Award Date:	01-Apr-12
1st Mortgage:	\$28,550,000.00
Tax Credit Equity:	\$14,595,931.00
Home Award:	\$0.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$30,000,000.00
Type of Credits:	(4%) Bond
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	44	1 BR	6	4 BR	10
Units:	155	2 BR	70	5 BR	0
0 BR	0	3 BR	69	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2011/2012 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May/June 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	RBC Capital Markets

Staff Comments :

Guste III is scheduled for a May/June closing. Staff anticipating Developer seeking final LHC approval at the May 2013 Board meeting.



LIHTC PROJECTS (NOT CLOSED)

(4%) BOND

DEVELOPMENT INFORMATION

Funding Round:	2012 Bond File
Project Number:	1112-03BF
Project Name:	Elm Street Senior Apartments
Project Address:	4250 Elm Drive Baton Rouge. 70805 LA
Parish:	East Baton Rouge
Taxpayer Name:	Elm St. Apartments, LP
Company Name:	
Contact Person:	Rhett J. Holmes
Contact Address:	1709 A Gornto RD, PMB# 343 Valdosta, GA 31601
Phone:	229 219-8132 229 219-6761
E-Mail:	rholmes@idphousing.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Elderly
Set-Aside Percentage:	40% of Residents @ 60% or less
Building Style:	Elevator
Type of Construction:	Substantial Rehab
Development Type:	Priority Elderly Rehab
Total Development Cost:	\$5,733,659.00
Cost Per Unit:	\$95,560.98

Project Delays:

Only remaining issue is final HUD clearance. Developer is working through remaining due diligence items with HUD. Permits have been issued, plans finalized and developer ready to proceed after closing.

FUNDING SOURCES

LIHTC ALLOCATION:	\$0.00
Award Date:	
1st Mortgage:	\$1,971,000.00
Tax Credit Equity:	\$1,851,782.00
Home Award:	\$0.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$0.00
Type of Credits:	(4%) Bond
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	1	1 BR	60	4 BR	0
Units:	60	2 BR	0	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2011/2012 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May-June 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Awarded October 2012. Developer is progressing toward closing. Developer expecting to close May-June 2013.



LIHTC PROJECTS (NOT CLOSED)

(4%) BOND

DEVELOPMENT INFORMATION

Funding Round:	2012 Bond File
Project Number:	1112-04BF
Project Name:	Tangi Village
Project Address:	1709 A Gornto RD, PMB# 343 Valdosta, GA 31601
Parish:	Tangipahoa
Taxpayer Name:	Quick Blvd Apartments, LP
Company Name:	
Contact Person:	Rhett J. Holmes
Contact Address:	1709 A Gornto RD, PMB# 343 Valdosta, GA 31601
Phone:	229 219-8132 229 219-6761
E-Mail:	rholmes@idphousing.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% of Residents @ 60% or less
Building Style:	Other
Type of Construction:	Acquisition Rehab
Development Type:	Rural
Total Development Cost:	\$10,093,701.00
Cost Per Unit:	\$105,142.72

Project Delays:

Only remaining issue is final HUD clearance. Developer is working through remaining due diligence items with HUD. Permits have been issued, plans finalized and developer ready to proceed after closing.

FUNDING SOURCES

LIHTC ALLOCATION:	\$0.00
Award Date:	01-Oct-12
1st Mortgage:	\$2,237,900.00
Tax Credit Equity:	\$3,239,508.00
Home Award:	\$0.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$0.00
Type of Credits:	(4%) Bond
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	24	1 BR	48	4 BR	0
Units:	96	2 BR	36	5 BR	0
0 BR	0	3 BR	12	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2011/2012 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May-June 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Awarded October 2012. Developer is progressing toward closing. Developer expecting to close May-June 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2011-2012 Funding Round
Project Number:	1112-22
Project Name:	McDonogh 16
Project Address:	McDonogh 16 1815 St. Claude Ave
Parish:	Orleans
Taxpayer Name:	McDonogh 16, LLC
Company Name:	
Contact Person:	Joseph Stebbins
Contact Address:	4127 S. Claiborne Ave. New Orleans, LA 70125
Phone:	(504) 822-4811
E-Mail:	joseph@ccnodev.com

FUNDING SOURCES

LIHTC ALLOCATION:	\$1,000,000.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	\$0.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Elderly
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Elevator
Type of Construction:	Historic Rehab-Multifamily
Development Type:	Priority Elderly Rehab Project
Total Development Cost:	\$14,388,982.50
Cost Per Unit:	\$211,602.68

BUILDING UNIT MIX

BLDG	2	1 BR	38	4 BR	0
Units:	68	2 BR	0	5 BR	0
0 BR	30	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2011/2012 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	April 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Alliant Capital

Project Delays:

Work has begun on the existing historic building. Contract documents have been completed. Permits have been granted. Project is shovel ready and will commence upon closing.

Staff Comments :

Developer has submitted a VCR (voluntary credit return) form to return their current 2011 allocation in exchange for 2013 credits. The developer is expecting to close Mid-April 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2011-2012 Funding Round
Project Number:	1112-32
Project Name:	Claiborne Lofts
Project Address:	2256 North Claiborne Avenue New Orleans, LA 70117
Parish:	Orleans
Taxpayer Name:	GCHP-Claiborne, LLC
Company Name:	
Contact Person:	Sara Meadows Tolleson
Contact Address:	1610-A Oretha Castle Haley Blvd New Orleans, LA 70113
Phone:	(504) 525-2505 (General) (504) 525-2599 (Fax)
E-Mail:	tolleson@gchp.net

FUNDING SOURCES

LIHTC ALLOCATION:	\$489,571.00
Award Date:	16-Dec-11
1st Mortgage:	\$0.00
Tax Credit Equity:	\$4,378,930.00
Home Award:	\$0.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Other (explain)
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Elevator
Type of Construction:	Historic Rehab-Multifamily
Development Type:	NP/CHDO
Total Development Cost:	\$6,294,593.77
Cost Per Unit:	\$242,099.76

BUILDING UNIT MIX

BLDG	1	1 BR	26	4 BR	0
Units:	26	2 BR	0	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2011/2012 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	Late April 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	R4 Capital

Project Delays:

Claiborne Lofts - the project returned the 2011/2012 allocated credits for a reallocation of the 2013 credits. The return/reallocation was a result of a request from the project's syndicator to assure that the project was able to meet the PIS benchmarks following the material change from rehab to new construction. The return/reallocation was included in the resolution summary for the project at the December 2012 Board meeting. The developer has executed the Voluntary Credit Return documents have submitted the required carryover documents as of February 2013. Carryover issued in March. Developer moving forward to closing.

Staff Comments :

- Staff continues to monitor the project's ongoing issues regarding the reprocessing
- Developer anticipating closing by end of April 2013 and begin construction shortly thereafter.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2011-2012 Funding Round
Project Number:	1112-52
Project Name:	The Gardens of Baton Rouge
Project Address:	7900 Plank Rd Baton Rouge, LA 70811
Parish:	East Baton Rouge
Taxpayer Name:	The Gardens of Baton Rouge 2011, LP
Company Name:	
Contact Person:	Gary D. Hinton
Contact Address:	110 Dalton St. Shreveport, LA 71106
Phone:	318 688-1288
E-Mail:	gary1@hintonconstructioncompany.com

FUNDING SOURCES

LIHTC ALLOCATION:	\$999,999.00
Award Date:	16-Dec-11
1st Mortgage:	\$0.00
Tax Credit Equity:	\$8,500,000.00
Home Award:	\$0.00
CDBG Awarded:	\$4,000,000.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Detached
Type of Construction:	New Construction/Conversions-Scattered Site
Development Type:	Additional Affordability
Total Development Cost:	\$13,218,933.00
Cost Per Unit:	\$264,378.66

BUILDING UNIT MIX

BLDG	50	1 BR	0	4 BR	50
Units:	50	2 BR	0	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2011/2012 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	TBD
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Alliant

Project Delays:

The project has experienced delays in its project schedule due to extensive wetlands mitigation with the Corps of Engineers involving the construction of multiple mitigation banks. The project's investors are requesting a return in the credits from the 2011 credit ceiling for a reallocation of credits from the 2013 credit ceiling.

Staff Comments :

Developer has expressed an interest to execute a VCR (Voluntary Credit Return) and reprocess for an allocation of 2013 credits. The developer of the Gardens of Baton Rouge is requesting approval of a material change to the project involving an extension to the project's schedule and approval of a request for return/reallocation of Low Income Housing Tax Credits at LHC's April board meeting.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2011-2012 Funding Round
Project Number:	1112-67
Project Name:	Cypress Parc
Project Address:	6840 Cindy Place New Orleans, LA 70127
Parish:	Orleans
Taxpayer Name:	FBT Community Development Corporation, LLC
Company Name:	
Contact Person:	Michael R. Vales
Contact Address:	909 Poydras Street, Suite 1700 New Orleans, LA 70112
Phone:	504-669-0566 (Cell) 504-483-6495 (Office) 504-483-6800 (Fax)
E-Mail:	valesmgt@yahoo.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Elevator
Type of Construction:	Acquisition/Rehab-Multifamily
Development Type:	General
Total Development Cost:	\$11,238,720.00
Cost Per Unit:	\$165,275.29

Project Delays:

The Cypress Parc Development received 2012 tax credits although the Project Schedule submitted with the application contemplated receiving 2011 tax credits. As a result of the 2012 allocation, FBT Community Development Corporation, LLC will have more time to further negotiate and solicit additional financing commitments (i.e. better pricing, better loan terms, less burdensome guarantees, etc.) to ensure that we have the most efficient and financially sound transaction. Further, we are working through zoning matters and hope to have a successful resolution by February 2013.

Developer working with the City of New Orleans to resolve local zoning and permitting issues that they have recently been made aware of.

FUNDING SOURCES

LIHTC ALLOCATION:	\$1,000,000.00
Award Date:	16-Dec-11
1st Mortgage:	\$2,121,000.00
Tax Credit Equity:	\$8,799,120.00
Home Award:	\$218,089.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	4	1 BR	12	4 BR	0
Units:	68	2 BR	44	5 BR	0
0 BR	0	3 BR	12	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2011/2012 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	Late April 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	TBD

Staff Comments :

Developer expects to close by end of April 2013. Developer has been notified that it must meet the April 1st HOME deadline to retain the HOME award. Developer was unable to meet April 1st deadline, however the project is working to close. Development team working with LHC staff to accommodate the HOME requirements and proceed to closing. Documents have been submitted for LHC review. Developer is working on revisions to their schedule.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2011-2012 Funding Round
Project Number:	1112-74
Project Name:	Iberville Onsite Phase I
Project Address:	303 Basin Street New Orleans, LA 70112
Parish:	Orleans
Taxpayer Name:	On Iberville Phase I, LLC
Company Name:	
Contact Person:	Chris Clement
Contact Address:	909 Poydras Street, Suite 3100 New Orleans, LA 70112
Phone:	(504) 566-3068 (504) 525-3932
E-Mail:	cclement@hriproperties.com

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Elevator
Type of Construction:	Historic Rehab-Multifamily
Development Type:	Mixed Income with 30-60% at market
Total Development Cost:	\$39,959,688.00
Cost Per Unit:	\$262,892.68

Project Delays:

Approval of Reprocessing at the LHC November 2012 meeting.
 Development: Reprocessed for the following:

- Concentration of discovered burials across the north-eastern most portion of the original Iberville Phase I site.

 The requested changes to be included with this review are as follows:

- Move site location within the Iberville boundaries.
- Reduction in total unit count from 166 to 152.
- Return of this development's 2011 credits and a reallocation of 2012 credits.
- Extension of the November 15, 2012 Carryover Deadline to June 1, 2013.
- Completion of HUD NEPA environmental and Section 106 historic preservation processes. Anticipated completion on 4/11/13.

FUNDING SOURCES

LIHTC ALLOCATION:	\$1,500,000.00
Award Date:	16-Dec-11
1st Mortgage:	\$3,885,000.00
Tax Credit Equity:	\$14,299,200.00
Home Award:	\$0.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	9	1 BR	98	4 BR	0
Units:	152	2 BR	41	5 BR	0
0 BR	0	3 BR	13	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2011/2012 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	7/31/13
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Hudson Housing

Staff Comments :

Staff continues to monitor the project's ongoing issues regarding the reprocessing as approved by the LHC.
 Developer anticipating closing by 1st or 2nd QTR 2013.
 No significant changes. Staff continues to monitor progress.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2011-2012 Funding Round
Project Number:	1112-90
Project Name:	Jaguar Plaza
Project Address:	750 Harding Blvd Baton Rouge, LA 70807
Parish:	East Baton Rouge
Taxpayer Name:	Artisan American JPA, LP
Company Name:	
Contact Person:	Elizabeth Young
Contact Address:	5325 Katy Freeway, Suite One Houston, Texas 77007
Phone:	713-626-1400
E-Mail:	eyoung@artisanamerican.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Elevator
Type of Construction:	Substantial Rehab-Multifamily
Development Type:	General
Total Development Cost:	\$10,389,848.00
Cost Per Unit:	\$109,366.82

Project Delays:

- City Parish permitting process and approval of Plans and Specs have caused some delays.
- Additionally, the Investor requested a Phase II Environmental Clearance to be conducted.
- The Environmental review has revealed issues that require greater mitigation.
- The project will conduct a full abatement of asbestos.
- The project architect is working with LHC construction staff to resolve construction issues.
- Developer intends to submit reprocessing application.
- The owner has updated figures from the contractor and is working for a final reconciliation with the architect. Developer's goal is to have the reprocessing application in to you by Wednesday next week. (April 10).

FUNDING SOURCES

LIHTC ALLOCATION:	\$996,658.00
Award Date:	16-Dec-11
1st Mortgage:	\$2,350,000.00
Tax Credit Equity:	\$8,072,115.00
Home Award:	\$0.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	1	1 BR	48	4 BR	0
Units:	95	2 BR	47	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2011/2012 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May/June 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Hudson Housing Capital

Staff Comments :

- Developer has construction contracts in place. Developer and Investor are working through documents for an anticipated closing.
- Developer expects to submit reprocessing application by Mid-April 2013.
- Possible closing May/June 2013.
- Developer has indicated they are currently working on the reprocessing application for submission next week.



LIHTC PROJECTS (NOT CLOSED)

(4%) BOND

DEVELOPMENT INFORMATION

Funding Round:	2010 BOND FILE
Project Number:	2010-03BF
Project Name:	Burnette Place Subdivision
Project Address:	Payne Street Houma, LA 70363
Parish:	Terrebonne
Taxpayer Name:	Burnette Place Limited Partnership
Company Name:	
Contact Person:	Will Belton
Contact Address:	6747 Renoir Ave., Suite A Baton Rouge, LA 70806-6653
Phone:	(225) 926-8124 Phone (225) 274-8925 Fax (225) 936-9517 Cell
E-Mail:	aamagin1@aol.com;will@aamagin.com

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% of Residents @ 60% or less
Building Style:	Detached
Type of Construction:	Scattered Site/New Construction
Development Type:	Mixed Income with 30%-60% at market
Total Development Cost:	\$6,627,096.00
Cost Per Unit:	\$189,345.60

Project Delays:

- Developer is in discussions to resolve issues with OCD regarding project funding.
- OCD has deobligated CDBG funding to the project and has sent notification to the developer.

FUNDING SOURCES

LIHTC ALLOCATION:	\$185,146.00
Award Date:	01-Apr-11
1st Mortgage:	\$1,950,000.00
Tax Credit Equity:	\$1,295,894.00
Home Award:	\$0.00
CDBG Awarded:	\$3,200,000.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$4,100,000.00
Type of Credits:	(4%) Bond
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	35	1 BR	0	4 BR	19
Units:	35	2 BR	0	5 BR	0
0 BR	0	3 BR	16	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2010 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Staff continues to monitor for progress. The developer submitted an appeal to OCD. Confirmation pending from developer regarding any further progress.



LIHTC PROJECTS (NOT CLOSED)

(4%) BOND

DEVELOPMENT INFORMATION

Funding Round:	2010 BOND FILE
Project Number:	2010-07BF
Project Name:	Cypress Springs
Project Address:	5140 Hooper Road Baton Rouge, LA 70811
Parish:	East Baton Rouge
Taxpayer Name:	Cypress Springs Limited Partnership
Company Name:	
Contact Person:	Bill Truax
Contact Address:	4110 Eaton Avenue, Ste. A, Caldwell, ID 83607
Phone:	(208) 459-8522
E-Mail:	bill@cdinet.us

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Special Needs>=25% of units
Set-Aside Percentage:	40% of Residents @ 60% or less
Building Style:	Elevator
Type of Construction:	Conversion/New Construction
Development Type:	PSH (with 15% PSH units)
Total Development Cost:	\$16,362,405.00
Cost Per Unit:	\$113,627.81

Project Delays:

Developer has submitted a reprocessing application. The project will move forward without the previously anticipated Project Based Vouchers. Final LIHTC and Bond approval provided at LHC's March 2013 board meeting. Developer working through final appraisal and final due diligence items in preparation for closing. Environmental Clearance granted by HUD/LHC 3/4/2013.

FUNDING SOURCES

LIHTC ALLOCATION:	\$615,697.00
Award Date:	
1st Mortgage:	\$5,895,000.00
Tax Credit Equity:	\$5,404,924.00
Home Award:	\$1,575,480.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$8,600,000.00
Type of Credits:	(4%) Bond
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	3	1 BR	76	4 BR	0
Units:	144	2 BR	68	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2010 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	End of April 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	WNC & Associates, Inc.

Staff Comments :

- Final Sale approval and LIHTC approval granted at LHC's March board meeting.
- Developer expects to close Late-April 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-003
Project Name:	Cottonwood I Apartments
Project Address:	1008 Cottonwood Loop, Cottonport
Parish:	Avoyelles
Taxpayer Name:	Cottonwood I Housing 2012, L.P.
Company Name:	
Contact Person:	Murray A. Calhoun
Contact Address:	3224 26th Street Metairie, LA 70002
Phone:	
E-Mail:	mcalhoun@mac-rellc.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Walkup
Type of Construction:	Acquisition/Rehab-Multifamily
Development Type:	Rural
Total Development Cost:	\$2,523,060.00
Cost Per Unit:	\$105,127.50

Project Delays:

Development is moving forward to close.
Still working through some due diligence items with USDA/Rural Development.
Finalizing documents for Mid-March closing.
Currently, the project is taking time necessary for USDA transfer process to take place. Paperwork has been submitted and moving forward.

FUNDING SOURCES

LIHTC ALLOCATION:	\$237,735.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	3	1 BR	8	4 BR	0
Units:	24	2 BR	16	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	April 11, 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Alliant Capital, LLC

Staff Comments :

Project awarded in November 2012. Moving toward closing in April 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-005
Project Name:	Iberville Offsite Rehab 1
Project Address:	2215-17 St. Philip St. New Orleans
Parish:	Orleans
Taxpayer Name:	Iberville Offsite Rehab 1, LLC
Company Name:	
Contact Person:	Neal Morris
Contact Address:	8518 Oak St. New Orleans, LA 70118
Phone:	504-866-2798
E-Mail:	nmorris@redmellon.com

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Detached
Type of Construction:	Historic Rehab- Scattered Site
Development Type:	General
Total Development Cost:	\$5,686,699.00
Cost Per Unit:	\$247,247.78

Project Delays:

None at this time. Developer working through due diligence items with investors and partnership.

FUNDING SOURCES

LIHTC ALLOCATION:	\$588,000.00
Award Date:	14-Nov-12
1st Mortgage:	\$155,206.00
Tax Credit Equity:	\$5,056,294.00
Home Award:	
CDBG Awarded:	\$155,206.00
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	13	1 BR	1	4 BR	0
Units:	23	2 BR	12	5 BR	0
0 BR	2	3 BR	8	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	End of April 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Enterprise

Staff Comments :

Project awarded in November 2012. Moving on schedule. Continuing to work through regular due diligence items. Closing expected by end of April 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-006
Project Name:	Iberville Offsite Rehab 2
Project Address:	926-28 N. Tonti, New Orleans LA
Parish:	Orleans
Taxpayer Name:	Iberville Offsite Rehab 2, LLC
Company Name:	
Contact Person:	Neal Morris
Contact Address:	8518 Oak St. New Orleans, LA 70118
Phone:	504-866-2798
E-Mail:	nmorris@redmellon.com

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Detached
Type of Construction:	Historic Rehab- Scattered Site
Development Type:	General
Total Development Cost:	\$5,686,699.00
Cost Per Unit:	\$247,247.78

Project Delays:

None at this time. Developer working through due diligence items with investors and partnership.

FUNDING SOURCES

LIHTC ALLOCATION:	\$588,000.00
Award Date:	24-Nov-12
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	\$155,206.00
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	13	1 BR	11	4 BR	0
Units:	23	2 BR	11	5 BR	0
0 BR	0	3 BR	1	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	End of April 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Enterprise

Staff Comments :

Project awarded in November 2012. Moving on schedule. Continuing to work through regular due diligence items. Closing expected by end of April 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-007
Project Name:	Park Place Apartments
Project Address:	400 Park Place Drive, DeQuincy, La
Parish:	Calcasieu
Taxpayer Name:	DeQuincy Affordable Housing, ALPIC
Company Name:	
Contact Person:	Kerry Banks
Contact Address:	104 East Mississippi Ruston, La 71270
Phone:	(318) 254-1229 (General) (318) 254-1129 (Fax)
E-Mail:	kerrybanks@bonchasse.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Elderly
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Walkup
Type of Construction:	Acquisition/Rehab-Multifamily
Development Type:	Additional Affordability
Total Development Cost:	\$3,269,707.00
Cost Per Unit:	\$102,178.34

Project Delays:

Working through transfer issues with USDA. Progress is being made. No issues at this time. USDA has the completed package and is finalizing their underwriting. Should be finalized very soon.

FUNDING SOURCES

LIHTC ALLOCATION:	\$285,760.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	11	1 BR	20	4 BR	0
Units:	32	2 BR	12	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	End of April 2013
Is this project moving forward?:	yes
Name of the Syndicator/Investor:	Regions

Staff Comments :

Project awarded in November 2012. Developer is expecting to complete property transfer with USDA/RD soon and move toward an end of April closing.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-011
Project Name:	Roosevelt Terrace
Project Address:	1255 West Roosevelt Street
Parish:	East Baton Rouge
Taxpayer Name:	EBRPHA Development 4, LP
Company Name:	
Contact Person:	Richard Murray
Contact Address:	4731 North Boulevard Baton Rouge, Louisiana 70806
Phone:	
E-Mail:	

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	20% residents at 50% or less
Building Style:	Walkup
Type of Construction:	Acquisition/Rehab-Multifamily
Development Type:	PHA Redevelopment
Total Development Cost:	\$5,689,025.00
Cost Per Unit:	\$142,225.63

Project Delays:

Development moving forward and on target to close.

FUNDING SOURCES

LIHTC ALLOCATION:	\$600,000.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	9	1 BR	20	4 BR	0
Units:	40	2 BR	10	5 BR	0
0 BR	0	3 BR	10	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	4/1/13
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	National Equity Fund

Staff Comments :

Project awarded in November 2012. Moving on schedule. Confirmation pending from developer regarding any further progress.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-014
Project Name:	Churchill Apartments
Project Address:	109 Darbonne Street, Church Point, LA
Parish:	Acadia
Taxpayer Name:	Church Point Housing, L.P.
Company Name:	
Contact Person:	Herbert J. Peterson
Contact Address:	618 Waldon Street Corinth, MS 38834
Phone:	(662) 287-5044 (662) 287-2686
E-Mail:	Chip_Peterson@bellsouth.net

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Elderly
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Row
Type of Construction:	Acquisition/Rehab-Multifamily
Development Type:	Rural
Total Development Cost:	\$2,508,908.90
Cost Per Unit:	\$80,932.55

Project Delays:

None at this time.

FUNDING SOURCES

LIHTC ALLOCATION:	\$221,024.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	7	1 BR	26	4 BR	0
Units:	31	2 BR	5	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	End of April 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Project awarded in November 2012. Developer has two projects. They will close Brentwood project first, in March. This project expected to close the following month. (End of April 2013).



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-016
Project Name:	South Point
Project Address:	Daisy St near the intersection of Collins St.
Parish:	Morehouse
Taxpayer Name:	South Point, ALPIC
Company Name:	
Contact Person:	James Freeman
Contact Address:	3104 Breard St. Monroe LA 71201
Phone:	
E-Mail:	

FUNDING SOURCES

LIHTC ALLOCATION:	\$567,000.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	\$350,000.00
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Detached
Type of Construction:	New Construction/Conversions-Scattered Site
Development Type:	General
Total Development Cost:	\$5,235,650.00
Cost Per Unit:	\$193,912.96

BUILDING UNIT MIX

BLDG	27	1 BR	0	4 BR	4
Units:	27	2 BR	7	5 BR	0
0 BR	0	3 BR	16	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	April/May 2013
Is this project moving forward?:	yes
Name of the Syndicator/Investor:	

Project Delays:

No delays. Project moving forward to close. Investor would like to close in 2nd Qtr of the year. Going through remaining due diligence items. Developer has completed final plans.

Syndicator is ready to close, trying to get the HOME loan binder prepared and submitted. Our environmental consultant used the old forms so we are having to update and resubmit to LHC.

Staff Comments :

Project awarded in November 2012. Developer indicates he is working to complete HOME loan documents. Project is anticipating an April/May 2013 closing.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-020
Project Name:	Elm Street Village
Project Address:	N. Elm at E. Craig Street, Tallulah
Parish:	Madison
Taxpayer Name:	Elm Street Village, Ltd.
Company Name:	
Contact Person:	Jeremy Mears
Contact Address:	6517 Mapleridge Houston, TX 77081
Phone:	
E-Mail:	

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Detached
Type of Construction:	New Construction/Conversions-Scattered Site
Development Type:	General
Total Development Cost:	\$6,560,791.00
Cost Per Unit:	\$192,964.44

Project Delays:

Working through environmental clearance and completion of architectural drawings of plans for approval.

FUNDING SOURCES

LIHTC ALLOCATION:	\$600,000.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	\$500,000.00
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	34	1 BR	0	4 BR	0
Units:	34	2 BR	0	5 BR	0
0 BR	0	3 BR	34	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	April/May 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Regions Bank

Staff Comments :

Project awarded in November 2012. Developer anticipating an April/May 2013 closing.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-021
Project Name:	Roman-Bienville Homes
Project Address:	201-225 N. Roman St., et al.
Parish:	Orleans
Taxpayer Name:	Roman-Bienville Homes,LLC.
Company Name:	
Contact Person:	James E. Neville
Contact Address:	671 Rosa Ave., suite 201 Metairie, LA 70005
Phone:	
E-Mail:	

FUNDING SOURCES

LIHTC ALLOCATION:	\$600,000.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	\$450,000.00
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Detached
Type of Construction:	Historic Rehab
Development Type:	General
Total Development Cost:	\$5,609,000.00
Cost Per Unit:	\$180,935.48

BUILDING UNIT MIX

BLDG	11	1 BR	16	4 BR	0
Units:	31	2 BR	9	5 BR	0
0 BR	0	3 BR	6	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May 2013
Is this project moving forward?:	YES
Name of the Syndicator/Investor:	Not Chosen Yet. We are very close in c

Project Delays:

Working to finalize plans with architect and secure syndicator/investor.

Staff Comments :

Project awarded in November 2012. Developer anticipates closing in May 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-022
Project Name:	Cherry Point
Project Address:	N. Cherry St near the intersection of University Dr.
Parish:	Tangipahoa
Taxpayer Name:	Cherry Point, ALPIC
Company Name:	
Contact Person:	James Freeman
Contact Address:	3104 Breard St. Monroe LA 71201
Phone:	
E-Mail:	

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Detached
Type of Construction:	New Construction/Conversions-Scattered Site
Development Type:	General
Total Development Cost:	\$5,291,450.00
Cost Per Unit:	\$195,979.63

Project Delays:

Project has wetlands issues causing delays. Working with Corp. Of Engineers to resolve issue. We will impact a portion of the wetlands. We redesigned the site to minimize the impact. Closing is forecasted for mid-summer. We are currently going through the Parish subdivision approval. We will mitigate the area of wetlands we are impacting. Everything is moving just hit a bump when the wetlands was discovered.

FUNDING SOURCES

LIHTC ALLOCATION:	\$579,999.00
Award Date:	14-Nov-12
1st Mortgage:	\$525,000.00
Tax Credit Equity:	\$4,639,992.00
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	27	1 BR	0	4 BR	4
Units:	27	2 BR	0	5 BR	0
0 BR	0	3 BR	23	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	Mid-Summer 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Project awarded in November 2012. Developer projects a June 2013 closing. Developer working through wetlands issue discovered on site. Closing is anticipated for mid-summer 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-023
Project Name:	Burberry Estates
Project Address:	8178 GSRI Ave
Parish:	East Baton Rouge
Taxpayer Name:	Burberry Estates Partners, LP
Company Name:	
Contact Person:	June Britton
Contact Address:	1836 Carrollton Villa Rica Hwy Villa Rica, GA 30180
Phone:	770-627-3048
E-Mail:	

FUNDING SOURCES

LIHTC ALLOCATION:	\$600,000.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Detached
Type of Construction:	New Construction/Conversions-Scattered Site
Development Type:	General
Total Development Cost:	\$6,199,319.34
Cost Per Unit:	\$163,139.98

BUILDING UNIT MIX

BLDG	38	1 BR	0	4 BR	0
Units:	38	2 BR	19	5 BR	0
0 BR	0	3 BR	19	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	Mid-May 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	TBD

Project Delays:

No Delays. Working through due diligence items with investor. Going through plan review and approval process with the City of Baton Rouge. Developer expects to have a response from the city by April 22, 2013. Will move to close and start construction shortly thereafter.

Staff Comments :

Project awarded in November 2012. Once final plan approval from the city is given, the developer anticipates closing and start of construction immediately after. Developer expects to close mid-May 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-032
Project Name:	The Renaissance at Allendale
Project Address:	1411 Milam St
Parish:	Caddo
Taxpayer Name:	The Renaissance at Allendale LP
Company Name:	
Contact Person:	Richard Herringron
Contact Address:	2500 Line Avenue Shreveport, LA 71104
Phone:	(318) 227-2876
E-Mail:	richardh@shvhousauth.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Walkup
Type of Construction:	New Construction/Conversions-Multifamily
Development Type:	PHA Redevelopment
Total Development Cost:	\$6,519,994.36
Cost Per Unit:	\$162,999.86

Project Delays:

Not at this time. The project is in final design phase. Moving forward through due diligence process. Developer working through environmental clearance issues. Developer has indicated that the project has several clearances needed through HUD due to mixed financing nature of the project. They are under HUD timetable which can take up to four months for approval from the Chicago office. The other areas of HUD including New Orleans and the D.C. Offices must sign-off as well.

FUNDING SOURCES

LIHTC ALLOCATION:	\$573,806.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	\$618,645.00
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	3	1 BR	0	4 BR	0
Units:	40	2 BR	20	5 BR	0
0 BR	0	3 BR	20	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	Mid-October 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Project awarded in November 2012. Developer expects to close Mid-October 2013. Confirmation pending regarding further progress.

The environmental consultants have a completion date of April 11, 2013 when they will be finished with the developer's paperwork. He will have to submit that information to the corporation for review, if all checklist and supporting documentation is correct, we than can move forward. It will be a 30-60 day process before LHC receives clearance from HUD to release funds.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-033
Project Name:	Arcadia Village Subdivision Single Family Housing Develop
Project Address:	160 Madden Rd, Arcadia
Parish:	Bienville
Taxpayer Name:	Arcadia Village Subdivision Limited Partnership
Company Name:	
Contact Person:	Patrick Temple
Contact Address:	192 Bastille Lane, Suite 300 Ruston, LA 71270
Phone:	
E-Mail:	

BUILDING INFORMATION

Housing Type:	Scattered Site
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Detached
Type of Construction:	New Construction/Conversions-Scattered Site
Development Type:	Rural
Total Development Cost:	\$5,970,557.50
Cost Per Unit:	\$175,604.63

Project Delays:

Project progressing toward closing. Still working through due diligence items with syndicator and environmental clearance process.
None – once they obtain Environmental Clearance and Notice to Proceed, they will close and commence construction.

FUNDING SOURCES

LIHTC ALLOCATION:	\$600,000.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	\$750,000.00
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	34	1 BR	6	4 BR	0
Units:	34	2 BR	6	5 BR	0
0 BR	0	3 BR	22	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	Mid-Late May 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Raymond James

Staff Comments :

Project awarded in November 2012. Developer expects to close mid-late May 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-038
Project Name:	Iberville Onsite Phase II
Project Address:	1520 Bienville Street, New Orleans, LA
Parish:	Orleans
Taxpayer Name:	On Iberville Phase II, LLC
Company Name:	
Contact Person:	Chris Clement
Contact Address:	909 Poydras Street, Suite 3100 New Orleans, LA 70112
Phone:	(504) 566-3068 (504) 525-3932
E-Mail:	cclement@hriproperties.com

FUNDING SOURCES

LIHTC ALLOCATION:	\$600,000.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	\$1,000,000.00
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Walkup
Type of Construction:	Historic Rehab-Multifamily
Development Type:	Mixed Income with 30-60% at market
Total Development Cost:	\$17,744,251.62
Cost Per Unit:	\$236,590.02

BUILDING UNIT MIX

BLDG	6	1 BR	40	4 BR	0
Units:	75	2 BR	29	5 BR	0
0 BR	0	3 BR	6	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	8/31/13
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Hudson Housing

Project Delays:

Developer making progress to move forward to closing date.

Staff Comments :

Project awarded in November 2012. Moving on schedule.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-041
Project Name:	Somerset Apartments
Project Address:	408 Iberia Street, Youngsville
Parish:	Lafayette
Taxpayer Name:	Youngsville II Housing, LLLP
Company Name:	
Contact Person:	David Morrow
Contact Address:	809 22nd Avenue Tuscaloosa, AL 35401
Phone:	205-759-5781
E-Mail:	davidm@morrowrealty.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Walkup
Type of Construction:	Acquisition/Rehab-Multifamily
Development Type:	Rural
Total Development Cost:	\$5,388,219.00
Cost Per Unit:	\$114,642.96

Project Delays:

We are working with RD to get to the closing. We still have the plans outstanding that need to get finished as well. It looks like another 60 days at this point.

FUNDING SOURCES

LIHTC ALLOCATION:	\$496,618.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	6	1 BR	16	4 BR	0
Units:	47	2 BR	31	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	Regions Bank

Staff Comments :

Project awarded in November 2012. Developer anticipating a possible May 2013 closing.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-043
Project Name:	Terrace of Hammond
Project Address:	1203 Martin Luther King Avenue, Hammond
Parish:	Tangipahoa
Taxpayer Name:	Terrace of Hammond, Limited Partnership
Company Name:	
Contact Person:	Arby Smith
Contact Address:	9800 Maumelle Boulevard North Little Rock, AR 72113
Phone:	(501) 758-0050
E-Mail:	arby@richsmithdev.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Walkup
Type of Construction:	Substantial Rehab-Multifamily
Development Type:	Rural
Total Development Cost:	\$7,235,842.00
Cost Per Unit:	\$90,448.03

Project Delays:

Developer working on submitting reprocessing application to replace the loss of HOME funds awarded to the project in 2012.

FUNDING SOURCES

LIHTC ALLOCATION:	\$600,000.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	\$500,000.00
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	11	1 BR	4	4 BR	0
Units:	80	2 BR	31	5 BR	0
0 BR	0	3 BR	44	Other BR	1

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Project awarded in November 2012. Developer expecting to close by May 2013. Developer is working to complete a reprocessing application. The reprocessing is needed to fill a gap in the project's funding sources due to the loss of HOME funds awarded to the project in 2012.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-044
Project Name:	Pecan Villa Senior Housing
Project Address:	611 South Bonner Street, Ruston, LA
Parish:	Lincoln
Taxpayer Name:	Pecan Villa Senior Housing Limited Partnership
Company Name:	
Contact Person:	Eric Walker/Christina Sanchez
Contact Address:	2335 North Bank Drive Columbus, OH 43220
Phone:	(210) 680-9199 (614) 273-2152
E-Mail:	csanchez@nationalchurchresidences.org

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Elderly
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Elevator
Type of Construction:	Acquisition/Rehab-Multifamily
Development Type:	Priority Elderly Rehab Project
Total Development Cost:	\$7,723,503.10
Cost Per Unit:	\$126,614.80

Project Delays:

The project has not closed yet and we are still anticipating a fall 2013 closing date. We will be submitting a reprocessing application. The reason for this was the original design and development of Pecan Villa was not the best and the project is nowhere near ADA compliant. Our intention is to take the project down to slab and then rebuild. This will give us the opportunity to make the project ADA compliant and accessible and also we will be able to increase the size of the units from the existing 483 sq ft to 540 sq ft. We have had this priced out by a general contractor and we remain in budget from our initial application. At the end of the day we feel taking this approach is best for all parties involved especially the residents.

FUNDING SOURCES

LIHTC ALLOCATION:	\$594,575.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	1	1 BR	60	4 BR	0
Units:	61	2 BR	1	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	Fall 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	National Affordable Housing Trust

Staff Comments :

Project awarded in November 2012. Developer is preparing to submit reprocessing application to address design and rebuild concerns. Reprocessing is expected to enlarge the units and make the project ADA compliant.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-047
Project Name:	Marion Manor Apartments
Project Address:	103 Stewart Street Marion, LA
Parish:	Union
Taxpayer Name:	Marion Manor Limited Partnership
Company Name:	
Contact Person:	John Huff
Contact Address:	6060 Lee Rd 54 Opelika, AL 36803
Phone:	(334) 749-0885 (334) 749-0627
E-Mail:	huffco@huffmgt.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Elderly
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Walkup
Type of Construction:	Substantial Rehab-Other (explain)
Development Type:	Rural
Total Development Cost:	\$3,088,011.00
Cost Per Unit:	\$96,500.34

Project Delays:

Project awaiting title transfer with USDA. Developer ready to close with syndicator late April/early May 2013.

FUNDING SOURCES

LIHTC ALLOCATION:	\$260,548.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	6	1 BR	26	4 BR	0
Units:	32	2 BR	5	5 BR	0
0 BR	0	3 BR	0	Other BR	1

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May 2013
Is this project moving forward?:	YES
Name of the Syndicator/Investor:	

Staff Comments :

Project awarded in November 2012. Developer expects to close by late April/early May 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-048
Project Name:	Tunica Estates Apartments
Project Address:	920 Tunica Drive West, Marksville, LA
Parish:	Avoyelles
Taxpayer Name:	TEA Limited Partnership
Company Name:	
Contact Person:	John Huff
Contact Address:	6060 Lee Rd 54 Opelika, AL 36803
Phone:	(334) 749-0885 (334) 749-0627
E-Mail:	huffco@huffmgt.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Walkup
Type of Construction:	Substantial Rehab-Other (explain)
Development Type:	Rural
Total Development Cost:	\$1,718,720.00
Cost Per Unit:	\$101,101.18

Project Delays:

Project awaiting title transfer with USDA. Developer ready to close with syndicator late April/early May 2013.

FUNDING SOURCES

LIHTC ALLOCATION:	\$147,205.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	4	1 BR	0	4 BR	0
Units:	17	2 BR	17	5 BR	0
0 BR	0	3 BR	0	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Project awarded in November 2012. Project awarded in November 2012. Developer expects to close by late April/early May 2013.



LIHTC PROJECTS (NOT CLOSED)

(9%) PER CAPITA

DEVELOPMENT INFORMATION

Funding Round:	2013 Funding Round
Project Number:	TC2013-049
Project Name:	Springfield Manor Apartments
Project Address:	25126 Bloodriver Road, Springfield, LA
Parish:	Livingston
Taxpayer Name:	Springfield Manor Limited Partnership
Company Name:	
Contact Person:	John Huff
Contact Address:	6060 Lee Rd 54 Opelika, AL 36803
Phone:	(334) 749-0885 (334) 749-0627
E-Mail:	huffco@huffmgt.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% residents at 60% or less
Building Style:	Walkup
Type of Construction:	Substantial Rehab-Other (explain)
Development Type:	Rural
Total Development Cost:	\$1,594,624.00
Cost Per Unit:	\$88,590.22

Project Delays:

Project awaiting title transfer with USDA. Developer ready to close with syndicator late April/early May 2013.

FUNDING SOURCES

LIHTC ALLOCATION:	\$147,588.00
Award Date:	
1st Mortgage:	
Tax Credit Equity:	
Home Award:	
CDBG Awarded:	
1602 Funds Awarded:	
TCAP Funds Awarded:	
MRB(Multi) Award:	\$0.00
Type of Credits:	(9%) Per Capita
NSP Award:	
Other Funds:	

BUILDING UNIT MIX

BLDG	3	1 BR	0	4 BR	0
Units:	18	2 BR	17	5 BR	0
0 BR	0	3 BR	0	Other BR	1

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	May 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Project awarded in November 2012. Project awarded in November 2012. Developer expects to close by late April/early May 2013.



LIHTC PROJECTS (NOT CLOSED)

(4%) BOND

DEVELOPMENT INFORMATION

Funding Round:	2013 BOND FILE
Project Number:	TC2013-055BF
Project Name:	Canaan Village Apartments
Project Address:	1915 Patzman Street Shreveport, LA
Parish:	Caddo
Taxpayer Name:	Shreveport CV Housing, LLC
Company Name:	
Contact Person:	Clark Colvin
Contact Address:	3735 Honeywood Court Port Arthur, Texas 77642
Phone:	(409) 724-0020 (409) 721-6603
E-Mail:	clark.colvin@itexgrp.com

BUILDING INFORMATION

Housing Type:	Multifamily
Occupancy Type:	Family
Set-Aside Percentage:	40% of Residents @ 60% or less
Building Style:	Walkup
Type of Construction:	Acquisition Rehab
Development Type:	Priority HUD Rehab Project
Total Development Cost:	\$11,226,287.00
Cost Per Unit:	\$93,552.39

Project Delays:

None at this time.

FUNDING SOURCES

LIHTC ALLOCATION:	\$0.00
Award Date:	
1st Mortgage:	\$5,802,240.00
Tax Credit Equity:	\$3,790,545.00
Home Award:	\$0.00
CDBG Awarded:	\$0.00
1602 Funds Awarded:	\$0.00
TCAP Funds Awarded:	\$0.00
MRB(Multi) Award:	\$0.00
Type of Credits:	(4%) Bond
NSP Award:	\$0.00
Other Funds:	1. Permanent 2nd Mortgage - \$1,504,136.00

BUILDING UNIT MIX

BLDG	8	1 BR	8	4 BR	0
Units:	120	2 BR	56	5 BR	0
0 BR	0	3 BR	56	Other BR	0

STATUS INFORMATION

Project Status	Not Closed	QAP:	2013 QAP 2008 Lightning Round
Pipeline:	In Pipeline		

CLOSING INFORMATION

Date syndication/investor finance expect to close:	End of April 2013
Is this project moving forward?:	Yes
Name of the Syndicator/Investor:	

Staff Comments :

Development preliminarily approved February 13, 2013. Developer anticipates going to the State Bond Commission for approval in April 2013 and closing by the end of April 2013.