



BOARD OF DIRECTORS

Agenda Item 8

Administrative Committee

Chairman Malcolm Young

February 13, 2013

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Louisiana Housing Corporation

February 6, 2013

ADMINISTRATIVE COMMITTEE MEETING

AGENDA

Notice is hereby given of a regular meeting of the Administrative Committee to be held on **Wednesday, February 13, 2013 @ 9:00 A.M.**, Louisiana Housing Corporation Building, **Committee Room 2**, located at 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

1. Call to Order and Roll Call.
2. Approval of the **Minutes of the January 9, 2012 Committee Meeting**.
3. Discussion regarding **Louisiana Disaster Housing Task Force on Hurricane Isaac**.
4. Discussion regarding **LHC Compliant and Non-Compliant Properties**.
5. Resolution to authorize the issuance of an **RFP for Housing Needs Assessment**; and providing for other matters in connection therewith. Staff recommends approval.
6. Resolution to authorize the issuance of an **RFP for Cost Containment Guidelines**; and providing for other matters in connection therewith. Staff recommends approval.
7. Resolution approving **contract negotiation between LHC and St. John the Baptist Parish for Consulting and Compliance Services**; and providing for other matters in connection therewith. Staff recommends approval.
8. Other Business.
9. Adjournment.

A handwritten signature in blue ink, reading "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.

Administrative Committee Meeting Minutes
Wednesday, January 9, 2013
2415 Quail Drive
Committee Room 1
Baton Rouge, LA 70808
9:30 a.m.

Committee Members Present

Chair Malcolm Young
Dr. Daryl V. Burckel
Mayson H. Foster
Ellen M. Lee (arrived 9:40 a.m.)

Committee Members Absent

Treasurer John N. Kennedy

Board Members Present

Matthew P. Ritchie
Willie Spears
Guy T. Williams, Jr.

Board Members Absent

Michael L. Airhart

Staff Present

Loretta Wallace
Jessica Guinn
Leslie Strahan
Keith Cunningham
Terry Holden
Barry Brooks
Brenda Evans
Ricky Patterson
Nicole Sweazy
Brad Sweazy
Danny Veals
Rene Landry
Anita Tillman
Don Hutchinson
Jonathan Wesley

Others Present

Carliss Knesel, Whitney Bank
Larry Hoss, Our Plan B
Greg Gauchassin, TCC
Wayne Neveu, Foley and Judell

Minutes

Call to Order and Roll Call. The Administrative Committee Meeting was called to order by Chairman Malcolm Young at 9:31 a.m. The roll was called by Ms. Rebekah Ward and a quorum was established.

Approval of Minutes. There was a motion to approve the December 12, 2012 Administrative Committee Meeting Minutes by Dr. Burckel, seconded by Mr. Spears. Motion passed unanimously.

Discussion of Louisiana Disaster Housing Task Force on Hurricane Isaac. Mr. Sweazy presented updates and reports for the Louisiana Disaster Housing Task Force including a breakdown of fund appropriations. Dr. Burckel raised a question concerning number of families served through the HOME TBRA program. Mrs. Nicole Sweazy responded that 35 families are currently being served. Mr. Sweazy outlined in detail the disaster recovery framework. There was a brief discussion concerning flood insurance costs.

Discussion of LHC Compliant and Non-Compliant Properties. Chairman Young opened the discussion, deferring to Mr. Cunningham to provide updates on Compliant and Non-Compliant properties. Mr. Cunningham gave an overview of IRS form 8823 and properties for which they have been issued. Insurance requirements were discussed at length. Mr. Cunningham stated that Compliance procedures incorporating Asset Management are in development and will provide updated policies to Committee. Properties which currently have units out of commerce were discussed in detail and Chairman Young requested that updates on these properties be provided at the February 13, 2013 Administrative Committee meeting.

Adjournment. There being no further business, Chairman Young adjourned the meeting at 10:09 a.m.

Committee Secretary, Rebekah Ward



Louisiana Housing Corporation

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

Memorandum

From: Jonathan Wesley, Compliance Specialist
To: Keith Cunningham, Executive Counsel
Date: January 31, 2013
Subject: Cornerstone Homes of New Orleans, LLC

Allocation and Placed In Service

Cornerstone Homes was originally placed in service and leased up in 2002 following a LIHTC allocation of \$188,914.14. It was first reviewed for compliance in 2004 and had an occupancy rate at that time of 100%.

History of Noncompliance

Cornerstone Homes was severely damaged during Hurricane Katrina in August 2005 and, as a result, was taken out of commerce. After Hurricane Katrina, insurance money was used to pay off the first mortgage on the property. According to the developer, Rev. Charles J. Southall, III, the balance of the insurance money, along with some additional financing, was used to rebuild the property in an effort to return the building to commerce. After the rebuilding of the property but prior to the issuance of a certificate of occupancy, the property was vandalized on November 10, 2006, again resulting in severe damage to the property and the theft of much of the electrical equipment and wiring. At that time the building was unfit for occupancy and never returned to commerce. On January 11, 2008 there was a fire at the property that again caused extensive damage. The developer reported that approximately \$500,000.00 in insurance proceeds were received from the fire damage and were used to begin repairing the property.

The second Compliance Monitoring Review for Cornerstone Homes was conducted on November 5, 2009. At that time the building was still undergoing construction to repair the fire and vandalism damage. Because the Building was still under construction and unoccupied, the LHFA (now LHC) Compliance Department was unable to conduct a full compliance review; however, the compliance officer was able to walk through the building and view construction progress. Because the property was still within the twenty four month period that is allowed for returning a LIHTC property to commerce after a casualty event, and efforts to return to commerce were ongoing, the IRS was not notified of non-compliance at that time.

In June 2011, it was brought to the attention of the LHFA Compliance Department that Cornerstone Homes had neither completed construction nor returned to commerce. On June 24, 2011 a site visit was conducted by Compliance Supervisor Ricky Patterson. The building was found in a state of disrepair and

the windows had been boarded. At that time the property was well past the twenty four month period allowed for returning to commerce following a casualty event.

On October 13, 2011, Form 8823 was filed with the IRS and a copy was sent to the project developer. Both were sent via certified mail. The developer's copy was returned to the LHFA unopened. To date, the issues of noncompliance have not been corrected and the 8823 is still outstanding.

A letter indicating disqualification for funding through LHFA/LHC due to outstanding issues of noncompliance was sent to the developer on May 15, 2012. A duplicate disqualification letter was sent on June 13, 2012. In response to the disqualification letter, letters of appeal were sent to the LHFA/LHC on May 31, 2012 and June 26, 2012. Subsequent to receiving the letters of appeal a meeting was held between Rev. Southall, representatives of Cornerstone Homes of New Orleans, LLC, and LHFA/LHC executive staff. The result of the meeting was that the Developer was allowed to participate in the 2013 Tax Credit funding round.

Timeline

Event	Date
Placed In Service	8/23/02
Initial Compliance Review	12/9/04
Hurricane Katrina	8/29/05
Vandalism	11/10/06
Fire	1/11/08
Second Compliance Review	11/5/09
Cornerstone issues brought to LHFA Compliance Dept.	6/11
Site visit by Ricky Patterson	6/24/11
8823 sent to the IRS & developer	10/13/11
Disqualification letters sent to the developer	5/15/12 & 6/13/12
Response to disqualification letters from the developer	5/31/12 & 6/26/12
Meeting regarding developer disqualification	7/12

Rebekah Ward

From: Jonah Dowling <jdowling@firstnbcbank.com>
Sent: Tuesday, February 05, 2013 4:57 PM
To: Rebekah Ward
Subject: Cornerstone Homes
Attachments: Cornerstone Homes - Letter of Support from Morrell.pdf; Cornerstone Homes - Letter of Support.pdf; Cornerstone Ownership Info..pdf

Rebecca,

I spoke to Jonathan earlier and he asked that I send you an e-mail with any additional information regarding the redevelopment of the Cornerstone Homes project. As was stated in my letter to the LHC, First NBC Community Development, LLC is working with Pastor Southall to create a viable redevelopment strategy for Cornerstone Homes. Initially, we had worked with Pastor Southall on the submission of a 9% LIHTC application in the last LHC funding round. Unfortunately, Pastor Southall's application was unsuccessful in securing tax credits for the project. An alternative plan is to submit Cornerstone Homes for an allocation of 4% tax credits and Bond financing. Recognizing that this project is not large enough to support a traditional bond financing transaction, we have combined the 30 Cornerstone units with two other apartment developments and increase the total project to 103 units. Our hope is to acquire full ownership in Cornerstone Homes, from the original Limited Partner and submit a 4% LIHTC application to the Agency within the next 60-90 days.

Pursuant to our previous meeting with the Agency, please find attached copies of the support letters from the District Councilmembers. Also attached is the option letter from the Limited Partner, FBT Tax Credit Investors, LLC. We anticipate getting an updated option letter by the end of the week.

Please call me if you have any questions or need any additional information for next Wednesday's Board Meeting.

Thank you,

Jonah Dowling
First NBC Community Development, LLC
1832 Felicity Street
New Orleans, LA 70113
(504) 252-4033 – Office
(504) 252-4433 – Fax
(504) 782-7161 – Cell
jdowling@firstnbcbank.com

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OWNERSHIP INFORMATION

(Please note: The Agency reserves tax credits to the Taxpayer and the managing general partner of the Taxpayer. Reservations are not transferrable. Any changes in managing general partner is deemed a material change.)

For-Profit	X
Non-Profit	

(Complete information below)

NAME OF PARTNERSHIP

Cornerstone Homes II 2012, A Louisiana Limited Partnership

FEDERAL ID NUMBER

0

NAME OF MANAGING GENERAL PARTNER

Cornerstone Homes II, LLC

Telephone (504) 252-4033

% Ownership 0.01%

I. PREVIOUS PARTICIPATION OF MANAGING GENERAL PARTNER

List all projects in which the managing general partner has requested an allocation of low-income housing tax credits or sold a project which received an allocation of low income housing tax credits. Attach a separate sheet with additional information if necessary.

Project Name and Location	Application Date	Status

II. DISCLOSURE OF IDENTITIES OF INTEREST RELATED PARTIES:

The undersigned duly authorized representative of the Developer/Taxpayer hereby certifies under penalty of perjury that the following persons are (i) members of the Agency's Board of Commissioners or Agency Staff who are related to or having any identity of interest with the Developer/Taxpayer or (ii) affiliates, employees, consultants or otherwise related to or having an identity of interest with the Developer/Taxpayer and who have applied for an Allocation of Tax Credits in the calendar year within which this Application has been submitted or who have any interests in any project receiving Tax Credits and/or project subject to compliance monitoring by the Agency.

Related Board Members and Staff:

(1)	
(2)	
(3)	
(4)	
(5)	

Related Affiliates, Employees, Consultants, Etc.:

(1)	
(2)	
(3)	
(4)	
(5)	

The undersigned duly authorized representative of the owner (the "Taxpayer") of the captioned project (the "Project") hereby certifies under penalty of perjury that the Contractor certifying the construction and/or rehabilitation requirements for the Project as well as the cost estimates for the Project bear a relationship either to the Taxpayer or the General Partner within the meaning of Section 267(b) or Section 707(b)(1) of the Internal Revenue Code of 1986, as amended, after substituting 5% for 50% in Section 267(b) and Section 707(b)(1) and does not have any identity of interest with any member of the Board, staff, consultant or other affiliate of the Agency.

WITNESS my signature on this, the ____ day of _____, _____.

Builder IS related to Taxpayer or General Partner

Taxpayer

By: _____

Sworn to and subscribed before me
this ____ day of _____, _____.

Notary Public, State of _____



May 28, 2012

Pastor Charles Southall
c/o First Emanuel Baptist Church
1829 Carondelet Street
New Orleans, LA 70130

RE: Cornerstone Apartments of New Orleans, L.L.C.

Dear Pastor Southall:

On behalf of First Bank and Trust and FBT Tax Credit Investor, L.L.C., please accept this letter as confirmation of our previous discussions that bank and tax credit investor are formally extending to you a 90 day option from the date of this letter to purchase the bank and tax credit investor's ownership interest in Cornerstone Apartments of New Orleans, L.L.C. The purchase price offered is \$377,794.00 plus any associated LLC dissolution and/or sales transaction closing costs. The offered price reflects the carrying book value of this investment. This offer is also subject to final review and approval by bank and tax credit investor of all proposed transaction documentation and a final review and approval of tax and accounting implications. Accordingly, the contemplated transaction must close 90 days from the date of this letter; otherwise, such offer will thereafter become null and void without further action by bank and/or tax credit investor.

Sincerely yours,

A handwritten signature in blue ink that reads "Gary J. McNamara".

Gary J. McNamara
Executive Vice President



The Council

City of New Orleans

CYNTHIA HEDGE-MORRELL
COUNCILMEMBER, DISTRICT D

CITY HALL, SUITE 2W20
1300 PERDIDO STREET
NEW ORLEANS, LA 70112
(504) 658-1040
FAX (504) 658-1048

January 30, 2013

Cornerstone Homes/First Emanuel Homes
1829 Carondelet Street
New Orleans, La. 70130

Dear Dr. Southall:

I enthusiastically support the collaborative effort of Cornerstone and First Emanuel's housing initiative program.

Poverty and the lack of affordable housing in the City of New Orleans are critical issues. Presently, New Orleans is ranked number two in poverty, trailing Mississippi, despite billions of dollars in post Hurricane Katrina recovery dollars. Cornerstone and First Emanuel Homes will address affordable housing issues by providing housing inventory to families that have financial and educational challenges as well as those employed citizens making minimum living wages. Moreover, this collaboration will address housing for families who are facing homelessness as well establish itself as another entity serving our most impoverished citizens.

My support for the development, implementation and sustained operation of the Cornerstone/First Emanuel Homes initiative is unwavering and I look forward to seeing its positive impact in the City of New Orleans, specifically, the involved communities. I am confident that this housing initiative will be done in decency and order.

Sincerely yours,

A handwritten signature in black ink that reads "Cynthia Hedge Morrell". The signature is fluid and cursive.

Cynthia Hedge Morrell



THE COUNCIL

City of New Orleans

February 2, 2013

CORNERSTONE HOMES /FIRST EMANUEL HOMES
1829 CARONDELET STREET
NEW ORLEANS, LA. 70130

DEAR DR. SOUTHALL:

I am pleased to write this letter on behalf of the Cornerstone Homes and First Emanuel Homes Collaborative support of your housing program.

Cornerstone Homes and First Emanuel Homes Collaborative will provide Low – Income Housing to the Central City area and will also increase availability housing in New Orleans. I am excited to support Cornerstone Homes and First Emanuel Homes Collaborative in this endeavor in the development; implementation and ongoing operation of First Emanuel Homes/Cornerstone Homes Collaborative. We look forward to seeing this effort strengthen our community.

Sincerely,

A handwritten signature in black ink, which appears to read "LaToya Cantrell". The signature is stylized with large, flowing letters.

Councilmember LaToya Cantrell



Louisiana Housing Corporation

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

Memorandum

From: Jonathan Wesley, Compliance Specialist
To: Keith Cunningham, Executive Counsel
Date: February 5, 2013
Subject: Place Vendome II

Placed in service and Allocation

Place Vendome II was placed in service on January 1, 2001 after a Tax Credit Allocation of \$268,640.00. As of December 31, 2002 the property had an occupancy rate of 65%.

History of Noncompliance

The initial Compliance Monitoring Review for Place Vendome II was completed on April 22, 2003. The second Compliance Monitoring Review was completed on October 6, 2006. Multiple compliance findings were reported and were subsequently corrected by the developer. While no mention of the number of accessible units was made in the Compliance Monitoring Report, documentation of the number of accessible units was sent to the LHFA via facsimile on October 13, 2006. The documents indicated that there were, at that time, seven accessible units at Place Vendome II. The Tax Credit Regulatory Agreement for the property requires that Place Vendome II have a minimum of 16 accessible units. There is no record of any action being taken regarding the number of accessible units in 2006.

The third Compliance Monitoring Review for the project was completed on April 10, 2008. There were many findings reported as a result of this review as well as multiple issues of noncompliance, including not meeting the minimum requirement for the number of accessible units. At that time the monitoring report indicated that the property had nine accessible units. On April 15, 2008, Form 8823 was filed with the IRS for each building in the project as a result of the noncompliance issues. Corrections to the findings were received by the LHFA on June 13, 2008; however issues of noncompliance were not addressed. A letter indicating receipt of documentation of corrected findings was sent to the developer on July 14, 2008. To date, the LHC still has not received any documentation indicating correction of noncompliance issues and they remain outstanding.

The most recent Compliance Monitoring Review for Place Vendome II was completed on May 12, 2011. Many findings were reported and were subsequently corrected by the developer. During the course of the review it was discovered that near the end of February 2010 there had been two unrelated fires at the property in separate buildings within a few weeks of each other. The LHFA was not notified of the fires prior to the inspection. During the fires, two buildings were destroyed. Only one of the buildings was replaced and returned to commerce. Due to a discrepancy in the Building Identification Numbers, Form 8823 could not be issued until October 26, 2011. At that time the 8823 was filed with the IRS because the building had not been returned to commerce. According to Mr. Elliot Stone of Royal Castle Properties a Tax Credit Recapture was paid to the IRS on the Building in question. To date the issues of noncompliance remain outstanding. No letter of disqualification from funding through the LHFA/LHC was ever sent to the developer.

A meeting was held between LHC representatives and Mr. Elliot Stone of Royal Castle Properties via telephone on January 28, 2013. At that time Mr. Stone explained that insurance proceeds were not sufficient to replace the building because the policy did not cover the undamaged units. He indicated that the undamaged units could not stand alone and that the entire building needed to either be replaced or demolished. According to Mr. Stone, the other partially damaged building was rebuilt and the balance of the insurance proceeds was used to pay down the mortgage.

On February 4, 2013, compliance specialists Jonathan Wesley and Jeff Hevey conducted a site visit at the property. The purpose of the visit was to verify its current condition and occupancy rates. The Compliance Department also wanted to verify and inspect the current number and condition of accessible units. Upon arrival at the property, management informed the agency representatives that they did not know and were unable to ascertain the current number of accessible units, or their location, with the exception of one. That particular unit was undergoing a renovation and an LHC representative was able to inspect it. The compliance specialists were also informed that out of the 176 units at Place Vendome I & II, there were over 100 vacancies, which translates to a vacancy rate of approximately 60%. According to property management, the high vacancy rate is due primarily to the many eviction notices that were filed subsequent to Singer Management taking control of the property. Additionally, a visual inspection revealed that the overall exterior condition of the property is poor. There are missing soffits, broken windows, and other damage visible throughout the property.

Timeline

Event	Date
Placed In Service	1/1/01
Initial Compliance Review	4/22/03
Second Compliance Review	10/6/06
Accessible Unit Documents Sent to LHFA	10/13/06
Third Compliance Review	4/10/08
8823s Filed	4/15/08
Corrections to <i>Findings</i> Received	6/13/08
Notice of Receipt Sent to the Developer	7/14/08
Completion of the Most Recent Compliance Review	5/12/11
Fire in Two Buildings	Feb. 2010
8823 Issued (building out of commerce)	10/26/11
Telephone Meeting with Mr. Stone	1/28/13
Compliance Site Visit	2/4/13

February 5, 2013

Mr. Wesley:

Below is a list of the incidents leading up to the recapture of tax credits:

February 25, 2010, in the afternoon, a fire broke out in Place Vendome II, Building M, Unit 180, due to a pot being left cooking on the stove. (Incident report attached). The building had sixteen residential units.

The City immediately condemned the building. The insurance company was notified, and a public adjuster was engaged. This occurred between February 25 and March 2.

March 5, a fire broke out in Building L, Unit 168. It occurred at 4 am in the resident's bed, who fell asleep while smoking. This fire directly affected the adjoining and adjacent units with fire damage and caused smoke and water damage throughout the building. Four units were substantially damaged by the fire, four units were substantially damaged by smoke and water, and eight units were affected by smoke.

Mercifully there were no injuries caused by these two horrific events. All residents of L and M buildings were moved to other units on the property.

March 5 we notified our insurance and engaged the public adjuster.

Because these were two completely separate events, which were investigated and found to be completely unrelated accidents, which occurred in proximity to each other, each event had its own deductible.

March 10, the City of Lake Charles declared Building L an unsafe structure, and demanded it be demolished or repaired within 15 days. This was the step required prior to full condemnation proceedings when a building is partially damaged. The City wanted to be sure no one entered or moved back into the building. They understood this situation would take substantially more time than 15 days.

The insurance adjuster and our adjuster were the same for both incidents. They began their work. Additionally, I engaged a general contractor experienced in multifamily construction nationally, and who had done work at Place Vendome after Hurricane Rita and constructed two other developments for us, to develop a budget for the reconstruction of Building M. (Attached). The total cost was \$1,287,786.84. This was provided on or around April 22. His budget for repair of Building L was \$338,768.46.

In April we added a footnote to our 2009 audit to reflect the subsequent events of the fire. I believe it is during this period that we spoke to the Agency about our situation, and whether there were any funding sources we could apply for. Additionally, during this period, we had our compliance monitoring inspection.

Our adjuster was letting us know we were not going to get sufficient funds to rebuild. We worked through the summer with the City Building Department to see if we could save a portion of Building M,

rebuild with fewer units, and if we could reestablish power to the half of Building L that had limited damage.

On September 21 we settled our claim with the insurance carrier for Building M for \$662,618.38. On September 27 we settled our claim, and funds were immediately provided, with the insurance carrier for Building L for \$269,133.60. On November 17 the \$662,618.38 was actually received by us and deposited into our Bank. We had negotiated the Public Adjustor's fee down to 8% for his work. We had spent money on tarps, plywood, and security. Our demolition costs were exacerbated by the fact that we have remediated asbestos. We had little more than half of what we needed.

The bank had a mortgage on Place Vendome II of \$1,024,646 and had the right to take all of the insurance proceeds to reduce its mortgage. We were able to negotiate a payment of just \$519,795 to pay off the mortgage. Otherwise we would have not even been able to complete demolition, much less repair Building L.

On November 19 the City approved our plan to attempt to save four units of Building M by demolishing the rest of the building and building a new staircase and breezeway to attach to our partial building. It did not work and we were forced to tear down the remaining portion of the building and foundation.

In order to get the work done for these projects I contracted directly with small local companies whenever possible. We could not afford to bring in a company that appropriately charges for their professional overhead and general conditions and profit. Between the mortgage payoff and the demolition and rehabilitation cost of \$491,513, and excluding tax credit recapture costs and associated accounting and audit costs the partnership spent \$1,011,308.

On December 20th the City of Lake Charles allowed us to reoccupy 12 units of Building L, as we had met all their requirements for occupancy.

During this time we were in communication with the Agency to inform them that we would not be able to rebuild even a portion of Building M.

Throughout 2011 we worked closely with the Agency regarding Place Vendome, both in addressing the Bin Number error we discovered, which would have only attributed the loss of eight units to us upon recapture, as opposed to the actual sixteen units, as well as standard compliance issues from your inspections of March 16 and May 12.

On July 29 we received the certificate of occupancy for the remaining four fire damaged units of Building L.

August 22 all compliance deficiencies for Place Vendome II were deemed corrected.

August 30 correspondence was sent to the Agency regarding correction of Form 8609 for Building M.

September 26 corrected 8609s were received.

October 5 Annual Owners Certification indicates change in status of Building M and interim status of Building L.

October 25 8823 issued to the IRS for Building M.

I apologize for the delay in this response as I did not recognize the complexity of the request I made of staff that was not involved in this process and for the most part joined us after the events in question. Please let me know if I can be of any further assistance.

Sincerely,

Place Vendome II, Ltd.

SINGER MANAGEMENT INCIDENT REPORT

Date: 2/25/2010	Time Of Incident: 4:00 pm
Resident: Shawanda Jefferson	Case#:
Unit: 180 Bldg. M	
WERE POLICE CALLED OUT?	
Time: 4:00 pm	Location of Occurrence: M Building (M-180)
Date: 2/25/2010	Time Of Incident:

Nature of complaint: Building Fire

Anyone arrested: no

Witnesses:

Photographs taken: yes

Property Damage: yes

On Thursday February 25, 2010 Shawanda Jefferson came in to the office to fill out a work order. Accompanying her were 2 children. After completion of the work order she left the office about 3:55 pm. Approximately 5 minutes later I received a phone call from another tenant alerting me about Building M was on fire. Shalonda immediately called 911. I then left the office and ran over to M Building to find out where the fire was coming from. I found Ms. Jefferson crying and saying that she had lost everything, so I asked her what happened. She then told me 'it had to be something electrical.' I asked if she had been cooking and she responded that she had a pot on the stove but the stove was not on. After she said that, one of the employees (Kenneth Charles) alerted me that while he was pressure washing Bldg. N he heard the commotion and went to see. He told me that there were two kids standing at the top of the stairs screaming to their mother that the kitchen was on fire. She then ran and grabbed her children and screamed fire, fire. We then went to all the other units and made sure everyone had gotten out safely. After all the tenants of the M- Building had been evacuated into the parking lot, Mary Fuselier, a tenant in M-183 asked me to call an ambulance because she had a daughter with a high risk pregnancy who had inhaled smoke. I then told her I had already called the Fire Department and Fire Rescue would take care of her. While I was on the phone with a representative from the Lake Charles Fire Dept, another employee, Georgia Anderson, called as well for an ambulance for her daughter. Once the ambulance arrived Ms.Fuselier then told us she was going to get a lawyer and contact the news because we did not call for an ambulance fast enough for her.

It appears that Ms. Jefferson left 2 very young children in the apartment unsupervised with a pot cooking on the stove. The preliminary investigation conducted by the Lake Charles Fire Dept concluded that the fire was caused by a pot cooking on the stove however we are waiting for the official report.

The four residents of building M were relocated to other apartments in the community. The residents of the other 3 units that were affected were allowed to access their apartments to remove their belongings. The unit where the fire originated from, is being guarded by security until the investigation is complete and the unit can be boarded up.

The official report will be forwarded as soon as it is received.

Crystal Carmack
Place Vendome
Property Manager

SINGER MANAGEMENT INCIDENT REPORT

Date: 03-05-2010	Time Of Incident: 4:00 am
Resident: Yvonne Wilmore L-168, Sharon Jefferson L-166 Coleder Price L-167	Case#:
Unit: L-167, L-168 and L-166	
WERE POLICE CALLED OUT?	
Time:	Location of Occurance: L-Bldg
Date:	Time Of Incident: 4:00 am

Nature of complaint: Fire

Witnesses:

Anyone Arrested: No

Photographs taken: yes

Property Damage: yes

Photographs attached:

Report: On Friday March 5, 2010 at approximately 4:00 am, a fire broke out in L-168 in the master bedroom. L-168 was completely destroyed. The fire caused damages to the adjoining unit as well as the bottom unit along with the entire breezeway. The Fire Department was immediately called by the tenant in L-167 (Coleder Price). Staff was notified immediately. After an investigation by the Lake Charles Fire Department it is determined that the fire started with in the bed of the tenant in L-168.

Crystal Carmack
Property Manager



CITY OF LAKE CHARLES

RANDY ROACH
MAYOR

326 Pajo Street - P.O. Box 900
Lake Charles, LA 70602-0900
337-491-1294 FAX 337-491-1571

THE PERMIT CENTER

March 10, 2010

Place Vendome II LTD
11900 Biscayne Blvd
Suite 262
North Miami, FL 33181

Re: 1900 PREJEAN DR, BUILDING L (UNITS 165, 166, 167, 168)

Our records of this office disclose that you are the owner and/or one of the owners of the property located at municipal number 1900 Prejean Dr. described on the tax assessment rolls of Calcasieu Parish as:

01348957 TRACT OF LAND LYING IN NW NW 21.10.8 DESC AS- BEG SE COR LOT 38 BLK 19 SUNSET ACS PART 4-A, TH N ALONG E/L BLK 19 AND 18 OF SAID SUB 371.53 FT E 1036.46 FT, S 277.57 FT, W 297.24 FT TO THE C/L OF AN EXISTING ST, TH ALONG ST CL AND CURVE TO THE RIGHT FOR AN ARC LENGTH OF 166.09 FT, N 125.75 FT, W 143.47 FT TO C/L OF ST, S 30 DEG W ALONG ST 81.23 FT, N 59 DEG W 167.37 FT, W 158.91 FT S 30 DEG W 135.32 FT TO ELY EXT OF S/L LOT 38 BLK 19 SUNSET ACS PART 4-A W 79.02 FT TO BEG CONTG 6.99 ACS M/L IMPS/2001 IMPS APTS-BLDGS F,G,H,J,K,L & M IMP/02 POOL

If you are not the owner, or have recently sold this property, please contact this office at 337-491-1294.

An inspection was made March 10, 2010 by the Building Inspection Department at the above referenced location, which revealed that this structure constitutes a hazard to public safety or health by reason of abandonment, inadequate maintenance, dilapidation, or other dangerous conditions.

You are hereby notified that the structure has been **posted** (declared unsafe) and that the discrepancies below constitute a violation of the Lake Charles City Code of Ordinances.

You must respond to this notice within **15 days** by acquiring a permit for repair, modification, alteration, demolition, etc. or legal proceedings shall be instituted by the City Attorney.

The City of Lake Charles has taken action to have all public utilities disconnected from source for public safety. The City of Lake Charles reserves the right to remove the gas line from the utility side to the residential/commercial connection when existing within the following 15 day period.

Should you the owner choose to repair this structure all the requirements listed must be met completely. The inspection department requests you to bring this letter to the Permit Center to obtain proper permits and additional information. **A licensed, bonded and insured general contractor must purchase the repair permit and perform the work.**

Should you the owner choose to demolish this structure a proper permit must be obtained from the Permit Center. It shall be the owner's responsibility to call the Permit Center for all necessary inspections related to the repair or demolition of the structure. A Certificate of Occupancy must be obtained prior to occupancy.

Violation Detail

00010 BATHROOM BD Bathroom

Date Est: March 10, 2010 Location: Qty: 001

- *Install new impervious floor covering
- *Install new wall covering & or tape, float & paint
- *Prepare and paint doors, trim and windows
- *Install new ceiling covering & or tape, float and paint
- *Install ceiling light fixture and switch where needed
- *Replace interior door and hardware where needed
- *Install new bathroom ceiling heater fan kit
- *Install or ensure all plumbing fixtures & trim, lavatory, water closet, tub or shower meet current code standards

Violation Detail

00020 EXTERIOR DOOR BD Exterior Door

Date Est: March 10, 2010 Location: Qty: 001

- *Prepare and paint (front door)
- *At least one exterior door shall provide no less than a 32" clear opening
- *Install weather strip on door (front door)
- *Replace door (front door)
- *Install aluminum threshold
- *Replace door hardware

Violation Detail

00030 EXTERIOR TRIM BD Exterior Trim

Date Est: March 10, 2010 Location: Qty: 001

- *Replace if deteriorated or burnt and provide where missing all corner boards, fascia boards, frieze boards, soffit boards, other trim and paint-

Violation Detail

00040 EXTERIOR WALL BD Exterior Wall

Date Est: March 10, 2010 Location: Qty: 001

- *Repair or replace all deteriorated or burnt or termite infested studs, plates, cripples, braces, and headers
- *Replace any missing or burnt vinyl siding

Violation Detail

00050 GENERAL ELECTRICAL BD General Electrical

Date Est: March 10, 2010 Location: Qty: 001

- *Rework service as needed to meet new Electrical requirements
- *Install new circuit(s) as per code

Violation Detail

00060 GENERAL REQUIREMENTS BD General requirements

Date Est: March 10, 2010 Location: Qty: 001

- *Every dwelling unit shall have heating facilities which are properly installed, are maintained in safe and good working conditions, and are capable of safely and adequately heating all habitable rooms and bathrooms in every dwelling unit located therein to a temperature of at least 68 degrees F (20 degrees C) at a distance 3 ft. (914 MM) above floor level, under minimum winter conditions
- *Any unvented, portable or installed, heating equipment must be equipped with a underwriters laboratories listed number approving automatic shut-off when carbon monoxide levels exceeds testing standards
- *Individual heaters in bathrooms & bedrooms must be properly vented
- *Remove gas outlet and cap or plug piping below floor or outside exterior wall of bedroom(s)
- *A building permit shall be obtained by a licensed, bonded and insured general contractor with the City of Lake Charles. A permit shall be obtained before any work begins.
- *Plumbing contractor shall be a state master plumber and be registered with the plumbing inspection department
- *Plumbing contractor shall be licensed and bonded with the plumbing inspection department and shall secure a permit before any work begins

*Mechanical contractor shall be licensed and bonded with the mechanical inspection department and shall secure a permit before any work begins

*Electrical contractor shall be licensed and bonded with the electrical inspection department and shall secure a permit before any work begins. All electrical work shall be done in accordance with the 2005 National Electrical Code and the City Electrical Code

*A smoke detector is required in the hallway outside all sleeping areas, to be audible from all sleeping areas

*Install approved temporary power/utility pole (electrical) no exceptions. No electrical meter will be approved for this structure until 100% of the requirements listed for this structure is complete.

*The provisions of the National Electrical Code, Standard Gas Code, Standard Mechanical Code, Standard Plumbing Code, Standard Housing Code, Standard Building Code and all code related amendments adopted by the City of Lake Charles shall apply and must be inspected and approved by the City inspectors.

*It shall be the duty and responsibility of the owner to keep the property clean and to remove from the premises all trash and debris including but not limited to weeds, dead trees, garbage, etc.

*Exterminate any insects, rodents, or other pests within the building or premises-

*Should you the owner choose to repair this structure all the requirements listed must be met completely. The inspection department requests you to bring this letter to the Permit Center to obtain proper permits and additional information.

*Should you the owner choose to demolish this structure a proper permit must be obtained from the Permit Center.

*Recommendation is for immediate demolition

Violation Detail

00070 HOT WATER HEATER BD Hot Water Heater

Date Est: March 10, 2010 Location: Qty: 001

*Install or ensure hot water heater to meet current code standards

Violation Detail

00080 KITCHEN BD Kitchen

Date Est: March 10, 2010 Location: Qty: 001

*Install new impervious floor covering where needed

*Install new wall covering-and or tape, float and paint

- *Prepare and paint windows, trim and doors
- *Install new ceiling covering and or tape, float and paint
- *Prepare and paint cabinets
- *Repair cabinets by installing new hardware, doors and repair drawers
- *Completely reconstruct cabinets where needed
- *Replace cabinet tops where needed
- *Install as per code duplex receptacle on wall(s)
- *Install ceiling light fixture with switch
- *Install or ensure all plumbing fixtures & trim meet current code standards

Violation Detail

00090 PORCHES BD Porches

Date Est: March 10, 2010 Location: Qty: 001

- *Ensure that the decking on the second floor landing is structurally sound and free from any defects

Violation Detail

00100 ROOF BD Roof

Date Est: March 10, 2010 Location: Qty: 001

- *Make repairs to roof as needed to meet Building Code requirements

Violation Detail

00110 ROOM BD Room

Date Est: March 10, 2010 Location: Qty: 001

- *Install new floor covering where needed
- *Install new wall covering & or tape, float & paint
- *Prepare and paint trim and doors
- *Install new ceiling covering & or tape, float & paint
- *Install new ceiling light fixture
- *Install new wall switch
- *Install as per code duplex outlet(s)

Violation Detail

00120 WINDOWS BD Windows

Date Est: March 10, 2010 Location: Qty: 001

- *When installing new windows every sleeping room shall have at least one operable window or exterior door. Where windows are provided in compliance with this requirement the sill height shall be not more than 44" above the floor.

The minimum net clear opening height shall be 22" and the minimum net clear opening width shall be 20". The net clear opening area shall in no case be less than 4 sq. ft. the smallest window allowed shall be 30" wide X 52" tall in bedrooms.

*Repair all windows units by replacing broken panes, rotten or termite infested sills, sub sills, window stools, exterior and interior trim. Putty. Prepare and paint.

If you have any questions, please contact this office at 337- 491-1294.

Sincerely,


Hubert Timpa
Permit Center

Paul Smidars
recap.

GENERAL CONDITIONS

DATE: 4/22/10

16 # UNITS

JOB: Place Vendome Fire

1 # BLDGS.

SQ. FT. 16,000

SITE SIZE ACRES

LOCATION Lake Charles, LA

EST. TIME 6 MONTHS

LABOR BURDEN 38.00%
SALES TAX 9.75%

26 WEEKS

182 DAYS

1 GENERAL CONDITIONS

CODE	DESCRIPTION	QUAN.	UNIT	LABOR (BURDEN IN)		MATERIALS (TAX IN)		SUBCONTRACT		TOTAL	COST PER SQ. FT.	COST PER UNIT
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL			
1-00-00 PERMITS & FEES												
1-10-01	BUILDING PERMIT- By Owner	1	L/S		0		0		0	0	-	0.00
1-10-02	SITework PERMITS	1	L/S		0		0		0	0	-	0.00
1-10-03	WATER & SEWER CONNECTION FEE	1	L/S		0		0		0	0	-	0.00
1-10-04	POLLUTION FEES	1	L/S		0		0		0	0	-	0.00
1-10-05	STORM SEWER DISCHARGE FEES	1	L/S		0		0		0	0	-	0.00
1-10-06	WATER TAP FEES	1	L/S		0		0		0	0	-	0.00
1-10-07	SANITARY SEWER TAP FEES	1	L/S		0		0		0	0	-	0.00
1-10-08	UTILITY INSPECTION FEES	1	L/S		0		0		0	0	-	0.00
1-10-09	THRESHOLD INSPECTIONS	1	L/S		0		0		0	0	-	0.00
1-10-10	WATER METERS	1	L/S		0		0		0	0	-	0.00
1-10-11	IRRIGATION METERS	1	L/S		0		0		0	0	-	0.00
1-10-12	ELECTRICAL POWER CO. FEES	1	L/S		0		0		0	0	-	0.00
1-20-00 JOBSITE FACILITIES												
1-20-01	COMPOUND - DIRT WORK & FENCING	1	L/S		0		0		0	0	-	0.00
1-20-02	MOBILIZE - DEMOBILIZE	2	L/S		0	500	1,098		0	1,098	0.069	68.59
1-20-03	TRAILER RENT	6	MO.		0	1,200	7,902		0	7,902	0.494	493.88
1-20-04	TRAILER STEPS / BARS / PARKING	1	L/S		0	0	0		0	0	-	0.00
1-20-05	TRAILER FURNISHINGS	1	L/S		0	500	549		0	549	0.034	34.30
1-20-06	OFFICE SUPPLIES	6	MO.		0	200	1,317		0	1,317	0.082	82.31
1-20-07	OFFICE EQUIPMENT - RENTAL	6	MO.		0	300	1,976		0	1,976	0.123	123.47
1-20-08	OFFICE EQUIPMENT - PURCHASE	1	L/S		0		0		0	0	-	0.00
1-20-09	TELEPHONE EQUIP. & INSTALLATION	1	L/S		0	400	439		0	439	0.027	27.44
1-20-10	JOBSITE MO. TELEPHONE SERVICE	6	MO.		0	300	1,976		0	1,976	0.123	123.47
1-20-11	LONG DISTANCE CHARGES	6	MO.		0	300	1,976		0	1,976	0.123	123.47
1-20-12	PROJECT MANAGER CELL PHONE	3	MO.		0	400	1,317		0	1,317	0.082	82.31
1-20-13	JOBSITE PAGER RENT	6	MO.		0		0		0	0	-	0.00
1-20-14	JOBSITE RADIOS	4	EA.		0		0		0	0	-	0.00
1-20-15	FIRST AID	6	MO.		0	300	1,976		0	1,976	0.123	123.47
1-20-16	POSTAGE	1	L/S		0	750	823		0	823	0.051	51.45
1-20-17	DELIVERY SERVICES	6	MO.		0	300	1,976	2,000	2,000	3,976	0.248	248.47
1-20-18	STORAGE CONTAINER RENT	6	MO.		0	250	1,646		0	1,646	0.103	102.89

incl. CPCI trailer

1-20-19	FIELD OFFICE UTILITIES	6	MO.		0	250	1,646		0	1,646	0.103	102.89
1-20-20	PORTABLE TOILET RENTAL	6	MO.		0	700	4,610		0	4,610	0.288	288.09
1-20-21	ICE - DRINKING WATER	6	MO.		0	150	988		0	988	0.062	61.73
1-20-22	PUNCH OUT SUPPLIES	16	UNIT		0	125	2,195		0	2,195	0.137	137.19
1-20-23	TEMPORARY ROADS	1	L/S		0		0		0	0	-	0.00
1-25-00 SIGNAGE												
1-25-01	CONSTRUCTION SIGN	1	L/S		0	1,000	1,098		0	1,098	0.069	68.59
1-25-02	ARCHITECT / OWNER JOB SIGN	0	L/S		0		0		0	0	-	0.00
1-25-03	INFORMATIONAL SIGNAGE	0	L/S		0		0		0	0	-	0.00
1-25-04	WARNING SIGNAGE	0	L/S		0		0		0	0	-	0.00
1-25-05	H.U.D. SIGNAGE	0	L/S		0		0		0	0	-	0.00
1-30-00 PERSONNEL & PAYROLL BURDEN												
1-30-01	SUPERINTENDENT	26	WK.	1,900	68,120		0		0	68,120	4.257	4,257.47
1-30-02	ASST. SUPERINTENDENT - 1	0	WK.	1,300	0		0		0	0	-	0.00
1-30-03	ASST. SUPERINTENDENT - 2	0	WK.	1,200	0		0		0	0	-	0.00
1-30-04	FINISH SUPERINTENDENT	0	WK.	1,000	0		0		0	0	-	0.00
1-30-05	CLERK-OF-THE-WORKS	0	WK.		0		0		0	0	-	0.00
1-30-06	JOBSITE SECRETARY	19	WK.		0		0		0	0	-	0.00
1-30-07	PROJECT MANAGER (1/2)	13	L/S	1,200	21,528		0		0	21,528	1.346	1,345.50
1-30-08	GENERAL SUPERINTENDENT	1	L/S		0		0	0	0	0	-	0.00
1-30-09	DIVISION MANAGER-SR PM	0	WK.	2,000	0		0		0	0	-	0.00
1-30-10	PROJECT ACCOUNTANT	0	WK.		0		0		0	0	-	0.00
1-30-11	ESTIMATING	0	WK.		0		0		0	0	-	0.00
1-30-12	GENERAL LABOR	0	WK.	800	0		0		0	0	-	0.00
1-30-13	PUNCH-OUT LABOR	4	WK.	600	3,312		0		0	3,312	0.207	207.00
1-30-14	OFFICE BONUSES	1	L/S		0		0		0	0	-	0.00
1-30-15	FIELD BONUSES	1	L/S		0		0		0	0	-	0.00
1-30-16	DIVISION MANAGER	1	L/S		0		0		0	0	-	0.00
1-30-17	PROJECT ADMINISTRATOR	1	L/S		0		0		0	0	-	0.00
1-33-00 TRANSPORTATION & LODGING												
1-33-01	COMMERCIAL TRANSPORTATION	12	EA.		0		0	500	6,000	6,000	0.375	375.00
1-33-02	CORPORATE TRANSPORTATION	1	EA.		0		0		0	0	-	0.00
1-33-03	CAR RENTAL	12	EA.		0		0	180	2,160	2,160	0.135	135.00
1-33-04	OFFICE STAFF LODGING	12	EA.		0		0	250	3,000	3,000	0.188	187.50
1-33-05	SUPERINTENDENT LODGING	6	MO.		0	1,200	7,902		0	7,902	0.494	493.88
1-33-06	SUPERINTENDENT FLIGHTS	6	MO.		0	350	2,305		0	2,305	0.144	144.05
1-33-07	MEALS / ENTERTAINMENT	1	L/S		0		0		0	0	-	0.00
1-33-08	TOLLS & PARKING	1	L/S		0		0		0	0	-	0.00
1-33-09	MISC.	1	L/S		0		0		0	0	-	0.00
1-37-00 VEHICLES												
1-37-01	SUPERINTENDENT TRUCK	6	MO.		0	400	2,634		0	2,634	0.165	164.63
1-37-02	SUPERINTENDENT GAS	6	MO.		0		0		0	0	-	0.00
1-37-03	PROJECT MANAGER CAR	3	MO.		0	500	1,646	0	0	1,646	0.103	102.89
1-37-04	DIVISION MANAGER CAR	6	MO.		0		0		0	0	-	0.00
1-37-05	DUMP TRUCK	1	L/S		0		0		0	0	-	0.00
1-37-06	GAS, OIL & REPAIRS	6	MO.		0		0		0	0	-	0.00
1-40-00 UTILITIES												
1-40-01	POWER HOOK UP	1	L/S		0	2,000	2,195		0	2,195	0.137	137.19
1-40-02	START UP A/C - HEAT	16	UNIT		0	150	2,634		0	2,634	0.165	164.63
1-40-03	TEMPORARY A/C & HEAT	16	UNIT		0		0		0	0	-	0.00
1-40-04	WINTER CONDITIONS	0	L/S		0	0	0		0	0	-	0.00

1/2 time

1-40-05	TEMPORARY WATER METER	1	L/S		0	0	0	0	0	-	0.00
1-40-06	CONSTRUCTION ELECTRIC	6	MO.		0	350	2,305	0	2,305	0.144	144.05
1-40-07	CONSTRUCTION WATER	6	MO.		0	150	988	0	988	0.062	61.73
1-50-00 SAFETY & SECURITY											
1-50-01	SECURITY SITE FENCING-In Recap	1	L/S		0		0	0	0	-	0.00
1-50-02	SECURITY - Trailer Burglar Bars	1	L/S		0	0	0	0	0	-	0.00
1-50-03	SECURITY SERVICE	6	MO.		0		0	0	0	-	0.00
1-50-04	SAFETY SERVICE	1	L/S		0		0	0	0	-	0.00
1-50-05	SAFETY EQUIPMENT	6	MO.		0		0	0	0	-	0.00
1-50-06	SAFETY RAILS	0	WK.		0	100	0	0	0	-	0.00
1-50-07	SAFETY ATTIRE	1	L/S		0		0	0	0	-	0.00
1-50-08	BARRICADES	1	L/S		0		0	0	0	-	0.00
1-50-09	NIGHT LIGHTING	1	MO.		0		0	0	0	-	0.00
1-50-20	CORPORATE SAFETY PROGRAM	16	UNIT		0		0	20	320	0.020	20.00
1-60-00 EQUIPMENT & TOOLS											
1-60-01	MOBOLIZE/DEMOLIZE EQUIPMENT	0	MO.		0		0	0	0	-	0.00
1-60-02	CRANE W/ OPERATOR (WET)	0	MO.		0		0	0	0	-	0.00
1-60-03	ERECT / KNOCK DOWN HOIST EQUIPMENT	0	MO.		0		0	0	0	-	0.00
1-60-04	MATERIALS HOIST / MAN LIFT	0	MO.		0		0	0	0	-	0.00
1-60-05	MAN LIFT W/ OPERATOR	0	MO.		0		0	0	0	-	0.00
1-60-06	FORKLIFT W/ OPERATOR	0	MO.		0		0	0	0	-	0.00
1-60-07	SCAFFOLDING	0	MO.		0		0	0	0	-	0.00
1-60-08	COMPANY OWNED RENTALS	0	MO.		0		0	0	0	-	0.00
1-60-09	OUTSIDE RENTALS	0	L/S		0		0	0	0	-	0.00
1-60-10	RENTAL REPAIR	1	L/S		0		0	0	0	-	0.00
1-60-11	SMALL TOOLS	0	L/S		0		0	0	0	-	0.00
1-70-00 CLEANING											
1-70-01	CONTRACT SITE CLEAN-UP	16	UNIT		0		0	0	0	-	0.00
1-70-02	APARTMENT CLEAN-UP - In recap	16	UNIT		0		0	0	0	-	0.00
1-70-03	DUMPSTER RENTAL (2) - In recap	16	UNITS		0		0	0	0	-	0.00
1-70-04	DUMP FEES	16	EA.		0		0	0	0	-	0.00
1-70-05	CONSTRUCTION TRASH CHUTE	0	EA.		0		0	0	0	-	0.00
1-70-06	DUST CONTROL	0	EA.		0		0	0	0	-	0.00
1-70-07	DUST PARTITIONS	0	EA.		0		0	0	0	-	0.00
1-70-08	STREET CLEANING - In recap	0	L/S		0		0	0	0	-	0.00
1-70-09	SUMMIT CLEAN UP LABOR	2	WK.	700	1,932		0	0	1,932	0.121	120.75
1-70-10	FINAL CLEAN UP	0	L/S		0		0	250	0	-	0.00
1-80-00 TESTING											
1-80-01	SOILS TEST	1	L/S		0		0	0	0	-	0.00
1-80-02	ASPHALT TESTING	0	TEST		0		0	0	0	-	0.00
1-80-03	CONCRETE TESTING	1	L/S		0		0	0	0	-	0.00
1-80-04	S. S. TESTING	1	L/S		0		0	0	0	-	0.00
1-80-05	WATER LINE TESTING	1	L/S		0		0	0	0	-	0.00
1-84-00 ENGINEERING											
1-84-01	BLDG. & SITE STAKING	1	L/S		0		0	0	0	-	0.00
1-84-02	MONTHLY SITE SURVEYS	6	MO.		0		0	0	0	-	0.00
1-84-03	"AS BUILT" SURVEYS	1	L/S		0		0	0	0	-	0.00
1-84-04	CPM SCHEDULE	1	L/S		0		0	0	0	-	0.00
1-84-05	BLUEPRINTING & SPECIFICATIONS	0	EA.		0		0	8,000	0	-	0.00
1-84-06	JOBSITE PHOTOS	0	MO.		0		0	350	0	-	0.00
1-88-00 PROFESSIONAL SERVICES											

1-88-01	ARCHITECTURAL FEES	0	L/S	0	0	0	0	0	-	0.00
1-88-02	ENGINEERING FEES	0	L/S	0	0	0	0	0	-	0.00
1-88-03	SUMMIT ESTIMATING FEES	0	L/S	0	0	0	0	0	-	0.00
1-88-04	OUTSIDE ESTIMATING SERVICES	0	L/S	0	0	0	0	0	-	0.00
1-88-05	LEGAL FEES	0	L/S	0	0	10,000	0	0	-	0.00
1-88-06	ACCOUNTING FEES	0	L/S	0	0	0	0	0	-	0.00
1-88-07	COST CERTIFICATION FEES	1	L/S	0	0	0	0	0	-	0.00
1-88-08	CITY & BUSINESS LICENSE	0	L/S	0	0	0	0	0	-	0.00
1-88-09	3RD PARTY CONSULTANTS	0	L/S	0	0	0	0	0	-	0.00
1-90-00	WARRANTY & CONTINGENCY									
1-90-01	FEES ON ADD BACK OF EXCLUDED	1	L/S	0	0	0	0	0	-	0.00
1-90-02	WARRANTY	16	UNITS	0	0	1,600	1,600	0.100	-	100.00
1-90-03	GC CONTINGENCY	1	L/S	0	0	0	0	0	-	0.00
1-90-04	OSHA PENALTIES	0	L/S	0	0	0	0	0	-	0.00
1-90-05	OWNER'S CONTINGENCY	0	L/S	0	0	0	0	0	-	0.00
1-90-06	FINDER'S FEES	0	L/S	0	0	0	0	0	-	0.00

TOTAL

94,892

58,113

15,080

168,084

10,505

10,505.26

NOTE:

NOTE:

SALES TAXES ARE INCLUDED IN EACH APPLICABLE LINE ITEM
PAYROLL BURDEN IS INCLUDED IN LINE ITEM: 1-300 "PERSONNEL"

COMMENTS:

Monthly	28,014

29	Sidewalks	-	0.00	-	
30		-	0.00	-	
31	Landscaping	3,200.00	0.20	200.00	Allowance
32		-	0.00	-	
33	Termite Treatment (101,709 SF)	950.00	0.06	59.38	
34		-	0.00	-	
35	Termite Shield	150.00	0.01	9.38	
36		-	0.00	-	
37	DIVISION 3	-	0.00	-	
38	Concrete Slabs	70,346.86	4.40	4,396.68	
39	Concrete Testing	500.00	0.03	31.25	
40	Monolithic slab on grade-4" thick	-	0.00	-	
41	Option: Post tension	-	0.00	-	
42		-	0.00	-	
43	Miscellaneous flashing	714.29	0.04	44.64	
44		-	0.00	-	
45	DIVISION 4	-	0.00	-	
46	Masonry	25,000.00	1.56	1,562.50	
47	1" Mortar net & clear cell vents	-	0.00	-	
48		-	0.00	-	
49	DIVISION 5	-	0.00	-	
50	Steel Stairs/Rails	7,985.00	0.50	499.06	
51	1-1/2" diameter steel pipe guardrail-stairs	-	0.00	-	
52		-	0.00	-	
53	DIVISION 6	-	0.00	-	
54	Rough Carpentry Materials	93,160.71	5.82	5,822.54	
55	Rough Hardware	6,402.38	0.40	400.15	
56	Shearwall Schedule	-	0.00	-	
57	Roof sheathing to be 7/16" OSB	-	0.00	-	
58	Blocking for HC adaptable	-	0.00	-	
59	Building wrap around 1' each side corner - Tyvek or equal	-	0.00	-	
60	Rough Carpentry Labor	89,428.57	5.59	5,589.29	
61		-	0.00	-	
62	Trusses	20,000.00	1.25	1,250.00	
63	Roof/Floor Trusses	-	0.00	-	
64		-	0.00	-	
65	DIVISION 7	-	0.00	-	
66	Roofing	22,838.86	1.43	1,427.43	
67	Flashing/Sheetmetal	-	0.00	-	
68	Roof Vents	-	0.00	-	
69	Roof Felt-15#	-	0.00	-	
70	250 lb class A mildew resistant shingle roofing w/ self sealing tabs/30 yr	-	0.00	-	
71	Drip edge	-	0.00	-	

72			-	0.00	-	
73		Soffit & Fascia	7,142.86	0.45	446.43	
74		Wd fascia	-	0.00	-	
75		Perforated alum soffit	-	0.00	-	
76		Wrap 2x fascia w/aluminum w/double bend on face	-	0.00	-	
77				0.00	-	
78		Vinyl Siding	19,500.00	1.22	1,218.75	
79			-	0.00	-	
80		Gutters/Downspouts/Splash block	2,500.00	0.16	156.25	
81		Provide dwgs for spacing requirements.	-	0.00	-	
82		Maint bldg, aluminum gutters & downspouts	-	0.00	-	
83			-	0.00	-	
84		Building Insulation	18,028.57	1.13	1,126.79	
85		Batt insulation on both sides of tenant separation wall	-	0.00	-	
86		R11 unfaced both sides for sound barrier @ tenant separation	-	0.00	-	
87		R11: floors/party wall	-	0.00	-	
88		R30: Attic	-	0.00	-	
89		R13: ext wall	-	0.00	-	
90			-	0.00	-	
91		DIVISION 8	-	0.00	-	
92		Doors, Hardware, Trim-Finish Carpentry	32,000.00	2.00	2,000.00	
93		Labor to Install-Drs. Hdwe, Trim	14,814.29	0.93	925.89	
94		Trim	-	0.00	-	
95		Paint grade base all rooms	-	0.00	-	
96		Shelving	-	0.00	-	
97		Vinyl coated over W/D	-	0.00	-	
98		Toilet/Bath Accessories	-	0.00	-	
99		Fire Extinguishers	-	0.00	-	
100		1-2A: 10BC -5lb per apt	-	0.00	-	
101		Attic Access Doors	-	0.00	-	
102		Medicine cabinet-ea bathroom	-	0.00	-	
103			-	0.00	-	
104		Windows	10,331.43	0.65	645.71	
105		Windows With Screens	-	0.00	-	
106		Re-Glazing	285.71	0.02	17.86	
107			-	0.00	-	
108		DIVISION 9	-	0.00	-	
109		Dumpsters for clean up	7,200.00	0.45	450.00	
110			-	0.00	-	
111		Drywall	82,471.71	5.15	5,154.48	
112		1 layer 5/8" each side tenant separation wall	-	0.00	-	
113		1 layer 5/8" type X on each side of wall at 1st fl stairs & entry	-	0.00	-	
114		1/2" on each side of interior walls/tenant separation at floor truss 6/A7.3	-	0.00	-	

115	1 layer 5/8" type X on each side of wall at attic partition	-	0.00	-	
116	MR at wet locations	-	0.00	-	
117	Partition types	-	0.00	-	
118	1 layer 5/8" on channel at 1st floor ceiling	-	0.00	-	
119	1 layer 1/2" at 2nd fl ceiling/or 5/8"	-	0.00	-	
120	Knockdown @ walls & ceilings	-	0.00	-	
121		-	0.00	-	
122	Carpet	17,946.14	1.12	1,121.63	
123	Carpet Pad & Installation	-	0.00	-	
124		-	0.00	-	
125	Resilient Floors	5,600.00	0.35	350.00	
126	Resilient Installation	-	0.00	-	
127	Vinyl Repairs	71.43	0.00	4.46	
128		-	0.00	-	
129	Ceramic Tile	8,000.00	0.50	500.00	
130	Ceramic soap dish/18" towel bar	-	0.00	-	
131	6x6 ceramic wall tile w/ integral color grout and clear sealer	-	0.00	-	
132		-	0.00	-	
133	Painting	21,000.00	1.31	1,312.50	
134	Semi-gloss at bathrm walls&ceilings, kit walls&ceilings, drs & wd trim	-	0.00	-	
135	Sealants & Caulking	-	0.00	-	
136		-	0.00	-	
137	DIVISION 10	-	0.00	-	
138	Apartment Cleaning	3,600.00	0.23	225.00	
139		-	0.00	-	
140	Building Signage	1,071.43	0.07	66.96	Allowance
141	Apartment Numbers	-	0.00	-	Allowance
142		-	0.00	-	
143	DIVISION 11	-	0.00	-	
144	Appliances	25,674.00	1.60	1,604.63	
145	Garbage Disposals	-	0.00	-	
146	Electric Range	-	0.00	-	
147	Refrigerator	-	0.00	-	
148	Ductless hood	-	0.00	-	
149		-	0.00	-	
150	DIVISION 12	-	0.00	-	
151	Mini Blinds	3,200.00	0.20	200.00	
152	All windows fire retardant window treatments	-	0.00	-	
153		-	0.00	-	
154	Cabinets	27,530.00	1.72	1,720.63	
155	Removable cabinet fronts @ kitchen & lavs -HC units	-	0.00	-	
156	PL over 3/4" plywd w/ 4" backsplash	-	0.00	-	
157		-	0.00	-	

158		DIVISION 13	-	0.00	-	
159			-	0.00	-	
160		DIVISION 15	-	0.00	-	
161		Fire Protection	-	0.00	-	Excluded
162			-	0.00	-	
163		Plumbing	65,000.00	4.06	4,062.50	
164		Condensate Lines	-	0.00	-	
165		Hook Up @ 5' Out	-	0.00	-	
166		Tub Repairs	285.71	0.02	17.86	
167		Washer box	-	0.00	-	
168		Scald control valves on shwr faucet	-	0.00	-	
169		Hose bib	-	0.00	-	
170		Fixture schedule	-	0.00	-	
171		Flowguard Gold CPVC copper tubes	-	0.00	-	
172		Domestic water piping	-	0.00	-	
173		Sanitary waste & vent piping	-	0.00	-	
174		Plumbing specialties-backflow @ ea water supply connection; hose bibbs w/vacuum	-	0.00	-	
175		breaker; floor drains; roof drains	-	0.00	-	
176		Water heaters	-	0.00	-	
177			-	0.00	-	
178		HVAC	56,443.00	3.53	3,527.69	
179		Exhaust Fans/Hook Up	-	0.00	-	
180		Venting	-	0.00	-	
181		HVAC Pads	605.00	0.04	37.81	
182		HVAC Schedule	-	0.00	-	
183		Secondary drain pipe	-	0.00	-	
184		Specs	-	0.00	-	
185		Condensing units	-	0.00	-	
186		Air handling units	-	0.00	-	
187		Ducts & Accessories	-	0.00	-	
188		Diffusers, Registers & Grilles	-	0.00	-	
189			-	0.00	-	
190		DIVISION 16	-	0.00	-	
191		Electrical	71,702.86	4.48	4,481.43	
192		Fire Alarm	-	0.00	-	Excluded
193		Project Temporary Power	-	0.00	-	
194		Primary Electrical Service	-	0.00	-	Excluded
195		Secondary Electrical Service	-	0.00	-	Excluded
196		Transformer Pads	-	0.00	-	Excluded
197		Cable T-V System	-	0.00	-	
198		Telephone System	-	0.00	-	
199		Interconnect all smoke detectors	-	0.00	-	
200		Boxes: putty pads, 5 side drywall or 24" separation	-	0.00	-	

201	Schedule	-	0.00	-	
202	Specs	-	0.00	-	
203	Wiring devices	-	0.00	-	
204	Lighting Control Devices	-	0.00	-	
205	Electrical Metering	-	0.00	-	
206	Enclosed Switches & Circuit Breakers	-	0.00	-	
207	Panelboards	-	0.00	-	
208	Lighting	-	0.00	-	
209					
210					
211		SUBTOTAL	1,138,989.28	71.19	71,186.83
212		GENERAL LIABILITY PREMIUM	10,820.40	0.68	676.27
213		BLDRS RISK PREMIUM	-	0.00	-
214					Excluded
215		SUBTOTAL	1,149,809.67	71.86	71,863.10
216		OVERHEAD	28,745.24	1.80	1,796.58
217		FEE	109,231.92	6.83	6,826.99
217		TOTAL	1,287,786.84	80.49	80,486.68

Date:
Reviewed By:

Paul D Sowders Construction and Consulting

DATE:	April 26, 2010
ESTIMATOR:	PDS
PROJECT:	Place Vendomme (Fire Bldg L)
LOCATION:	Lake Charles, LA
BID DUE TO OWNER	April 22, 2010
ARCHITECT:	Gaudet & Tolson, Ltd
OWNER:	Royal Castle
Units	8

Specification or Drawing	ITEM & DESCRIPTION	LINE ITEM TOTAL	SUB/VENDOR
1	DIVISION 1		
2	General Conditions	43,110.00	
3	Contingency		
4	<i>Building Permits</i>	-	Excluded
5	Licensing Fees	-	
6		-	
7	Mold Mediation	6,500.00	
8	Smoke Mediation	6,000.00	
9		-	
10	DIVISION 2	-	
11	Earthwork	-	
12	Demolition	24,000.00	
13	Asbestos Abatement	13,000.00	
14		-	
15	DIVISION 3	-	
16		-	
17	DIVISION 4	-	
18	Masonry	-	
19		-	
20	DIVISION 5	-	
21		-	
22	DIVISION 6	-	
23	Rough Carpentry Materials	6,500.00	

	Specification or Drawing	ITEM & DESCRIPTION	LINE ITEM TOTAL	SUB/VENDOR
24		Rough Hardware	3,200.00	
25		Shearwall Schedule	-	
26		Roof sheathing to be 7/16" OSB	-	
27		Blocking for HC adaptable	-	
28		Rough Carpentry Labor	6,500.00	
29			-	
30		Trusses	1,200.00	
31			-	
32		DIVISION 7	-	
33		Roofing	12,000.00	
34		Flashing/Sheetmetal	-	
35		Roof Vents	-	
36		Roof Felt-15#	-	
37		250 lb class A mildew resistant shingle roofing w/ self sealing tabs/30 yr	-	
38		Drip edge	-	
39			-	
40		Soffit & Fascia	1,500.00	
41		Wd fascia	-	
42		Perforated alum soffit	-	
43		Wrap 2x fascia w/aluminum w/double bend on face	-	
44				
45		Vinyl Siding	9,500.00	
46			-	
47		Gutters/Downspouts/Splash block	1,000.00	
48			-	
49		Building Insulation	4,500.00	
50			-	
51		DIVISION 8	-	
52		Doors, Hardware, Trim-Finish Carpentry	9,500.00	
53		Labor to Install-Drs. Hdwe, Trim	4,000.00	
54		Trim	-	
55		Paint grade base all rooms	-	
56		Shelving	-	
57		Vinyl coated over W/D	-	
58		Toilet/Bath Accessories	-	

Specification or Drawing	ITEM & DESCRIPTION	LINE ITEM TOTAL	SUB/VENDOR
59	Fire Extinguishers	-	
60	1-2A: 10BC -5lb per apt	-	
61	Medicine cabinet-ea bathroom	-	
62		-	
63	Windows	2,500.00	
64	Windows With Screens	-	
65	Re-Glazing		
66		-	
67	DIVISION 9	-	
68	Dumpsters for clean up	1,800.00	
69		-	
70	Drywall	24,000.00	
71	1 layer 5/8" each side tenant separation wall	-	
72	1 layer 5/8" type X on each side of wall at 1st fl stairs & entry	-	
73	1/2" on each side of interior walls/tenant separation at floor truss 6/A7.3	-	
74	1 layer 5/8" type X on each side of wall at attic partition	-	
75	MR at wet locations	-	
76	Knockdown @ walls & ceilings	-	
77		-	
78	Carpet	6,000.00	
79	Carpet Pad & Installation	-	
80		-	
81	Resilient Floors	2,800.00	
82	Resilient Installation	-	
83	Vinyl Repairs	-	
84		-	
85	Ceramic Tile	2,000.00	
86	Ceramic soap dish/18" towel bar	-	
87		-	
88	Painting	5,200.00	
89	Semi-gloss at bathrm walls&ceilings, kit walls&ceilings, drs & wd trim	-	
90	Sealants & Caulking	-	
91		-	
92	DIVISION 10	-	
93	Apartment Cleaning	950.00	

	Specification or Drawing	ITEM & DESCRIPTION	LINE ITEM TOTAL	SUB/VENDOR
94			-	
95		Building Signage	280.00	
96		Apartment Numbers	-	
97			-	
98		DIVISION 11	-	
99		Appliances	6,400.00	
100			-	
101		Electric Range	-	
102		Refrigerator	-	
103		Ductless hood	-	
104			-	
105		DIVISION 12	-	
106		Mini Blinds	800.00	
107		All windows fire retardant window treatments	-	
108			-	
109		Cabinets	6,800.00	
110				
111				
112			-	
113		DIVISION 13	-	
114			-	
115		DIVISION 15	-	
116		Fire Protection	-	Excluded
117			-	
118		Plumbing	16,000.00	
119		Condensate Lines	-	
120		Hook Up @ 5' Out	-	
121		Tub Repairs	150.00	
122		Washer box	-	
123		Scald control valves on shwr faucet	-	
124		Fixture schedule	-	
125		Flowguard Gold CPVC copper tubes	-	
126		Domestic water piping	-	
127		Sanitary waste & vent piping	-	
128		breaker; floor drains; roof drains	-	

	Specification or Drawing	ITEM & DESCRIPTION	LINE ITEM TOTAL	SUB/VENDOR
129		Water heaters	-	
130			-	
131		HVAC	18,000.00	
132		Exhaust Fans/Hook Up	-	
133		Venting	-	
134		HVAC Pads	-	
135		HVAC Schedule	-	
136		Secondary drain pipe	-	
137		Specs	-	
138		Condensing units	-	
139		Air handling units	-	
140		Ducts & Accessories	-	
141		Diffusers, Registers & Grilles	-	
142			-	
143		DIVISION 16	-	
144		Electrical	17,600.00	
145		16 new electric service lines	5,600.00	Excluded
146		16 new cable service lines	3,200.00	
147		16 new phone service lines	3,200.00	
148		New House panel wiring	3,200.00	
149		Project Temporary Power	-	
150		Primary Electrical Service	-	Excluded
151		Secondary Electrical Service	-	Excluded
152		Transformer Pads	-	Excluded
153		Cable T-V System	-	
154		Telephone System	-	
155			-	
156				
157		SUBTOTAL	278,490.00	
158		GENERAL LIABILITY PREMIUM	2,645.66	
159		BLDRS RISK PREMIUM	-	Excluded
160		SUBTOTAL	281,135.66	
161		OVERHEAD	7,028.39	
162		FEE	50,604.42	
163		TOTAL	338,768.46	

Specification
or Drawing

ITEM & DESCRIPTION

LINE ITEM
TOTAL

SUB/VENDOR

Date:
Reviewed By:

Additional Smoke and water damage remediation in four additional units
Vinyl Siding to match (replace all siding)
Asphalt Shingles to match (replace all roofing)
Additional Fire walls in the attic (per fire marshal)

24,000.00
22,000.00
12,000.00
14,500.00

FILE ID	JY10J008602-0	CLAIM GROUP	POLICY SYMBOL/NO.	DATE	11/17/2010	PLEASE DEPOSIT OR CASH 64-1278 WITHIN 90 DAYS 511
DISTR.	RANGE	DOLLARS SCRIPTED ***Six Hundred Sixty Two Thousand Six Hundred Eighteen Dollars and 38 Cents ***			DOLLARS \$ ***662,618.38**	

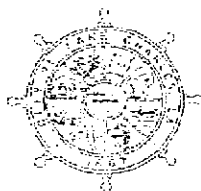
TO THE ORDER OF

Royal Castle Development Corporation
11900 Biscayne Boulevard
Suite 262
Miami, FL 33181

[Handwritten Signature]
AUTHORIZED SIGNATURE

BANK OF AMERICA	PRODUCING S.O.	233	CLAIM OFFICE	Wilmington/DE/KB
FOR Building	POLICYHOLDER Royal Castle Development			
	DATE OF EVENT	02/25/10	CLAIMANT Royal Castle Development	

⑈7430004667⑈ ⑈061112788⑈ 329 911 1635⑈

**CITY OF LAKE CHARLES**

RANDY ROACH
MAYOR

326 Pujos Street - P.O. Box 900
Lake Charles, LA 70602-0900
337-491-1542 FAX 337-491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
Office of Zoning & Land Use

November 19, 2010

Ardoin, Gaudet & Tolson, Ltd.
130 W. South Street
Opelousas, LA 70570

SUBJECT: 1900 PREJEAN DRIVE, BLDG L - PLACE VENDOME APARTMENTS
ZONE: MIXED USE
HISTORICAL: OUT
FLOOD ZONE: A
CONDITIONS: COMPLETE AS PER SUBMITTED PLANS.

The Office of Zoning and Land Use reviewed the site plan for the fire damage repairs to be located at the above-referenced location. The staff's review of the plans indicates that with adherence to the above referenced conditions, the project should be in substantial compliance with Zoning Ordinance No. 10598.

Once you obtain approval on the plans and specifications from The Permit Center, you may obtain the necessary permits to proceed with this project. Please be advised that prior to any foundation inspection by the Building Inspector, corner stakes must be located to verify property line locations. ***Also, note that any conditions listed above must be reflected on a revised site plan prior to issuance of permit.***

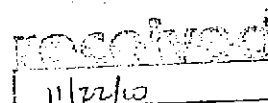
If you have any questions or concerns, please do not hesitate to contact my office at (337) 491-1542.

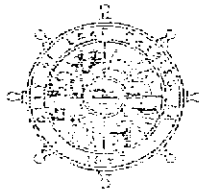
Sincerely,

Tim Meador, Ordinance Enforcement Officer
Office of Zoning and Land Use

TM/sp

c: The Permit Center



**CITY OF LAKE CHARLES**

RANDY ROACH
MAYOR

326 Pajo Street - P.O. Box 900
Lake Charles, LA 70602-0900
337-491-1542 FAX 337-491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
Office of Zoning & Land Use

November 19, 2010

Ardoin, Gaudet & Tolson, Ltd.
130 W. South Street
Opelousas, LA 70570

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Once you obtain approval on the plans and specifications from The Permit Center, you may obtain the necessary permits to proceed with this project. Please be advised that prior to any foundation inspection by the Building Inspector, corner stakes must be located to verify property line locations. *Also, note that any conditions listed above must be reflected on a revised site plan prior to issuance of permit.*

If you have any questions or concerns, please do not hesitate to contact my office at (337) 491-1542.

Sincerely,

Tim Meador, Ordinance Enforcement Officer
Office of Zoning and Land Use

TM/sp

c: The Permit Center

11/22/10

STATE OF LOUISIANA
Department of Public Safety and Corrections
Office of State Fire Marshal Code Enforcement and Building Safety
8181 Independence Boulevard
Baton Rouge, Louisiana 70806
225-925-4920

H "BUTCH" BROWNING
FIRE MARSHAL

RENOVATION

JEROME GAUDET
ARDOIN, GAUDET & TOLSON, LTD
130 W. SOUTH ST.
OPELOUSAS, LA 70570-0000

RE: P0389884
PLACE VENDOME - FIRE DAMAGE
REPAIRS
1900 PREJEAN DRIVE
LAKE CHARLES, LA 70600

NFPA 101, 2009

APARTMENT

Dear Applicant:

This is to advise that we have reviewed the drawings and specifications for the subject proposed construction and have determined that they appear to satisfactorily comply with the adopted laws, codes, rules and regulations of The State Fire Marshal subject to the following requirements:

1. **Scope of Work: This review is for INTERIOR REPAIRS to 2 SEPARATE APARTMENT BUILDING DUE TO FIRE.**
2. **NOTE: THE 2006 EDITION OF THE NFPA 101 LIFE SAFETY CODE APPLIES FOR THIS REVIEW. (DISREGARD THE 2009 REFERENCE ABOVE.)**
3. **This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions.**
4. **REVIEW FOR COMPLIANCE WITH THE REQUIREMENTS OF THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE, in accordance with Act 12 of the 2005 First Extraordinary Session of the Louisiana Legislature, IS NOT INCLUDED IN THIS REVIEW. Contact the building official of the applicable political subdivision to coordinate compliance with these requirements. LRS 40:1730.23 mandates the enforcement of building codes by municipalities and parishes in Louisiana, as described by LRS 40:1730.28.**

PROVIDE A DUPLICATE SET OF PLANS AND SPECIFICATIONS TO THE BUILDING OFFICIAL (OR THIRD-PARTY) FOR REVIEW AND/OR PERMITTING, THE STATE FIRE MARSHAL REVIEWED AND STAMPED DOCUMENTS SHALL NOT BE USED FOR THIS PURPOSE. ADDITIONAL MARKING OR ALTERATIONS MADE TO THE APPROVED STAMPED PLANS MAY CAUSE DELAYS IN FINAL ACCEPTANCE FOR OCCUPANCY.
5. **101:4.6.11.1 Buildings or portions of buildings shall be permitted to be occupied during construction, repair, alterations, or additions only if all means of egress and all fire protection features are in place and continuously maintained for the portion occupied.**

Nov 29, 2010
P0389884 - PAGE 1

6. 101:30.1.4 This review is based on an occupancy classification of APARTMENT in accordance with 101:6.1.1 and this section.

NOTE: THE FOLLOWING COMMENTS IDENTIFY ISSUES FOR INFORMATIONAL AND CAUTIONARY PURPOSES OR ISSUES THAT COULD NOT BE VERIFIED IN THE SUBMITTED DOCUMENTS.

7. Insulation and insulation assemblies shall meet the requirements of Section 719, International Building Code, 2006 Edition.
8. 101:7.2.1.5.9 Doors shall be capable of being opened with ONLY one releasing operation. A two-step release, such as a knob and an independent slide bolt, or an additional exit request button, is NOT acceptable.
- a) 101:7.2.1.5 Locks on doors in means of egress shall not require the use of a key, special device or special knowledge to open in the direction of egress.
9. 101:8.2.2.3 Fire compartments shall be formed by fire barriers that are continuous from foundation through all intervening construction to the roof deck or floor deck, from outside wall to outside wall or from fire barrier to fire barrier, including continuity through all concealed spaces, such as those found above a ceiling, including interstitial spaces.
10. 101:30.3.3 Interior walls and ceilings shall have a flame spread of 0-200 and a smoke development rating of 0-450.
11. 101:30.5.1 Utilities shall comply with the provisions of Section 9.1.
12. Compliance with the 2008 NFPA 70, National Electrical Code (NEC), is mandated by RS 40:1730.28.A(7). Contact the local Building Official of the applicable local political subdivision or a Louisiana State Uniform Construction Code Council registered third-party provider to verify plan review and inspection requirements of the proposed electrical work.
13. HVAC system shall be constructed in accordance with 101:9.2.
14. LRS 40:1664.4 All work and inspections of portable fire extinguishers shall be performed by a life safety and property protection contractor licensed with the appropriate endorsement by the Office of the State Fire Marshal. Portable fire extinguishers shall be certified annually.
- a) For Inspection, see NFPA 10:6.2
b) For Maintenance, see NFPA 10:6.3
c) For Recharging, see NFPA 10:6.4
15. NOTE: Please ENCLOSE A COPY OF THIS LETTER WITH FUTURE SUBMITTALS OR OTHER CORRESPONDENCE pertaining to this project.
16. NOTE: Please mail all correspondence related with this project to:

LAKE CHARLES PLAN REVIEW
Office of State Fire Marshal
1011 Lakeshore Drive, Suite 202
Lake Charles, LA 70601

Contact the reviewer at 337.491.2897 (toll free: 866.663.9438), (fax: 337.491.2993), or email thomas.landry@dps.la.gov, if you have any questions regarding this project.

Changes to construction in the field which are not consistent with the reviewed documents are not authorized unless reviewed by this office for compliance with Code. Modifications to reviewed plans must be submitted to this office by the Architect/Civil Engineer for review prior to final inspection. If an Architect or Civil Engineer is not required by RS 37:155, revisions shall be submitted by the Owner. Submittals shall include plans, completed application, a minimum \$55.00 review fee, and a copy of the most current plan review letter.

Compliance with code requirements for fire protection systems, such as Fire Alarm, Sprinkler and Suppression Systems, is determined by separate shop drawing submittal and is not included in this review.

This review applies to work indicated in the drawings or specifications. Existing portions of the facility of building unaffected by the new work shall comply with LAC 55:103B thru 55:103F.

This review shall in no way permit and/or authorize any omissions or deviations from the specific requirements of the adopted codes, rules and regulations in accordance with R.S. 40:1574.1(B).

This review is valid for 180 days from the date of this letter. Construction permits must be issued and/or construction must commence within this time period.

This office requires certification of the completed project in accordance with the approved documents (certificate enclosed).

Occupancy of the project will not be permitted until we receive the completed certificate and a satisfactory inspection of the completed construction has been made by this office.

To arrange for inspection of the project, please contact the District Office at the phone number below two (2) to three (3) weeks in advance. The plans stamped reviewed by this office must be available on job site at time of inspection. Certificate of completion must be provided to the inspecting Deputy for final inspection.

REVIEWED BY:
THOMAS LANDRY
ARCHITECT

CC:
Place Vendome II, Ltd



CITY OF LAKE CHARLES

RANDY ROACH
MAYOR

326 Pujo Street - P.O. Box 900
Lake Charles, LA 70602-0900
337-491-1294 FAX 337-491-1571

THE PERMIT CENTER

December 20, 2010

Place Vendome
Mr. Elliot Stone
11900 Biscayne Blvd. Suite 262
Miami, FL 33181

RE: 1900 Prejean Drive Building L

Dear Mr. Stone:

Building "L" at Place Vendome has 16 units 4 of those units were damaged by fire and posted unsafe by the city. Because the building is one structure the entire building was posted for condemnation. However, with your permits already obtained and work on going, I see no reason why the other 12 units should meet compliance standards and therefore are leasable.

Sincerely,

A handwritten signature in black ink, appearing to read "Rene J. Lewis".

Rene J. Lewis
Chief Building Inspector

Diane Laframboise

From: Ricky Patterson [rpatterson@lhfa.state.la.us]
Sent: Monday, June 20, 2011 12:00 PM
To: diane@singermgmt.com
Subject: FW: Place Vendome I Apartments, TC#99-05
Attachments: Place Vendome 2011.docx

Hi Diane,

Here is one of the two reports, the other report cannot be finished until the owner has the been number discrepancy corrected.

He is aware of the situation and is working to have it corrected.

Thanks,
Ricky Patterson
Compliance Supervisor
LHFA
225-763-8700 Ext. 303

Were we to act but in cases where no contrary opinion of a lawyer can be had, we should never act.
Thomas Jefferson

From: Diane Laframboise [mailto:diane@singermgmt.com]
Sent: Thursday, June 16, 2011 10:49 AM
To: Ricky Patterson
Subject: RE: Place Vendome I Apartments, TC#99-05

Hi Ricky – I haven't received any answer from the inspectors on TC#99-05 or TC#99-06. Can you please try again, or give me their contact info to follow up?? Please pardon the inconvenience, and thanks so much for your help ☺

Diane

From: Ricky Patterson [mailto:rpatterson@lhfa.state.la.us]
Sent: Wednesday, June 01, 2011 2:50 PM
To: Diane Laframboise
Subject: RE: Place Vendome I Apartments, TC#99-05

Hello Diane,
I have forwarded your request to the inspectors,
They should have you copies of the reports by tomorrow.

Thanks

Ricky Patterson
Compliance Supervisor
LHFA
225-763-8700 Ext. 303

Were we to act but in cases where no contrary opinion of a lawyer can be had, we should never act.
Thomas Jefferson

From: Diane Laframboise [<mailto:diane@singermgmt.com>]
Sent: Wednesday, June 01, 2011 9:36 AM
To: Ricky Patterson
Subject: Place Vendome I Apartments, TC#99-05

As requested ☺

Please let me know whom I should contact in order to request a copy of the monitoring report from the March 16, 2011, review on the above property. A separate review was also performed on Place Vendome II, TC#99-06, on May 12, 2011. If there are any results available for that, please let me know. Thanks so much for your time and assistance.

Diane

Diane Laframboise
Singer Management, LLC.
Operations
11900 Biscayne Boulevard, Suite 262
Miami, FL 33181
Telephone: 305-891-8485
Facsimile: 305-891-0086

April 8, 2011

Attn: Mr. Elliot Stone
Royal Castle Properties
11900 Biscayne Blvd., Suite 262
Miami, FL 33181

Subject: Place Vendome I Apartments, TC# 99-05

Dear Mr. Stone:

The Compliance Division of the Louisiana Housing Finance Agency has completed review of the above-referenced property on **March 16, 2011** to determine if it meets requirements of the Low-Income Housing Tax Credit program. The results of the monitoring review indicate that this property has issues of noncompliance. However questionable management practices were observed that, if left uncorrected could escalate into issues of noncompliance. While these area of concern are not reportable, they do require action.

The attached monitoring report explains the details of the review. In addition, it explains the noncompliance and documentation needed to correct the findings. The Agency is required to notify the Internal Revenue Service of all noncompliance. If the requested corrective documentation confirms the problems are resolved, LHFA will report the noncompliance as corrected.

We appreciate the cooperation of the members of your management team who facilitated our review. We look forward to our next visit. Should you have any questions, please do not hesitate to call me or Tonika D. Jackson at 225-763-8700 Ext. 325 or email at tjackson@lhfa.state.la.us.

Sincerely,

Ricky Patterson
Housing Compliance Supervisor

Enclosures

Monitoring Report
Place Vendome I Apartments
TC # 99-05

The Agency completed a monitoring review of Place Vendome I Apartments on March 16, 2011. Compliance Specialist Tonika D. Jackson represented the Agency while Sandra Braxter and Lisa Moraitis represented Place Vendome I Apartments.

To determine if the property is in compliance, the following steps were completed:

- An entrance interview
- A modified Uniform Physical Inspection Standards (UPIS) inspection of the exterior of the property
- A modified UPCS inspection of the following units:

N-185	N-187	N-190	N-193	N-198
N-200	A03	A-10	A-12	A-15
B-20	B-19	B-26	C-34	C-40
C-44	D-53	D-57	D-64	D-187

- A file review of the following units:

N-185	N-187	N-190	N-193	N-198
N-200	A03	A-10	A-12	A-15
B-20	B-19	B-26	C-34	C-40
C-44	D-53	D-57	D-64	D-187

- An exit interview

The review resulted in the following findings of noncompliance.

Noncompliance

File review findings Unit B-026, N-200, N-190, D-57, N-193, N-185, D-53, C-034, A-15, either tenant didn't sign TIC, Incomplete Certification and Recertification, and no lease.

Corrective Action

Owner/Management may use the following methods to self-correct noncompliance. Initial Certification of unit is considered out of compliance as of the date ineligible household moves into a unit. A unit will also be considered out of compliance if the initial tenant income certification is inaccurate, documentation of initial eligibility is insufficient, or no initial file is on record. Evidence of corrected noncompliance may include a copy of the full initial- certification/recertification, including application, verification, and tenant income recertification.

A new certification can be performed using current income and asset sources and current income limits. Assuming the household is eligible; the unit would be out compliance on the date of move in and back in compliance on the date of the new certification signed.

A retroactive certification can be performed which completely and clearly documents the sources of income and assets that were in place at the time initial certification should have been effective and applies income limits that were in effect on that date. Assuming the owners can document that the household was income eligible at the time of the move in, the unit should be considered out of compliance. The owner has clarified the noncompliance.

A recertification can be performed using current income and assets sources and current income limits. If there is no resulting noncompliance the unit would be out of compliance on the date the recertification was due and back in compliance on the date tenants signs the recertification.

A retroactive recertification can be performed which completely and clearly documents the sources of income and assets that were in place at the time the recertification should have been completed and applies income limits that were in effect on that date.

Finding #1

Unit N-187 has a missing kitchen cabinet and cable wires across the floor.

Correction #2

Repair or Replace the missing kitchen cabinet; and inform tenant to remove cable wires from across the floor; and submit completed work order with tenant's signature and date the work was complete in the unit to LHFA.

OBSERVATIONS:

Physically, the property is in need of some major repairs, all buildings need to be pressure washed, windows need to be replaced that are deteriorated, siding on buildings needs to be replaced, large hole on the outside of the buildings need to be repaired, some of the A/C ground units on the outside needs to be replaced or repaired, they are broken. Grass growing around the A/c units on the outside needs to be cut and trimmed. The debris inside A/C units needs to be removed. The above mentioned units have serious problems with insects, but in general most of the units inspected had some level of infestation of roaches. Office personal should conduct monthly inspection to cut down on so many deficiencies.

The file audit needs to have Income and Asset Verification (ex: employment, checking, saving, social security, income from business, at least 5 or more check stubs, etc.), Self-Affidavits (ex: less than \$5000 sworn affidavit, etc), Recurring cash contributions verification, Unemployment verification, Zero income certification and child support payment verification (ex: 3rd Party Verification of child support payments or at a minimum a statement by Support Enforcement that no file on the prospective tenant exists) for each tenant. Remember the Income and Asset verifications for tenants should be dated no more than 120 days prior to the Tenant Income Initial Certification or Recertification date without any oral update. Verifications must be within 120 days of the **effective date** of the TIC date. An oral update may extend the verification an additional 30 days (up to a maximum of 120 days). Please make sure that all documentation is signed on or before the TIC and Lease effective date. All tenants that are over the age of eighteen have to sign the lease, some tenants signatures were missing and not dated (**ex unit D5**). Some file were missing verification, especially the **3rd Party verification of child support from Support enforcement**. Should you have any question, please do not hesitate to call me at 225-763-8800 Ext. 325.

NOTE: Another schedule inspection will be conducted this calendar year to follow up with the noncompliance and findings.

BOBBY JINDAL
GOVERNOR



ALESIA Y. WILKINS-BRAXTON
VICE-PRESIDENT

Louisiana Housing Finance Agency

July 19, 2011

Elliot Stone
Singer Management, LLC
11900 Biscayne Blvd.
Miami, FL 33181

Subject: Place Vendome II Apartments, TC# 99-06

Dear Mr. Stone:

The Compliance Division of the Louisiana Housing Finance Agency has completed its review of the above-referenced property on **May 12, 2011** to determine if it meets requirements of the Low-Income Housing Tax Credit program. The results of the monitoring review indicate that this property has issues of noncompliance.

The attached monitoring report explains the details of the review. In addition, it explains the findings and documentation needed to correct them. Please submit all requested documentation by **August 19, 2011**. *One Form 8823 will be written for building M after the BIN number issue is resolved. Failure to submit the requested documentation by the deadline will result in additional Form 8823's being filed with the IRS.*

We appreciate the cooperation of the members of your management team who facilitated our inspection. We look forward to our next visit. Should you have any questions, please do not hesitate to call me at 225-763-8800 Ext. 303.

Sincerely,

A handwritten signature in cursive script, reading "Ricky Patterson".

Ricky Patterson
Compliance Supervisor

Enclosures

Monitoring Report
Place Vendome II
TC # 99-06

The Agency completed a monitoring review of Place Vendome II on May 12, 2011. Compliance Specialist Jeff Hevey represented the Agency while Marilyn Gallien represented Place Vendome II.

To determine if the property is in compliance, the following steps were completed:

- An entrance interview
- A modified Uniform Physical Inspection Standards (UPIS) inspection of the exterior of the property
- A modified UPCS inspection of the following units:

F81	F86	F88	F95	G100
G102	G107	H121	G112	H116
H120	H123	H124	H126	H128
J131	J135	J139	J144	K147
K150				

- A file review of the following units:

F81	F86	F88	F95	G100
G102	G107	H121	G112	H116
H120	H123	H124	H126	H128
J131	J135	J139	J144	K147
K150				

- An exit interview

The review resulted in the following findings of noncompliance.

Observation #1:

The property had almost **40 findings** during the physical inspection. Almost all of which were fixed either during the audit or were addressed in the work orders that were faxed to me on 5-18-11. I will only list the remaining outstanding findings. I will be recommending that this property is audited again either later this year or early next year.

Finding #1: Unit J131:

The lease and TIC of unit J131 were not signed by the tenant.

Recommended Action #1:

Submit to LHFA a copy of the signed lease and TIC for unit J131 by **August 19, 2011**.

Finding #2: Unit F88:

Unit F88 has chipped tile in the bathroom.

Recommended Action #2:

Repair or replace the tile in the bathroom of unit F88. Submit to LHFA a copy of a completed work order with the tenant's signature that addresses the finding to show that the work was completed by **August 19, 2011**.

Observation #2:

A Form 8823 will be issued for Building M after the BIN number issue is resolved.

Singer Management, LLC
11900 Biscayne Blvd
Miami, FL 33181
Phone (305) 891-3331
Status Coll

Work Order No. 132264
Date Call 8/16/2011 12:12 pm

To:
Singer Management, LLC
11900 Biscayne Blvd
Suite 262
Miami, FL 33181
Phone (305) 891-3331

Brief Desc:
Job Site: pv2/F-088
1900 Prejean Drive
F-088
Lake Charles, LA 70607

Caller: Lafayette Herrin

Occupant: Herrin (t0390545)

OK to enter? YES

Technician Notes

Time: _____ Date: _____
Material: _____

Problem Description: replace chip tile in bathroom

Parts & Labor

Quantity	Stock Code/ Employee Name	Description	Unit Price	Total
Commission				

TOTAL

Authorized by: _____

Signed by: AK

Dated: 8-16-11

Invoice No. _____

Tile was Replaced

Printed 8/16/2011

Move Out Statement

Date: 8/17/2011

Code	t0391644	Property	pv2	Lease From	01/28/2011
Name	Jerome Herrin	Unit	J-131	Lease To	12/31/2011
Address	1900 Prejean Drive	Status	Past	Move In	01/28/2011
	# J-131	Rent	545.00	Move Out	08/17/2011
City	Lake Charles, LA 70607			Notice	08/17/2011
Telephone	(O)-() - (H)-() -				

Date	Description	Charge	Payment	Balance	Chg/Rec
	Balance as of 08/01/2011			(15.00)	
08/01/2011	Rent	545.00		530.00	16090763
08/08/2011	8/2011 late	50.00		580.00	16091470
08/17/2011	Rent	(263.71)		316.29	16092192
08/17/2011	Cleaning	150.00		466.29	16092193
08/17/2011	Cleaning trash out 2 chest of drawers, 3 bags of trash	125.00		591.29	16092194
08/17/2011	Carpet carpet cleaning	90.00		681.29	16092195
08/17/2011	Locks/Keys	50.00		731.29	16092196

2011-124

City of Lake Charles Certificate of Occupancy

PLACE VENDOME APARTMENTS

This Certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use. For the following:

Name of Occupant PLACE VENDOME APARTMENTS

Address 1900 PREJEAN DRIVE BUILDING L

Owner PLACE VENDOME LTD

Use of Building or Space APARTMENTS

By: 
Certified Building Official

JOHN CARDONE, JR.
City Administrator

Date: July 29, 2011





Louisiana Housing Finance Agency

August 22, 2011

Elliot Stone
Singer Management, LLC
11900 Biscayne Blvd. Suite 262
Miami, FL 33181

Subject: Place Vendome II Apartments, TC# 99-06

Dear Mr. Stone:

The Compliance Division of the Louisiana Housing Finance Agency is in receipt of your response email received on August 19, 2011, which evidences that all the requested corrective actions have been addressed for the inspection on May 12, 2011. No further action is required. The Form 8823 for building M is still forthcoming.

We appreciate the cooperation of the members of your management team and your timely response to our requests. We look forward to continually working with you towards the goal of the Agency to provide safe, decent, sanitary and affordable housing. Should you have any questions, please do not hesitate to call me at 225-763-8800 Ext 303.

Sincerely,

A handwritten signature in black ink, appearing to read "Ricky Patterson".

Ricky Patterson
Compliance Supervisor

Diane Laframboise

From: Elliot Stone [ens@rccompanies.com]
Sent: Tuesday, January 29, 2013 2:32 PM
To: diane@singermgmt.com
Subject: FW: Place Vendome II Apartments; TC#99-06; Request for Corrected Form 8609
Attachments: PVII BIN# Reversal.pdf; 8609 Bldg's K & M.pdf

From: Diane Laframboise [mailto:diane@singermgmt.com]
Sent: Tuesday, August 30, 2011 11:15 AM
To: 'Ricky Patterson'
Cc: bevans@lhfa.state.la.us; mwillman@lhfa.state.la.us; 'Rebekah Ward'
Subject: Place Vendome II Apartments; TC#99-06; Request for Corrected Form 8609

Good morning – Please kindly review the attached correspondence and documentation with regards to Place Vendome II Apartments. We look forward to hearing from you on the matter at your earliest convenience. Thank you all so much, and have a wonderful day.

Regards,

Diane

Diane Laframboise
Singer Management, LLC.
Operations
11900 Biscayne Boulevard, Suite 262
Miami, FL 33181
Telephone: 305-891-8485
Facsimile: 305-891-0086

PLACE VENDOME II APARTMENTS

Louisiana Housing Finance Agency
Attn: Ricky Patterson, Brenda Evans
Marjorianna Willman, Rebekah Ward
2415 Quail Drive
Baton Rouge, LA 70808

**Re: Place Vendome II Apartments
TC# 99-06
Request for Corrected Form 8609**

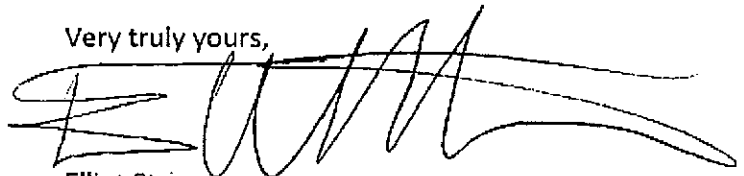
Dear Mr. Patterson:

As previously discussed with several officials of the Louisiana Housing Finance Agency, we are attempting to obtain a corrected Form 8609, in order to obtain a corrected Form 8823 for Building "M" of the above referenced project. The underlying reason for this request stems from the fact that the BIN numbers on two (2) of the buildings at said project were assigned in reverse order. The affected building/bin numbers relate to Buildings "K" and "M". It was discovered, as a result of the recent fire on the property, that the Bin numbers for said buildings had been reversed, as Building "K" is the only building with eight (8) units, while Building "M" has sixteen (16). Accordingly, Building "K" is currently assigned Bin # 66, but should have been assigned Bin # 68, and Building "M" currently carries Bin #68, but should have been assigned Bin # 66.

As mentioned above, we have been in contact with your office concerning this matter, but have not been able to achieve a resolution, thus far. Please kindly advise as to what steps should be taken, what documentation is required, and to whom we should direct this petition in order to timely resolve this issue. At present, we are facing issues of non-compliance that can only be corrected once the updated Form 8823 is issued.

We thank you for your valuable time, and anticipated prompt response towards the resolution of the matter. In the interim, please do not hesitate to contact us with any concerns or questions you may have.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Elliot Stone', written over a horizontal line.

Elliot Stone
For Singer Management, LLC

1900 Prejean Drive, Lake Charles, LA 70605 Phone: (337) 562-0708 Facsimile: (337) 562-0704

Low-Income Housing Credit Allocation Certification

► Do not file separately. The building owner must attach Form 8586,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P. O. box)(see instructions) 1900 Cactus Drive Building K Lake Charles, Louisiana 70602 Building 5 of 7	B Name and address of housing credit agency Louisiana Housing Finance Agency 2415 Quail Drive Baton Rouge, Louisiana 70808
C Name, address, and TIN of building owner receiving allocation Place Vendome II, Ltd. 12550 Biscayne Boulevard, Suite 215 North Miami, Florida 33181 TIN ► 65-0858003	D Employer identification number of agency 72-0809967 E Building identification number (BIN) LA-99-00066

1a Date of allocation ► 12 / 31 / 1999	b Maximum housing credit dollar amount allowable	1b	6,411.07
2 Maximum applicable credit percentage allowable		2	3.48 %
3a Maximum qualified basis		3a	184,226.14
b Check here ► <input type="checkbox"/> if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)		3b	1 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4	0 %
5 Date building placed in service ► 01 / 01 / 2001			
6 Check the box that describes the allocation for the building (check one only): a <input type="checkbox"/> Newly constructed and federally subsidized b <input type="checkbox"/> Newly constructed and not federally subsidized c <input checked="" type="checkbox"/> Existing building d <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures federally subsidized e <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures not federally subsidized			

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Helena R. Cunningham Signature of authorized official
Helena R. Cunningham, President Name (please type or print)
As of March 1, 2001 Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ► 12 / 31 / 1999	b Eligible basis of building (see instructions)	7b	
8a Original qualified basis of the building at close of first year of credit period		8a	
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10 Check the appropriate box for each election:			
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No		
b Elect not to treat large partnership as taxpayer (section 42(j)(5))	<input type="checkbox"/> Yes		
c Elect minimum set-aside requirement (section 42(g)) (see instructions) <input type="checkbox"/> 20-50 <input type="checkbox"/> 40-60 <input type="checkbox"/> 25-60 (N.Y.C. only)			
d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions)	<input type="checkbox"/> 15-40		

Note: A separate **Schedule A (Form 8609)**, Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under **Signature** (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature Taxpayer identification number Date
Name (please type or print)

Low-Income Housing Credit Allocation Certification

► Do not file separately. The building owner must attach Form 8586,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P. O. box)(see instructions) 1900 Cactus Drive Building K Lake Charles, Louisiana 70602 Building 5 of 7	B Name and address of housing credit agency Louisiana Housing Finance Agency 2415 Quail Drive Baton Rouge, Louisiana 70808
C Name, address, and TIN of building owner receiving allocation Place Vendome II, Ltd. 12550 Biscayne Boulevard, Suite 215 North Miami, Florida 33181 TIN ► 65-0858003	D Employer identification number of agency 72-0809967 E Building identification number (BIN) LA-99-00066

1a Date of allocation ► 12/31/1999	b Maximum housing credit dollar amount allowable	1b 34,915.08
2 Maximum applicable credit percentage allowable		2 8.12 %
3a Maximum qualified basis		3a 429,988.73
b Check here <input type="checkbox"/> if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions).		3b 1 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4 0 %
5 Date building placed in service ► 01/01/2001		
6 Check the box that describes the allocation for the building (check one only): a <input type="checkbox"/> Newly constructed and federally subsidized b <input type="checkbox"/> Newly constructed and not federally subsidized c <input type="checkbox"/> Existing building d <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures federally subsidized e <input checked="" type="checkbox"/> Sec. 42(e) rehabilitation expenditures not federally subsidized		

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Helena R. Cunningham Signature of authorized official
Helena R. Cunningham, President Name (please type or print)
As of March 1, 2001 Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ► 01/01/2001	b Eligible basis of building (see instructions)	7b
8a Original qualified basis of the building at close of first year of credit period		8a
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10 Check the appropriate box for each election:		
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No	
b Elect not to treat large partnership as taxpayer (section 42(j)(5))	<input type="checkbox"/> Yes	
c Elect minimum set-aside requirement (section 42(g)) (see instructions) <input type="checkbox"/> 20-50 <input type="checkbox"/> 40-60	<input type="checkbox"/> 25-60 (N.Y.C. only)	
d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions)	<input type="checkbox"/> 15-40	

Note: A separate **Schedule A (Form 8609)**, Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under **Signature** (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature _____ Taxpayer identification number _____ Date _____
Name (please type or print) _____

Low-Income Housing Credit Allocation Certification

► Do not file separately. The building owner must attach Form 8586,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P. O. box)(see instructions) 1900 Cactus Drive Building M Lake Charles, Louisiana 70602 Building 7 of 7	B Name and address of housing credit agency Louisiana Housing Finance Agency 2415 Quail Drive Baton Rouge, Louisiana 70808
C Name, address, and TIN of building owner receiving allocation Place Vendome II, Ltd. 12550 Biscayne Boulevard, Suite 215 North Miami, Florida 33181 TIN ► 65-0858003	D Employer identification number of agency 72-0809967 E Building identification number (BIN) LA-99-00068

1a Date of allocation ► 12 / 31 / 1999	b Maximum housing credit dollar amount allowable	1b 3,225.55
2 Maximum applicable credit percentage allowable		2 3.48 %
3a Maximum qualified basis		3a 92,687.86
b Check here <input type="checkbox"/> if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)		3b 1 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4 0 %
5 Date building placed in service ► 01 / 01 / 2001		
6 Check the box that describes the allocation for the building (check one only): a <input type="checkbox"/> Newly constructed and federally subsidized b <input type="checkbox"/> Newly constructed and not federally subsidized c <input checked="" type="checkbox"/> Existing building d <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures federally subsidized e <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures not federally subsidized		

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Helena R. Cunningham Signature of authorized official
Helena R. Cunningham, President Name (please type or print)
As of **March 1, 2001** Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ► 1 / 1 / 2001	b Eligible basis of building (see instructions)	7b
8a Original qualified basis of the building at close of first year of credit period		8a
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10 Check the appropriate box for each election:		
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No	
b Elect not to treat large partnership as taxpayer (section 42(j)(5))	<input type="checkbox"/> Yes	
c Elect minimum set-aside requirement (section 42(g)) (see instructions) <input type="checkbox"/> 20-50 <input type="checkbox"/> 40-60	<input type="checkbox"/> 25-60 (N.Y.C. only)	
d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions)	<input type="checkbox"/> 15-40	

Note: A separate **Schedule A (Form 8609)**, Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under **Signature** (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature Taxpayer identification number Date
Name (please type or print)

Low-Income Housing Credit Allocation Certification

► Do not file separately. The building owner must attach Form 8586,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P. O. box)(see instructions)

1900 Cactus Drive Building M
Lake Charles, Louisiana 70602

Building 7 of 7

B Name and address of housing credit agency

Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, Louisiana 70808

C Name, address, and TIN of building owner receiving allocation

Place Vendome II, Ltd.
12550 Biscayne Boulevard, Suite 215
North Miami, Florida 33181

TIN ► 65-0858003

D Employer identification number of agency

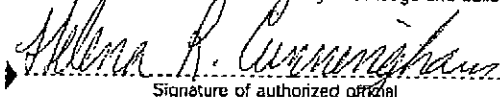
72-0809967

E Building identification number (BIN)

LA-99-00068

1a Date of allocation ► 12/31/1999	b Maximum housing credit dollar amount allowable	1b	17,457.55
2 Maximum applicable credit percentage allowable		2	8.12 %
3a Maximum qualified basis		3a	214,994.36
b Check here <input type="checkbox"/> if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)		3b	1 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4	0 %
5 Date building placed in service ► 01/01/2001			
6 Check the box that describes the allocation for the building (check one only):			
a <input type="checkbox"/> Newly constructed and federally subsidized b <input type="checkbox"/> Newly constructed and not federally subsidized c <input type="checkbox"/> Existing building			
d <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures federally subsidized e <input checked="" type="checkbox"/> Sec. 42(e) rehabilitation expenditures not federally subsidized			

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.


Signature of authorized official

Helena R. Cunningham, President

Name (please type or print)

As of March 1, 2001

Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ► 1/1/2001	b Eligible basis of building (see instructions)	7b	
8a Original qualified basis of the building at close of first year of credit period		8a	
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10 Check the appropriate box for each election:			
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No		
b Elect not to treat large partnership as taxpayer (section 42(j)(5))	<input type="checkbox"/> Yes		
c Elect minimum set-aside requirement (section 42(g)) (see instructions) <input type="checkbox"/> 20-50 <input type="checkbox"/> 40-60	<input type="checkbox"/> 25-60 (N.Y.C. only)		
d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions)	<input type="checkbox"/> 15-40		

Note: A separate **Schedule A (Form 8609)**, Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under **Signature** (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ► ☐ has not ► ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature _____ Taxpayer identification number _____ Date _____
Name (please type or print) _____

Diane Laframboise

From: Rebekah Ward [rward@lhfa.state.la.us]
Sent: Monday, September 26, 2011 3:32 PM
To: Diane Laframboise
Subject: RE: Place Vendome II Apartments; TC#99-06; Request for Corrected Form 8609
Attachments: Corrected 8609s - Place Vendome II.pdf

Bekah

He is no fool who gives what he cannot keep to gain what he cannot lose. ~ Jim Elliot

From: Diane Laframboise [mailto:diane@singermgmt.com]
Sent: Monday, September 26, 2011 2:31 PM
To: Rebekah Ward
Subject: RE: Place Vendome II Apartments; TC#99-06; Request for Corrected Form 8609

Thanks Bekah! I knew I could count on you ☺didn't get the attachment though!!

From: Rebekah Ward [mailto:rward@lhfa.state.la.us]
Sent: Monday, September 26, 2011 3:27 PM
To: Diane Laframboise
Cc: Ricky Patterson; Jeffrey Hevey
Subject: RE: Place Vendome II Apartments; TC#99-06; Request for Corrected Form 8609

Good Afternoon Diane,

Here are scanned copies of the corrected 8609's for Place Vendome II Apartments. The originals will be mailed to you as soon as possible.

Thank you so much for your patience in this matter.

Bekah

He is no fool who gives what he cannot keep to gain what he cannot lose. ~ Jim Elliot

From: Diane Laframboise [mailto:diane@singermgmt.com]
Sent: Tuesday, August 30, 2011 10:15 AM
To: Ricky Patterson
Cc: Brenda Evans; Marjorianna Willman; Rebekah Ward
Subject: Place Vendome II Apartments; TC#99-06; Request for Corrected Form 8609

Good morning – Please kindly review the attached correspondence and documentation with regards to Place Vendome II Apartments. We look forward to hearing from you on the matter at your earliest convenience. Thank you all so much, and have a wonderful day.

Regards,

Diane

Diane Laframboise

Singer Management, LLC.

Operations

11900 Biscayne Boulevard, Suite 262

Miami, FL 33181

Telephone: 305-891-8485

Facsimile: 305-891-0086

Correction made under Treas. Reg. 1.42-13

Form **8609**

(Rev. January 2000)

Department of the Treasury
Internal Revenue Service

Low-Income Housing Credit Allocation Certification

► Do not file separately. The building owner must attach Form 8586, Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0088

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☒ Amended Form

A Address of building (do not use P. O. box)(see instructions)

**1900 Cactus Drive Building K
Lake Charles, Louisiana 70602**

Building 5 of 7

B Name and address of housing credit agency

**Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, Louisiana 70808**

C Name, address, and TIN of building owner receiving allocation

**Place Vendome II, Ltd.
12550 Biscayne Boulevard, Suite 215
North Miami, Florida 33181**

TIN ► **65-0858003**

D Employer identification number of agency

72-0809967

E Building identification number (BIN)

**LA-99-00068
LA-99-00068**

1a Date of allocation ► **12/31/1999** b Maximum housing credit dollar amount allowable

1b - 6,411.07

2 Maximum applicable credit percentage allowable

2 3.48 %

3a Maximum qualified basis

3a 184,226.14

b Check here ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions).

3b 1 %

4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)

4 0 %

5 Date building placed in service

01/01/2001

6 Check the box that describes the allocation for the building (check one only):

- a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☒ Existing building
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☐ Sec. 42(e) rehabilitation expenditures not federally subsidized

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Helena R. Cunningham
Signature of authorized official

Alesia Y. Wilkins-Braxton, Acting President
Helena R. Cunningham, President
Name (please type or print)

09-14-2011

As of March 1, 2001
Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ► **12/31/1999** b Eligible basis of building (see instructions)

7b

8a Original qualified basis of the building at close of first year of credit period

8a

b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?

☐ Yes ☐ No

9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?

☐ Yes ☐ No

b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?

☐ Yes ☐ No

10 Check the appropriate box for each election:

- a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) ☐ Yes ☐ No
b Elect not to treat large partnership as taxpayer (section 42(j)(5)) ☐ Yes
c Elect minimum set-aside requirement (section 42(g)) (see instructions) ☐ 20-50 ☐ 40-60 ☐ 25-60 (N.Y.C. only)
d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions) ☐ 15-40

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under Signature (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature

Taxpayer identification number

Date

Name (please type or print)

For Paperwork Reduction Act Notice, see page 4.

Cat. No. 53981U

Form **8609** (Rev. 1-2000)

Correction made under Treas. Reg. 1.42-13

Form **8609**
(Rev. January 2000)
Department of the Treasury
Internal Revenue Service

**Low-Income Housing Credit
Allocation Certification**

► Do not file separately. The building owner must attach Form 8586,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check If: ☐ Addition to Qualified Basis ☒ Amended Form

A Address of building (do not use P. O. box)(see instructions)

1900 Cactus Drive Building K
Lake Charles, Louisiana 70602

Building 5 of 7

B Name and address of housing credit agency

Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, Louisiana 70808

C Name, address, and TIN of building owner receiving allocation

Place Vendome II, Ltd.
12560 Biscayne Boulevard, Suite 215
North Miami, Florida 33181

TIN ► 65-0858003

D Employer identification number of agency

72-0809967

E Building identification number (BIN)

LA-99-00068
LA-99-00066

1a Date of allocation ► 12/31/1999	b Maximum housing credit dollar amount allowable	1b	34,915.08
2 Maximum applicable credit percentage allowable		2	8.12 %
3a Maximum qualified basis		3a	429,988.73
b Check here <input type="checkbox"/> If the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions).		3b	1 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4	0 %
5 Date building placed in service	► 01/01/2001		
6 Check the box that describes the allocation for the building (check one only):			
a <input type="checkbox"/> Newly constructed and federally subsidized	b <input type="checkbox"/> Newly constructed and not federally subsidized	c <input type="checkbox"/> Existing building	
d <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures federally subsidized	e <input checked="" type="checkbox"/> Sec. 42(e) rehabilitation expenditures not federally subsidized		

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Helen R. Cunningham
Signature of authorized official

Alesia V. Wilkins-Braxton, Acting President
Helen R. Cunningham, President
Name (please type or print)

09-14-2011

As of March 4, 2004
Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ► 1/1/2001	b Eligible basis of building (see instructions)	7b	
8a Original qualified basis of the building at close of first year of credit period		8a	
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
9a If box 8a or box 6d is checked, do you elect to reduce eligible basis under section 42(l)(2)(B)?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
10 Check the appropriate box for each election:			
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))		<input type="checkbox"/> Yes <input type="checkbox"/> No	
b Elect not to treat large partnership as taxpayer (section 42(j)(5))		<input type="checkbox"/> Yes	
c Elect minimum set-aside requirement (section 42(g)) (see instructions)	<input type="checkbox"/> 20-50 <input type="checkbox"/> 40-60	<input type="checkbox"/> 25-50 (N.Y.C. only)	
d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions)		<input type="checkbox"/> 15-40	

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under **Signature** (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature _____ Taxpayer identification number _____ Date _____
Name (please type or print) _____

For Paperwork Reduction Act Notice, see page 4.

Cat. No. 53981U

Form **8609** (Rev. 1-2000)

Correction made under Treas. Reg. 1.42-13

Form **8609**
(Rev. January 2000)
Department of the Treasury
Internal Revenue Service

**Low-Income Housing Credit
Allocation Certification**

► Do not file separately. The building owner must attach Form 8686,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0088

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☒ Amended Form

A Address of building (do not use P. O. box)(see instructions)

1900 Cactus Drive Building M
Lake Charles, Louisiana 70602

Building 7 of 7

B Name and address of housing credit agency

Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, Louisiana 70808

C Name, address, and TIN of building owner receiving allocation

Place Vendome II, Ltd.
12550 Biscayne Boulevard, Suite 215
North Miami, Florida 33181

TIN ► 65-0858003

D Employer identification number of agency

72-0809967

E Building identification number (BIN)

LA-99-00066
LA-99-88868

1a Date of allocation ► 12/31/1999 b Maximum housing credit dollar amount allowable

1b 3,225.55

2 Maximum applicable credit percentage allowable

2 3.48 %

3a Maximum qualified basis

3a 92,687.86

b Check here ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)

3b 1 %

4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)

4 0 %

5 Date building placed in service

01/01/2001

6 Check the box that describes the allocation for the building (check one only):

- a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☒ Existing building
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☐ Sec. 42(e) rehabilitation expenditures not federally subsidized

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Helena R. Cunningham
Signature of authorized official

Alesia Y. Wilkins-Braxton, Acting President
Helena R. Cunningham, President
Name (please type or print)

09-14-2011
Date of March 1, 2001
Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ► 1/1/2001 b Eligible basis of building (see instructions)

7b

8a Original qualified basis of the building at close of first year of credit period

8a

b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?

☐ Yes ☐ No

9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(f)(2)(B)?

☐ Yes ☐ No

b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?

☐ Yes ☐ No

10 Check the appropriate box for each election:

a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))

☐ Yes ☐ No

b Elect not to treat large partnership as taxpayer (section 42(j)(5))

☐ Yes

c Elect minimum set-aside requirement (section 42(g)) (see instructions) ☐ 20-50 ☐ 40-60

☐ 25-50 (N.Y.C. only)

d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions)

☐ 15-40

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under Signature (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature

Taxpayer identification number

Date

Name (please type or print)

For Paperwork Reduction Act Notice, see page 4.

Cat. No. 63981U

Form **8609** (Rev. 1-2000)

Correction made under Treas. Reg. 1.42-13

Form **8609**
(Rev. January 2000)
Department of the Treasury
Internal Revenue Service

Low-Income Housing Credit Allocation Certification

▶ Do not file separately. The building owner must attach Form 8586,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☒ Amended Form

A Address of building (do not use P. O. box)(see instructions)

1900 Cactus Drive Building M
Lake Charles, Louisiana 70602

Building 7 of 7

B Name and address of housing credit agency

Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, Louisiana 70808

C Name, address, and TIN of building owner receiving allocation

Place Vendome II, Ltd.
12550 Biscayne Boulevard, Suite 215
North Miami, Florida 33181

TIN ▶ 65-0858003

D Employer identification number of agency

72-0809967

E Building identification number (BIN)

LA-99-00066
LA-99-00068

1a Date of allocation ▶ 12/31/1999 b Maximum housing credit dollar amount allowable

1b 17,457.55

2 Maximum applicable credit percentage allowable

2 8.12 %

3a Maximum qualified basis

3a 214,994.36

b Check here ☐ If the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)

3b 1 %

4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-)

4 0 %

5 Date building placed in service ▶ 01/01/2001

6 Check the box that describes the allocation for the building (check one only):

a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☐ Existing building
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☒ Sec. 42(e) rehabilitation expenditures not federally subsidized

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Helena R. Cunningham
Signature of authorized official

Alesia Y. Wilkins-Braxton, Acting President
Helena R. Cunningham, President
Name (please type or print)

09-14-2011
As of March 1, 2001
Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ▶ 1/1/2001 b Eligible basis of building (see instructions)

7b

8a Original qualified basis of the building at close of first year of credit period

8a

b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)? ☐ Yes ☐ No

9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)? ☐ Yes ☐ No

b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))? ☐ Yes ☐ No

10 Check the appropriate box for each election:

a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) ☐ Yes ☐ No

b Elect not to treat large partnership as taxpayer (section 42(j)(5)) ☐ Yes

c Elect minimum set-aside requirement (section 42(g)) (see instructions) ☐ 20-50 ☐ 40-60 ☐ 25-60 (N.Y.C. only)

d Elect deep-rent-skewed project (section 42(d)(4)(B)) (see instructions) ☐ 15-40

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under Signature (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature

Taxpayer identification number

Date

Name (please type or print)

For Paperwork Reduction Act Notice, see page 4.

Cat. No. 63881U

Form **8609** (Rev. 1-2000)

BOBBY JINDAL
GOVERNOR



ALESIA Y. WILKINS-BRAXTON
ACTING-PRESIDENT

Louisiana Housing Finance Agency

October 26, 2011

Elliot Stone
Singer Management, LLC
11900 Biscayne Blvd. Suite 262
Miami, FL 33181

RE: Low-Income Housing Credit Agencies Report of Non-Compliance
Place Vendome II Apartments, TC# 99-06
BIN LA-99-00066

Dear Mr. Stone:

Please know that the Louisiana Housing Finance Agency (the "Agency") has issued Form 8823 to the Internal Revenue Service for the BIN in noncompliance at the above-referenced property.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ricky Patterson".

Ricky Patterson
Compliance Supervisor

Enclosures

Low-Income Housing Credit Agencies
Report of Noncompliance or Building Disposition

Note: File a separate Form 8823 for each building that is disposed of or goes out of compliance.

OMB No. 1545-1204

Check here if this is an amended return ☐

1 Building name (if any). Check if item 1 differs from Form 8609 ☐
Building M

Street address
1900 Cactus Drive

City or town, state, and ZIP code
Lake Charles, LA 70602

2 Building identification number (BIN) **LA-99-00066**

3 Owner's name. Check if item 3 differs from Form 8609 ☒
Place Vendome II, Ltd.

Street address
11900 Biscayne Boulevard, Suite 262

City or town, state, and ZIP code
Miami, FL 33181

4 Owner's taxpayer identification number
72-0809967 ☒ EIN ☐ SSN

IRS Use Only

5 Total credit allocated to this BIN **\$ 20,683.10**

6 If this building is part of a multiple building project, enter the number of buildings in the project **7**

7a Total number of residential units in this building **16**

b Total number of low-income units in this building **16**

c Total number of residential units in this building determined to have noncompliance issues **16**

d Total number of units reviewed by agency (see instructions) **0**

8 Date building ceased to comply with the low-income housing credit provisions (see instructions) (MMDDYYYY) **02252010**

9 Date noncompliance corrected (if applicable) (see instructions) (MMDDYYYY)

10 Check this box if you are filing only to show correction of a previously reported noncompliance problem ☐

11 Check the box(es) that apply:

	Out of compliance	Noncompliance corrected
a Household income above income limit upon initial occupancy	<input type="checkbox"/>	<input type="checkbox"/>
b Owner failed to correctly complete or document tenant's annual income recertification	<input type="checkbox"/>	<input type="checkbox"/>
c Violation(s) of the UPCS or local inspection standards (see instructions) (attach explanation)	<input type="checkbox"/>	<input type="checkbox"/>
d Owner failed to provide annual certifications or provided incomplete or inaccurate certifications	<input type="checkbox"/>	<input type="checkbox"/>
e Changes in Eligible Basis or the Applicable Percentage (see instructions)	<input type="checkbox"/>	<input type="checkbox"/>
f Project failed to meet minimum set-aside requirement (20/50, 40/60 test) (see instructions)	<input type="checkbox"/>	<input type="checkbox"/>
g Gross rent(s) exceed tax credit limits	<input type="checkbox"/>	<input type="checkbox"/>
h Project not available to the general public (see instructions) (attach explanation)	<input type="checkbox"/>	<input type="checkbox"/>
i Violation(s) of the Available Unit Rule under section 42(g)(2)(D)(ii)	<input type="checkbox"/>	<input type="checkbox"/>
j Violation(s) of the Vacant Unit Rule under Reg. 1.42-5(c)(1)(ix)	<input type="checkbox"/>	<input type="checkbox"/>
k Owner failed to execute and record extended-use agreement within time prescribed by section 42(h)(6)(J)	<input type="checkbox"/>	<input type="checkbox"/>
l Low-income units occupied by nonqualified full-time students	<input type="checkbox"/>	<input type="checkbox"/>
m Owner did not properly calculate utility allowance	<input type="checkbox"/>	<input type="checkbox"/>
n Owner has failed to respond to agency requests for monitoring reviews	<input type="checkbox"/>	<input type="checkbox"/>
o Low-income units used on a transient basis (attach explanation)	<input type="checkbox"/>	<input type="checkbox"/>
p Building is no longer in compliance nor participating in the section 42 program (attach explanation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
q Other noncompliance issues (attach explanation)	<input type="checkbox"/>	<input type="checkbox"/>

12 Additional information for any item above. Attach explanation and check box

13a Building disposition by ☐ Sale ☐ Foreclosure ☒ Destruction ☐ Other (attach explanation)

b Date of disposition (MMDDYYYY) **02252010**

c New owner's name

d New owner's taxpayer identification number ☐ EIN ☐ SSN

Street address

14 Name of contact person

City or town, state, and ZIP code

15 Telephone number of contact person

Ext.

Under penalties of perjury, I declare that I have examined this report, including accompanying statements and schedules, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of authorizing official **Alesia Y. Wilkins-Braxton** Date (MMDDYYYY) **10/25/11**

Correction made under Treas. Reg. 1.42-13

Form **8609**

(Rev. January 2000)

Department of the Treasury
Internal Revenue Service

Low-Income Housing Credit Allocation Certification

► Do not file separately. The building owner must attach Form 8686,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☒ Amended Form

A Address of building (do not use P. O. box)(see instructions)

**1900 Cactus Drive Building M
Lake Charles, Louisiana 70602**

Building 7 of 7

B Name and address of housing credit agency

**Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, Louisiana 70806**

C Name, address, and TIN of building owner receiving allocation

**Place Vendome II, Ltd.
12550 Biscayne Boulevard, Suite 215
North Miami, Florida 33181**

TIN ► **65-0858003**

D Employer identification number of agency

72-0809967

E Building identification number (BIN)

**LA-99-00066
LA-99-88868**

1a Date of allocation ► **12/31/1999** b Maximum housing credit dollar amount allowable

1b 3,225.55

2 Maximum applicable credit percentage allowable

2 3.48 %

3a Maximum qualified basis

3a 92,687.86

b Check here ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)

3b 1 %

4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)

4 0 %

5 Date building placed in service ► **01/01/2001**

6 Check the box that describes the allocation for the building (check one only):

a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☒ Existing building
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☐ Sec. 42(e) rehabilitation expenditures not federally subsidized

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Helena R. Cunningham
Signature of authorized official

**Alesia Y. Wilkins-Braxton, Acting President
Helena R. Cunningham, President**
Name (please type or print)

09-14-2011
As of March 1, 2001
Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ► **1/1/2001** b Eligible basis of building (see instructions)

7b

8a Original qualified basis of the building at close of first year of credit period

8a

b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?

☐ Yes ☐ No

9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(f)(2)(B)?

☐ Yes ☐ No

b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?

☐ Yes ☐ No

10 Check the appropriate box for each election:

a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))

☐ Yes ☐ No

b Elect not to treat large partnership as taxpayer (section 42(j)(5))

☐ Yes

c Elect minimum set-aside requirement (section 42(g)) (see instructions) ☐ 20-50 ☐ 40-60

☐ 25-60 (N.Y.C. only)

d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions)

☐ 15-40

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under Signature (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature

Taxpayer identification number

Date

Name (please type or print)

For Paperwork Reduction Act Notice, see page 4.

Cat. No. 53981U

Form **8609** (Rev. 1-2000)

Form **8609**

(Rev. January 2000)

Department of the Treasury
Internal Revenue Service**Low-Income Housing Credit
Allocation Certification**Do not file separately. The building owner must attach Form 8586,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. 36**Part I Allocation of Credit—Completed by Housing Credit Agency Only**Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P. O. box)(see instructions)

1900 Cactus Drive Building M
Lake Charles, Louisiana 70602

Building 7 of 7

B Name and address of housing credit agency

Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, Louisiana 70808

C Name, address, and TIN of building owner receiving allocation

Place Vendome II, Ltd.
12550 Biscayne Boulevard, Suite 215
North Miami, Florida 33181

TIN ▶ 65-0858003

D Employer identification number of agency

72-0809967

E Building identification number (BIN)

LA-99-00068

- 1a Date of allocation ▶ 12/31/1999 b Maximum housing credit dollar amount allowable
- | | |
|----|----------|
| 1b | 3,225.55 |
|----|----------|
- 2 Maximum applicable credit percentage allowable
- | | |
|---|--------|
| 2 | 3.48 % |
|---|--------|
- 3a Maximum qualified basis
- | | |
|----|-----------|
| 3a | 92,887.86 |
|----|-----------|
- b Check here ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)
- | | |
|----|-----|
| 3b | 1 % |
|----|-----|
- 4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-)
- | | |
|---|-----|
| 4 | 0 % |
|---|-----|
- 5 Date building placed in service ▶ 01/01/2001
- 6 Check the box that describes the allocation for the building (check one only):
- a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☒ Existing building
- d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☐ Sec. 42(e) rehabilitation expenditures not federally subsidized

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Signature of authorized official

Helena R. Cunningham, President

Name (please type or print)

As of March 1, 2001

Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

- 7a Date building placed in service ▶ 01/01/2001 b Eligible basis of building (see instructions)
- | | |
|----|-----------|
| 7b | 92,687.86 |
|----|-----------|
- 8a Original qualified basis of the building at close of first year of credit period
- | | |
|----|-----------|
| 8a | 92,687.86 |
|----|-----------|
- b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)? ☐ Yes ☒ No
- 9a If box 8a or box 8d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)? ☐ Yes ☒ No
- b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))? ☐ Yes ☒ No
- 10 Check the appropriate box for each election:
- a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) ☒ Yes ☐ No
- b Elect not to treat large partnership as taxpayer (section 42(j)(5)) ☐ Yes
- c Elect minimum set-aside requirement (section 42(g)) (see instructions) ☐ 20-50 ☒ 40-60 ☐ 25-60 (N.Y.C. only)
- d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions) ☐ 15-40

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under Signature (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☒ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature

Taxpayer identification number

Date

Name (please type or print)

For Paperwork Reduction Act Notice, see page 4.

Cat. No. 63981U

Form 8609 (Rev. 1-2000)

Correction made under Treas. Reg. 1.42-13

Form **8609**
(Rev. January 2000)
Department of the Treasury
Internal Revenue Service

Low-Income Housing Credit Allocation Certification

Do not file separately. The building owner must attach Form 8586,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☒ Amended Form

A Address of building (do not use P. O. box)(see instructions) 1900 Cactus Drive Building M Lake Charles, Louisiana 70602 Building 7 of 7	B Name and address of housing credit agency Louisiana Housing Finance Agency 2415 Quail Drive Baton Rouge, Louisiana 70808
C Name, address, and TIN of building owner receiving allocation Place Vendome II, Ltd. 12550 Biscayne Boulevard, Suite 215 North Miami, Florida 33181 TIN 65-0858003	D Employer identification number of agency 72-0809967 E Building identification number (BIN) LA-99-00066 LA-99-00068

1a Date of allocation 12/31/1999	b Maximum housing credit dollar amount allowable 17,457.55
2 Maximum applicable credit percentage allowable	8.12 %
3a Maximum qualified basis	214,994.36
b Check here <input type="checkbox"/> If the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)	3b 1 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-)	4 0 %
5 Date building placed in service 01/01/2001	
6 Check the box that describes the allocation for the building (check one only): a <input type="checkbox"/> Newly constructed and federally subsidized b <input type="checkbox"/> Newly constructed and not federally subsidized c <input type="checkbox"/> Existing building d <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures federally subsidized e <input checked="" type="checkbox"/> Sec. 42(e) rehabilitation expenditures not federally subsidized	

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Signature of authorized official: *Helena R. Cunningham* Name (please type or print): **Alesia Y. Wilkins-Braxton, Acting President** Date: **09-14-2011**
 Signature of authorized official: *Helena R. Cunningham* Name (please type or print): **Helena R. Cunningham, President** Date: **As of March 1, 2001**

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service 1/1/2001	7b
8a Original qualified basis of the building at close of first year of credit period	8a
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(f)(2)(B)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))? <input type="checkbox"/> Yes <input type="checkbox"/> No	
10 Check the appropriate box for each election:	
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) <input type="checkbox"/> Yes <input type="checkbox"/> No	
b Elect not to treat large partnership as taxpayer (section 42(j)(5)) <input type="checkbox"/> Yes	
c Elect minimum set-aside requirement (section 42(g)) (see instructions) <input type="checkbox"/> 20-50 <input type="checkbox"/> 40-60 <input type="checkbox"/> 25-60 (N.Y.C. only)	
d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions) <input type="checkbox"/> 15-40	

Note: A separate **Schedule A (Form 8609)**, Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under **Signature (page 4)** before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature: _____ Taxpayer identification number: _____ Date: _____
 Name (please type or print): _____

For Paperwork Reduction Act Notice, see page 4.

Cat. No. 63881U

Form **8609** (Rev. 1-2000)

Form **8609**

(Rev. January 2000)

Department of the Treasury
Internal Revenue Service**Low-Income Housing Credit
Allocation Certification**Do not file separately. The building owner must attach Form 8586,
Form 8609, and Schedule A (Form 8609) to its Federal income tax return.

OMB No. 1545-0988

Attachment
Sequence No. **36****Part I Allocation of Credit—Completed by Housing Credit Agency Only**Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P. O. box)(see instructions)

1900 Cactus Drive Building M
Lake Charles, Louisiana 70602

Building 7 of 7

B Name and address of housing credit agency

Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, Louisiana 70808

C Name, address, and TIN of building owner receiving allocation

Place Vendome II, Ltd.
12550 Biscayne Boulevard, Suite 215
North Miami, Florida 33181

TIN ▶ 65-0858003

D Employer identification number of agency

72-0809967

E Building identification number (BIN)

LA-99-00068

1a Date of allocation ▶ 12 / 31 / 1999	b Maximum housing credit dollar amount allowable	1b	17,457.55
2 Maximum applicable credit percentage allowable		2	8.12 %
3a Maximum qualified basis		3a	214,994.36
b Check here <input type="checkbox"/> if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)		3b	1 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4	0 %
5 Date building placed in service ▶ 01 / 01 / 2001			
6 Check the box that describes the allocation for the building (check one only):			
a <input type="checkbox"/> Newly constructed and federally subsidized b <input type="checkbox"/> Newly constructed and not federally subsidized c <input type="checkbox"/> Existing building			
d <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures federally subsidized e <input checked="" type="checkbox"/> Sec. 42(e) rehabilitation expenditures not federally subsidized			

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.



Signature of authorized official

Helena R. Cunningham, President

Name (please type or print)

As of March 1, 2001

Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a Date building placed in service ▶ 01/01/2001	b Eligible basis of building (see instructions)	7b	214,994.36
8a Original qualified basis of the building at close of first year of credit period		8a	214,994.36
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
10 Check the appropriate box for each election:			
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
b Elect not to treat large partnership as taxpayer (section 42(j)(5)) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
c Elect minimum set-aside requirement (section 42(g)) (see instructions) <input type="checkbox"/> 20-50 <input checked="" type="checkbox"/> 40-60 <input type="checkbox"/> 25-60 (N.Y.C. only)			
d Elect deep-rent-skewed project (section 42(d)(4)(B)) (see instructions) <input type="checkbox"/> 15-40			

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.

Caution: Read the instructions under Signature (page 4) before signing this part.

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ☐ has not ☒ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature

Taxpayer identification number

Date

Name (please type or print)

For Paperwork Reduction Act Notice, see page 4.

Cat. No. 63981U

Form **8609** (Rev. 1-2000)

RECAP

Bldg L	329,802.56
Bldg L change order	13,780.00
Bldg M	57,370.00
Dirt	1,200.00
Grass	850.00
Security Officers	5,970.00
Rapid Response - Tarp M	3,488.74
Rapid Response - Board L	1,074.52
Public Adjustment Bureau	<u>77,977.20</u>
Subtotal	491,513.02
Mortgage payoff	<u>519,794.50</u>
Total	1,011,307.52

Recapture of Low-Income Housing Credit

► Attach to your return.

Note: Complete a separate Form 8611 for each building to which recapture applies.

OMB No. 1545-1035

Attachment
Sequence No. **90**

A Name(s) shown on return Place Vendome II, LTD		B Identifying number 65-0858003
C Address of building (as shown on Form 8609) 1900 Cactus Drive Building M Lake Charles, Louisiana 70602	D Building identification number (BIN) LA 99 00068	E Date placed in service (from Form 8609) 01/01/2001
F If building is financed in whole or part with tax-exempt bonds, see instructions and furnish: (1) Issuer's name		(2) Date of issue
(3) Name of issue		(4) CUSIP number

Note: Skip lines 1–7 and go to line 8 if recapture is passed through from a flow-through entity (partnership, S corporation, estate, or trust).

1 Enter total credits reported on Form 8586 in prior years for this building	1	270,047	00
2 Credits included on line 1 attributable to additions to qualified basis (see instructions)	2		
3 Credits subject to recapture. Subtract line 2 from line 1	3	270,047	00
4 Credit recapture percentage (see instructions)	4	.	333
5 Accelerated portion of credit. Multiply line 3 by line 4 Percentage decrease in qualified basis. Express as a decimal amount carried out to at least 3	5	89,926	00
6 places (see instructions)	6	1.	00
7 Amount of accelerated portion recaptured (see instructions if prior recapture on building). Multiply line 5 by line 6. Section 42(j)(5) partnerships, go to line 16. All other flow-through entities (except electing large partnerships), enter the result here and enter each recipient's share in the appropriate box of Schedule K-1. Generally, flow-through entities other than electing large partnerships will stop here. (Note: An estate or trust enters on line 8 only its share of recapture amount attributable to the credit amount reported on its Form 8586.)	7	89,926	00
8 Enter recapture amount from flow-through entity (see Note above)	8	N/A	
9 Enter the unused portion of the accelerated amount from line 7 (see instructions)	9		
10 Net recapture. Subtract line 9 from line 7 or line 8. If less than zero, enter -0-	10	89,926	00
11 Enter interest on the line 10 recapture amount (see instructions)	11	19,693	00
12 Total amount subject to recapture. Add lines 10 and 11	12	109,619	00
13 Unused credits attributable to this building reduced by the accelerated portion included on line 9 (see instructions)	13		
14 Recapture tax. Subtract line 13 from line 12. If zero or less, enter -0-. Enter the result here and on the appropriate line of your tax return (see instructions). If more than one Form 8611 is filed, add the line 14 amounts from all forms and enter the total on the appropriate line of your return. Electing large partnerships, see instructions	14	109,619	00
15 Carryforward of the low-income housing credit attributable to this building. Subtract line 12 from line 13. If zero or less, enter -0- (see instructions)	15		

Only Section 42(j)(5) partnerships need to complete lines 16 and 17.

16 Enter interest on the line 7 recapture amount (see instructions)	16		
17 Total recapture. Add lines 7 and 16 (see instructions)	17		

Recapture of Low-Income Housing Credit

► Attach to your return.

Note: Complete a separate Form 8611 for each building to which recapture applies.

OMB No. 1545-1035

Attachment
Sequence No. **90**

A Name(s) shown on return Place Vendome II, LTD		B Identifying number 65-0858003
C Address of building (as shown on Form 8609) 1900 Cactus Drive Building M Lake Charles, Louisiana 70602	D Building identification number (BIN) LA 99 00068	E Date placed in service (from Form 8609) 01/01/2001
F If building is financed in whole or part with tax-exempt bonds, see instructions and furnish: (1) Issuer's name		(2) Date of issue
(3) Name of issue		(4) CUSIP number

Note: Skip lines 1–7 and go to line 8 if recapture is passed through from a flow-through entity (partnership, S corporation, estate, or trust).

1	Enter total credits reported on Form 8586 in prior years for this building	1	49,585	00
2	Credits included on line 1 attributable to additions to qualified basis (see instructions)	2		
3	Credits subject to recapture. Subtract line 2 from line 1	3	49,585	00
4	Credit recapture percentage (see instructions)	4	.	333
5	Accelerated portion of credit. Multiply line 3 by line 4	5	16,512	00
6	Percentage decrease in qualified basis. Express as a decimal amount carried out to at least 3 places (see instructions)	6	1.	00
7	Amount of accelerated portion recaptured (see instructions if prior recapture on building). Multiply line 5 by line 6. Section 42(j)(5) partnerships, go to line 16. All other flow-through entities (except electing large partnerships), enter the result here and enter each recipient's share in the appropriate box of Schedule K-1. Generally, flow-through entities other than electing large partnerships will stop here. (Note: An estate or trust enters on line 8 only its share of recapture amount attributable to the credit amount reported on its Form 8586.)	7	16,512	00
8	Enter recapture amount from flow-through entity (see Note above)	8	N/A	
9	Enter the unused portion of the accelerated amount from line 7 (see instructions)	9		
10	Net recapture. Subtract line 9 from line 7 or line 8. If less than zero, enter -0-	10	16,512	00
11	Enter interest on the line 10 recapture amount (see instructions)	11	3,614	00
12	Total amount subject to recapture. Add lines 10 and 11	12	20,126	00
13	Unused credits attributable to this building reduced by the accelerated portion included on line 9 (see instructions)	13		
14	Recapture tax. Subtract line 13 from line 12. If zero or less, enter -0-. Enter the result here and on the appropriate line of your tax return (see instructions). If more than one Form 8611 is filed, add the line 14 amounts from all forms and enter the total on the appropriate line of your return. Electing large partnerships, see instructions	14	20,126	00
15	Carryforward of the low-income housing credit attributable to this building. Subtract line 12 from line 13. If zero or less, enter -0- (see instructions)	15		

Only Section 42(j)(5) partnerships need to complete lines 16 and 17.

16	Enter interest on the line 7 recapture amount (see instructions)	16		
17	Total recapture. Add lines 7 and 16 (see instructions)	17		

Introduction

The Louisiana Housing Corporation's (LHC) portfolio of Section 42 developments are not immune to incidents such as weather related emergencies, unforeseeable accidents, fires, and the like. In the event of such a situation, the Owner/Developer/Property Manager (henceforth referred to as the 'Owner') is required to take steps to mitigate damages. It is recommended that you become familiar with this information and keep this guide conveniently located for quick reference. Although most disasters are caused by circumstances beyond anyone's control, proper planning, preparation and decision making will help to minimize the impact for the Responsible Party, the Corporation and the residents.

Owners should thoroughly review their management practices to ensure that they will maintain the project's low-income occupancy and keep in compliance with program requirements.

Definitions

An **emergency** is defined as: any occurrence or condition that requires prompt and immediate action to remedy any possible negative effects.

A **disaster** is defined as: any occurrence, or series of occurrences, that would significantly disrupt the normal operations of the property, and possibly jeopardize the safety, health and well-being of the residents and staff. The following are classifications used in defining a disaster:

1. Accident – fire, explosion, medical, transportation, etc.
2. Environmental – tornado, hurricane, electrical storm, downed trees/branches, power failure, etc.
3. Human Origin – riot, sabotage, arson, physical violence, etc.

A **casualty loss** is defined as: the damage, destruction, or loss of units resulting from an identifiable event that is sudden, unexpected, or unusual.

Policy

If LHC discovers that an Owner has failed to follow Low-Income Housing Tax Credit (LIHTC) requirements, the Agency will notify the Owner that the property is out of compliance. **LIHTC regulations require LHC to report all findings of noncompliance to the Internal Revenue Service (IRS) even if the violation is promptly corrected.** LHC will submit Form 8823 to the IRS documenting that a violation has occurred.

Casualty losses that cause the property to become unsuitable for occupancy must be reported to LHC in writing, using the attached *Notice of Casualty Loss* form, within three (3) business days of the incident. Also, the Owner must submit a plan to LHC within 30 days that sets a timeframe for reconstruction or replacement of lost units. If an Owner fails to report a casualty loss to LHC within three (3) business days of an incident, LHC will report the incident as a noncompliance to the IRS with IRS Form 8823.

LHC must report the loss and replacement of the units to the IRS within 90 days. If the units have not been fully replaced, LHC will attach a copy of the owner's plan and timeframe for replacement to its report. Once all units have been restored and available for occupancy, LHC will file a closed IRS 8823 to show that the units are back in compliance.

Repair/Replacement

An Owner who is unfortunate enough to experience property destruction has an opportunity to restore the property without the penalty of recapture. No recapture will occur if the damage is repaired within a reasonable time period not to exceed two (2) years from the close of the year that the casualty loss occurred. If the loss is not restored by the end of the taxable year in which it occurred, then the owner should not claim credits for that year, but there is no recapture of credits previously claimed. Special rules apply to federally declared disaster areas. In these circumstances, the property must still be repaired within a reasonable time period not to exceed two (2) years from the close of the year that the casualty loss occurred, but credits can continue to be claimed even if the repairs are not completed by the end of the year of loss.

Temporary Emergency Housing

In accordance with IRS Revenue Procedure 2007-54, the LHC has granted permission for owners of Section 42 LIHTC properties to provide temporary emergency housing to individuals who were living within the Corporation's jurisdiction at the time and were affected by events that are declared major disasters by the President. IRS Rev. Proc. 2007-54 provides a procedure for owners to rent, on a temporary basis, vacant low-income units to certain displaced low-income individuals that reside in major disaster areas. Owners are permitted to house displaced low-income individuals no longer than four months beyond the date of the President's major disaster declaration.

Prior to housing any displaced low-income individuals, the Owner must obtain written approval from the Corporation to participate in temporary emergency housing relief.

An individual is a 'displaced individual' if he/she was displaced from their principal place of residence as a result of a major disaster and the principal place of residence is in a city, parish, or other local jurisdiction designated for Individual Assistance by FEMA as a result of the major disaster.

Insurance Requirements

The Qualified Allocation Plan (QAP) sets specific insurance expectations in order to encourage prompt restoration and replacement of units involved in a casualty loss.

Builder's Risk Insurance. Builder's risk insurance is required during any period of construction or substantial rehabilitation and during the period of reconstruction after a casualty. This coverage must be in completed value form.

Property Insurance. The Project must be covered by a “causes of loss-special form” policy (formerly known as an “all risk policy”). The policy must include an agreed value clause which must be updated annually. The policy must include replacement cost coverage, i.e. an endorsement or clause that provides for all claims to be made on a replacement cost basis (not on an actual cash value basis) and without any deduction being made for depreciation. The policy must be an amount equal to the greater of:

- (i) 100% of the full replacement cost of the Improvements (without any deduction being made for depreciation); or
- (ii) the amount specified in the agreed value clause (i.e. the amount specified by the insurer to suspend any co-insurance clause).

The policy must include a deductible of not more than \$50,000 per occurrence. Further, the policy must be reviewed annually on each June 30th to ensure that the policy is current and that the limit will be increased over time to reflect the effect of inflation.

Flood Insurance. Flood insurance is required for Improvements located in a Special Flood Hazard Area (“SFHA”) that has federally mandated flood insurance purchase requirements -i.e., any area designated by the Federal Emergency Management Agency (“FEMA”). Flood insurance is not normally required if the Improvements are not located within a SFHA, even though an unimproved portion of the Land may fall within such an area. The LHC may require flood insurance for Improvements located outside of a Special Flood Hazard Area but within a risk area designated by FEMA (Zone B, Zone C, or Zone X) on a case-by-case basis if LHC determines that conditions warrant such coverage.

The required amount of insurance per building is the maximum amount of insurance available under the National Flood Insurance Program, with a deductible not to exceed \$3,000. Flood insurance policies will be reviewed annually on each June 30th to ensure that the policy is current and that the limit will be increased over time to reflect the effect of inflation.

Non-Compliance

Failure to meet local health, safety, and building codes; and HUD’s Uniform Physical Condition Standards for Public Housing in order to maintain properties that are suitable for occupancy, and failure to maintain the low-income occupancy requirements of properties during the 15-year compliance period could result in consequences up to and including tax credit recapture by the Internal Revenue Service.



NOTICE OF CASUALTY LOSS

Use this form when your site suffers a loss to a building or unit. The Louisiana Housing Corporation (LHC) must be notified within three (3) business days.

The LHC should be notified if the loss results from a major event such as fire or flood, the loss results in a household being transferred or removed from the unit, or if an occupied unit will not pass a Uniform Physical Condition Standard (UPCS) inspection for more than 48 hours.

☐ Faxed to 225-763-8740 Attn: Ricky

☐ Emailed to rpatterson@lhc.la.gov

Date LHC Notified: _____ Date of Loss: _____

Property Name: _____ BIN #: _____

Property Address: _____

Address where loss occurred: _____

☐ Same as above

Primary Contact: _____

Title: _____ On Site Manager: _____

Phone or cell: _____ Email: _____

Management Company: _____ Contact: _____

Phone or cell: _____ Email: _____

Type of loss: ☐ Fire ☐ Flood ☐ Roof Leak ☐ Other _____

Brief Description of loss: _____

Reported by: _____

Fire Dept or Police notified? ☐ Yes ☐ No *If yes, please attach a copy of the report*

Estimated back in compliance date: _____

Please attach a copy of the plan to bring the unit back into compliance.

Signature Date

Print Name Position

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution to authorize the Louisiana Housing Corporation (“Corporation”) to issue a Request for Proposals (“RFP”) for a Housing Needs Assessment; and providing for other matters in connection therewith.

WHEREAS, the Board of Directors and Staff of the Louisiana Housing Corporation (“Corporation”) have recognized that in order to successfully and efficiently further the Corporation’s mission of providing decent, safe, and affordable housing to the citizens of the State of Louisiana, they must first be aware of the true needs of those citizens as it relates to housing; and

WHEREAS, the Housing Needs Assessment will be a vital part of the material used in prioritizing needs and preparing goals, objectives, and strategies for the future plans and operation of the Corporation; and

WHEREAS, the Corporation, in accordance with Louisiana Revised Statute 40:600.91(A)(10), may undertake and carry out or authorize the completion of studies and analyses of housing conditions and needs within the state and ways of meeting such needs.

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

SECTION 1. The Corporation is hereby authorized to issue an RFP to solicit proposals from qualified firms for the preparation of a Housing Needs Assessment for the State of Louisiana.

SECTION 2. The Chairman, Vice Chairman, Executive Director, and/or Secretary of the Corporation 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.

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

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 13th day of February, 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, 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 February 13, 2013, entitled: “A resolution to authorize the Louisiana Housing Corporation (“Corporation”) to issue a Request for Proposals (“RFP”) for a Housing Needs Assessment; 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 13th day of February, 2013.

Secretary

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution to authorize the Louisiana Housing Corporation (“Corporation”) to issue a Request for Proposals (“RFP”) for a Housing Needs Assessment; and providing for other matters in connection therewith.

WHEREAS, a major cause of the shortage of residential housing available for persons and families of low or moderate income is a lack of a coordinated approach and clear statewide policy regarding funds for such residential housing; and

WHEREAS, the Board of Directors and Staff of the Louisiana Housing Corporation (“Corporation”) have recognized the need to develop a strategic approach to the implementation of a cost containment policy as it relates to the development of housing financed through the various programs and funding sources available from the Corporation.

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

SECTION 1. The Corporation is hereby authorized to issue a Request For Proposals (“RFP”) to solicit proposals from qualified firms for the preparation of cost containment policies and guidelines for the Corporation.

SECTION 2. The Chairman, Vice Chairman, Executive Director, and/or Secretary of the Corporation 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.

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

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 13th day of February, 2013.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

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IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 13th day of February, 2013.

Secretary

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution approving contract negotiations between LHC and St. John the Baptist Parish for consulting and compliance services; and providing for other matters in connection therewith.

WHEREAS, as a result of various circumstances, the St. John the Baptist Parish Public Housing Authority (“St. John PHA”) requires assistance in resolving several issues it has encountered in the effective implementation and administration of its policies, programs, operations, and strategies for meeting its local housing needs and goals; and

WHEREAS, at the direction of the United States Department of Housing and Urban Development (“HUD”), the St. John PHA has contacted the Louisiana Housing Corporation (“Corporation”) to seek the Corporation’s assistance with putting into practice the corrective actions necessary to improve its operation as a PHA and improving its overall housing infrastructure.

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

SECTION 1. The Corporation is hereby authorized to enter into contract negotiations with the St. John the Baptist Parish for consulting and compliance as described herein.

SECTION 2. The Chairman, Vice Chairman, Executive Director, and/or Secretary of the Corporation 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.

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

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 13th day of February, 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, 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 February 13, 2013, entitled: "A resolution approving contract negotiations between LHC and St. John the Baptist Parish for consulting and compliance services; 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 13th day of February, 2013.

Secretary