



# **BOARD OF DIRECTORS**

Agenda Item # 6

**Multifamily Committee**

**Chairman Guy T. Williams**

**MAY 14, 2014**

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# Louisiana Housing Corporation

May 13, 2014

## MULTIFAMILY COMMITTEE MEETING

### AGENDA

Notice is hereby given of a regular meeting of the Multifamily Committee to be held on Wednesday, May 14, 2014 @ 12:15 P.M., Louisiana Housing Corporation Building, V. Jean Butler Boardroom, located at 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

1. Call to Order and Roll Call.
2. Multifamily Update.
3. Approval of the Minutes of the April 9, 2014 Committee Meeting.
4. A resolution accepting the proposal of Merchant Capital, L.L.C. or such other purchaser as may be designated by the Developer for the purchase of not to exceed **Nine Million Seven Hundred Fifty Thousand Dollars (\$9,750,000)** Louisiana Housing Corporation Multifamily Housing Revenue Bonds (**Cypress Springs Senior Apartments Project #2010-07BF; located at 8200 Cypress Road, Baton Rouge, East Baton Rouge Parish, Louisiana 70811**) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing. Staff recommends approval.
5. A resolution accepting the proposal of Community Bank of Texas, N.A. or such other purchaser as may be designated by the Developer for the purchase of not to exceed **Four Million One Hundred Fifty Thousand Dollars (\$4,150,000)** Multifamily Housing Revenue Bonds (**Choctaw Lodge, Project #TC2014-101BF; located at 4115, 4150 and 4202 Mohican-Prescott Crossover, Baton Rouge, East Baton Rouge Parish, Louisiana 70802**); in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing. Staff recommends approval.
6. A resolution approving **delays in the project schedule and changes in the funding sources of Terrace of Hammond (Project #2013-43) located at 1203 Martin Luther King Avenue, Hammond, Tangipahoa Parish**,

**Louisiana, 70401;** and providing for other matters in connection therewith. Staff recommends approval.

7. A resolution authorizing a change in **Iberville Onsite Phase I, #1112-74, (303 Basin Street, New Orleans, Orleans Parish, Louisiana 70112)** as stipulated in the 2011-2012 Qualified Allocation Plan with respect to modifications to the project and the Return/Reallocation of Low Income Housing Tax Credits; and providing for other matters in connection therewith. Staff recommends approval.
8. A resolution authorizing an **extension of submission of Carryover Allocation Documentation** as stipulated in the 2014 Special Interim Qualified Allocation Plan ("QAP") with respect to projects awarded under such QAP; and providing for other matters in connection therewith. Staff recommends approval.
9. A discussion and resolution regarding the **Timeline for Release of the 2015 Qualified Allocation Plan**; and providing for other matters in connection therewith. Staff recommends approval.
10. **Program Updates.**
  - **Non-Closed Projects Update.**
11. **Other Business.**
12. **Adjournment.**



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**Frederick Tombar, III**  
LHC 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](mailto: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.

Louisiana Housing Corporation  
Multifamily Committee Meeting Minutes  
2415 Quail Drive  
Baton Rouge, La 70808  
April 9, 2014  
12:15 p.m.

**Committee Members Present**

Chairman Guy T. Williams, Jr.  
Mr. Larry Ferdinand

**Committee Members Absent**

Dr. Darryl V. Burckel  
Treasurer John N. Kennedy  
Mr. Matthew P. Ritchie

**Board Members Present**

Mr. Mayson H. Foster  
Ms. Ellen M. Lee  
Mr. Willie Spears  
Mr. Malcolm Young

**Board Members Absent**

Mr. Michael L. Airhart

**Staff Present**

See Attached

**Guest Present**

See Attached

**Call to order and roll.** Chairman Guy T. Williams Jr., called the meeting to order at 11:30 a.m. The roll was called and a quorum was established.

**Approval of the Minutes.** Board Member Willie Spears moved to approve the March 12, 2014 Multifamily Committee minutes. Committee Member Larry Ferdinand seconded the motion, and the minutes were approved without correction.

**Action Items**

- *A discussion and resolution granting authority to the Executive Director of the LHC to approve increases to any non-competitive four percent (4%) low-income housing tax credit projects that do not exceed ten percent (10%) of the total amount originally awarded; and providing for other matters in connection therewith. Staff recommends approval.*

Mr. Spears moved to refer the matter to Full Board for consideration, which was seconded by Mr. Ferdinand. There being no opposition, the motion passed unanimously.

➤ *A resolution approving changes to Choctaw Lodge (4115, 4150, and 4202 Mohican-Prescott Crossover Baton Rouge, LA); and providing for other matters in connection therewith. Staff recommends approval.*

Mrs. Brenda Evans, Program Administrator, provided a brief overview of the project. Mr. Larry Hoss with Our Plan B came forward on behalf of the project. There were several questions from the Committee concerning issues presented by Mr. Hoss. Mr. Hoss responded with the current status of the project and briefly discussed the scope of the proposed renovations. Board Member Mason Foster moved to recommend the resolution to Full Board for approval. The motion was seconded by Board Member Ellen Lee. There being no opposition, the motion passed unanimously.

**Other Business.** None

**Adjournment.** There being no further business to discuss, the meeting was adjourned at 11:37 a.m.



# LOUISIANA HOUSING CORPORATION

## MULTIFAMILY COMMITTEE MEETING

Wednesday, April 9, 2014 @ 11:30 A.M.

### Guest Sign-In Sheet

GUEST NAME	FIRM
<b>PLEASE, PLEASE <u>PRINT</u></b>	
1. <u>Randy Oliver</u>	<u>Our Plan B</u>
2. <u>Larry Hoss</u>	<u>Our Plan B</u>
3. <u>THOMAS OLIVER</u>	<u>OUR PLAN B</u>
4. <u>W Neveu</u>	<u>P&amp;J</u>
5. <u>W FRED W</u>	<u>CPM</u>

**MFCM**  
**PLEASE PRINT CLEARLY**

**GUEST NAME**

**FIRM**

6. <u>Charles Tate</u>	
7. <u>Charlotte Bougeons</u>	<u>LAATH</u>
8. <u>Terri North</u>	<u>Providence Comm. Housing</u>
9. <u>Kim Washington</u>	<u>Jericho Housing</u>
10. <u>JOE BUTLER</u>	<u>ARTSPACE PROJECTS</u>
11. <u>WILL LAW</u>	<u>ARTSPACE PROJECTS</u>
12. <u>Clay Tanner</u>	<u>Butler Snow</u>
13. <u>Robert West</u>	<u>USDA, Rural Development</u>
14. <u>Lawrence Trices, Jr.</u>	<u>Metro City Real</u>
15. <u>Louis Russell</u>	<u>LTC</u>
16. <u>Donald Cunningham</u>	<u>Jones Walker</u>
17. <u>Kelly Longwell</u>	<u>Coats Rose</u>
18. <u>Amos Freeman</u>	<u>Standard Enterprises</u>
19. <u>LaTasha Overton</u>	<u>Staff</u>

**MFCM**  
**PLEASE PRINT CLEARLY**

	<b>GUEST NAME</b>	<b>FIRM</b>
20.	Marjorianna Willman	LHC
21.	Michelle Wheffon	Enterprise
22.	Kathy Lohre	GCKP
23.	Byn Gile	Coats Rose
24.	and Bond	LHC
25.	Will Belfon	RPG
26.	ROGER KAIHAO	Trilateral
27.		
28.		
29.		
30.		
31.		
32.		
33.		



## Chairman's Summary: Multifamily Committee



- *Resolution -Cypress Springs Senior Apartments*
- *Dashboard-Cypress Springs Senior Apartments*
- *Summary -Cypress Springs Senior Apartments*
- *Resolution- Choctaw Lodge*
- *Dashboard-Choctaw Lodge*
- *Summary-Choctaw Lodge*
- *Resolution-Terrance Of Hammond*
- *Dashboard-Terrance of Hammond*
- *Summary-Terrance of Hammond*
- *Resolution-Iberville Onsite Phase I*
- *Dashboard-Iberville Onsite Phase I*
- *Summary-Iberville Onsite Phase I*
- *Resolution-Carryover Allocation*
- *Summary-Carryover Allocation*
- *Resolution-Timeline for Release of 2015 Qualified Allocation Plan*
- *Exhibit I-Timeline for Release of 2015 Qualified Allocation Plan*
- *Non-Closed Projects Dashboard*

## LOUISIANA HOUSING CORPORATION

The following resolution was offered by Board Member \_\_\_\_\_ and seconded by Board Member \_\_\_\_\_:

### RESOLUTION

**A resolution accepting the proposal of Merchant Capital, L.L.C. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Nine Million, Seven Hundred Fifty Thousand Dollars (\$9,750,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds for the Cypress Springs Senior Apartments Project located at 8200 Cypress Road, Baton Rouge, Louisiana 70114; in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.**

**WHEREAS**, the Board of Commissioners (the “**LHFA Board**”) of the Louisiana Housing Finance Agency (the “**LHFA**”) on June 8, 2011, adopted a resolution approving and authorizing the issuance of not exceeding Eight Million, Six Hundred Thousand Dollars (\$8,600,000) of Louisiana Housing Finance Agency Single-Multifamily Housing Revenue Bonds (Cypress Springs Senior Apartments Project) in one or more series and authorized the publication of a Notice of Intention to Sell at Private Sale (the “**Notice**”) in connection therewith; and

**WHEREAS**, the Developer has submitted an amended Bond Application requesting an increase in the not exceeding principal amount of the bonds to Nine Million, Seven Hundred Fifty Thousand Dollars (\$9,750,000); and

**WHEREAS**, said bonds are being designated as “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Cypress Springs Senior Apartments Project) Series 2014” in the aggregate principal amount of not to exceed \$9,750,000 (the “**Bonds**”) and are being issued for the purpose of providing funds to (i) pay the cost for the acquisition, construction and equipping of a multifamily residential rental facility serving low and moderate income special needs households in Baton Rouge, East Baton Rouge Parish, Louisiana (the “**Project**”), (ii) fund such reserve accounts as may be required and (iii) pay the costs of issuance associated with the Bonds; and

**WHEREAS**, in accordance with the resolutions adopted by the LHFA on June 8, 2011 and March 13, 2013, sale of the not to exceed \$8,600,000 Bonds was held on March 13, 2013; and

**WHEREAS**, a Supplemental Notice of Sale was published on April 21, 2014 in “The Advocate” and on April 21, 2014 in the “Daily Journal of Commerce” for an amount not to exceed \$9,750,000; and

**WHEREAS**, in accordance with the Supplemental Notice of Sale, not exceeding \$9,750,000 of the Bonds was scheduled for May 14, 2014; and

**WHEREAS**, the Louisiana Housing Corporation (the “**LHC**”) was created by and pursuant to the Louisiana Housing Corporation Act contained in Chapter 3-G of the Louisiana Revised Statutes of 1950, as amended (R.S. 40:600.86 through R.S. 40:600.111) (the “**LHC Act**”), and, pursuant to Section 1 of Act No. 408 of the 2011 Regular Session of the Louisiana Legislature (the “**Housing Reorganization Act**”), the Board of Directors (the “**LHC Board**”) of the LHC assumed the powers, duties, functions and

responsibilities of the LHFA Board pursuant to an amendment of Section 600.4 of Chapter 3-A of the LHFA Act by the Housing Reorganization Act, providing that the LHFA Board was abolished and, as of midnight on December 31, 2011, the activities, authority, power duties functions, programs, obligations, operations and responsibilities and any pending or unfinished business of the LHFA have been assumed and must be completed by the LHC with the same power and authority as the LHFA pursuant to Section 4 of the Housing Reorganization Act; and

**WHEREAS**, the LHC did meet on May 14, 2014, at 12:00 p.m., Louisiana time, for the purpose of receiving and considering the proposal of Merchant Capital, L.L.C. or such other purchaser (the “**Purchaser**”) as may be designated by Cypress Springs Limited Partnership, a limited partnership, organized in the State of Louisiana (the “**Developer**”), and taking action with respect to the parameter sale of not exceeding Nine Million, Seven Hundred Fifty Thousand Dollars (\$9,750,000) of the Bonds pursuant thereto;

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

**SECTION 1.** The parameter written terms submitted this day by Merchant Capital, L.L.C. or such other purchaser as may be designated by the Developer, for the purchase of bonds designated “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Cypress Springs Senior Apartments Project)” located at **8200 Cypress Road, Baton Rouge, Louisiana** 70114; in on more series in the aggregate principal amount of not exceeding \$9,750,000, at an interest rate not exceeding 12% per annum, and for a maturity not exceeding 40 years, authorized under and pursuant to the provisions of a Bond Trust Indenture (the “**Indenture**”), by and between a trustee to be determined (the “**Trustee**”), and the LHC be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds are conditioned upon approval by the State Bond Commission and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Bonds in accordance with said Indenture is hereby authorized and approved. The Chairman, Vice Chairman, Interim Executive Director and/or Secretary of this LHC Board are hereby authorized and directed for, on behalf of and in the name of the LHC, to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Bonds on file with the LHC:

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

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with Chapter 3-A of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and with the approval of Counsel to the LHC or Bond Counsel. As provided in the resolution adopted by the LHFA on June 8, 2011, the costs of financing the Project will be paid out of the proceeds from the sale of the Bonds, in one or more series, which shall be special, limited obligations of the LHC, payable solely out of the revenues derived by the LHC with respect to the Project for which financing is made available, and the Bonds and the interest thereon shall never constitute the debt or indebtedness of the LHC, the State of Louisiana (the “**State**”), or any political subdivision thereof within the meaning of any provision or limitation of the Constitution or statutes of the State, nor shall the same give rise to a pecuniary liability of the LHC or the State or any political subdivision thereof or a charge against their general credit or taxing power, and such limitation shall be plainly stated on the face of the Bonds.

By virtue of LHC’s application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission’s approval(s) resolved and set forth herein, it resolves that it understands and agrees that such approval(s) are expressly conditioned upon, and it further resolves that it understands, agrees and binds itself, its successors and assigns to, full and continuing compliance with the “State Bond Commission Policy on Approval of Proposed Use of Swaps, or other forms of Derivative Products Hedges, Etc.”, adopted by the Commission on July 20, 2006, as to the borrowing(s) and other matter(s) subject to the approval(s), including subsequent application and approval under said Policy of the implementation or use of any swap(s) or other product(s) or enhancement(s) covered thereby.

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

**SECTION 3.** In order to accomplish the sale of the Bonds in accordance with the terms of this resolution, either the Chairman or Vice Chairman of the LHC or the Executive Director, acting on his behalf, be and they are hereby authorized and directed to execute and deliver, for and on behalf of the LHC,

the Indenture in substantially the form thereof which is now before this LHC and filed with the Secretary of this LHC Board of Directors with such revisions or changes as may be approved by Bond Counsel.

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

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

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

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

**SECTION 8.** The Project is hereby preliminarily approved for low-income housing tax credits (“LIHTCs”) in the amount of Six Hundred Fifteen Thousand, Six Hundred Ninety-Seven Dollars (\$615,697) in accordance with the preliminary feasibility analysis report (the “**F&V Report**”) of the Corporation's tax credit underwriter (the “**Tax Credit Underwriter**”) attached hereto as **Exhibit A**, provided, however, that staff is hereby further authorized and directed to adjust such LIHTCs based upon (a) any reprocessing submitted by the taxpayer/owner and the LIHTCs recommended and approved in a supplemental F&V Report of the Underwriter and/or (b) the final audited cost certification review of the Project by the Tax Credit Underwriter following the placement in service of the Project as required by Section 42(m) of the Internal Revenue Code of 1986, as amended (the “**Code**”).

**SECTION 9.** This resolution shall take effect immediately.

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

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 14<sup>th</sup> day of May, 2014.

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Chairman

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Secretary

**STATE OF LOUISIANA**

**PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "LHC"), do hereby certify that the foregoing four (4) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on May 14, 2014, entitled: "A resolution accepting the proposal of Merchant Capital, L.L.C. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Nine Million Seven Hundred Fifty Thousand Dollars (\$9,750,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Cypress Springs Senior Apartments Project) located at **8200 Cypress Road, Baton Rouge, Louisiana** 70114; in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing."

**IN FAITH WHEREOF**, witness my official signature and the impress of the official seal of the LHC on this, the 14<sup>th</sup> day of May, 2014.

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Secretary

(SEAL)

### Reason for Requested Reprocessing

The developer is requesting approval of \$9,750,000 in Multi-Family Revenue Bonds (MRB) and the approval for the sales of the bonds. The project was previously awarded \$8,600,000.00 in MRB.

Development costs increased primarily in two areas, hard costs and financing costs due to changes in construction costs and requirements of the HUD 221(d)4 program.

### Project History and Previous Board Action

**June 2011** – LHC approval of \$8,600,000 in MRB

**August 2011** – Mortgage Revenue Bonds Approved by the SBC

### Reprocessing Involves the Following Changes

The project secured a HUD 221(d)4 loan and increased the TDC by 9%.

	Original Application	Reprocessing	Increase/(Decrease)
1.) No. of Buildings	3	3	0
2.) No. of Units	144	144	0
3.) Avg. Unit Size (sq.ft.)	761	761	0

### Project Specifics

#### Rehab or New Const. Costs

Total Hard Costs	\$12,843,105.00
Total Soft Costs	\$4,167,693.00
<b>Total Costs</b>	<b>\$17,010,798.00</b>

#### Unit Mix

1 Bedroom Units	76
2 Bedroom Units	68
3 Bedroom Units	0
4 Bedroom Units	0
<b>Total Units</b>	<b>144</b>

**Note:** Development Costs are exclusive of reserves.

Development Costs:	Original Application	Reprocessing	Net Increase/(Decrease)
<b>Total Development Cost</b>	<b>\$15,473,956.00</b>	<b>\$17,010,798.00</b>	<b>\$1,536,842.00</b>
Total Units	144	144	0
Total Buildings	3	3	0
Total Cost/Unit	\$107,458.02	\$118,130.54	\$10,672.52
Total Square Feet	109,648	109,648	0
<b>Total Cost/SF</b>	<b>\$141.12</b>	<b>\$155.14</b>	<b>\$14.02</b>

Funding Sources:	Original Application	Reprocessing	Net Increase/(Decrease)
Permanent First Mortgage	\$6,200,000.00	\$7,522,600.00	\$1,322,600.00
Permanent Second Mortgage	\$1,000,000.00	\$1,000,000.00	\$0
Gross Tax Credit Equity	\$5,541,336.00	\$5,815,760.00	\$274,424.00
HOME Funds (LHC)	\$1,575,480.00	\$1,575,480.00	\$0
Affordable Housing Program	\$500,000.00	\$500,000.00	\$0
Local Foundation	\$250,000.00	\$250,000.00	\$0
Deferred Developer Fees	\$909,020.00	\$887,666.00	(\$21,354.00)
Reserves	(\$501,880.00)	(\$540,708.00)	(\$38,828.00)
<b>Total Sources</b>	<b>\$15,473,956.00</b>	<b>\$17,010,798.00</b>	<b>\$1,536,842.00</b>

## Estimated Economic Impact\*

\*Estimated using the National Association of Home Builders (NAHB) economic model, Qualified Allocation Plan and State Bond Commission Fee Schedules

	During Construction (One-Year Impact)	Post-Construction (Annual Impact)
<b>Local Employment Income</b>	\$11,376,000.00	\$3,456,000.00
<b>Local Employment Taxes</b>	\$1,190,880.00	\$635,040.00
<b>Local Jobs</b>	176	43
<b>Zoning/Impact Fees/Permits</b>	\$438,192.00	-
<b>SBC/MRB/Tax Credit Application Fees</b>	\$12,500.00	-
<b>MRB Closing Fees</b>	-	-
<b>Annual Administrative Fee</b>	\$9,750.00	-
<b>LHC Compliance Monitoring Fee</b>	\$720.00	\$720.00
<b>LHC Reprocessing Fee</b>	\$2,500.00	-
<b>Total Economic Impact</b>	<b>\$13,030,542.00</b>	<b>\$4,091,760.00</b>

## Area Demographic Profile

Source: U.S. Census Bureau, American Fact Finder

East Baton Rouge Parish	2007-2011
Median Household Income	\$48,274.00
People living in poverty	18.5%
People living at or above poverty	72.8%
Households earning \$14,999 or less	8.5%
Households earning \$24,999 or less	18.1%

## Occupancy Profile

Source Citation: U.S. Department of Housing and Urban Development (HUD) AMI Limits as of 12/11/2012

57	40-50%	\$19,310 - \$24,137
87	50-60%	\$24,137-\$28,964

## Examples of Occupations in the 50-60% AMI Category

Construction	Hospitality	Drivers	Healthcare
Healthcare	Office Clerks	Maintenance	Firefighters
Food Service	Education	Bank Tellers	Security Guards
Retail	Childcare Workers	Recreation	Administrative Assistants

## Projected Major Area Employers

Retail	Trade/Tourism
Medical Facilities	
Private Industry	Local Government

**RESOLUTION SUMMARY:**  
**Cypress Springs Senior Apartments**  
**Project Number 2010-07BF**  
**Baton Rouge, Louisiana**

**OVERVIEW**

The developer of Cypress Springs Apartments is requesting final approval of \$9,750,000.00 in Multi-family Revenue Bonds. Approving this request will allow the construction of the project. Disapproving the request will adversely affect the construction of 144 affordable housing units in Baton Rouge, Louisiana.

The Cypress Springs project received State Bond Commission approval at its August 18, 2011 meeting.

Board of Commissioners of the Louisiana Housing Finance Agency (currently Louisiana Housing Corporation) on June 8, 2011, adopted a resolution approving and authorizing the issuance of not exceeding Eight Million Six Hundred Thousand Dollars (\$8,600,000) of Multifamily Housing Revenue Bonds. The Developer has submitted an amended Bond Application requesting an increase in the not exceeding principal amount of the bonds to Nine Million, Seven Hundred Fifty Thousand Dollars (\$9,750,000). A Supplemental Notice of Sale was published on April 21, 2014 in "The Advocate" and on April 21, 2014 in the "Daily Journal of Commerce" for an amount not to exceed \$9,750,000.

This project is new construction. The developer experienced some delays caused by the need for restructuring the project's financing due to changes in construction costs and requirements of the HUD 221(d)4 program. There were environmental issues as well that took longer than anticipated to be resolved. The project has received its environmental clearance and a positive feasibility & viability analysis.

**STAFF RECOMMENDATION:**

Staff recommends final approval of \$9,750,000.00 in Multi-family Revenue Bonds.

**PROJECT DEVELOPMENT SUMMARY:**

Cypress Springs Apartments are located at 8200 Cypress Road, Baton Rouge, East Baton Rouge Parish, Louisiana. The Mortgage Revenue Bonds will be issued by the Louisiana Housing Corporation.

Cypress Springs Apartments, L.P. will construct a 3 buildings consisting of a 144 unit senior apartment complex. Project amenities include a community facility, refrigerator, range, microwave, dishwasher and disposal. The project will meet all energy efficiency requirements and requirements for Green Buildings.

The unit mix consist of; seventy-six (76) one-bedroom units; and sixty-eight (68) two-bedroom units. Fifty-seven (57) units will be set aside for tenants at 40-50% of Area Median Income (AMI); and eighty-seven (87) units will be set aside for tenants at 50-60 % of AMI.

Residents will benefit from energy efficient appliances, open outdoor space, off-street parking, dishwashers, and disposals in each unit.

The units have an average square footage of approximately 770 square feet.

### **DEVELOPMENT GROUP AND FINANCIAL PARTNERS**

The taxpayer contact and representative at the Board of Directors meeting for the project is Mrs. Donna Collins-Lewis, Community Development, Inc. (CDI) Partnership. Developer's experience includes LIHTC developments in Louisiana.

#### **Projects Placed In Service:**

<b>Project Name</b>	<b># of Units</b>	<b>PIS Date</b>	<b>Location</b>
• Hooper Pointe	176	09/2007	Louisiana
• Hooper Springs	48	12/2011	Louisiana
<b>Total</b>	<b>224</b>		

The project's construction will be financed through the issuance of Tax-Exempt bonds.

### **FINANCIAL ANALYSIS**

<u>Funding Sources:</u>	<u>Previous Application</u>	<u>Reprocessing</u>
First Mortgage	\$6,200,000	\$7,522,600
Perm-Second Mortgage	\$1,000,000	\$1,000,000
HOME Funds	\$1,575,480	\$1,575,480
Deferred Developer Fees	\$ 909,020	\$ 887,666
Tax Credit Equity	\$5,541,336	\$5,815,760
Affordable Housing Program	\$ 750,000	\$ 750,000

#### Project Costs:

Total Development Cost:	\$15,473,956	\$17,010,798
Total Units:	144	144
Total Cost/Unit:	\$ 107,458	\$ 118,131
Total Square Feet:	109,648	109,648
Total Cost/SF:	\$ 141	\$ 155
Total Reserves:	\$ 501,880	\$ 540,708
Total Soft Costs	\$ 3,824,199	\$ 4,167,693
Total SF minus Common Buildings:	N/A	N/A
Total Cost/SF minus Commons:	N/A	N/A

<u>Construction Costs:</u>	<u>Original Application</u>	<u>Reprocessing</u>
Rehabilitation Hard Costs:	\$N/A	\$N/A
Construction Costs:	\$11,112,817	\$12,843,105
Land Costs:	\$ 536,940	\$ 536,940
Building Costs:	\$ 0	\$ 0

## LOUISIANA HOUSING CORPORATION

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

### RESOLUTION

**A resolution accepting the proposal of CommunityBank of Texas, N.A. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Four Million, One Hundred Fifty Thousand Dollars (\$4,150,000) Multifamily Housing Revenue Bonds for the Choctaw Lodge Project located at 4115, 4150, and 4202 Mohican-Prescott Crossover, Baton Rouge, Louisiana; in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.**

**WHEREAS**, the Board of Directors (the “**Board**”) of the Louisiana Housing Corporation (the “**LHC** or the **Corporation**”) on April 9, 2014, adopted a resolution approving and authorizing the issuance of not exceeding Four Million, One Hundred Fifty Thousand Dollars (\$4,150,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Choctaw Lodge Project) in one or more series and authorized the publication of a Notice of Intention to Sell at Private Sale (the “**Notice**”) in connection therewith; and

**WHEREAS**, said bonds are being designated as “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Choctaw Lodge Project)” in the aggregate principal amount of not to exceed Four Million One Hundred Fifty Thousand Dollars (\$4,150,000) (the “**Bonds**”) and are being issued for the purpose of providing funds to (i) pay the cost for the acquisition, rehabilitation, construction and equipping of a multifamily residential rental facility serving low and moderate income special needs households in Baton Rouge, East Baton Rouge Parish, Louisiana (the “**Project**”), (ii) fund such reserve accounts as may be required and (iii) pay the costs of issuance associated with the Bonds; and

**WHEREAS**, as set forth in said resolution, the Notice of Sale was published on April 21, 2014 in “The Advocate” and on April 21, 2014 in the “The Daily Journal of Commerce” for an amount not to exceed Four Million, One Hundred Fifty Thousand Dollars (\$4,150,000); and

**WHEREAS**, in accordance with the aforesaid resolution adopted by the LHC on April 9, 2014, the sale of the Bonds was scheduled for May 14, 2014 and

**WHEREAS**, the LHC did meet on May 14, 2014, at 12:00 p.m., Louisiana time, for the purpose of receiving and considering the proposal of CommunityBank of Texas, N.A. or such other purchaser (the “**Purchaser**”) as may be designated by Choctaw Lodge GP, LLC, a Louisiana limited partnership (the “**Developer**”), and taking action with respect to the parameter

sale of not exceeding Four Million One Hundred Fifty Thousand Dollars (\$4,150,000) of the Bonds pursuant thereto;

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

**SECTION 1.** The parameter written terms submitted this day by CommunityBank of Texas, N.A. or such other purchaser as may be designated by the Developer, for the purchase of bonds designated “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Choctaw Lodge Project)” located at **4115, 4150, and 4202 Mohican-Prescott Crossover**, Baton Rouge, Louisiana; in on more series in the aggregate principal amount of not exceeding Four Million, One Hundred Fifty Thousand Dollars (\$4,150,000), at an interest rate not exceeding 12% per annum, and for a maturity not exceeding 40 years, authorized under and pursuant to the provisions of a Bond Trust Indenture (the “**Indenture**”), by and between a trustee to be determined (the “**Trustee**”), and the LHC be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds are conditioned upon approval by the State Bond Commission and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Bonds in accordance with said Indenture is hereby authorized and approved. The Chairman, Executive Director of the Corporation, and/or Secretary of the Corporation are hereby authorized and directed for, on behalf of and in the name of the LHC, to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Bonds on file with the LHC:

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

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and with the approval of Counsel to the LHC or Bond Counsel. As provided in the resolution adopted by the LHC on April 9, 2014, the costs of financing the Project will be paid out of the proceeds from the sale of the Bonds, in one or more series, which shall be special, limited obligations of the LHC, payable solely out of the revenues derived by the LHC with respect to the Project for which financing is made available, and the Bonds and the interest thereon shall never constitute the debt or indebtedness of the LHC, the State of Louisiana (the “**State**”), or any political subdivision thereof within the meaning of any provision or limitation of the Constitution or statutes of the State, nor shall the same give rise to a pecuniary liability of the LHC or the State or any political subdivision thereof or a charge against their general credit or taxing power, and such limitation shall be plainly stated on the face of the Bonds.

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

**SECTION 3.** In order to accomplish the sale of the Bonds in accordance with the terms of this resolution, either the Chairman, Executive Director of the Corporation, and/or Secretary of the Corporation, acting on his behalf, be and they are hereby authorized and directed to execute and deliver, for and on behalf of the LHC, the Indenture in substantially the form thereof which is now before this LHC and filed with the Secretary of this Board of Directors with such revisions or changes as may be approved by Bond Counsel.

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

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

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

By virtue of LHC's application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission's approval(s) resolved and set forth herein, it resolves that it understands and agrees that such approval(s) are expressly conditioned upon, and it further resolves that it understands, agrees and binds itself, its successors and assigns to, full and continuing compliance with the "State Bond Commission Policy on Approval of Proposed Use of Swaps, or other forms of Derivative Products Hedges, Etc.", adopted by the Commission on July 20, 2006, as to the borrowing(s) and other matter(s) subject to the approval(s), including subsequent application and approval under said Policy of the implementation or use of any swap(s) or other product(s) or enhancement(s) covered thereby.

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

**SECTION 8.** This resolution shall take effect immediately.

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

**YEAS:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

And the resolution was declared adopted on this, the 14th day of May, 2014.

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Chairman

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Secretary

**STATE OF LOUISIANA**

**PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the “**LHC**”), do hereby certify that the foregoing five (5) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on May 14, 2014, entitled: “A resolution accepting the proposal of CommunityBank of Texas, N.A. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Four Million, One Hundred Fifty Thousand Dollars (\$4,150,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds for the Choctaw Lodge Project located at **4115, 4150, and 4202 Mohican-Prescott Crossover**, Baton Rouge, Louisiana; in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.”

**IN FAITH WHEREOF**, witness my official signature and the impress of the official seal of the LHC on this, the 14th day of May, 2014.

---

Secretary

(SEAL)

## Reason for Requested Approval

The developer is requesting approval of the sale of the awarded \$4,150,000 in Multi-family Revenue Bonds.

## Project History and Previous Board Action

- **August 2013** – Project submitted in the 2014 9% competitive funding round, but did not receive an award due to the project's final score and ranking.
- **April 2014** – received approval of \$276,682.00 in 4% Non-competitive Low Income Housing Tax Credits and \$4,150,000 in Multi-family Revenue Bonds.

## Project Specifics

### Acquisition/Rehabilitation Costs

<b>Rehabilitation Hard Costs</b>	\$4,252,764.00
<b>Total Soft Costs (Includes Asset Mngmt. Fee)</b>	\$1,589,053.00
<b>Construction Costs</b>	\$ 0.00
<b>Land Costs</b>	\$410,000.00
<b>Building Costs</b>	\$1,190,000.00

### Unit Mix

0 Bedrooms	31
1 Bedroom Units	36
2 Bedroom Units	13
3 Bedroom Units	12
<b>Total Units</b>	<b>92</b>

### Development Costs:

<b>Total Development Cost</b>	<b>\$7,441,817.00</b>
Total Units	92
Total Buildings	7
Total Cost/Unit	\$78,715.37
Total Square Feet	64,500
<b>Total Cost/SF</b>	<b>\$112.28</b>

### Funding Sources:

First Mortgage	\$1,800,000.00
Second Mortgage	\$850,000.00
CDBG Funds	\$2,500,000.00
Deferred Developer Fee	\$295,875.00
Tax Credit Equity	\$2,268,567.00
Initial Reserves	(\$272,625.00)

### Property Value:

Appraisal Date	8/11/2013
Pre-Rehab Value	\$1,750,000.00
Post-Rehab Value	N/A
Date Property Last Sold	10/18/2013
Amt of Last Sale	\$1,600,000.00

**Total development costs include costs for community facilities. Calculations for per unit and square footage costs do not include community facility costs.**

\*Estimated using the National Association of Home Builders (NAHB) economic model

## Estimated Economic Impact\*

\*Estimated using the National Association of Home Builders (NAHB) economic model, Qualified Allocation Plan and State Bond Commission Fee Schedules

	During Construction (One-Year Impact)	Post-Construction (Annual Impact)
<b>Local Employment Income</b>	\$7,268,000.00	\$2,208,000.00
<b>Local Employment Taxes</b>	\$760,840.00	\$405,720.00
<b>Local Jobs</b>	112	28
<b>Zoning/Impact Fees/Permits</b>	\$279,956.00	-
<b>SBC/MRB/Tax Credit Application Fees</b>	\$5,000.00	-
<b>MRB Closing Fees</b>	\$41,500.00	-
<b>Annual Administrative Fee</b>	\$17,860.00	-
<b>LHC Compliance Monitoring Fee</b>	\$1,040.00	\$1,040.00
<b>LHC Reprocessing Fee</b>	\$2,500.00	-
<b>Total Economic Impact</b>	<b>\$18,831,864.00</b>	<b>\$5,910,320.00</b>

## Area Demographic Profile

Source: U.S. Census Bureau, American Fact Finder

East Baton Rouge Parish	2008-2012
Median Household Income	\$48,274.00
People living in poverty	12.4%
People living at or above poverty	87.6%
Households earning \$14,999 or less	5.8%
Households earning \$24,999 or less	17.7%

## Occupancy Profile

Source Citation: U.S. Department of Housing and Urban Development (HUD) AMI Limits as of 12/11/2012

92	50-60%	\$24,137-\$28,964

## Examples of Occupations in the 50-60% AMI Category

Construction	Bus Drivers	Management	Paramedics
Nursing Aides & Orderlies	Office Clerks	Maintenance	Firefighters
Nursing Aides	Teacher Assistants	Bank Tellers	Security Guards
Retail Sales	Childcare Workers	Tax Preparers	Administrative Assistants

Retail	Local School System
Medical Facilities	
Private Industry	Local Government

## **RESOLUTION SUMMARY:**

**Choctaw Lodge**

**Project Number: TC2013-101BF**

**Baton Rouge, Louisiana**

### **OVERVIEW**

The developer of Choctaw Lodge is requesting final sale approval of \$4,150,000 in Multi-family Revenue Bonds. Approving this request will allow the rehabilitation of the project. Disapproving the request will adversely affect the rehabilitation of 92 affordable housing units in Baton Rouge, Louisiana.

### **STAFF RECOMMENDATION:**

Staff recommends approval of \$4,150,000 in Multi-family Revenue Bonds.

### **PROJECT DEVELOPMENT SUMMARY:**

Choctaw Lodge is located at 4115, 4150, and 4202 Mohican-Prescott Crossover, Baton Rouge, East Baton Rouge Parish, Louisiana.

The Mortgage Revenue Bonds will be issued by the Louisiana Housing Corporation.

The Choctaw Lodge Project site currently consists of 102 apartments which have not been renovated in over 20 years. The planned project will include 92 totally renovated apartment units all of which will be affordable units. The project will include a community center for residents and the community at large and will be gated and fenced with restricted access for community security.

The project currently has an occupancy rate of approximately 40% due to many of the units being uninhabitable. Several units were damaged by fires and others are in severe disrepair.

The rehabilitated project will consist of seven (7) buildings. There are 92 residential units. The unit mix will consist of; thirty-one (31) studio units; thirty-six (36) one-bedroom units; thirteen (13) two-bedroom units; and twelve (12) three-bedroom units. All ninety-two (92) units will be set aside for 50-60 % of AMI tenants.

The units have an average square footage of (701) square feet. There is a community facility which provides community room for meetings. The project's amenities will include: perimeter security fencing and security gate. Each unit will be furnished with the following amenities: internet and cable access, disposal and dishwasher.

### **DEVELOPMENT GROUP AND FINANCIAL PARTNERS**

The taxpayer contact and representative at the Board of Directors meeting for the project is Mr. Larry Hoss, Our Plan B, Inc. Developer's experience includes LIHTC developments in Louisiana.

### **Projects Placed In Service:**

<b>Project Name</b>	<b># of Units</b>	<b>PIS Date</b>	<b>Location</b>
• Lincoln Family Homes	40	08/2007	Louisiana
• Iowa Family Homes	60	08/2008	Louisiana
• Springhill Senior Village	51	05/2008	Louisiana
• <u>Dogwood Place Subdivision</u>	60	12/2011	Louisiana
<b>Total</b>	<b>211</b>		

The project's construction will be financed through the issuance of Tax-Exempt bonds. Hunt Capital Partners, LLC will be purchasing the tax credits. The projected equity from the syndication of credits is \$ 2,268,567.

### **FINANCIAL ANALYSIS**

#### Funding Sources:

First Mortgage	\$1,800,000
Perm-Second Mortgage	\$850,000
CDBG Funds	\$2,500,000
Deferred Developer Fees	\$295,875
Tax Credit Equity	\$2,268,567

#### Project Costs:

Total Development Cost:	\$7,441,817
Total Units:	92
Total Cost/Unit:	\$78,715.37
Total Square Feet:	64,500
Total Cost/SF:	\$112.28
Initial Reserves:	\$272,625
Total Soft Costs	\$1,589,053

#### Construction Costs:

Rehabilitation Hard Costs:	\$4,252,764
Land Costs:	\$410,000
Building Costs:	\$1,190,000

#### Property Value:

Appraisal Date:	8/11/13
Pre-Rehab Value:	\$1,750,000
Post-Rehab Value	N/A
Date Property Last Sold:	10/18/2013
Amount of Last Sale:	\$1,600,000
Current Occupancy Rate:	35-40%
Year Built	1975
Positive Cash Flow (last 12 months):	N/A

## LOUISIANA HOUSING CORPORATION

The following resolution was offered by Director \_\_\_\_\_ and approved by Director \_\_\_\_\_:

### RESOLUTION

**A resolution authorizing a material change to Terrace of Hammond located at 1203 Martin Luther King Avenue, Hammond, Louisiana involving a delay in the project schedule and modification to the project's sources and uses as stipulated in the 2013 Qualified Allocation Plan (QAP) by the Louisiana Housing Corporation with respect to the project submitting a request for such material changes; and providing for other matters in connection therewith.**

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

**WHEREAS**, the taxpayer for Terrace of Hammond submitted a request (attached) involving a delay in the project schedule and modification to the project's sources and uses due the project being ineligible for HOME funds previously awarded to the project; and

**WHEREAS**, the 2013 Qualified Allocation Plan identifies a material change as delays in projects schedule or benchmark dates in excess of 180 days, a change in the projects sources greater than 10% and any change that a reasonable man would determine to be a material change in the project; and

**WHEREAS**, the staff of the Corporation has processed the request for Terrace of Hammond in accordance with the Qualified Allocation Plan and is prepared, based upon the review and the feasibility analysis of Foley & Judell, L.L.P., to recommend approval of the request to delay the project schedule and modify the project's sources and uses:

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

**SECTION 1.** Terrace of Hammond (the "Project") request to delay in the project schedule and modify the project's sources and uses to the project is hereby approved.

**SECTION 2.** The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to implement the Board's action.

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

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

**YEAS:**

**NAYS:**

**ABSENT:**

And the resolution was declared adopted on this, 14<sup>th</sup> day of May 2014.

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**Chairman**

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**Secretary**

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

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on May 14, 2014, "A resolution authorizing a material change to Terrace of Hammond located at 1203 Martin Luther King Avenue, Hammond, Louisiana involving a delay in the project schedule and modification to the project's sources and uses as stipulated in the 2013 Qualified Allocation Plan (QAP) by the Louisiana Housing Corporation with respect to the project submitting a request for such material changes; 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 14<sup>th</sup> day of May, 2014.

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**Secretary**

(SEAL)

## Reason for Requested Reprocessing

The developer of Terrace of Hammond is requesting approval of delays to the development's project schedule. The request for additional time is due to the project needing additional time to secure alternate financing to replace ineligible HOME funds previously awarded to the project.

## Project History and Previous Board Action

- **November 2012** - LHC Board approved an award of \$600,000 Low Income Housing Tax Credits and \$500,000 in HOME funds to the project.
- **March 2013** – Rescinded HOME award issued due to results of the environmental assessment which placed the site in a floodway.
- **April 2014** – Approval was granted non-material reprocessing changes requested by the Federal Home Loan Bank as condition of funding involving the addition of a non-profit to the partnership and set-aside changes.

## Reprocessing Involves the Following Changes

	Original Application	Reprocessing	Increase/(Decrease)
1.) No. of Buildings	11	11	0
2.) No. of Units	80	80	0
3.) Unit Size (sq.ft.)	967	967	0

## Project Specifics

### Rehabilitation Costs

Total Hard Costs	\$5,673,291.00
Total Soft Costs	\$1,849,410.00
<b>Total Costs</b>	<b>\$7,522,701.00</b>

### Unit Mix

1 Bedroom Units	4
2 Bedroom Units	31
3 Bedroom Units	44
Other (2 Bedroom Employee Unit)	1
<b>Total Units</b>	<b>80</b>

**Note:** Development Costs are exclusive of reserves.

Development Costs:	Original Application	Reprocessing	Net Increase/(Decrease)
<b>Total Development Cost</b>	<b>\$7,235,842.00</b>	<b>\$7,522,702.00</b>	<b>\$286,860.00</b>
Total Units	80	80	0
Total Buildings	11	11	0
Total Cost/Unit	\$90,448.03	\$94,033.77	\$3,585.74
Total Square Feet	77,352	77,352	0
<b>Total Cost/SF</b>	<b>\$93.54</b>	<b>\$97.25</b>	<b>\$3.71</b>

Funding Sources:	Original Application	Reprocessing	Net Increase/(Decrease)
Permanent First Mortgage	\$1,639,307.00	\$1,291,702.00	(\$347,605.00)
Permanent Second Mortgage	\$0	\$1,000,000.00	\$1,000,000.00
Gross Tax Credit Equity	\$5,279,472.00	\$5,459,000.00	\$179,528.00
HOME Funds (LHC)	\$500,000.00	\$0	(\$500,000.00)
Deferred Developer Fees	\$0	\$0	\$0
Other Funding Sources	\$0	\$0	\$0
Reserves	(\$182,937.00)	(\$228,000.00)	(\$45,063.00)
<b>Total Sources</b>	<b>\$7,235,842.00</b>	<b>\$7,522,702.00</b>	<b>\$286,860.00</b>

## Estimated Economic Impact\*

\*Estimated using the National Association of Home Builders (NAHB) economic model, Qualified Allocation Plan and State Bond Commission Fee Schedules

	During Construction (One-Year Impact)	Post-Construction (Annual Impact)
<b>Local Employment Income</b>	\$6,320,000.00	\$1,920,000.00
<b>Local Employment Taxes</b>	\$661,600.00	\$352,800.00
<b>Local Jobs</b>	98	24
<b>Zoning/Impact Fees/Permits</b>	\$10,000.00	-
<b>SBC/MRB/Tax Credit Application Fees</b>	-	-
<b>MRB Closing Fees</b>	-	-
<b>Annual Administrative Fee</b>	-	-
<b>LHC Compliance Monitoring Fee</b>	\$400.00	\$400.00
<b>LHC Reprocessing Fee</b>	\$1,250.00	-
<b>Total Economic Impact</b>	<b>\$6,993,250.00</b>	<b>\$2,273,200.00</b>

## Area Demographic Profile

Source: U.S. Census Bureau, American Fact Finder

Tangipahoa Parish	2007-2011
Median Household Income	\$40,214.00
People living in poverty	22.1%
People living at or above poverty	77.9%
Households earning \$14,999 or less	18.5%
Households earning \$24,999 or less	32.8%

## Occupancy Profile

Source Citation: U.S. Department of Housing and Urban Development (HUD) AMI Limits as of 12/11/2012

No. of Units	AMI	Annual Qualifying Income Limit
4	20%	\$12,300
8	30%	\$15,350
4	50%	\$25,550
63	60%	\$30,660
1	-	Market Rate Units

## Examples of Occupations in the 50-60% AMI Category

Baggage Porters and Bellhops	Bus Drivers	Hotel Clerks	Paramedics & EMTs
Nursing Aides & Orderlies	Office Clerks	Executive Secretaries	Firefighters
Retail Sales Supervisors	Teacher Assistants	Bank Tellers	Judicial Law Clerks
Tax Preparers	Childcare Workers	Security Guards	Administrative Assistants

Source Citation: Louisiana Workforce Commission, Market Study

## Projected Major Area Employers

Retail	Medical Facilities
Local School Systems	
Manufacturing	Private Industry

## **RESOLUTION SUMMARY:**

**Terrace of Hammond**

**Project Number 2013-43**

**Hammond, Louisiana**

### **OVERVIEW**

The developer of Terrace of Hammond is requesting approval of material changes to the project involving the following:

- Changes to the project's sources and uses greater than 10% of the project's total development costs; and
- Extension to the project schedule greater than 180 days.

The aforementioned changes to the project are due to the project requiring additional time to secure alternate financing to replace ineligible HOME funds previously awarded to the project. The award of HOME funds to the project was rescinded on March 12, 2013 due to results of the environmental assessment which placed the site in a floodway.

The 2013 Qualified Allocation Plan (QAP) identifies a material change as delays in the project schedule greater than 180 days; changes in the projects sources greater than 10%; and any change that a reasonable man would determine to materially change the project. The project's completion date is being changed to April 2015 from November 2013. Changes in the project's sources include a decrease in HOME funds (\$500,000); addition of a Federal Home Loan Bank loan (\$1,000,000) and decrease in first mortgage by \$397,605 (21%).

### **STAFF RECOMMENDATION:**

Staff recommends approval of the material changes to the project. Some of the advantages of approving the request are listed below:

- The project provides needed housing in Hammond, Louisiana.
- The project was successful in obtaining a commitment of funds from the Federal Home Loan Bank to replace the award of HOME funds.
- The project's costs are within the cost limits established in the 2013 QAP.

### **PROJECT DEVELOPMENT SUMMARY:**

Terrace of Hammond is a rehabilitation project located at 1203 Martin Luther King Avenue, Hammond, Tangipahoa Parish, Louisiana.

The unit mix consists of eighty (80) units with the following configuration: four (4) one-bedroom units, thirty-one (31) two-bedroom unit, forty-four (44) four-bedroom units and one (1) manager's unit. The set-aside for tenants is four (4) units at less than or equal to 20% AMI, eight (8) units between 20%- 30% AMI, sixty-seven (67) units between 50%-60% AMI and one (1) market rate

manager's unit.

Project amenities includes community facilities, washers and dryers, dishwashers and disposals maintained in each unit. The average unit is 967 square feet. The project achieved financial closing on April 30, 2014. To date \$517,622 in project costs have been expended.

### **DEVELOPMENT GROUP AND FINANCIAL PARTNERS**

The taxpayer representative at the Board of Directors meeting for the project is RichSmith Development, Arby Smith.

### **FINANCIAL ANALYSIS**

<u>Funding Sources:</u>	<u>Approved</u>	<u>Reprocessing</u>
Permanent First Mortgage	\$1,639,307	\$1,291,702
Permanent Second Mortgage	\$0	\$1,000,000
Gross Tax Credit Equity	\$5,279,472	\$5,459,000
HOME funds	\$500,000	\$0
Deferred Developer Fee	\$0	\$0
Operating Reserves	(\$182,937)	(\$228,000)

#### Project Costs:

<u>Development Costs:</u>	<u>Approved</u>	<u>Reprocessing</u>
Total Development Cost:	\$7,235,842	\$7,522,702
Total Units:	80	80
Total Buildings:	11	11
Total Cost/Unit:	\$90,448.03	\$94,033.77
Total Square Feet:	77,352	77,352
Total Cost/SF:	\$93.54	\$97.25

## LOUISIANA HOUSING CORPORATION

The following resolution was offered by Director \_\_\_\_\_ and approved by Director \_\_\_\_\_:

### RESOLUTION

**A resolution authorizing a Return/Reallocation of Low Income Housing Tax Credits to Iberville Onsite Phase I located at 303 Basin Street, New Orleans, Orleans Parish, Louisiana 70112, as stipulated by the Louisiana Housing Corporation Return/Reallocation Protocol with respect to such requests; and providing for other matters in connection therewith.**

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

**WHEREAS**, the taxpayer for Iberville Onsite Phase I submitted a request involving the return of 2012 per capita LIHTC previously allocated to the project for the reallocation of LIHTC from the 2014 housing credit ceiling due to unforeseen site conditions affecting pile driving and inclement weather delaying the project's development; and

**WHEREAS**, the staff of the Corporation has processed the request for Iberville Onsite Phase I in accordance with the Corporation's Return/Reallocation Protocol approved at the April 2013 board meeting and is prepared, based upon the review and the feasibility analysis of Foley & Judell, L.L.P., to recommend approval of the request to return 2012 LIHTC previously allocated to the project for the reallocation of LIHTC from the 2014 housing credit ceiling:

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

**SECTION 1.** Iberville Onsite Phase I (the "Project") request to return of 2012 per capita LIHTC previously allocated to the project for the reallocation of LIHTC from the 2014 housing credit ceiling is hereby approved.

**SECTION 2.** The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to implement the Board's action.

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

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

**YEAS:**

**NAYS:**

**ABSENT:**

And the resolution was declared adopted on this, 14<sup>th</sup> day of May 2014.

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Chairman

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Secretary

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

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on May 14, 2014, "A resolution authorizing a Return/Reallocation of Low Income Housing Tax Credits to Iberville Onsite Phase I located at 303 Basin Street, New Orleans, Orleans Parish, Louisiana 70112, as stipulated by the Louisiana Housing Corporation Return/Reallocation Protocol with respect to such requests; 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 14<sup>th</sup> day of May, 2014.

---

Secretary

(SEAL)

### Reason for Requested Reprocessing

The developer is requesting a Return/Reallocation of 2012 Low Income Housing Tax Credits (LIHTC) previously allocated to the project. The request is due to project delays related to underground conditions inhibiting pile drivings and inclement weather.

### Project History and Previous Board Action

- **December 2011** - LHFA Board approved and awarded \$1.5 million in LIHTC to the project through the 2011/2012 Funding Round. The project competed as a transformational project as defined by the 2011/2012 Qualified Allocation Plan.
- **November 2012** – LHC Board approved the projects reprocessing request involving a delayed project schedule, changes in the projects sources, extension of the carryover deadline and a return/reallocation of LIHTC.

### Reprocessing Involves the Following Changes

	Approved	Reprocessing	Increase/(Decrease)
1.) No. of Buildings	9	9	0
2.) No. of Units	152	152	0
3.) Unit Size (sq.ft.)	1085	1119	34

### Project Specifics

#### New Construction Costs

Construction Hard Costs	\$32,964,077.00
Total Soft Costs	\$8,258,270.00
Historic Syndication/Seller Note	(\$11,022,413.00)
<b>Total Costs</b>	<b>\$30,199,934.00</b>

#### Unit Mix

1 Bedroom Units	98
2 Bedroom Units	41
3 Bedroom Units	13
<b>Total Units</b>	<b>152</b>

**Note:** Development Costs are exclusive of reserves, government grants and historic tax credit syndication proceeds as allowable under the 2011/2012 QAP. Soft debt loan deducted from sources due to repayment dedicated to replenish ACC/Public Housing Unit Reserves.

Development Costs:	Approved	Reprocessing	Net Increase/(Decrease)
<b>Total Development Cost</b>	<b>\$32,195,799.00</b>	<b>\$30,199,934.00</b>	<b>(\$1,995,865.00)</b>
Total Units	152	152	0
Total Buildings	9	9	0
Total Cost/Unit	\$211,814.00	\$198,684.00	(\$13,130.00)
Total Square Feet	165,000	170,101	5,101
<b>Total Cost/SF</b>	<b>\$195.13</b>	<b>\$177.54</b>	<b>(\$17.59)</b>

Funding Sources:	Approved	Reprocessing	Net Increase/(Decrease)
Permanent First Mortgage	\$3,885,000.00	\$4,785,000.00	\$900,000.00
Permanent Second Mortgage	\$9,680,000.00	\$7,700,000.00	(\$1,980,000.00)
Gross Tax Credit Equity	\$14,551,530.00	\$13,976,584.00	(\$574,946.00)
State Historic Tax Credit Equity	\$1,288,582.00	\$1,775,530.00	486,948.00
Federal Historic Tax Credit Equity	\$0.00	\$1,651,077.00	\$1,651,077.00
OCD Subordinate Loan	\$12,500,000.00	\$12,500,000.00	0
Govt. Grant/Historic Syndication	(\$8,680,000.00)	(\$3,322,413.00)	\$5,357,587.00
Reserves	(\$1,029,313.00)	(\$1,165,844.00)	(\$136,531.00)
Soft Debt (see note explanation)	\$0.00	(\$7,700,000.00)	(\$7,700,000.00)
<b>Total Sources</b>	<b>\$32,195,799.00</b>	<b>\$30,199,934.00</b>	<b>(\$1,995,865.00)</b>

## Estimated Economic Impact\*

\*Estimated using the National Association of Home Builders (NAHB) economic model

	During Construction (One-Year Impact)	Post-Construction (Annual Impact)
<b>Local Employment Income</b>	\$12,008,000.00	\$3,648,000.00
<b>Local Employment Taxes</b>	\$1,257,040.00	\$670,320.00
<b>Local Jobs</b>	185	45
<b>Zoning/Impact Fees/Permits</b>	\$262,000.00	\$0.00
<b>Reprocessing and Return/Reallocation Costs</b>	\$76,500.00	\$0.00

## Area Demographic Profile

Source: GNOCDC analysis of data from U.S. Census 2000 Summary File 3 (SF3) and 2012 American Community Survey; GNOCDC analysis of Local Employment Dynamics, U.S. Census Bureau

	Orleans Parish	
	2000	2010-2012
<b>Median Household Income</b>	\$37,390.00	\$34,361.00
<b>People living in poverty</b>	28%	24%
<b>People living at or above poverty</b>	72%	76%
<b>Workers earning \$1,250/mo or less</b>	33.80%	24.50%
<b>Workers earning \$1,251 - \$3,333/mo</b>	44.00%	42.50%

## Occupancy Profile

Source Citation: U.S. Department of Housing and Urban Development (HUD) AMI Limits as of 12/11/2012

No. of Units	AMI	Annual Qualifying Income Limit
16	20%	\$12,060
40	30%	\$16,300
44	60%	\$36,180
52	-	Market Rate Units

## Examples of Occupations in New Orleans in the 50-60% AMI Category

Baggage Porters and Bellhops	Bus Drivers	Hotel Clerks	Paramedics & EMTs
Nursing Aides & Orderlies	Office Clerks	Executive Secretaries	Firefighters
Retail Sales Supervisors	Teacher Assistants	Bank Tellers	Judicial Law Clerks
Tax Preparers	Childcare Workers	Security Guards	Administrative Assistants

Source Citation: Louisiana Workforce Commission, Index of Typical Wages in New Orleans

## Projected Major Area Employers

Retail	Medical Facilities
Local School Systems	
Parish Government	US Postal Service

**RESOLUTION SUMMARY:**  
**Iberville Onsite Phase I**  
**Project Number 1112-74**  
**New Orleans, Orleans Parish, Louisiana**

**OVERVIEW**

The developer for Iberville Onsite Phase I is requesting to return 2012 Per Capita Low Income Housing Tax Credits previously allocated to the project for a reallocation of credits from the 2014 housing credit ceiling. The request is due to project delays related to underground conditions inhibiting pile drivings and inclement weather.

**PROJECT HISTORY**

Iberville Onsite Phase I is a transformational project located at 1410 Bienville Ave., New Orleans, LA, Orleans Parish, Louisiana. The project was awarded \$1,500,000 in 9% Low Income Housing Tax Credits in December 2011 under the 2011/2012 Qualified Allocation Plan.

Iberville Onsite Phase I received approval for the following material changes at the November 2012 Board of Directors meeting due to unforeseen site conditions encountered while completing mandatory Department of Housing and Urban Development/ National Environmental Policy Act (HUD/NEPA) required environmental processes for the development:

- Extension to the carryover deadline from November 15, 2012 to June 1, 2013;
- Delayed project's schedule; and
- Modified sources.

Previously approved non-material changes to the project include the following:

- Reduction in the total number of units from 166 to 152;
- Return in the project's 2011 credits and a reallocation of 2012 credits; and
- Modification in the site location within the projects property lines.

**PROJECT DEVELOPMENT SUMMARY:**

The 2011/2012 QAP defined a transformational project as a project with a larger master planned and sustainable community developed in a public private partnership, which transforms the larger community economically, socially and environmentally.

Iberville Onsite Phase I will consist of one hundred fifty-two (152) units. The unit mix will include ninety-eight (98) one-bedroom units, forty-one (41) two-bedroom units and thirteen (13) three-bedroom. Sixteen (16) units will be set aside for tenants with incomes at or below 20% or less Area Median Income (AMI), forty (40) units will be set aside for tenants with incomes at or below 30%

or less Area Median Income (AMI) and forty-four (44) of the units will be set aside for tenants with incomes at or below 60% AMI. There will be fifty-two (52) market rate units.

The project has reached its financial closing and is currently under construction. Approximately \$11,040,739.43 in funds has been expended. The expected place in service is April 2015.

### **DEVELOPMENT GROUP AND FINANCIAL PARTNERS**

The taxpayer contact and representative at the Board of Directors meeting for the project is Chris Clements, HRI Properties. The developer's experience in affordable housing includes the following Louisiana developments: Eleven 37 Apartments; Bonne Terre Village II; River Garden CS II; Nine 27; Bywater I; River Garden Elderly Apartments; Flint Goodridge Elderly Apartments; and River Garden Historic Apartments.

### **FINANCIAL ANALYSIS**

#### Funding Sources:

	<u>Approved</u>	<u>Reprocessing</u>
Permanent First Mortgage	\$3,885,000	\$4,785,000
Permanent Second Mortgage	\$9,680,000	\$7,700,000
Gross Tax Credit Equity	\$14,551,530	\$13,976,584
State Historic Tax Credits Equity	\$1,288,582	\$1,775,530
Federal Historic Tax Credits Equity	\$0	\$1,651,077
Louisiana OCD Subordinate Loan	\$12,500,000	\$12,500,000
Reserves	(\$1,029,313)	(\$1,165,844)
Govt. Grant /Historic Syndication	(\$8,680,000)	(\$3,322,413)
Soft Debt dedicated to Reserves	\$0	(\$7,700,000)
<b>Total</b>	<b>\$32,195,799</b>	<b>\$30,199,934</b>

#### Project Costs:

<u>Development Costs</u>	<u>Approved</u>	<u>Reprocessing</u>
Total Development Cost:	\$32,195,799	\$30,199,934
Total Units:	152	152
Total Buildings:	9	9
Total Cost/Unit:	\$211,814.00	\$198,684.00
Total Square Feet:	165,000	170,101
Total Cost/SF:	\$195.13	\$177.54

## LOUISIANA HOUSING CORPORATION

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

### **RESOLUTION**

**A resolution authorizing an extension of submission of Carryover Allocation Documentation as stipulated in the 2014 Special Interim Qualified Allocation Plan (“QAP”) with respect to projects awarded under such QAP; and providing for other matters in connection therewith.**

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

**WHEREAS**, the Corporation Board of Directors, at the June 12, 2013 meeting, adopted a resolution approving the 2013 Special Interim Qualified Allocation Plan (“QAP”), and providing for other matters in connection therewith, and

**WHEREAS**, the 2014 QAP provided for carryover allocation documentation to be submitted no later than March 31<sup>st</sup> for projects allocated credits from the 2014 housing credit ceiling. Projects not meeting the 10% expenditure test were required to submit to the Corporation carryover documentation evidencing that expenditures of at least ten percent (10%) of a project's cost had been incurred on or before June 15, 2014, and

**WHEREAS**, the staff has received correspondence from the development community requesting an extension to the carryover deadline (attached); and, based on such requests, staff recommends approving an extension that would allow the aforementioned Taxpayer/Owner to submit to the Corporation all carryover documentation evidencing that expenditures of at least ten percent (10%) of a project's cost has been incurred, including an appropriate attorney or CPA opinion in the format prescribed by the Agency, by no later than September 15, 2014 for projects allocated credits from the 2014 housing credit ceilings; and

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

**SECTION 1.** The carryover dates previously stipulated shall be extended for taxpayers with an award of 2014 Per Capita credits to **September 15, 2014.**

**SECTION 3.** All taxpayers are hereby put on notice that failure to meet the carryover allocation by the extended deadline shall result in the automatic rescission of all tax credits reserved to the taxpayer for the project failing to meet the 10% carryover certification.

**SECTION 4.** The Corporation staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to implement the Board's actions.

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

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

**YEAS:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

And the resolution was declared adopted on this, the 14<sup>th</sup> day of May, 2014.

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Chairman

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Secretary

**STATE OF LOUISIANA**

**PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on May 14, 2014, entitled, "A resolution authorizing an extension of submission of Carryover Allocation Documentation as stipulated in the 2014 Special Interim Qualified Allocation Plan ("QAP") with respect to projects awarded under such QAP; and providing for other matters in connection therewith."

**IN FAITH WHEREOF**, witness my official signature and the impress of the official seal of the Agency on this, the 14th day of May, 2014.

---

Secretary

(SEAL)

## **Resolution Summary**

### **Carryover Extension Projects Awarded 2014 LIHTC**

#### **Background Information**

- The 2014 Special Interim Qualified Allocation Plan (QAP) requires that projects awarded Low Income Housing Tax Credits (tax credits) from the 2014 housing credit ceiling satisfy the 10% expenditure test by no later than June 15, 2014.
- The statutory deadline for satisfying the 10% expenditure test is December 31, 2014. In order to assure that projects progress toward completion, a deadline in advance of the statutory deadline has historically been established in the QAP. Across the board carryover extensions have been granted on as needed bases.
- Approval for extending the deadline for submitting carryover documentation was granted at the following board meeting: October 10, 2012; June 13, 2012; June 9, 2010; and July 8, 2009.
- As a result of feedback received from developers awarded tax credits through the 2014 Funding Round, staff is recommending a ninety-day extension to the current June 15, 2014 deadline. While some projects are able to meet the current deadline, there are several others that would benefit from the extension. Staff has received seven written requests for an extension to the carryover deadline.

#### **Advantages:**

- Extending the deadline would allow some flexibility in the development schedule for the fourteen (14) projects awarded during the 2014 Funding Round. The projects will still be required to stay within ninety days of their submitted project schedules unless reprocessing approval is granted.
- Feedback received from the developers during follow-up calls related to the Non-Closed Report supports requests received for the extension.

#### **Disadvantages:**

- A slight delay in the number of affordable units placed in service may occur; however, some developers will be able to make up time in other areas of the development schedule.

#### **Staff's Recommendation**

- Staff recommends a ninety-day (90-day) extension to the June 15 deadline for an approved deadline of September 15, 2014.

## LOUISIANA HOUSING CORPORATION

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

### RESOLUTION

**A resolution providing for approval of the Timeline for the Release of the State's 2015 Preliminary Qualified Allocation Plan; and providing for other matters in connection therewith.**

**WHEREAS**, Section 42 of the Internal Revenue Code of 1986, as amended (the "Code") provides for a low-income housing credit (the "Housing Credit") that may be claimed as part of the general business credit under Section 38 of the Code; and

**WHEREAS**, the Housing Credit determined under Section 42 of the Code is allowable only to the extent that the owner of a qualified low-income building receives a housing credit allocation from a housing credit agency such as the Louisiana Housing Corporation (the "Corporation") unless the building is exempt from the allocation requirements by reason of Section 42(h)(4) of the Code; and

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

**WHEREAS**, Corporation staff has reviewed the processes involved in preparing for the 2015 LIHTC funding round and is recommending that the attached timeline as **Exhibit I** is followed in regards to the release of the 2015 Qualified Allocation Plan ('QAP'); and

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

**SECTION 1.** The Preliminary 2015 Qualified Allocation Plan Timeline attached hereto as **Exhibit I** is hereby preliminarily approved.

**SECTION 2.** The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to implement the Board's action.

**SECTION 3.** The Chairman and Executive Director of the Corporation be and are hereby authorized, empowered and directed to execute any forms and/or documents required to

be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel and LIHTC Program Counsel, Foley & Judell, L.L.P.

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

**YEAS:**

**NAYS:**

**ABSENT:**

And the resolution was declared adopted on this, the 14<sup>th</sup> day of May, 2014.

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Chairman

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Secretary

**STATE OF LOUISIANA**

**PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on May 14, 2014, "providing for approval of the Timeline for the release of the State's 2014 Qualified Allocation Plan; and providing for other matters in connection therewith."

**IN FAITH WHEREOF**, witness my official signature and the impress of the official seal of the Corporation on this, the 14th day of May 2014.

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Secretary

(SEAL)

**Timeline for the Release of the 2015 Qualified Allocation Plan**  
**Exhibit I**

October 8, 2014	Presentation of DRAFT QAP to Board of Directors
October 10, 2014	Statewide Publication of Draft QAP/Public Hearing Notice
November 4, 2014	Official Public Hearing (Location LHC)
December 10, 2014	Board adopts Final QAP – Simultaneous submission to Governor
December 10, 2014	Board approval of RFP for Approved Market Analyst
December 15, 2014	Deadline for submitting written QAP questions
December 18, 2014	Posting of FAQ and Application Workshop
<b>March 16, 2015</b>	<b>Application Deadline</b>
April 8, 2015	Presentation of Preliminary Ranking and Scores
April 10, 2015	Posting of Draft Preliminary Ranking and Scores
<b>June 10, 2015</b>	<b>Approval of Final Rank, Scoring and Reservation of Tax Credits</b>

**Timeline for the Release of the 2015 Qualified Allocation Plan**  
**Exhibit II**

June 11, 2014	Presentation of DRAFT QAP to Board of Directors
June 13, 2014	Statewide Publication of Draft QAP/Public Hearing Notice
June 30, 2014	Official Public Hearing (Location LHC)
July 9, 2014	Board adopts Final QAP – Simultaneous submission to Governor
July 9, 2014	Board approval of RFP for Approved Market Analyst
July 14, 2014	Final day for submission of written questions to QAP
July 17, 2014	Posting of FAQ and Application Workshop
<b>October 17, 2014</b>	<b>Application Deadline</b>
November 7, 2014	Market Studies due to LHC, Underwriter and Applicants
December 10, 2014	Presentation of Preliminary Ranking and Scores Provided to the Board of Directors
December 12, 2014	Posting of Draft Preliminary Ranking and Scores
<b>January 14, 2015</b>	<b>Board Approval of Final Rank, Scoring and Reservation of Tax Credits</b>

## LIHTC NOT CLOSED PROJECTS OVERVIEW

Funding Round	Competitive Funding Round	Project Name	Current Project Status	Parish	Projects Per Parish	Units
2009 Bond File	No	Douglas & Andry Sustainable Apartments	The developer is anticipating having the project presented for board reconsideration at an upcoming meeting.	Orleans	1	18
2010 Bond File	No	Cypress Springs	The project is expected to close in June 1, 2014.	East Baton Rouge	1	144
2011/2012 Funding Round	Yes	Cypress Parc	The project is expected to close in May 15, 2014.	Orleans	1	62
		Roosevelt Terrace	Due to delays in the implementation of the RAD program, the closing date for the project is set for late July 2014.	East Baton Rouge	2	40
		Burberry Estates	The project is expected to close in May 2014.			38
		Pecan Villa Senior Housing	Closing is expected in late 2014. The project received completed plans and final pricing and have begun preparing the HUD submission.	Lincoln	1	61
2014 HOME/LIHTC Initiative Round	Yes	Olive Grove Senior Apartments	A representative for the non-profit sponsor has met with staff and is preparing a formal request to change the development team and reprocessing application.	Caddo	1	32
		GCHP-Esplanade Avenue	The project is expected to close in July 1, 2014.	Orleans	1	40
		GCHP-Terrebonne	Closing is dependent on the project receiving CDBG funds from Terrebonne Parish.	Terrebonne	1	59
		Willow Bend	June 2014 closing	Ascension	3	64
		D'Ville Village Apartments	June 2014 closing			100
		Bayou Oaks Homes	June 2014 closing			68
		High School Park	December 2014 closing	Calcasieu	1	50
		DeSoto Estates	The project is experiencing a funding shortfall and the developer is in the process of securing an alternate funding source.	DeSoto	1	130
		River South	January 2015 closing	East Baton Rouge	1	46
		Charleston Homes	June 2014 closing	Jefferson	1	54
		Austin Village	June 2014 closing	Morehouse	1	30
		Iberville On-Site Phase III	Late summer closing	Orleans	1	106
		Sycamore Point	Summer closing	Ouachita	2	46
		Pleasant Trinity Estates	Late summer closing			50
		Terraces of Hammond Phase II	June 2014 closing	Tangipahoa	1	59
		Bayou Cane Apartments	June 2014 closing	Terrebonne	1	82
		Sheppard Park Village Apartments	July 2014 closing	Webster	1	80
				Totals	23	1459

Due to project changes and/or delays, the highlighted projects are being closely monitored involving frequent or ongoing communication with the developer contact person.