



Board of Directors

Agenda Item # 5

Multifamily Committee

Chairman Guy T. Williams

April 13, 2016

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Louisiana Housing Corporation

April 12, 2016

MULTIFAMILY COMMITTEE MEETING

FINAL AGENDA

Notice is hereby given of a regular meeting of the Multifamily Committee to be held on **Wednesday, April 13, 2016 @ 11:00 A.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 January 13, 2016 Committee Meeting.**
4. Approval of the **Minutes of the March 9, 2016 Committee Meeting.**
5. A resolution establishing the maximum qualified basis and low-income housing credits to **Gabriel Villa Apartments Reservation Rehab, #TC2015-105BF (806 North Latour Street, Ville Platte, Evangeline Parish, Louisiana 70586)**; authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith. Staff recommends approval.
6. A resolution of intention to issue not exceeding **Four Million Five Hundred Thousand Dollars (\$4,500,000) Multifamily Housing Revenue Bonds (Gabriel Villa Apartments Reservation Rehab Project located at 806 North Latour Street, Ville Platte, Evangeline Parish, Louisiana 70586)** in one or more series to finance the acquisition, rehabilitation, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith. Staff recommends approval.
7. A resolution establishing the maximum qualified basis and low-income housing credits to **Robinson Place II, #TC2015-106BF (Robinson Drive Area, Monroe, Ouachita Parish, Louisiana)**; authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith. Staff recommends approval.

8. A resolution of intention to issue not exceeding **Five Million Dollars (\$5,000,000) Multifamily Housing Revenue Bonds (Robinson Place II Project located at Robinson Drive Area, Monroe, Ouachita Parish, Louisiana)** in one or more series to finance the acquisition, rehabilitation, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith. Staff recommends approval.
9. A resolution establishing the maximum qualified basis and low-income housing credits to **Olive Grove Senior Apartments, #TC2015-107BF (7500 Block of Line Avenue, Shreveport, Caddo Parish, Louisiana 71106)**; authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith. Staff recommends approval.
10. A resolution of intention to issue not exceeding **Three Million Five Hundred Thousand Dollars (\$3,500,000) Multifamily Housing Revenue Bonds (Olive Grove Senior Apartments Project located at 7500 Block of Line Avenue, Shreveport, Caddo Parish, Louisiana 71106)** in one or more series to finance the acquisition, rehabilitation, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith. Staff recommends approval.
11. Program Updates
 - **Non-Closed Projects Update.**
12. Other Business.
13. Adjournment.



Michelle L. Thomas
LHC Interim Executive Director

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

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

Multifamily Committee Meeting Minutes
Wednesday, January 13, 2016
2415 Quail Drive
Baton Rouge, LA 70808
11:30 A.M.

Committee Members Present

Mr. Guy T. Williams, Jr.
Mr. Ron Henson (o/b/o Treasurer John Kennedy)
Mr. Matthew P. Ritchie
Dr. Daryl V. Burckel
Mr. Michael L. Airhart

Board Members Present

Mr. Larry Ferdinand
Ms. Ellen Lee
Mr. Mason Foster
Mr. Willie Spears

Board Members Absent

Mr. Malcolm Young

Staff Present

Brenda Evans
Marjorianna Willman
Barry Brooks
Christine Bratkowski
Michelle Thomas
Liza Bergeron
Anita Tillman
Nicole Sweazy
Leslie Strahan
Desiree Armstead
LaTosha Pierce
Loretta Wallace
Jessica Guinn
Lionel Dennis
Rendell Brown
Kia Dorsey
Janel Young
Natasha Anderson
Ray Rodriguez

Sara Mulhern

Guests Present

Attached

Call to order and roll. Chairman Guy T. Williams called the meeting to order at 11.36 a.m. The roll was called and a quorum was established.

Approval of Minutes. On a motion by Director Burckel, which was seconded by Director Foster, the minutes from the November 25, 2015 committee meeting were approved without correction.

Action Items.

- *Resolution authorizing to extend the deadline from March 15, 2016 to July 15, 2016 to submit Carryover Allocation Documentation evidencing that the 10% Expenditure Test has been met as stipulated in the 2016 Qualified Allocation Plan ("QAP") with respect to projects awarded under such QAP; and providing for other matters in connection therewith. Staff recommends approval*

Director Burkel moved to favorably recommend the resolution to the Full Board for approval. The motion was seconded by Director Lee and was unanimously approved.

- *Brenda Evans provided and update on Non-Closed Projects.*

Adjournment. There being no further business to discuss, the meeting was adjourned at 11.45 A.M.



LOUISIANA HOUSING CORPORATION

LHC BOARD OF DIRECTORS MULTIFAMILY COMMITTEE MEETING

Wednesday, January 13, 2016 @ 11:30 A.M.

Guest Sign-In Sheet

| GUEST NAME | FIRM |
|----------------------------|-------------|
| PLEASE, PLEASE PRINT | |
| 1. Holly Knight | BGC |
| 2. Pat Forbes | |
| 3. Roz Peychaud | OEO/DKQ |
| 4. Janet GUNNER | OEO-DLV |
| 5. Adam Parker | Butler Snow |

MCM
PLEASE PRINT CLEARLY

GUEST NAME

FIRM

- | | |
|----------------------------|---------------------------------------|
| 6. <u>W Neven</u> | <u>F&J</u> |
| 7. <u>Donald Peterson</u> | <u>Raymond James</u> |
| 8. <u>John Pochey</u> | <u>Raymond James</u> |
| 9. <u>Chm. Tate</u> | <u>CDT etc</u> |
| 10. <u>R Hunter</u> | <u>GNU Housing Alliance</u> |
| 11. <u>Logan A. Burke</u> | <u>Alliance for Affordable Energy</u> |
| 12. <u>Christina Davis</u> | <u>Columbia Residential</u> |
| 13. <u>Yvonne Emerson</u> | <u>Rural Rental Hsg, Hsgn. of LA</u> |
| 14. <u>Kelly Longwell</u> | <u>Coats Rose</u> |
| 15. <u>JAMES FREEMAN</u> | <u>JAMES FREEMAN</u> |
| 16. <u>Kathy Dassar</u> | <u>Jones Walker</u> |
| 17. <u>Matt Kern</u> | <u>Jones Walker LLP</u> |
| 18. <u>Rhet Hing</u> | <u>T&P Hsing</u> |

MCM
PLEASE PRINT CLEARLY

GUEST NAME

FIRM

19. Maria L. Duffin Jr.

GCHP

20. Arby Smith

Rich Smith Dev

21. Kristina Knight

Rich Smith Dev

22. Maryannas Willman

LHC

23. Lionel Dennis

LHC

24. Scott Brian

LDG

25. Erwin Holladay

LDG

26. Ben Guider

Coats Rose

27. Stephen Skaer

IFAF

28. Louis Russell

LHC

29. Buddy Spillers

MACDC

30. VICTOR SMELTZ

RNDG/VOA

31. Jeff Pournon

USDA Rural Development

MCM
PLEASE PRINT CLEARLY

GUEST NAME

FIRM

| | | |
|-----|-------|-------|
| 32. | _____ | _____ |
| 33. | _____ | _____ |
| 34. | _____ | _____ |
| 35. | _____ | _____ |
| 36. | _____ | _____ |
| 37. | _____ | _____ |
| 38. | _____ | _____ |
| 39. | _____ | _____ |
| 40. | _____ | _____ |
| 41. | _____ | _____ |
| 42. | _____ | _____ |
| 43. | _____ | _____ |
| 44. | _____ | _____ |

Multifamily Committee Meeting Minutes
Wednesday, March 9, 2016
2415 Quail Drive
Baton Rouge, LA 70808
11:30 A.M.

Committee Members Present

Dr. Daryl V. Burckel
Mr. Michael Airhart
Mr. Matthew P. Ritchie

Committee Members Absent

Mr. Guy T. Williams, Jr.
Treasurer John N. Kennedy

Board Members Present

Mr. Mason Foster
Mr. Willie Spears

Board Members Absent

Mr. Larry Ferdinand
Ms. Ellen M. Lee

Staff Present

Brenda Evans
Marjorianna Willman
Barry Brooks
Christine Bratkowski
Michelle Thomas
Anita Tillman
Leslie Strahan
Desiree Armstead
Lionel Dennis

Guests Present

Attached

Call to order and roll. Board Chairman Mayson Foster called the meeting to order at 11.30 a.m.
The roll was called and a quorum was established.

Action Items.

Due to time constraints, Board Chairman Mayson H. Foster (in the absence of MFC Chairman Guy T. Williams, Jr.) recommended that the items listed on the Multi-Family Committee Agenda would be DEFERRED for discussion and/or action to the Full Board Meeting.

Director Airhart favorably moved to defer multi-family discussion to full board. The motion was seconded by Director Spears and was unanimously approved.

Adjournment. There being no further business to discuss, the meeting was adjourned at 11:40 a.m.

Desiree Armstead



LOUISIANA HOUSING CORPORATION

LHC BOARD OF DIRECTORS MULTIFAMILY COMMITTEE MEETING

Wednesday, March 9, 2016 @ 11:30A.M.

Guest Sign-In Sheet

| GUEST NAME | FIRM |
|------------|------|
|------------|------|

PLEASE, PLEASE PRINT

1. Angela Fyssaas-Lear

Whitney

2. Buddy Apillon

MR CDC

3. Gordon King

Gord. King,

4. Charles Tate

5. John Pab

Raymond James

MFCM
PLEASE PRINT CLEARLY

GUEST NAME

FIRM

- | | |
|----------------------|------------------------|
| 6. Don Peterson | Raymond Jones |
| 7. Don Winters | Allint |
| 8. Lindsey Lewis | GNOHA |
| 9. Adam Jones | GNOHA |
| 10. Cathy Abner | GCEP |
| 11. Cheyenne Little | LAATP |
| 12. Alyssa Hollis | Jones Walker |
| 13. Brian Lawton | Jones Walker |
| 14. Sheldon SPRASHER | WHITNEY B. |
| 15. Claiborne Tanner | Tanner Law Firm |
| 16. Jeff Pann | USDA Rural Development |
| 17. Debrae Armstrong | LHC |
| 18. Teddy Newmyer | RPG/BASTON |

MFCM
PLEASE PRINT CLEARLY

GUEST NAME

FIRM

19. GyVonne Emerson

RRHLA

20. Kelly Longwell

Coat-Rose

21. Evan Holladay

LDG

22. Donna Lewis

CDI - Baton Rouge

23. Mayer James Williams

CHC

24. Lionel Denni's

LHC

25. JATIS G. HARRINGTON

LHC Staff

26. Todd Little

Little and Assoc.

27. Patti Darbar

Jones Walker

28. KIM VU-DINH

MQVN CDC

29.

30.

31.



Chairman's Summary: Multifamily Committee



Dashboard and Resolution – Gabriel Villa Apartments Reservation Rehab

Dashboard and Resolution – Robinson Place II

Dashboard and Resolution – Olive Grove Senior Apartments Project

Non-Closed Projects Overview

Reason for Requested Approval

Requesting approval of:

- \$4,500,000.00 in Multi-Family Mortgage Revenue Bonds
- \$179,302.00 in Low Income Housing Tax Credits

Project History and Previous Board Action

- \$1,500,000.00 in HOME Funds awarded in March 2016
- **Development Team** – Charles Tate, Contact; Gulf Coast Housing partnership – Kathy Laborde, Regions Bank; James Hunter Law Firm; Kennedy Management Company; Architect – Ardoyn Architecture; and Builder- Hesnor Contractors

Project Specifics

Rehab Costs

| | |
|----------------------------------|----------------|
| Rehabilitation Hard Costs | \$1,970,094.00 |
| Total Soft Costs | \$1,309,471.00 |
| Construction Costs | \$231,015.00 |
| Land Costs | \$140,000.00 |
| Building Costs | \$1,718,057.00 |
| Reserves | (\$345,449.00) |

Unit Mix

| | |
|--------------------|-----------|
| 1 Bedrooms | 8 |
| 2 Bedroom Units | 32 |
| 3 Bedroom Units | 24 |
| 4 Bedroom Units | |
| Total Units | 64 |

Development Costs:

| | |
|-------------------------------|------------------------|
| Total Development Cost | \$ 5,368,637.00 |
| Total Units | 64 |
| Total Buildings | 9 |
| Total Cost/Unit | \$ 83,884.95 |
| Total Square Feet | 59,828 |
| Total Cost/SF | \$89.73 |

Funding Sources:

| | |
|--------------------------|-----------------------|
| First Mortgage | \$422,496.00 |
| Second Mortgage | \$825,000.00 |
| HOME Funds | \$1,500,000.00 |
| Replacement Reserves | \$300,000.00 |
| Deferred Developer Fee | \$0.00 |
| Other - Seller Financing | \$1,033,507.00 |
| Tax Credit Equity | \$ 1,633,082.00 |
| Reserves | (\$345,449.00) |
| Total | \$5,368,637.00 |

Property Value:

| | |
|-----------------------|-------------|
| Appraisal Date | 11/17/2015 |
| Est. Pre-Rehab Value | \$1,900,000 |
| Est. Post-Rehab Value | \$2,900,000 |
| Year Built | 1979 |
| Occupancy Rate | 95% |

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) |
|--------------------------------------------|------------------------------------------|--------------------------------------|
| Local Employment Income | \$5,056,000 | \$1,536,000 |
| Local Employment Taxes | \$529,280 | \$282,240 |
| Local Jobs | 78 | 19 |
| Zoning/Impact Fees/Permits | NA | - |
| SBC/MRB/Tax Credit Application Fees | \$5,000 | - |
| MRB Closing Fees | \$4,500 | - |
| Annual Administrative Fee | \$4,500 | - |
| LHC Compliance Monitoring Fee | \$2,112 | \$2,112 |

Area Demographic Profile

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

| Evangeline Parish | |
|--------------------------------------------|----------|
| Median Household Income | \$30,323 |
| People living in poverty | 26% |
| People living at or above poverty | 74% |
| Households earning \$14,999 or less | 24% |
| Households earning \$24,999 or less | 42% |

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 |
|--------------|--------------|--------------------------------|
| 64 | 100% PBRA | N/A |

Examples of Occupations in the 50-60% AMI Category

| | | | |
|--------------------------|--------------------|--------------------|---------------------------|
| Construction | Bus Drivers | Management | Arts & Recreation |
| Retail Sales | Office Clerks | Maintenance | Firefighters |
| Industrial/Manufacturing | Medical Assistants | Bank Tellers | Security Guards |
| Wholesale Trade | Childcare Workers | Para-professionals | Administrative Assistants |

| | |
|------------------|-----------------------|
| Manufacturing | Professional Services |
| Construction | |
| Private Industry | Local Government |

Source Citation: Louisiana Workforce Commission, Market Study

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to **Gabriel Villa Apartments Reservation Rehab, #TC2015-105BF (806 North Latour Street, Ville Platte, Evangeline Parish, Louisiana 70586)**; authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing 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; and

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

WHEREAS, the staff of the Corporation has processed the application for Gabriel Villa Apartments Reservation Rehab in accordance with the Qualified Allocation Plan and is prepared, based upon the preliminary feasibility analysis to recommend Tax Credits for Gabriel Villa Apartments Reservation Rehab:

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

SECTION 1. Gabriel Villa Apartments Reservation Rehab (the "**Project**") located at 806 North Latour Street, Ville Platte, Evangeline Parish, Louisiana 70586 is hereby preliminarily approved for Tax Credits in the amount of one hundred seventy-nine

thousand, three hundred and two dollars (\$179,302.00), subject to the conditions of the preliminary feasibility analysis and the information contained in the Project application.

SECTION 2. The staff, and Foley & Judell, L.L.P., as LIHTC Program Counsel, shall establish such procedures as may be necessary to structure, cancel or reduce such Tax Credits to maintain the feasibility and viability of the Project; provided, however, that no increase in Tax Credits to any project may be made without approval of the Board.

SECTION 3. The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to evidence the allocation of Tax Credits.

SECTION 4. The Chairman and Interim 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.

SECTION 5. 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 13th day of April, 2016.

Chairman

Secretary

DRAFT

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "**Board**"), do hereby certify that the foregoing three (3) pages constitute a true and correct copy of a resolution adopted by said Board on April 13, 2016, "A resolution establishing the maximum qualified basis and low-income housing credits to Gabriel Villa Apartments Reservation Rehab, #TC2015-105BF (806 North Latour Street, Ville Platte, Evangeline Parish, Louisiana 70586); authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Louisiana Housing Corporation on this, the 13th day of April, 2016.

Secretary

(SEAL)

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution of intention to issue not exceeding Four Million, Five Hundred Thousand Dollars (\$4,500,000) Multifamily Housing Revenue Bonds (Gabriel Villa Apartments Preservation Rehab, located at 806 North Latour Street, Ville Platte, Evangeline Parish, Louisiana) in one or more series to finance the acquisition, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (the “**Corporation**”) is authorized by Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the “**Act**”), and other constitutional and statutory authority supplemental thereto, to issue revenue bonds to finance residential housing in the State of Louisiana (the “**State**”); and

WHEREAS, developer listed in Schedule I hereto, (the “**Developer**”) has met with officials of the Corporation and has advised the Corporation of the Developer's interest in the acquisition, construction and equipping of a multifamily housing facility, more particularly described in Schedule I hereto (the “**Project**”) within the State, subject to the willingness of the Corporation to finance the Project by the issuance of revenue bonds pursuant to the Act; and

WHEREAS, the Corporation deems it necessary and advisable that it takes such action as may be required under applicable statutory provisions to authorize and issue revenue bonds in one or more series to finance the cost of the Project set forth in Schedule I hereto, together with costs incident to the authorization, issuance and sale of the bonds, the aggregate costs of the Project and costs of authorization, issuance and sale of the bonds being presently estimated to be the amount set forth in Schedule I hereto; and

WHEREAS, the Developer has stated its willingness to arrange for the acquisition, construction and equipping of the Project and to enter into contracts therefore; and

WHEREAS, the income tax regulations prescribed by the Internal Revenue Service require that the issuer of tax exempt bonds adopt a resolution with respect to such bonds or take the other similar “official action” towards the issuance of the bonds prior to the commencement of the a acquisition, construction and equipping of an exempt facility bond project; and

WHEREAS, one purpose of this resolution is to satisfy the requirements of said income tax regulations with respect to the Project set forth in Schedule I hereto:

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

SECTION 1. Pursuant to the authority of the Act, and other constitutional and statutory authority supplemental thereto, the Project is hereby approved and the financing of the acquisition, construction and equipping thereof through the issuance of revenue bonds of the Corporation pursuant to the Act is hereby authorized in one or more series (the “**Bonds**”) and in a sufficient principal amount presently estimated as set forth in Schedule I hereto. It is the intent of this resolution to induce the financing of the Project. This resolution is the affirmative official action of the Corporation acting by and through its Board of Directors towards the issuance of its special, limited obligation revenue bonds in accordance with the Constitution and statutes of the State and the United States Treasury Department Regulations, Section 1.150-2. It is recognized and agreed that the Developer may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) the Developer itself; (ii) any “related person” as defined in Section 147(a)(2) of the Internal Revenue Code of 1986, as amended (the “**Code**”); or (iii) any legal successor thereto, respectively, subject to approval of the Corporation’s Bond Counsel, hereinafter employed.

SECTION 2. 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 Corporation, payable solely out of the revenues derived by the Corporation with respect to the Project for which financing is made available, and the Bonds and the interest thereon shall never constitute obligations, either general or special of the State, or of any political subdivision of the State or give rise to a pecuniary liability of the State or of any political subdivision of the State within the meaning of any provision or limitation of the Constitution or statutes of the State. The

Corporation does not have the power to pledge the general credit or taxing power of the State or of any political subdivision of the State.

SECTION 3. The issuance of not exceeding **Four Million Five Hundred Thousand Dollars (\$4,500,000)** aggregate principal amount of Multifamily Housing Revenue Bonds (Gabriel Villa Apartments) in one or more series (the “**Bonds**”) of the Corporation, pursuant to the Act, and other constitutional and statutory authority supplemental thereto, be and the same is hereby authorized and approved. The Bonds shall mature not later than forty (40) years from their date of issuance and shall bear interest per annum at a rate not in excess of twelve (12.0%) per annum. In authorizing the issuance of the Bonds, the Corporation will make no warranty, either expressed or implied, that the proceeds of the Bonds will be sufficient to pay the cost of the Project or that the Project will be suitable for the Developer’s purposes or needs. The Bonds shall be sold by the Corporation on such date as may be determined by the Chairman of the Board of Directors of the Corporation, in accordance with the requirements of the Act, and pursuant to the provisions of the Notice of Intention to Sell at Private Sale attached hereto as **Exhibit I**.

SECTION 4. The Project is hereby preliminarily approved for low-income housing tax credits (“**LIHTCs**”) in the amount of **one hundred seventy-nine thousand, three hundred and two dollars (\$179,302.00)** 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 II**, 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 5. The operation of the Project, as well as the financing of the Project, will comply with all Federal, State and local laws and regulations and the Developer will obtain all necessary approvals and permits required thereunder.

SECTION 6. The Chairman and/or Interim Executive Director of the Corporation are authorized and directed to call for a public hearing with respect to the Project and the proposed revenue bonds to finance same in accordance with the requirements of Section 147(f) of the Code, and cause to be published appropriate notice of each public hearing in accordance with the Code.

SECTION 7. The Chairman and Interim Executive Director of the Corporation are authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to file, on behalf of the Corporation, with any governmental board or entity having jurisdiction over the Project, such applications or requests for approval thereof as may be required by law, including an application to the State Bond Commission for approval of the financing.

By virtue of the Corporation’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 8. All commitments by the Corporation herein with respect to the Project are subject to the condition that on or before 36 months from the date of adoption hereof, the Corporation and the Developer shall have agreed to mutually acceptable terms for the financing documents and the sale and delivery of the Bonds or other obligations.

SECTION 9. That it is recognized that a real necessity exists for the employment of bond counsel in connection with the issuance of the Bonds and accordingly Foley & Judell, L.L.P., Bond Counsel, New Orleans, Louisiana, be and they are hereby employed as bond counsel to the Corporation to do and to perform comprehensive, legal and coordinate professional work with respect thereto. The fee to be paid Bond Counsel shall be an amount based on the Attorney General's then current Bond Counsel Fee Schedule and other guidelines for comprehensive, legal and coordinate professional work in the issuance of revenue bonds applied to the actual aggregate principal amount issued, sold, delivered and paid for at the time the Bonds are delivered, together with reimbursement of out-of-pocket expenses incurred and advanced in connection with the issuance of the Bonds, subject to the Attorney General's written approval of said employment and fee.

SECTION 10. The Developer will comply with all rules, regulations and reviews of the Corporation in effect or undertaken from time to time.

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 April, 2016.

Chairman

Secretary

DRAFT

SCHEDULE I

DEVELOPER: Charles Tate, Developer Contact

INITIAL OWNER/OPERATOR: TBD

BOND AMOUNT: Not exceeding \$4,500,000

| PROJECT NAME | LOCATION | ESTIMATED NUMBER OF UNITS | ESTIMATED TOTAL COST |
|---------------------------------------------------|--------------------------------------|------------------------------------------|-------------------------------------|
| Gabriel Villa Apartments Preservation Rehab | 806 N. Latour Street Ville Platte | 64 | Approximately \$5,368,637.00 |

I, as authorized representative of the Taxpayer, have reviewed the information above and hereby certify this Schedule I to be accurate and complete as of this date.

**GABRIEL VILLA APARTMENTS PRESERVATION
REHAB (TAXPAYER TO BE FORMED)**

By: _____
Name: Charles Tate
Title: Authorized Representative

Date: _____

EXHIBIT I

NOTICE OF INTENTION TO SELL AT PRIVATE SALE

LOUISIANA HOUSING CORPORATION MULTIFAMILY HOUSING REVENUE BONDS GABRIEL VILLA APARTMENTS PRESERVATION REHAB IN ONE OR MORE SERIES

NOTICE IS HEREBY GIVEN in compliance with the provisions of Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the “**Act**”), that the Louisiana Housing Corporation (the “**Corporation**”), proposes to sell its Multifamily Housing Revenue Bonds (Gabriel Villa Apartments Preservation Rehab) in one or more series (the “**Bonds**”) in aggregate principal amount of **Four Million Five Hundred Thousand Dollars (\$4,500,000)** in one or more series at a rate or rates not exceeding twelve percentum (12.0%) per annum. The Bonds are to be sold to Capital One, N.A. or such other purchaser to be determined by the Corporation at a later date to finance the acquisition, construction and equipping of Gabriel Villa Apartments Preservation Rehab, located in Ville Platte, Evangeline Parish, Louisiana (the “**Project**”) at a meeting of the Board of Directors of the Corporation scheduled for **TBD**, at twelve (12:00) o’clock p.m., Louisiana time, at the offices of the Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, Louisiana 70808. The Corporation reserves the right to postpone the date, hour and place set forth above for the sale of the Bonds (without any further publication of notice of the change in the sale date, time and/or location). In the event the sale is postponed as provided above, anyone desiring written notice of the subsequent date and time which said sale is to be accomplished must request such notice from the Chairman of the Board of Directors of the Corporation. The Bonds will be sold pursuant to the terms of a resolution to be adopted by the Corporation and a Trust Indenture (the “**Indenture**”) to be executed by and between the Corporation and a trustee bank.

The Bonds are being issued pursuant to the Act and the Indenture for the purpose of financing the acquisition, construction and equipping of a multifamily housing project and paying the costs of issuance associated with the Bonds. The Bonds are limited obligations of the Corporation and will be payable solely out of the income, revenues and receipts derived from the Project and funds and accounts held under and pursuant to the Indenture and pledged therefor. As provided in the Act and the Indenture, the Bonds do not constitute an obligation, either general or special, of the State of Louisiana, any municipality or any other political subdivision thereof.

The principal of and interest on the Bonds will be payable at the principal office of the paying agent or agents selected by the Corporation in accordance with the provisions of the Indenture.

The Bonds will be dated as provided in the Indenture, will bear interest at such rate or rates established at the time of sale of the Bonds (not in excess of twelve percent (12.0%)), payable on such dates as set forth in the Indenture, and will mature no later than forty (40) years from date of issuance.

The Bonds will be issued in fully registered form in the denominations as provided in the Indenture. Bonds will be transferable as provided in the Indenture.

This Notice of Sale of Bonds is being published in accordance with the requirements of the Louisiana Constitution, applicable statutes and the Act. For a period of thirty (30) days from the date of publication hereof, any person or persons in interest shall have the right to contest the legality of this notice, the resolution, any provision of the Bonds to be issued pursuant to it, the provisions securing the Bonds, and the validity of all other provisions and proceedings relating to the authorization and issuance of the Bonds. If no action or proceeding is instituted within the thirty (30) days, no person may contest the validity of the Bonds, the provisions of the resolution pursuant to which the Bonds were issued, the security of the Bonds, or the validity of any other provisions or proceedings relating to their authorization and issuance, and the Bonds shall be presumed conclusively to be legal. Thereafter no court shall have authority to inquire into such matters.

For further information relative to the Bonds and not contained in this Notice, address Foley & Judell, L.L.P., Bond Counsel, One Canal Place, Suite 2600, 365 Canal Street, New Orleans, LA 70130.

BY ORDER OF THE BOARD OF DIRECTORS, acting as the governing authority of the Corporation.

LOUISIANA HOUSING CORPORATION

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 pages constitute a true and correct copy of a resolution adopted by said Board of Directors on April 13, 2016, entitled: “A resolution of intention to issue not exceeding Four Million Five Hundred Thousand Dollars (\$4,500,000) Multifamily Housing Revenue Bonds (Gabriel Villa Apartments Preservation Rehab) in one or more series to finance the acquisition, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 13th day of April, 2016.

(SEAL)

Secretary

Reason for Requested Approval

Requesting approval of:

- \$5,000,000.00 in Multi-Family Mortgage Revenue Bonds
- \$330,826.00 in Low Income Housing Tax Credits

Project History and Previous Board Action

- \$1,500,000.00 in HOME Funds awarded in March 2016
- **Development Team** – Cheryl Farmer – Monroe Housing Authority; Regions Bank; Roundtree Law Firm; Monroe Housing Authority – Management Company; Architect – Architectural Housing Solutions; Accountant – Little & Assoc., LLC

Project Specifics

Construction Costs

| | |
|---------------------------|----------------|
| Rehabilitation Hard Costs | \$0.00 |
| Total Soft Costs | \$2,013,857.00 |
| Construction Costs | \$6,173,820.00 |
| Land Costs | \$130,000.00 |
| Building Costs | \$0.00 |
| Reserves | (\$341,989.00) |

Unit Mix

| | |
|-----------------|----|
| 1 Bedrooms | |
| 2 Bedroom Units | |
| 3 Bedroom Units | 50 |
| 4 Bedroom Units | |
| Total Units | 50 |

Development Costs:

| | |
|------------------------|-----------------|
| Total Development Cost | \$ 8,317,677.00 |
| Total Units | 50 |
| Total Buildings | 50 |
| Total Cost/Unit | \$ 166,353.54 |
| Total Square Feet | 75,100 |
| Total Cost/SF | \$110.75 |

Funding Sources:

| | |
|------------------------|-----------------|
| First Mortgage | \$2,159,100.00 |
| Second Mortgage | \$0.00 |
| HOME Funds | \$1,500,000.00 |
| Deferred Developer Fee | \$225,717.00 |
| Other - PHA Loan | \$1,500,000.00 |
| Tax Credit Equity | \$ 3,274,849.00 |
| Reserves | (\$341,989.00) |
| Total | \$8,317,677.00 |

Property Value:

| Appraisal Date | New Construction |
|-----------------------|------------------|
| Est. Pre-Rehab Value | N/A |
| Est. Post-Rehab Value | N/A |
| Year Built | N/A |
| Occupancy Rate | N/A |

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) |
|-------------------------------------|------------------------------------------|--------------------------------------|
| Local Employment Income | \$3,650,000 | \$1,150,000 |
| Local Employment Taxes | \$384,000 | \$197,500 |
| Local Jobs | 57 | 16 |
| Zoning/Impact Fees/Permits | NA | - |
| SBC/MRB/Tax Credit Application Fees | \$4,000 | - |
| MRB Closing Fees | \$5,000 | - |
| Annual Administrative Fee | \$5,000 | - |
| LHC Compliance Monitoring Fee | \$1,650 | \$1,650 |

Area Demographic Profile

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

| Ouachita Parish | |
|-------------------------------------|----------|
| Median Household Income | \$39,111 |
| People living in poverty | 24% |
| People living at or above poverty | 76% |
| Households earning \$14,999 or less | 21% |
| Households earning \$24,999 or less | 34% |

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 |
|--------------|------|--------------------------------|
| 50 | PBRA | N/A |

Examples of Occupations in the 50-60% AMI Category

| | | | |
|--------------------------|--------------------|--------------------|---------------------------|
| Construction | Bus Drivers | Management | Arts & Recreation |
| Retail Sales | Office Clerks | Maintenance | Firefighters |
| Industrial/Manufacturing | Medical Assistants | Bank Tellers | Security Guards |
| Wholesale Trade | Childcare Workers | Para-professionals | Administrative Assistants |

| | |
|------------------|-----------------------|
| Manufacturing | Professional Services |
| Construction | |
| Private Industry | Local Government |

Source Citation: Louisiana Workforce Commission, Market Study

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to **Robinson Place II, #TC2015-106BF (Robinson Drive Area, Monroe, Ouachita Parish, Louisiana 71202)**; authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing 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; and

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

WHEREAS, the staff of the Corporation has processed the application for Robinson Place II in accordance with the Qualified Allocation Plan and is prepared, based upon the preliminary feasibility analysis to recommend Tax Credits for Robinson Place II:

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

SECTION 1. Robinson Place II (the "**Project**") located at Robinson Drive Area, Monroe, Ouachita Parish, Louisiana 71202 is hereby preliminarily approved for Tax Credits in the amount of three hundred thirty thousand, eight hundred and twenty-six dollars

(\$330,826.00), subject to the conditions of the preliminary feasibility analysis and the information contained in the Project application.

SECTION 2. The staff, and Foley & Judell, L.L.P., as LIHTC Program Counsel, shall establish such procedures as may be necessary to structure, cancel or reduce such Tax Credits to maintain the feasibility and viability of the Project; provided, however, that no increase in Tax Credits to any project may be made without approval of the Board.

SECTION 3. The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to evidence the allocation of Tax Credits.

SECTION 4. The Chairman and Interim 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.

SECTION 5. 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 13th day of April, 2016.

Chairman

Secretary

DRAFT

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "**Board**"), do hereby certify that the foregoing three (3) pages constitute a true and correct copy of a resolution adopted by said Board on April 13, 2016, "A resolution establishing the maximum qualified basis and low-income housing credits to Robinson Place II, #TC2015-106BF (Robinson Drive Area, Monroe, Ouachita Parish, Louisiana 71202); authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Louisiana Housing Corporation on this, the 13th day of April, 2016.

Secretary

(SEAL)

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution of intention to issue not exceeding Five Million Dollars (\$5,000,000) Multifamily Housing Revenue Bonds (Robinson Place II, located at Robinson Drive Area, Monroe, Ouachita Parish, Louisiana) in one or more series to finance the acquisition, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (the “**Corporation**”) is authorized by Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the “**Act**”), and other constitutional and statutory authority supplemental thereto, to issue revenue bonds to finance residential housing in the State of Louisiana (the “**State**”); and

WHEREAS, developer listed in Schedule I hereto, (the “**Developer**”) has met with officials of the Corporation and has advised the Corporation of the Developer's interest in the acquisition, construction and equipping of a multifamily housing facility, more particularly described in Schedule I hereto (the “**Project**”) within the State, subject to the willingness of the Corporation to finance the Project by the issuance of revenue bonds pursuant to the Act; and

WHEREAS, the Corporation deems it necessary and advisable that it takes such action as may be required under applicable statutory provisions to authorize and issue revenue bonds in one or more series to finance the cost of the Project set forth in Schedule I hereto, together with costs incident to the authorization, issuance and sale of the bonds, the aggregate costs of the Project and costs of authorization, issuance and sale of the bonds being presently estimated to be the amount set forth in Schedule I hereto; and

WHEREAS, the Developer has stated its willingness to arrange for the acquisition, construction and equipping of the Project and to enter into contracts therefore; and

WHEREAS, the income tax regulations prescribed by the Internal Revenue Service require that the issuer of tax exempt bonds adopt a resolution with respect to such bonds or take the other similar “official action” towards the issuance of the bonds prior to the commencement of the a acquisition, construction and equipping of an exempt facility bond project; and

WHEREAS, one purpose of this resolution is to satisfy the requirements of said income tax regulations with respect to the Project set forth in Schedule I hereto:

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

SECTION 1. Pursuant to the authority of the Act, and other constitutional and statutory authority supplemental thereto, the Project is hereby approved and the financing of the acquisition, construction and equipping thereof through the issuance of revenue bonds of the Corporation pursuant to the Act is hereby authorized in one or more series (the “**Bonds**”) and in a sufficient principal amount presently estimated as set forth in Schedule I hereto. It is the intent of this resolution to induce the financing of the Project. This resolution is the affirmative official action of the Corporation acting by and through its Board of Directors towards the issuance of its special, limited obligation revenue bonds in accordance with the Constitution and statutes of the State and the United States Treasury Department Regulations, Section 1.150-2. It is recognized and agreed that the Developer may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) the Developer itself; (ii) any “related person” as defined in Section 147(a)(2) of the Internal Revenue Code of 1986, as amended (the “**Code**”); or (iii) any legal successor thereto, respectively, subject to approval of the Corporation’s Bond Counsel, hereinafter employed.

SECTION 2. 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 Corporation, payable solely out of the revenues derived by the Corporation with respect to the Project for which financing is made available, and the Bonds and the interest thereon shall never constitute obligations, either general or special of the State, or of any political subdivision of the State or give rise to a pecuniary liability of the State or of any political subdivision of the State within the meaning of any provision or limitation of the Constitution or statutes of the State. The

Corporation does not have the power to pledge the general credit or taxing power of the State or of any political subdivision of the State.

SECTION 3. The issuance of not exceeding **Five Million Dollars (\$5,000,000)** aggregate principal amount of Multifamily Housing Revenue Bonds (Robinson Place II) in one or more series (the “**Bonds**”) of the Corporation, pursuant to the Act, and other constitutional and statutory authority supplemental thereto, be and the same is hereby authorized and approved. The Bonds shall mature not later than forty (40) years from their date of issuance and shall bear interest per annum at a rate not in excess of twelve (12.0%) per annum. In authorizing the issuance of the Bonds, the Corporation will make no warranty, either expressed or implied, that the proceeds of the Bonds will be sufficient to pay the cost of the Project or that the Project will be suitable for the Developer’s purposes or needs. The Bonds shall be sold by the Corporation on such date as may be determined by the Chairman of the Board of Directors of the Corporation, in accordance with the requirements of the Act, and pursuant to the provisions of the Notice of Intention to Sell at Private Sale attached hereto as **Exhibit I**.

SECTION 4. The Project is hereby preliminarily approved for low-income housing tax credits (“**LIHTCs**”) in the amount of **three hundred thirty thousand, eight hundred and twenty-six dollars (\$330,826.00)** 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 II**, 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 5. The operation of the Project, as well as the financing of the Project, will comply with all Federal, State and local laws and regulations and the Developer will obtain all necessary approvals and permits required thereunder.

SECTION 6. The Chairman and/or Interim Executive Director of the Corporation are authorized and directed to call for a public hearing with respect to the Project and the proposed revenue bonds to finance same in accordance with the requirements of Section 147(f) of the Code, and cause to be published appropriate notice of each public hearing in accordance with the Code.

SECTION 7. The Chairman and Interim Executive Director of the Corporation are authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to file, on behalf of the Corporation, with any governmental board or entity having jurisdiction over the Project, such applications or requests for approval thereof as may be required by law, including an application to the State Bond Commission for approval of the financing.

By virtue of the Corporation’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 8. All commitments by the Corporation herein with respect to the Project are subject to the condition that on or before 36 months from the date of adoption hereof, the Corporation and the Developer shall have agreed to mutually acceptable terms for the financing documents and the sale and delivery of the Bonds or other obligations.

SECTION 9. That it is recognized that a real necessity exists for the employment of bond counsel in connection with the issuance of the Bonds and accordingly Foley & Judell, L.L.P., Bond Counsel, New Orleans, Louisiana, be and they are hereby employed as bond counsel to the Corporation to do and to perform comprehensive, legal and coordinate professional work with respect thereto. The fee to be paid Bond Counsel shall be an amount based on the Attorney General's then current Bond Counsel Fee Schedule and other guidelines for comprehensive, legal and coordinate professional work in the issuance of revenue bonds applied to the actual aggregate principal amount issued, sold, delivered and paid for at the time the Bonds are delivered, together with reimbursement of out-of-pocket expenses incurred and advanced in connection with the issuance of the Bonds, subject to the Attorney General's written approval of said employment and fee.

SECTION 10. The Developer will comply with all rules, regulations and reviews of the Corporation in effect or undertaken from time to time.

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 April, 2016.

Chairman

Secretary

DRAFT

SCHEDULE I

DEVELOPER: Cheryl Farmer, Monroe Housing Authority

INITIAL OWNER/OPERATOR: Robinson Place II Limited Partnership

BOND AMOUNT: Not exceeding \$5,000,000

| PROJECT NAME | LOCATION | ESTIMATED NUMBER OF UNITS | ESTIMATED TOTAL COST |
|---------------------|-----------------------------------|------------------------------------------|-------------------------------------|
| Robinson Place II | Robinson Drive Area Monroe, LA | 50 | Approximately \$8,317,677.00 |

I, as authorized representative of the Taxpayer, have reviewed the information above and hereby certify this Schedule I to be accurate and complete as of this date.

ROBINSON PLACE II LIMITED PARTNERSHIP

By: _____

Name: Cheryl Farmer

Title: Authorized Representative

Date: _____

EXHIBIT I

NOTICE OF INTENTION TO SELL AT PRIVATE SALE

LOUISIANA HOUSING CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ROBINSON PLACE II PROJECT) IN ONE OR MORE SERIES

NOTICE IS HEREBY GIVEN in compliance with the provisions of Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the “**Act**”), that the Louisiana Housing Corporation (the “**Corporation**”), proposes to sell its Multifamily Housing Revenue Bonds (Robinson Place II Project) in one or more series (the “**Bonds**”) in aggregate principal amount of **Five Million Dollars (\$5,000,000)** in one or more series at a rate or rates not exceeding twelve percentum (12.0%) per annum. The Bonds are to be sold to Capital One, N.A. or such other purchaser to be determined by the Corporation at a later date to finance the acquisition, construction and equipping of Robinson Place II, located in Monroe, Ouachita Parish, Louisiana (the “**Project**”) at a meeting of the Board of Directors of the Corporation scheduled for **TBD**, at twelve (12:00) o’clock p.m., Louisiana time, at the offices of the Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, Louisiana 70808. The Corporation reserves the right to postpone the date, hour and place set forth above for the sale of the Bonds (without any further publication of notice of the change in the sale date, time and/or location). In the event the sale is postponed as provided above, anyone desiring written notice of the subsequent date and time which said sale is to be accomplished must request such notice from the Chairman of the Board of Directors of the Corporation. The Bonds will be sold pursuant to the terms of a resolution to be adopted by the Corporation and a Trust Indenture (the “**Indenture**”) to be executed by and between the Corporation and a trustee bank.

The Bonds are being issued pursuant to the Act and the Indenture for the purpose of financing the acquisition, construction and equipping of a multifamily housing project and paying the costs of issuance associated with the Bonds. The Bonds are limited obligations of the Corporation and will be payable solely out of the income, revenues and receipts derived from the Project and funds and accounts held under and pursuant to the Indenture and pledged therefor. As provided in the Act and the Indenture, the Bonds do not constitute an obligation, either general or special, of the State of Louisiana, any municipality or any other political subdivision thereof.

The principal of and interest on the Bonds will be payable at the principal office of the paying agent or agents selected by the Corporation in accordance with the provisions of the Indenture.

The Bonds will be dated as provided in the Indenture, will bear interest at such rate or rates established at the time of sale of the Bonds (not in excess of twelve percent (12.0%)), payable on such dates as set forth in the Indenture, and will mature no later than forty (40) years from date of issuance.

The Bonds will be issued in fully registered form in the denominations as provided in the Indenture. Bonds will be transferable as provided in the Indenture.

This Notice of Sale of Bonds is being published in accordance with the requirements of the Louisiana Constitution, applicable statutes and the Act. For a period of thirty (30) days from the date of publication hereof, any person or persons in interest shall have the right to contest the legality of this notice, the resolution, any provision of the Bonds to be issued pursuant to it, the provisions securing the Bonds, and the validity of all other provisions and proceedings relating to the authorization and issuance of the Bonds. If no action or proceeding is instituted within the thirty (30) days, no person may contest the validity of the Bonds, the provisions of the resolution pursuant to which the Bonds were issued, the security of the Bonds, or the validity of any other provisions or proceedings relating to their authorization and issuance, and the Bonds shall be presumed conclusively to be legal. Thereafter no court shall have authority to inquire into such matters.

For further information relative to the Bonds and not contained in this Notice, address Foley & Judell, L.L.P., Bond Counsel, One Canal Place, Suite 2600, 365 Canal Street, New Orleans, LA 70130.

BY ORDER OF THE BOARD OF DIRECTORS, acting as the governing authority of the Corporation.

LOUISIANA HOUSING CORPORATION

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 pages constitute a true and correct copy of a resolution adopted by said Board of Directors on April 13, 2016, entitled: “A resolution of intention to issue not exceeding Five Million Dollars (\$5,000,000) Multifamily Housing Revenue Bonds (Robinson Place II) in one or more series to finance the acquisition, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 13th day of April, 2016.

(SEAL)

Secretary

OLIVE GROVE SENIOR APARTMENTS
SHREVEPORT, LOUISIANA

Reason for Requested Approval

Requesting approval of:

- \$3,500,000.00 in Multi-Family Mortgage Revenue Bonds
- \$187,701.00 in Low Income Housing Tax Credits

Project History and Previous Board Action

- \$1,500,000.00 in HOME Funds awarded in March 2016
- **Development Team** – Lindora Baker – Olive Branch Ministries, Inc.; Redstone Equity Partners; Hunter Law Firm; JM Property Management – Management Company; Architect – Richard F. Steldt & Assoc.; Accountant – Little & Assoc., LLC; River City Builders

Project Specifics

Construction Costs

| | |
|---------------------------|----------------|
| Rehabilitation Hard Costs | \$0.00 |
| Total Soft Costs | \$1,208,762.00 |
| Construction Costs | \$4,563,000.00 |
| Land Costs | \$250,000.00 |
| Building Costs | \$0.00 |
| Reserves | \$115,596.00 |

Unit Mix

| | |
|--------------------|-----------|
| 1 Bedrooms | 13 |
| 2 Bedroom Units | 37 |
| 3 Bedroom Units | |
| 4 Bedroom Units | |
| Total Units | 50 |

Development Costs:

| | |
|-------------------------------|------------------------|
| Total Development Cost | \$ 6,021,762.00 |
| Total Units | 50 |
| Total Buildings | 3 |
| Total Cost/Unit | \$ 115,435.24 |
| Total Square Feet | 59,600 |
| Total Cost/SF | \$96.84 |

Funding Sources:

| | |
|-----------------------------|-----------------------|
| First Mortgage | \$2,100,000.00 |
| Second Mortgage | \$600,000.00 |
| HOME Funds | \$1,500,000.00 |
| Deferred Developer Fee | \$215,428.00 |
| Other - | \$0.00 |
| Tax Credit Equity | \$ 1,721,930.00 |
| Reserves/Community Facility | (-\$365,596.00) |
| Total | \$5,771,762.00 |

Property Value:

| Appraisal Date | New Construction |
|-----------------------|------------------|
| Est. Pre-Rehab Value | N/A |
| Est. Post-Rehab Value | N/A |
| Year Built | N/A |
| Occupancy Rate | N/A |

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) |
|--------------------------------------------|------------------------------------------|--------------------------------------|
| Local Employment Income | \$3,650,000 | \$1,150,000 |
| Local Employment Taxes | \$384,000 | \$197,500 |
| Local Jobs | 57 | 16 |
| Zoning/Impact Fees/Permits | NA | - |
| SBC/MRB/Tax Credit Application Fees | \$4,000 | - |
| MRB Closing Fees | \$3,500 | - |
| Annual Administrative Fee | \$3,500 | - |
| LHC Compliance Monitoring Fee | \$1,650 | \$1,650 |

Area Demographic Profile

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

| Caddo Parish | |
|--------------------------------------------|----------|
| Median Household Income | \$41,251 |
| People living in poverty | 21% |
| People living at or above poverty | 79% |
| Households earning \$14,999 or less | 18% |
| Households earning \$24,999 or less | 32% |

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 |
|--------------|------|--------------------------------|
| 50 | PBRA | N/A |

Examples of Occupations in the 50-60% AMI Category

| | | | |
|--------------------------|--------------------|--------------------|---------------------------|
| Construction | Bus Drivers | Management | Arts & Recreation |
| Retail Sales | Office Clerks | Maintenance | Firefighters |
| Industrial/Manufacturing | Medical Assistants | Bank Tellers | Security Guards |
| Wholesale Trade | Childcare Workers | Para-professionals | Administrative Assistants |

| | |
|------------------|-----------------------|
| Manufacturing | Professional Services |
| Construction | |
| Private Industry | Local Government |

Source Citation: Louisiana Workforce Commission, Market Study

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to **Olive Grove Senior Apartments, #TC2015-107BF (7500 Block of Line Avenue, Shreveport, Caddo Parish, Louisiana 71106)**; authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing 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; and

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

WHEREAS, the staff of the Corporation has processed the application for Olive Grove Senior Apartments in accordance with the Qualified Allocation Plan and is prepared, based upon the preliminary feasibility analysis to recommend Tax Credits for Olive Grove Senior Apartments:

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

SECTION 1. Olive Grove Senior Apartments (the "**Project**") located at 7500 Block of Line Avenue, Shreveport, Caddo Parish, Louisiana 71106 is hereby preliminarily approved for Tax Credits in the amount of one hundred eighty-seven thousand, seven

hundred and one dollars (\$187,701.00), subject to the conditions of the preliminary feasibility analysis and the information contained in the Project application.

SECTION 2. The staff, and Foley & Judell, L.L.P., as LIHTC Program Counsel, shall establish such procedures as may be necessary to structure, cancel or reduce such Tax Credits to maintain the feasibility and viability of the Project; provided, however, that no increase in Tax Credits to any project may be made without approval of the Board.

SECTION 3. The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to evidence the allocation of Tax Credits.

SECTION 4. The Chairman and Interim 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.

SECTION 5. 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 13th day of April, 2016.

Chairman

Secretary

DRAFT

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "**Board**"), do hereby certify that the foregoing three (3) pages constitute a true and correct copy of a resolution adopted by said Board on April 13, 2016, "A resolution establishing the maximum qualified basis and low-income housing credits to Olive Grove Senior Apartments, #TC2015-107BF (7500 Block of Line Avenue, Shreveport, Caddo Parish, Louisiana 71106); authorizing the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Louisiana Housing Corporation on this, the 13th day of April, 2016.

Secretary

(SEAL)

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution of intention to issue not exceeding Three Million, Five Hundred Thousand Dollars (\$3,500,000) Multifamily Housing Revenue Bonds (Olive Grove Senior Apartments-located at 7500 Block of Line Avenue, Shreveport, Caddo Parish, Louisiana) in one or more series to finance the acquisition, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (the “**Corporation**”) is authorized by Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the “**Act**”), and other constitutional and statutory authority supplemental thereto, to issue revenue bonds to finance residential housing in the State of Louisiana (the “**State**”); and

WHEREAS, developer listed in Schedule I hereto, (the “**Developer**”) has met with officials of the Corporation and has advised the Corporation of the Developer's interest in the acquisition, construction and equipping of a multifamily housing facility, more particularly described in Schedule I hereto (the “**Project**”) within the State, subject to the willingness of the Corporation to finance the Project by the issuance of revenue bonds pursuant to the Act; and

WHEREAS, the Corporation deems it necessary and advisable that it takes such action as may be required under applicable statutory provisions to authorize and issue revenue bonds in one or more series to finance the cost of the Project set forth in Schedule I hereto, together with costs incident to the authorization, issuance and sale of the bonds, the aggregate costs of the Project and costs of authorization, issuance and sale of the bonds being presently estimated to be the amount set forth in Schedule I hereto; and

WHEREAS, the Developer has stated its willingness to arrange for the acquisition, construction and equipping of the Project and to enter into contracts therefore; and

WHEREAS, the income tax regulations prescribed by the Internal Revenue Service require that the issuer of tax exempt bonds adopt a resolution with respect to such bonds or take the other similar “official action” towards the issuance of the bonds prior to the commencement of the a acquisition, construction and equipping of an exempt facility bond project; and

WHEREAS, one purpose of this resolution is to satisfy the requirements of said income tax regulations with respect to the Project set forth in Schedule I hereto:

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

SECTION 1. Pursuant to the authority of the Act, and other constitutional and statutory authority supplemental thereto, the Project is hereby approved and the financing of the acquisition, construction and equipping thereof through the issuance of revenue bonds of the Corporation pursuant to the Act is hereby authorized in one or more series (the “**Bonds**”) and in a sufficient principal amount presently estimated as set forth in Schedule I hereto. It is the intent of this resolution to induce the financing of the Project. This resolution is the affirmative official action of the Corporation acting by and through its Board of Directors towards the issuance of its special, limited obligation revenue bonds in accordance with the Constitution and statutes of the State and the United States Treasury Department Regulations, Section 1.150-2. It is recognized and agreed that the Developer may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) the Developer itself; (ii) any “related person” as defined in Section 147(a)(2) of the Internal Revenue Code of 1986, as amended (the “**Code**”); or (iii) any legal successor thereto, respectively, subject to approval of the Corporation’s Bond Counsel, hereinafter employed.

SECTION 2. 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 Corporation, payable solely out of the revenues derived by the Corporation with respect to the Project for which financing is made available, and the Bonds and the interest thereon shall never constitute obligations, either general or special of the State, or of any political subdivision of the State or give rise to a pecuniary liability of the State or of any political subdivision of the State within the meaning of any provision or limitation of the Constitution or statutes of the State. The

Corporation does not have the power to pledge the general credit or taxing power of the State or of any political subdivision of the State.

SECTION 3. The issuance of not exceeding **Three Million Five Hundred Thousand Dollars (\$3,500,000)** aggregate principal amount of Multifamily Housing Revenue Bonds (Olive Grove Senior Apartments) in one or more series (the “**Bonds**”) of the Corporation, pursuant to the Act, and other constitutional and statutory authority supplemental thereto, be and the same is hereby authorized and approved. The Bonds shall mature not later than forty (40) years from their date of issuance and shall bear interest per annum at a rate not in excess of twelve (12.0%) per annum. In authorizing the issuance of the Bonds, the Corporation will make no warranty, either expressed or implied, that the proceeds of the Bonds will be sufficient to pay the cost of the Project or that the Project will be suitable for the Developer’s purposes or needs. The Bonds shall be sold by the Corporation on such date as may be determined by the Chairman of the Board of Directors of the Corporation, in accordance with the requirements of the Act, and pursuant to the provisions of the Notice of Intention to Sell at Private Sale attached hereto as **Exhibit I**.

SECTION 4. The Project is hereby preliminarily approved for low-income housing tax credits (“**LIHTCs**”) in the amount of **one hundred eighty-seven thousand, seven hundred and one dollars (\$187,701.00)** 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 II**, 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 5. The operation of the Project, as well as the financing of the Project, will comply with all Federal, State and local laws and regulations and the Developer will obtain all necessary approvals and permits required thereunder.

SECTION 6. The Chairman and/or Interim Executive Director of the Corporation are authorized and directed to call for a public hearing with respect to the Project and the proposed revenue bonds to finance same in accordance with the requirements of Section 147(f) of the Code, and cause to be published appropriate notice of each public hearing in accordance with the Code.

SECTION 7. The Chairman and Interim Executive Director of the Corporation are authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to file, on behalf of the Corporation, with any governmental board or entity having jurisdiction over the Project, such applications or requests for approval thereof as may be required by law, including an application to the State Bond Commission for approval of the financing.

By virtue of the Corporation’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 8. All commitments by the Corporation herein with respect to the Project are subject to the condition that on or before 36 months from the date of adoption hereof, the Corporation and the Developer shall have agreed to mutually acceptable terms for the financing documents and the sale and delivery of the Bonds or other obligations.

SECTION 9. That it is recognized that a real necessity exists for the employment of bond counsel in connection with the issuance of the Bonds and accordingly Foley & Judell, L.L.P., Bond Counsel, New Orleans, Louisiana, be and they are hereby employed as bond counsel to the Corporation to do and to perform comprehensive, legal and coordinate professional work with respect thereto. The fee to be paid Bond Counsel shall be an amount based on the Attorney General's then current Bond Counsel Fee Schedule and other guidelines for comprehensive, legal and coordinate professional work in the issuance of revenue bonds applied to the actual aggregate principal amount issued, sold, delivered and paid for at the time the Bonds are delivered, together with reimbursement of out-of-pocket expenses incurred and advanced in connection with the issuance of the Bonds, subject to the Attorney General's written approval of said employment and fee.

SECTION 10. The Developer will comply with all rules, regulations and reviews of the Corporation in effect or undertaken from time to time.

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 April, 2016.

Chairman

Secretary

DRAFT

SCHEDULE I

DEVELOPER: Lindora Baker, Developer Contact

INITIAL OWNER/OPERATOR: Olive Grove Senior Apartments, L.P.

BOND AMOUNT: Not exceeding \$3,500,000

| PROJECT NAME | LOCATION | ESTIMATED NUMBER OF UNITS | ESTIMATED TOTAL COST |
|----------------------------------|---------------------------------------------------|------------------------------------------|-------------------------------------|
| Olive Grove Senior Apartments | 7500 Block of Line Avenue Shreveport, LA 71106 | 50 | Approximately \$6,289,395.00 |

I, as authorized representative of the Taxpayer, have reviewed the information above and hereby certify this Schedule I to be accurate and complete as of this date.

OLIVE GROVE SENIOR APARTMENTS, L.P.

By: _____

Name: Lindora Baker

Title: Authorized Representative

Date: _____

EXHIBIT I

NOTICE OF INTENTION TO SELL AT PRIVATE SALE

LOUISIANA HOUSING CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (OLIVE GROVE SENIOR APARTMENTS PROJECT) IN ONE OR MORE SERIES

NOTICE IS HEREBY GIVEN in compliance with the provisions of Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the “**Act**”), that the Louisiana Housing Corporation (the “**Corporation**”), proposes to sell its Multifamily Housing Revenue Bonds (Olive Grove Senior Apartments Project) in one or more series (the “**Bonds**”) in aggregate principal amount of **Three Million Five Hundred Thousand Dollars (\$3,500,000)** in one or more series at a rate or rates not exceeding twelve percentum (12.0%) per annum. The Bonds are to be sold to Capital One, N.A. or such other purchaser to be determined by the Corporation at a later date to finance the acquisition, construction and equipping of Olive Grove Senior Apartments, located in Shreveport, Caddo Parish, Louisiana (the “**Project**”) at a meeting of the Board of Directors of the Corporation scheduled for **TBD**, at twelve (12:00) o’clock p.m., Louisiana time, at the offices of the Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, Louisiana 70808. The Corporation reserves the right to postpone the date, hour and place set forth above for the sale of the Bonds (without any further publication of notice of the change in the sale date, time and/or location). In the event the sale is postponed as provided above, anyone desiring written notice of the subsequent date and time which said sale is to be accomplished must request such notice from the Chairman of the Board of Directors of the Corporation. The Bonds will be sold pursuant to the terms of a resolution to be adopted by the Corporation and a Trust Indenture (the “**Indenture**”) to be executed by and between the Corporation and a trustee bank.

The Bonds are being issued pursuant to the Act and the Indenture for the purpose of financing the acquisition, construction and equipping of a multifamily housing project and paying the costs of issuance associated with the Bonds. The Bonds are limited obligations of the Corporation and will be payable solely out of the income, revenues and receipts derived from the Project and funds and accounts held under and pursuant to the Indenture and pledged therefor. As provided in the Act and the Indenture, the Bonds do not constitute an obligation, either general or special, of the State of Louisiana, any municipality or any other political subdivision thereof.

The principal of and interest on the Bonds will be payable at the principal office of the paying agent or agents selected by the Corporation in accordance with the provisions of the Indenture.

The Bonds will be dated as provided in the Indenture, will bear interest at such rate or rates established at the time of sale of the Bonds (not in excess of twelve percent (12.0%)), payable on such dates as set forth in the Indenture, and will mature no later than forty (40) years from date of issuance.

The Bonds will be issued in fully registered form in the denominations as provided in the Indenture. Bonds will be transferable as provided in the Indenture.

This Notice of Sale of Bonds is being published in accordance with the requirements of the Louisiana Constitution, applicable statutes and the Act. For a period of thirty (30) days from the date of publication hereof, any person or persons in interest shall have the right to contest the legality of this notice, the resolution, any provision of the Bonds to be issued pursuant to it, the provisions securing the Bonds, and the validity of all other provisions and proceedings relating to the authorization and issuance of the Bonds. If no action or proceeding is instituted within the thirty (30) days, no person may contest the validity of the Bonds, the provisions of the resolution pursuant to which the Bonds were issued, the security of the Bonds, or the validity of any other provisions or proceedings relating to their authorization and issuance, and the Bonds shall be presumed conclusively to be legal. Thereafter no court shall have authority to inquire into such matters.

For further information relative to the Bonds and not contained in this Notice, address Foley & Judell, L.L.P., Bond Counsel, One Canal Place, Suite 2600, 365 Canal Street, New Orleans, LA 70130.

BY ORDER OF THE BOARD OF DIRECTORS, acting as the governing authority of the Corporation.

LOUISIANA HOUSING CORPORATION

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 pages constitute a true and correct copy of a resolution adopted by said Board of Directors on April 13, 2016, entitled: “A resolution of intention to issue not exceeding Three Million, Five Hundred Thousand Dollars (\$3,500,000) Multifamily Housing Revenue Bonds (Olive Grove Senior Apartments) in one or more series to finance the acquisition, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 13th day of April, 2016.

(SEAL)

Secretary



| LIHTC NON-CLOSED PROJECTS OVERVIEW | | | | | | | | |
|------------------------------------|---------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------|-------|------------------|
| Funding Round | Competitive Funding Round | Project Name | Email Contact | Current Project Status | Will meet Carryover Deadline | Parish | Units | LIHTC Allocation |
| 2014 Funding Round | Yes | River South | dhenderson@national-development.com ; rmiller@national-development.com ; rmurray@ebrpha.org | The project is expected to close by August 2016. | Already met | East Baton Rouge | 46 | \$647,000.00 |
| 2014 Fall Initiative | Yes | Artspace Bell School Lofts | joe.butler@artspace.org | The developers are working on the closing now and expect to close in early April of 2016. | NA | Orleans | 79 | \$1,093,188.00 |
| | | Brooke Pointe (formerly Paddock at Shadow Bluff) | eholladay@ldgdevelopment.com | Brook Pointe is requesting approval of a third site change due to the project site being re-zoned. The project is in jeopardy of losing HOME funds as a result of failing to meet the HOME commitment requirements. | NA | Lafayette | 192 | \$1,014,313.00 |
| | | The Villages at Eagle Point VII | cmills@thehabc.org ; gwashington@thehabc.org ; Jameshunter@bellsouth.net ; tim@allengreencpa.com ; mgliliam@wcglawfirm.com ; austin@allengreencpa.com | The developer is experiencing a funding gap and is off the project schedule. The project is in jeopardy of losing HOME funds as a result of failing to meeth the HOME commitment requirements. Staff is reviewing a narrative provided by the developer of the project's current status and measures being taken to bring the project back on track. | NA | Bossier | 76 | \$238,472.00 |
| 2015 Per Capita Funding Round | Yes | Shady Oaks Homes | JamesF@standardenterprises.com | Working to complete the HUD closing. Closing is still anticipated for early summer. The developer has submitted a formal request for an extension to the carryover deadline. | Requested Extension | Acadia | 100 | \$750,000.00 |
| | | Convent Trace | art@sgba.com ; dgroover@sjpha.brcoxmail.com | Construction bid drawings are being completed. The developer intends to close both projects (Central Crossing and Convent Trace) simultaneously and start construction "well" ahead of the start date stipulated in the application which was November 1, 2016. | Yes | St. James | 30 | \$332,000.00 |
| | | Central Crossing | art@sgba.com ; dgroover@sjpha.brcoxmail.com | Construction bid drawings are being completed. Plans are now being revised to reflect damaged sustained by the tornados in February 2016. The developer still intends to close and start construction "well" ahead of the start date stipulated in the application which was November 1, 2016. | Yes | St. James | 36 | \$400,000.00 |
| | | GCHP-Hammond / Phoenix Square Homes | welch@gchp.net ; harms@gchp.net | The project is expected to close in May 2016, | Yes | Tangipahoa | 39 | \$622,495.00 |
| | | Iberville Offsite Rehab 3 | nmorris@redmellon.com | The project is still in the public notice period for city HOME funds and is continuing to move toward a closing. | TBD | Orleans | 30 | \$589,038.00 |
| | | G. O. Mondy School Apartments | jamie@nevilledevelopment.com | The project is expected to close on the financing for April 15th,2016. Construction would start shortly thereafter. | Already met | Orleans | 35 | \$750,000.00 |
| | | Riverview Apartments | gwilliams@morrowrealty.com ; davidm@morrowrealty.com | Underwriting and plan review have been completed with Rural Development. Closing should occur in the next 90 days. | Yes | Washington | 47 | \$358,487.00 |
| | | Bond House Senior Apartments | ricky@ccinvest.com | The project has experienced some delays but expect to close in May 2016. | Yes | Morehouse | 75 | \$506,478.00 |
| | | Iberville On-Site Phase V | cclement@hriproperties.com | The closing for this development is anticipated to be on August 31, 2016. | May request extesion | Orleans | 80 | \$750,000.00 |
| | | Iberville On-Site Phase VI | cclement@hriproperties.com | The closing for this development is anticipated to be on August 31, 2016. | May request extesion | Orleans | 50 | \$750,000.00 |
| | | Houma School Apartments | VLevine@voagno.org | The closing has been rescheduled but is expected within the next 30 days. | Yes | Terrebonne | 103 | \$750,000.00 |
| | | Winnsboro Homes | etaylor@fairfieldpropmgmt.com | The project has experienced some minor delays because of Green Building standards and ADA compliance and has moved toward a successful resolution of complying with these requirements. The Developers are working towards the final construction costs, and continuously working with the investors and lenders to close the project. | Yes | Franklin | 50 | \$410,865.00 |
| | | Columbia Gardens | etaylor@fairfieldpropmgmt.com | The project has experienced some minor delays because of Green Building standards and ADA compliance and has moved toward a successful resolution of complying with these requirements. The Developers are working towards the final construction costs, and continuously working with the investors and lenders to close the project. | Yes | Caldwell | 24 | \$233,736.00 |

| LIHTC NON-CLOSED PROJECTS OVERVIEW | | | | | | | | |
|------------------------------------|---------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------|-------|------------------|
| Funding Round | Competitive Funding Round | Project Name | Email Contact | Current Project Status | Will meet Carryover Deadline | Parish | Units | LIHTC Allocation |
| 2015 Per Capita Funding Round | Yes | Ville Platte Village Apartments | huffcon@mindspring.com | Expecting to start construction by this summer. | Yes | Evangeline | 32 | \$263,224.00 |
| | | Vidalia Meadows Apartments | huffcon@mindspring.com | Expecting to start construction by this summer. | Yes | Concordia | 31 | \$225,290.00 |
| | | Sacred Heart at St. Bernard | tnorth@providencech.org | Sacred Heart continues to make progress toward closing this summer. The project has finalized financing commitments with Enterprise Community Investments and Capital One. | Waiting on enviromental clearance - may request extension | Orleans | 53 | \$750,000.00 |
| | | Park Ridge Estates of Ruston | arby@richsmithdev.com ; kristina@richsmithdev.com | The developer is working with the city to obtain building permits. The project is expected to close by May 1, 2016 | Yes | Lincoln | 60 | \$750,000.00 |
| | | Wyche Apartments | JamesF@standardenterprises.com | Working on the HUD closing, the project is expected to close by late summer. The developer has submitted a formal request for an extension to the carryover deadline. | Requested Extension | Madison | 60 | \$542,678.00 |
| 4% | No | St. Edwards Subdivision | ggachassin@cartesiancompany.com | The project is on track to close the week of April 18, 2016. | NA | Iberia | 99 | \$329,739.00 |
| 2015 Spring NOFA | Yes | Bastion | dmiller@renaissanceprop.net ; tnewmyer@renaissanceprop.net | Currently waiting on the completion of the LHC environmental review before the project can close. | NA | Orleans | 38 | \$328,000.00 |
| | | Twin Lakes of Leesville | holly@thebennettgrp.net | The project is expected to close by May 2016. | NA | Vernon | 194 | \$457,152.00 |
| | | The Villages of Versailles | morgan@miruspartners.com | The project is on the April agenda for approving the sale of the bonds. | NA | Orleans | 400 | \$2,043,785.00 |
| 2016 Funding Round | Yes | HY Bell | rholes@idphousing.com | The project is expected to close in July or Aug. 2016. The project is in the middle of finalizing financing, applying for AHP load & working with HUD/LHC on the HAP contract. | TBD | Winn | 60 | \$619,062.00 |
| | | Brianwood Estates at Bastrop | stevesj@bellsouth.net | The project is expected to begin the closing process in the next 30 days or so. | TBD | Morehouse | 41 | \$664,605.00 |
| | | Elysian II | welch@gchp.net ; duffin@gchp.net | Financial closing for Elysian II is estimated to occur by fall of 2016. | TBD | East Baton Rouge | 100 | \$553,236.00 |
| | | Port Barre Manor Apartments | Chip_Peterson@bellsouth.net ; chase@barronlane.com | The tentative closing date is scheduled for 6/1/2016. The developments have been submitted for transfer request through USDA Rural Development and are in the approval process. The investors are set to close as soon as RD final approval occurs. | TBD | St. Landry | 31 | \$223,577.00 |
| | | Lee Crossing | jamesf@standardenterprises.com | The developer is working through site design approval. Closing is expected by mid-summer. | TBD | Acadia | 46 | \$744,000.00 |
| | | Meadows at Arcadia | stevesj@bellsouth.net | The project is in the early stages of development. The developers are currently working with the architect and engineers and reviewing investor offers at this time. | TBD | Bienville | 78 | \$749,435.00 |
| | | Pecan Ridge Phase II | david@nhgms.com | Project scheduled to close in May 2016. | TBD | Rapides | 48 | \$725,521.00 |
| | | 1508 Orleans, LLC | cclement@hriproperties.com | The closing for this development is anticipated to be on November 30, 2016. | TBD | Orleans | 36 | \$701,233.00 |
| | | 1601 Orleans, LLC | cclement@hriproperties.com | The closing for this development is anticipated to be on November 30, 2016. | TBD | Orleans | 34 | \$687,025.00 |
| | | Morehouse Gardens II | jspellings@hughesspellings.com | The development team is continuing to work on a closing within the next 60 days. | TBD | Morehouse | 40 | \$334,604.00 |
| | | Richland Community Centre II | kerrybanks@bonchasse.com | Closing with USDA has to occur first. Currently in underwriting with an anticipation of closing with USDA in the next 60 days. Syndication will close after that within a couple of weeks and will apply for notice to proceed simultaneously. | TBD | Richland | 35 | \$294,308.00 |
| | | Riverdale | david@nhgms.com | Project scheduled to close in May 2016. | TBD | Pointe Coupee | 48 | \$722,972.00 |
| | | Tangi Grove | jamesf@standardenterprises.com | The developer is working through site approval and wetland mitigation. Closing expected by late summer. | TBD | Tangipahoa | 45 | \$740,000.00 |

| LIHTC NON-CLOSED PROJECTS OVERVIEW | | | | | | | | |
|------------------------------------|---------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------|--------------|-------|------------------|
| Funding Round | Competitive Funding Round | Project Name | Email Contact | Current Project Status | Will meet Carryover Deadline | Parish | Units | LIHTC Allocation |
| 2016 Funding Round | Yes | Wellington Square Senior Apartments | ricky@ccinvest.com | HUD financing has been determined and is the project is proceeding. The project is estimated to close by July 2016. | TBD | Caddo | 170 | \$750,000.00 |
| | | Hopeville Apartments | verlyn@vobdevelopment.com | The project is moving towards closing. | TBD | Natchitoches | 40 | \$421,000.00 |
| | | Richland Apartments | bossiercommunity@gmail.com | Currently working on the HUD loan and plan to close late 3rd quarter of 2016. | TBD | Richland | 60 | \$550,000.00 |
| | | Bastion Phase II | dmiller@renaissanceprop.net | Working toward closing on this project but will likely come after the closing of Bastion Phase I | TBD | Orleans | 40 | \$263,425.00 |
| | | Glenwood Apartments | mailto:rmurray@ebrpha.org ; dhenderson@national-development.com ; rmiller@national-development.com | The project will be funded from the 2016 Funding Round waiting list in April 2016. | TBD | Jefferson | 58 | \$515,000.00 |
| | | Groves Single Family Apts. | mailto:VLevine@voagno.org | The project will be funded from the 2016 Funding Round waiting list in April 2016. | TBD | St. Tammany | 25 | \$424,530.00 |
| 2015 Fall NOFA | Yes | Robinson Place II | farmerc@monroeha.com | The project is on the April agenda for approving the 4% tax credits and preliminary bond approval. | NA | Quachita | 50 | \$330,826.00 |
| | | Olive Grove Senior Apartments | lbaker-olivebranch@comcast.net | The project is on the April agenda for approving the 4% tax credits and preliminary bond approval. | NA | Caddo | 50 | \$187,701.00 |
| | | Gabriel Villa | charles.tate@yahoo.com | The project is on the April agenda for approving the 4% tax credits and preliminary bond approval. | NA | Evangeline | 64 | \$179,302.00 |
| 2015 CHDO Homeownership NOFA | Yes | Northshore Housing Initiative - Covington Gardens | mailto:ann@northshorelandtrust.org | Project is moving to a new site due to environmental issues with the original site (Wetlands) | N/A | St. Tammany | 16 | \$0.00 |
| Totals | | | | | | | 3274 | \$27,267,302.00 |