



Board of Directors

Agenda Item # 6

Multifamily Committee

Chairman Guy T. Williams

March 9, 2016

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Louisiana Housing Corporation

March 2, 2016

MULTIFAMILY COMMITTEE MEETING

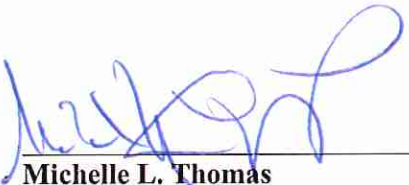
AGENDA

Notice is hereby given of a regular meeting of the Multifamily Committee to be held on **Wednesday, March 9, 2016 @ 11:30 AM**, Louisiana Housing Corporation Building, **V. Jean Butler Boardroom**, located at 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

1. Call to Order and Roll Call.
2. Multifamily Update.
3. Approval of the **Minutes of the January 13, 2016 Committee Meeting**.
4. Discussion and Resolution accepting the proposal of **Capital One, National Association** or such other purchaser as may be designated by the Borrower for the purchase of not to exceed Four Million Five-Hundred Thousand Dollars (\$4,500,000) Multifamily Housing Revenue Draw-Down Bonds for **Bastion New Orleans Partners I Project** located at **1917 Mirabeau Avenue, New Orleans, Orleans Parish, Louisiana** in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection therewith. Staff recommends approval.
5. Discussion and Resolution accepting the proposal of **Stifel, Nicolaus & Company, Inc.** or such other purchaser as may be designated by the Borrower for the purchase of not to exceed Eleven Million, Five-hundred Thousand Dollars (\$11,500,000) Multifamily Housing Revenue Bonds for **Twin Lakes of Leesville Project** located **213 Blackburn, 100 Logan Lane, 701 Wesley Lane and 300 Campbell Loop, Leesville, Vernon Parish, Louisiana** (collectively the "project") in one or more series, fixing the parameter terms of said bonds and providing for other matters in connection therewith. Staff recommends approval.
6. Discussion and Resolution approving the recommended **awards for the 2015 Fall Affordable Housing Initiative Notice of Funding Availability**; and providing for other matters in connection therewith. Staff recommends approval.
7. Discussion and Resolution approving the recommended **awards for the 2015 CHDO Round 2 Notice of Funding Availability**; and providing for other matters in connection therewith. Staff recommends approval.

LHC Multifamily Committee Meeting Preliminary Agenda
March 9, 2016 Meeting
Page 2 of 2

8. Program Updates:
 - Non-Closed Projects Update.
 - Update on the Defaulted 202 Risk Sharing Properties that were damaged during Hurricane Katrina.
9. Other Business.
10. 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, 2015
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. JAWON 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>Keith Dassar</u> | <u>Jones Walker</u> |
| 17. <u>Matt Kern</u> | <u>Jones Walker LLP</u> |
| 18. <u>Rhet Hing</u> | <u>J & P Hsing</u> |

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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. | _____ | _____ |



Chairman's Summary: Multifamily Committee



Dashboard and Resolution Bastion New Orleans Partners I Project

Dashboard and Resolution Twin Lakes of Leesville

Resolution 2015 Fall NOFA Awards

Resolution 2015 CHDO Round 2 NOFA Awards

Non-Closed Projects Overview

Update Defaulted 202 Risk Sharing Properties

Reason for Requested Approval

Requesting approval of:

- \$4,500,000.00 in Multi-Family Mortgage Revenue Bonds

Project History and Previous Board Action

- **HOME Funds Awarded** – At the LHC July 8th Meeting
- **Development Team** – Amber Seely-Marks, Renaissance Property Group; David Miller, Renaissance Property Group; Richmond Housing Resources LLC; Jones Walker; Sterling Bank; Summit Management Company; Architect – Jonathan Tate; and Builder- TKTMJ Incorporated.

Project Specifics

-+

New Construction Costs

| | |
|--|----------------|
| Rehabilitation Hard Costs | \$0.00 |
| Total Soft Costs | \$2,228,989.00 |
| Construction Costs | \$5,550,000.00 |
| Land Costs | (\$600,000.00) |
| Reserves & Community Facilities | (\$368,912.00) |

Unit Mix

| | |
|--------------------|-----------|
| 1 Bedrooms | 7 |
| 2 Bedroom Units | 24 |
| 3 Bedroom Units | 7 |
| 4 Bedroom Units | |
| Total Units | 38 |

Development Costs:

| | |
|-------------------------------|------------------------|
| Total Development Cost | \$ 6,955,077.00 |
| Total Units | 38 |
| Total Buildings | 19 |
| Total Cost/Unit | \$ 183,028.34 |
| Total Square Feet | 35,503 |
| Total Cost/SF | \$195.90 |

Funding Sources:

| | |
|--------------------------|-----------------------|
| First Mortgage | \$1,865,000.00 |
| Second Mortgage | \$0.00 |
| HOME Funds | \$1,500,000.00 |
| Deferred Developer Fee | \$529,111.00 |
| Other - City New Orleans | \$1,000,000.00 |
| Other - Philanthropy | (-\$455,000.00) |
| Tax Credit Equity | \$ 3,148,790.00 |
| Initial Reserves | (-\$118,912.00) |
| Land/Community Facility | (\$850,000.00) |
| Total | \$6,955,077.00 |

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 | \$3,002,000.00 | \$912,000.00 |
| Local Employment Taxes | \$314,260.00 | \$167,580.00 |
| Local Jobs | 46 | 11 |
| Zoning/Impact Fees/Permits | NA | - |
| SBC/MRB/Tax Credit Application Fees | \$3,000.00 | - |
| MRB Closing Fees | \$28,000.00 | - |
| Annual Administrative Fee | \$28,000.00 | - |
| LHC Compliance Monitoring Fee | \$1,254.00 | \$1,254.00 |

Area Demographic Profile

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

| Orleans Parish | |
|-------------------------------------|-------------|
| Median Household Income | \$37,146.00 |
| People living in poverty | 27.3% |
| People living at or above poverty | 72.7% |
| Households earning \$14,999 or less | 23.3% |
| Households earning \$24,999 or less | 37.1% |

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 |
|--------------|--------|--------------------------------|
| 38 | PBRA | N/A |
| | 20-60% | \$7,429-\$22,288 |

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 _____ and seconded by _____:

RESOLUTION

A Resolution accepting the proposal of Capital One, National Association or such other purchaser as may be designated by the Borrower for the purchase of not to exceed \$4,500,000 Multifamily Housing Revenue Draw-Down Bonds (Bastion New Orleans Partners I Project located at 1917 Mirabeau Avenue, New Orleans, Orleans Parish, Louisiana) in one or more series; fixing the parameter terms of said bonds and providing for other matters in connection therewith.

WHEREAS, the Board of Directors (the "Board") of the Louisiana Housing Corporation (the "Corporation") adopted a resolution on September 9, 2015 (the "Authorizing Resolution") authorizing the issuance of not exceeding Four Million, Five Hundred Thousand Dollars (\$4,500,000) of its Multifamily Housing Revenue Draw Down Bonds (Bastion New Orleans Partners I Project) in one or more series as draw-down bonds (the "Bonds") and authorizing the publication of a Notice of Intention to Sell at Private Sale (the "Notice") in connection therewith;

WHEREAS, the Notice was published on February ___, 2016 in *The Advocate* and in the *Daily Journal of Commerce* scheduling the sale of the Bonds for March 9, 2016; and

WHEREAS, the Bonds are being issued in accordance with the authority of Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority supplemental thereto (the "Act") for the purpose of providing funds to (i) to acquire, construct and equip a residential rental facility containing 38 living units for individuals and families of low and moderate income located at 1917 Mirabeau Avenue, New Orleans, Louisiana, and (ii) pay the costs of issuance of the Bonds (collectively, the "Project");

WHEREAS, the Board met on March 9, 2016 at 12:00 p.m., Louisiana time, for the purpose of receiving and considering the proposal of Capital One, National Association or such other purchaser (the "Purchaser") as may be designated by Bastion New Orleans Partners I, LLC, a Louisiana limited liability company or its successors and assigns (the "Borrower"), and taking action with respect to the parameter sale of the Bonds;

WHEREAS, all consents and approvals required to be given by the public bodies in connection with the authorization, issuance and sale of the Bonds herein authorized as required by the Act have been or will be secured prior to the delivery of the Bonds; and

WHEREAS, pursuant to and in accordance with the provisions of the Act and under the terms set forth in a Trust Indenture (the "Indenture") to be entered into between the Corporation and a trustee bank to be designated by the Borrower (the "Trustee"), the Corporation proposes to issue the Bonds for the purpose of financing the Project; and

WHEREAS, pursuant to and in accordance with the provisions of the Act and under the terms set forth in a loan or financing agreement (the "Financing Agreement") to be entered into by and between the Corporation, the Trustee, the Purchaser, and the Borrower, the Corporation shall finance the loan to the Borrower from the proceeds of the Bonds from time to time to finance the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LOUISIANA HOUSING CORPORATION:

SECTION 1. Sale of the Bonds. The parameter written terms submitted this day by Capital One, National Association or such other purchaser as may be designated by the Borrower, for the purchase of the bonds designated as "Louisiana Housing Corporation Multifamily Housing Revenue Draw-Down Bonds (Bastion New Orleans I Project)" in one or more series in the aggregate principal amount of not exceeding Four Million, Five Hundred Thousand Dollars (\$4,500,000) at a fixed or variable interest rate which shall not exceed five and one-half percent (5.5%) per annum, and maturing no later than twenty (20) years from the date of issuance thereof are hereby accepted and the Bonds are hereby authorized under and pursuant to the provisions of the Act and are hereby awarded to the Purchaser.

SECTION 2. Terms of the Bonds; Authorization of Documents. The Indenture and Financing Agreement, each substantially in the forms as submitted at this meeting with such additions, omissions and changes as may be approved by Bond Counsel provided such changes are in accordance with the Act, are hereby authorized and approved and shall set forth the terms of the Bonds. The Land Use Restriction Agreement among the Corporation, the Borrower and the Trustee, and the Tax Regulatory Agreement and No-Arbitrage Certificate among the Corporation, the Borrower and the Trustee, are hereby authorized and approved to be in such form and substance as approved by Bond Counsel. The officers of the Board and the Executive Director of the Corporation are designated as authorized officers (the "Authorized Officers") and are hereby authorized and directed for, on behalf of and in the name of the Corporation to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including but not limited to the Indenture and the Financing Agreement.

SECTION 3. Limited Obligations. The Bonds to be issued shall be limited special obligations of the Corporation payable solely from revenues to be received pursuant to the Financing Agreement and shall not be a general obligation of the Corporation or the State of Louisiana or any political subdivision of the State of Louisiana, nor shall the same give rise to a pecuniary liability of the Corporation or the State or any political subdivision thereof or a charge against their general credit or taxing power as shall be plainly stated on the Bonds.

SECTION 4. Costs and Expenses. Subject to applicable federal tax law limitations, all costs and expenses involved in the authorization, issuance, sale and delivery of the Bonds and in providing financing for the Project shall be paid from the Bond Proceeds or paid directly by the Borrower.

SECTION 5. Execution of Bonds. The Authorized Officers are authorized and empowered to execute the Bonds, either by manual or facsimile signatures, and 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.

SECTION 6. State Bond Commission Language. By virtue of the Corporation's application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission's approval resolved and set forth herein, the Corporation resolves that it understands and agrees that such approvals are expressly conditioned upon, and the Corporation 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 Swaps, or other forms or Derivative Products Hedges, Etc.", adopted by the Commission on July 20, 2006, as to borrowings and other matters subject to approvals, including

subsequent application and approval under said Policy of the implementation or use of any swaps or other products or enhancements covered thereby.

SECTION 7. Act Incorporated. This Resolution does hereby incorporate by reference as though fully set out herein the provisions and requirements of the Act.

SECTION 8. Effective Date. This Resolution is effective immediately upon adoption and is subject to written evidence from the City of New Orleans satisfactory to the Corporation and Bond Counsel that the City commits to \$1 million of HOME funds for the Project.

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 9th day of March, 2016.

Chairperson

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 constitutes a true and correct copy of the resolution adopted by said Board of Directors on March 9, 2016, titled:

A Resolution accepting the proposal of Capital One, National Association or such other purchaser as may be designated by the Borrower for the purchase of not to exceed \$4,500,000 Multifamily Housing Revenue Draw-Down Bonds (Bastion New Orleans Partners I Project) in one or more series; fixing the parameter terms of said bonds 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 ___ day of March, 2016.

Secretary

TWIN LAKES OF LEESVILLE LEESVILLE, VERNON PARISH

Reason for Requested Reprocessing

- An increase in Multi-Family Mortgage Revenue Bonds from \$9,000,000 to \$11,500,000 and 4% tax credits from \$457,152 to \$601,887.
- The Acquisition Costs (as well as the Seller Mortgage) have been increased in the reprocessing application to reflect the property transfer at full appraised value.
- The city is requiring that certain road repairs be made by the Project in conjunction with the Rehab.

Project History and Previous Board Action

- **HOME Funds Awarded** – At the LHC July 8th Meeting
- **Development Team** – The Bennet Group - Holly Knight & Judy Van Dyke. This team has produced multiple affordable developments in Alabama. Property Management will be by Standard Enterprises, Inc. Project is a PHA Redevelopment project with the Leesville PHA.

Reprocessing Involves the Following Changes

| | Approved | Reprocessing | Increase/(Decrease) |
|------------------------|----------|--------------|---------------------|
| 1.) No. of Buildings | 89 | 89 | 0 |
| 2.) No. of Units | 194 | 194 | 0 |
| 3.) Unit Size (sq.ft.) | 798 | 798 | 0 |

Project Specifics

Acquisition/Rehabilitation Costs

| | |
|--------------------|------------------------|
| Hard Costs | \$8,676,480.00 |
| Soft Costs | \$3,781,200.00 |
| Acquisition Costs | \$7,455,000.00 |
| Total Costs | \$19,912,680.00 |

Unit Mix

| | |
|--------------------|------------|
| 1 Bedroom Units | 72 |
| 2 Bedroom Units | 72 |
| 3 Bedroom Units | 41 |
| 4 Bedroom Units | 9 |
| Total Units | 194 |

Development Costs:

| | Approved | Reprocessing | Net Change |
|-------------------------------|------------------------|------------------------|-----------------------|
| Total Development Cost | \$13,691,049.00 | \$19,912,680.00 | \$6,221,631.00 |
| Total Cost/Unit | \$70,572.42 | \$102,642.68 | \$32,070.26 |
| Total Square Feet | 154,716 | 154,716 | 0 |
| Total Cost/SF | \$88.50 | \$128.70 | \$40.20 |

Funding Sources:

| | | | |
|-------------------------------|------------------------|------------------------|-----------------------|
| First Mortgage | \$2,550,000.00 | \$3,300,000.00 | \$750,000.00 |
| Second Mortgage | \$4,000,000.00 | \$300,000.00 | (\$3,700,000.00) |
| PHA Funds | \$1,670,000.00 | \$1,670,000.00 | 0 |
| Gross Tax Credit Equity | \$4,014,826.00 | \$6,078,447.00 | \$2,063,621.00 |
| HOME Funds | \$1,500,000.00 | \$1,500,000.00 | 0 |
| Seller Note | 0 | \$7,444,325.00 | \$7,444,325.00 |
| Deferred Developer Fee & loan | \$627,636.00 | \$349,908.00 | (\$277,728.00) |
| Reserves & Community Facil. | (\$671,413.00) | (\$730,000.00) | \$58,587.00 |
| Total | \$13,691,049.00 | \$19,912,680.00 | \$6,221,631.00 |

Estimated Economic Impact*

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

| | During Construction (One-Year Impact) | Post-Construction (Annual Impact) |
|--|--|--------------------------------------|
| Local Employment Income | \$15,326,000.00 | \$4,656,000.00 |
| Local Employment Taxes | \$1,604,380.00 | \$855,540.00 |
| Local Jobs | 237 | 58 |
| SBC/MRB Fees | \$21,500.00 | |
| Annual Administrative Fee | \$9,000.00 | |
| LHC Application/Reprocessing Fees | \$3,000.00 | \$0.00 |
| Compliance Monitoring Fees | \$6,402.00 | \$6,402.00 |

Area Demographic Profile

Source: GNOCDC analysis of data from U.S. Census 2000 Summary File 3 (SF3) and 2012 American Community Survey; GNOCDC analysis of Local Employment Dynamics, U.S. Census Bureau; and ESRI Demographics 2012, Novogradac & Company LLP, June 2013

| Vernon Parish | |
|---|-------------|
| | 2007-2011 |
| Median Household Income | \$46,572.00 |
| People living in poverty | 13.5% |
| People living at or above poverty | 86.5% |
| Workers earning \$1,250/mo or less | 11.7% |
| Workers earning \$1,251 - \$3,333/mo | 22.5% |

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 |
|--------------|-------------|--------------------------------|
| 193 | PBRA | N/A |
| 1 | Non-Revenue | N/A |

Examples of Occupations in the 50-60% AMI Category

Source Citation: Louisiana Workforce Commission, Index of Typical Wages in New Orleans at \$39,000/yr and below.

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

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A Resolution accepting the proposal of Stifel, Nicolaus & Company, Inc. or such other purchaser as may be designated by the Borrower for the purchase of not to exceed \$11,500,000 Multifamily Housing Revenue Bonds (Twin Lakes of Leesville Project located 213 Blackburn, 100 Logan Lane, 701 Wesley Lane and 300 Campbell Loop, Leesville, Vernon Parish, Louisiana (collectively the "project") in one or more series; fixing the parameter terms of said bonds and providing for other matters in connection therewith.

WHEREAS, the Board of Directors (the "Board") of the Louisiana Housing Corporation (the "Corporation") adopted resolutions on August 12, 2015 and November 25, 2015 (collectively, the "Authorizing Resolution") authorizing the issuance of not exceeding Eleven Million, Five Hundred Thousand Dollars (\$11,500,000) of its Multifamily Housing Revenue Bonds for the Twin Lakes of Leesville Project, in one or more series (the "Bonds") and authorizing the publication of a Notice of Intention to Sell at Private Sale (the "Notice") in connection therewith;

WHEREAS, the Notice was published on February __, 2016 in *The Advocate* and in the *Daily Journal of Commerce* scheduling the sale of the Bonds for March 9, 2016; and

WHEREAS, the Bonds are being issued in accordance with the authority of Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority supplemental thereto (the "Act") for the purpose of providing funds to acquire, rehabilitate and equip four residential rental facilities for individuals and families of low and moderate income consisting of approximately 194 units located in the City of Leesville at 213 Blackburn, 100 Logan Lane, 701 Wesley Lane, and 300 Campbell Loop, Leesville, Vernon Parish, Louisiana (collectively, the "Project"); and (ii) pay the costs of issuance of the Bonds.

WHEREAS, the Board met on March 9, 2016 at ____:00 ____m., Louisiana time, for the purpose of receiving and considering the proposal of Stifel, Nicolaus & Company, Inc. or such other purchaser (the "Purchaser") as may be designated by Twin Lakes of Leesville, LP, a Louisiana limited partnership, or its successors and assigns, (the "Borrower") and taking action with respect to the parameter sale of the Bonds;

WHEREAS, all consents and approvals required to be given by the public bodies in connection with the authorization, issuance and sale of the Bonds herein authorized as required by the Act have been or will be secured prior to the delivery of the Bonds; and

WHEREAS, pursuant to and in accordance with the provisions of the Act and under the terms set forth in a Trust Indenture (the "Indenture") to be entered into between the Corporation and a trustee bank to be selected by the Borrower (the "Trustee"), the Corporation proposes to issue the Bonds for the purpose of financing the Project pay the costs of issuance of the Bonds; and

WHEREAS, pursuant to and in accordance with the provisions of the Act and under the terms set forth in a loan or financing agreement (the "Financing Agreement") to be entered into by and between the

Corporation, the Trustee and the Borrower, the Corporation shall provide the Borrower the proceeds of the Bonds to finance the Project pay the costs of issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LOUISIANA HOUSING CORPORATION:

SECTION 1. Sale of the Bonds. The parameter written terms submitted this day by the Purchaser, for the purchase of the bonds designated as “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Twin Lakes of Leesville Project) Series 2016” in one or more series in the aggregate principal amount of not exceeding Eleven Million, Five Hundred Thousand Dollars (\$11,500,000) at a variable interest rate which shall not exceed three percent (3%) for the initial term, and maturing no later than five (5) years from the date of issuance thereof are hereby accepted and the Bonds are hereby authorized under and pursuant to the provisions of the Act and are hereby awarded to the Purchaser. The distribution by the Purchaser of a preliminary and final Official Statement (the “Official Statement”), describing, among other things, the Bonds, the Project, the Corporation and the Borrower, said documents to be in such form and substance as approved by Bond Counsel, is hereby authorized.

SECTION 2. Terms of the Bonds; Authorization of Documents. The Indenture and Financing Agreement, each substantially in the forms as submitted at this meeting with such additions, omissions and changes as may be approved by Bond Counsel provided such changes are in accordance with the Act, are hereby authorized and approved and shall set forth the terms of the Bonds. The Corporation has also received form of the Bond Purchase Agreement among the Corporation, the Purchaser and the Borrower, the form of the Official Statement and such documents are hereby authorized and approved with such additions, omissions and changes as may be approved by Bond Counsel provided such changes are in accordance with the Act. The Land Use Restriction Agreement among the Corporation, the Borrower and the Trustee, and the Tax Regulatory Agreement and No-Arbitrage Certificate among the Corporation, the Borrower and the Trustee, are hereby authorized and approved to be in such form and substance as approved by Bond Counsel. The officers of the Board and the Executive Director of the Corporation are designated as authorized officers (the “Authorized Officers”) and are hereby authorized and directed for, on behalf of and in the name of the Corporation to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including but not limited to the Indenture, the Financing Agreement, the Bond Purchase Agreement, the Land Use Restriction Agreement and the Tax Regulatory Agreement and No-Arbitrage Certificate.

SECTION 3. Limited Obligations. The Bonds to be issued shall be limited special obligations of the Corporation payable solely from revenues to be received pursuant to the Financing Agreement and shall not be a general obligation of the Corporation or the State of Louisiana or any political subdivision of the State of Louisiana, nor shall the same give rise to a pecuniary liability of the Corporation or the State or any political subdivision thereof or a charge against their general credit or taxing power as shall be plainly stated on the Bonds.

SECTION 4. Costs and Expenses. Subject to applicable federal tax law limitations, all costs and expenses involved in the authorization, issuance, sale and delivery of the Bonds and in providing financing for the Project shall be paid from the Bond proceeds or paid directly by the Borrower.

SECTION 5. Execution of Bonds. The Authorized Officers are authorized and empowered to execute the Bonds, either by manual or facsimile signatures, and 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.

SECTION 6. State Bond Commission Language. By virtue of the Corporation's application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission's approval resolved and set forth herein, the Corporation resolves that it understands and agrees that such approvals are expressly conditioned upon, and the Corporation 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 Swaps, or other forms or Derivative Products Hedges, Etc.", adopted by the Commission on July 20, 2006, as to borrowings and other matters subject to approvals, including subsequent application and approval under said Policy of the implementation or use of any swaps or other products or enhancements covered thereby.

SECTION 7. Act Incorporated. This Resolution does hereby incorporate by reference as though fully set out herein the provisions and requirements of the Act.

SECTION 8. Effective Date. This Resolution is effective immediately upon adoption.

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 9th day of March, 2016.

Chairperson

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 constitutes a true and correct copy of the resolution adopted by said Board of Directors on March 9, 2016, titled:

A Resolution accepting the proposal of Stifel, Nicolaus & Company, Inc. or such other purchaser as may be designated by the Borrower for the purchase of not to exceed \$11,500,000 Multifamily Housing Revenue Bonds (Twin Lakes of Leesville Project) in one or more series; fixing the parameter terms of said bonds 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 ___ day of March, 2016.

Secretary

[SEAL]

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution approving the recommended awards for the Louisiana Housing Corporation 2015 Fall Affordable Housing Initiative Notice of Funding Availability to certain residential rental facilities (attached as Exhibit A); and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation ("LHC" or "Corporation") was created by and pursuant to the Louisiana Housing Corporation Act contained in Chapter 3-G of the Louisiana Revised Statutes of 1950, as amended (R.S. 40:600.86 through R.S. 40:600.111); and

WHEREAS, the Louisiana Housing Corporation has been ordered and directed to act on behalf of the State of Louisiana in administering programs and/or resources made available pursuant to HOME Investment Partnerships Act ("the HOME Investment Partnerships Program"); and

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

WHEREAS, the Corporation released the Louisiana Housing Corporation 2015 Fall Affordable Housing Initiative Notice of Funding Availability ("NOFA") on September 11, 2015 following Board of Directors approval and has received 7 applications for funding; and

WHEREAS, the staff of the Corporation has processed applications in accordance with the guidelines established in the NOFA and is prepared to provide an award recommendation of the applications received for each of the projects described in Exhibit A with final LIHTC award contingent upon market study analysis and feasibility analysis;

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

SECTION 1. The NOFA Recommended Awards (attached as Exhibit A) is hereby approved for funding.

SECTION 2. The LHC Staff and/or Corporation's Counsel are authorized and directed to prepare such documents and agreements as may be necessary to fund the projects as are consistent with the provisions of this resolution.

SECTION 3. The Chairman, Vice Chairman, Executive Director, and/or Secretary of the Corporation are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by the Corporation's Counsel.

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

And the resolution was declared adopted on this, the 9th day of March 2016.

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 2 pages constitute a true and correct copy of a resolution adopted by said Board of Directors on March 9, 2016, entitled: "A resolution approving the recommended awards for the Louisiana Housing Corporation 2015 Fall Affordable Housing Initiative Notice of Funding Availability to certain residential rental facilities (attached as Exhibit A); 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 9th day of March, 2016.

Secretary

(SEAL)

LOUISIANA HOUSING CORPORATION
2015 Fall NOFA

| | Project Name | Parish | Project Address | Project City | Contact Person | Project Type | Tax Credits Requested (Pending - will come before April 2016 Board for Approval) | HOME Funds Requested | Total Bldgs | Accessory Bldgs | Total Units | Score |
|---|--|------------------|---|--------------|-----------------|-------------------------------------|---|----------------------|-------------|-----------------|-------------|-------|
| 1 | Gabriel Villa Apartments Reservation Rehab | Evangeline | 806 N. Latour Street Ville Platte, LA 70586 | Ville Platte | Charles Tate | Acq/Rehab/MF | \$ 179,302.00 | \$ 1,500,000.00 | 11 | 2 | 64 | 110.5 |
| 2 | Robinson Place II | Ouachita | Robinson drive Monroe, LA | Monroe | Cheryl Farmer | PHA Redevelopment | \$ 330,826.00 | \$ 1,500,000.00 | 50 | 0 | 50 | 102.5 |
| 3 | Olive Grove Senior apartments | Caddo | 7500 Block of Line Avenue Shreveport, LA 71106 | Shreveport | Lindora Baker | New Construction/ Conversion. MF | \$ 187,701.00 | \$ 1,500,000.00 | 3 | 0 | 50 | 75.5 |
| 4 | Meadows at Nicholason | East Baton Rouge | SE Corner of Nicholson Rd & Gardere Drive, Baton Rouge, LA 70810 | Baton Rouge | Evan Holladay | New Construction/ Conversion. MF | \$ 1,444,033.00 | \$ 1,500,000.00 | 1 | 0 | 228 | 71.5 |
| 5 | Bolden Pointe | Orleans | 3800 Texas Drive New Orleans, LA 70114 | New Orleans | Evan Holladay | New Construction/ Conversion. MF | \$ 1,746,429.00 | \$ 1,500,000.00 | 3 | 0 | 256 | 61.5 |
| 6 | Hooper Pointe II | East Baton Rouge | 8300 Simplex Street, Baton Rouge, LA 70811 | Baton Rouge | Corey Checketts | New Construction/ Conversion. MF | \$ 1,007,371.00 | \$ 1,500,000.00 | 8 | 1 | 144 | 51 |
| 7 | Viet Village I | Orleans | 13001 Chef Menteur Highway, New Orleans, LA | New Orleans | Kim Vu-Dinh | New Construction | \$ 420,675.00 | \$ 1,500,000.00 | 3 | 1 | 50 | 38.5 |
| | | | | | | | | | | | | |
| | | | | | | | \$ 5,316,337.00 | \$ 10,500,000.00 | 79 | 4 | 842 | |

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution approving the recommended awards for the Louisiana Housing Corporation HOME Investment Partnership Program 2015 CHDO Round 2 Notice of Funding Availability to certain Community Housing Development Organizations (attached as Exhibit A); and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (“LHC” or “Corporation”) was created by and pursuant to the Louisiana Housing Corporation Act contained in Chapter 3-G of the Louisiana Revised Statutes of 1950, as amended (R.S. 40:600.86 through R.S. 40:600.111); and

WHEREAS, the Louisiana Housing Corporation has been ordered and directed to act on behalf of the State of Louisiana in administering programs and/or resources made available pursuant to HOME Investment Partnerships Act (“the HOME Investment Partnerships Program”); and

WHEREAS, the Corporation released the 2015 CHDO Round 2 Notice of Funding Availability (“NOFA”) on December 9, 2015 following Louisiana Housing Corporation Board of Directors approval and has received 3 applications for funding; and

WHEREAS, the staff of the Corporation has processed applications in accordance with the guidelines established in the NOFA and is prepared to provide an award recommendation of the applications received for each of the projects described in Exhibit A with final LIHTC award contingent upon market study analysis and feasibility analysis; and

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

SECTION 1. The NOFA Recommended Awards (attached as Exhibit A) is hereby approved for funding.

SECTION 2. The LHC Staff and/or Corporation's Counsel are authorized and directed to prepare such documents and agreements as may be necessary to fund the projects as are consistent with the provisions of this resolution.

SECTION 3. The Chairman, Vice Chairman, Executive Director, and/or Secretary of the Corporation are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by the Corporation's Counsel.

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

And the resolution was declared adopted on this, the 9th day of March 2016.

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 2 pages constitute a true and correct copy of a resolution adopted by said Board of Directors on March 9, 2016, entitled: "A resolution approving the recommended awards for the Louisiana Housing Corporation HOME Investment Partnership Program 2015 CHDO Round 2 Notice of Funding Availability to certain Community Housing Development Organizations (attached as Exhibit A); 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 9th day of March, 2016.

Secretary

(SEAL)

LOUISIANA HOUSING CORPORATION
2015 CHDO ROUND 2 NOFA

| | Project Name | Parish | Project Address | Project City | Contact Person | Project Type | Tax Credits Requested | HOME Funds Requested | Total Bldgs | Accessory Bldgs | Total Units | Score |
|---|--|------------|--|--------------|----------------|--|-----------------------|----------------------|-------------|-----------------|-------------|-------|
| 1 | Central City Infill 2 | Orleans | 2037 , 2041 7th Street & 3213, 3209 S. Saratoga | New Orleans | Nicole Barnes | New Construction/Scattered Site/ Single Family | N/A | \$ 200,000.00 | 4 | 0 | 4 | 128.5 |
| 2 | Park Ridge Apartments (Phase IV) | St. Landry | 1732 S. Washington Street | Opelousas | Charles Tate | New Construction/Multifamily | N/A | \$ 625,000.00 | 2 | 0 | 5 | 108 |
| 3 | Park Ridge Apartments (Phase V) | St. Landry | 1732 S. Washington Street Opelousas, LA 70570 | Opelousas | Charles Tate | New Construction/Multifamily | N/A | \$ 625,000.00 | 2 | 0 | 5 | 108 |
| | | | | | | | \$ - | \$ 1,450,000.00 | 8 | 0 | 14 | |



| LIHTC NON-CLOSED PROJECTS OVERVIEW | | | | | | | |
|------------------------------------|---------------------------|---|--|--|------------------|-------|------------------|
| Funding Round | Competitive Funding Round | Project Name | Email Contact | Current Project Status | 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 7/1/16. | 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 by the middle of March 2016. | Orleans | 79 | \$1,093,188.00 |
| | | Brooke Pointe (formerly Paddock at Shadow Bluff) | eholladay@ldgdevelopment.com | Brook Pointe, formerly Paddock at Shadow Bluff, is on schedule to close in the third quarter of 2016 | Lafayette | 192 | \$1,014,313.00 |
| | | The Villages at Eagle Point VII | cmills@thehabc.org ; gwashington@thehabc.org ; jameshunter@bellsouth.net ; tim@allengreenca.com | The project is currently working on transfer of the property from HUD and applying for AHP funds from FHLB in Dallas. Awards will be announced in July 2016. | Bossier | 76 | \$238,472.00 |
| 2015 Per Capita Funding Round | Yes | Shady Oaks Homes | JamesF@standarterprises.com | The developers have completed design phase and are preparing the submission to HUD for approval. Closing is still anticipated for early summer. | Acadia | 100 | \$750,000.00 |
| | | Convent Trace | art@sgba.com ; dgroover@sipha.brcoxmail.com | The developers have received additional equity offers since the last report in December and are evaluating proposed terms for each. They have finalized the construction & perm loan lender. Construction bid drawings are nearly complete and contractor pricing will start in February. The team has been conducting monthly calls with HUD's RAD Transaction manager and is meeting their schedule as well. The project is expected to close and start construction "well" ahead of the start date stipulated in our application which was 11/1/16. | St. James | 30 | \$332,000.00 |
| | | Central Crossing | art@sgba.com ; dgroover@sipha.brcoxmail.com | The project experienced severe roof and decking damage from the tornado that hit Convent in late February. The developer is in the process of assessing the damage, insurance coverage and any possible sources of funding to assist with repairs. Closing is anticipated to be delayed. | St. James | 36 | \$400,000.00 |
| | | GCHP-Hammond / Phoenix Square Homes | welch@gchp.net ; harms@gchp.net | The project is expected to close in April 2016, | Tangipahoa | 39 | \$622,495.00 |
| | | Iberville Offsite Rehab 3 | nmorris@redmellon.com | The developer is waiting on an SLR to submit to HUD for approval before a closing date can be scheduled. | Orleans | 30 | \$589,038.00 |
| | | G. O. Mondy School Apartments | jamie@nevilledvelopment.com | Developer is proceeding towards closing and securing PBV for the project. | Orleans | 35 | \$750,000.00 |
| | | Riverview Apartments | gwilliams@morrowrealty.com ; davidm@morrowrealty.com | Underwriting and plan review are still in progress with Rural Development. Closing should occur in the next 90 days. | Washington | 47 | \$358,487.00 |
| | | Bond House Senior Apartments | ricky@ccinvest.com | Bond House is on schedule to close by the end of March. | Morehouse | 75 | \$506,478.00 |
| | | Iberville On-Site Phase V | cclement@hriproperties.com | The projected closing date is August 15, 2016 | Orleans | 80 | \$750,000.00 |
| | | Iberville On-Site Phase VI | cclement@hriproperties.com | The projected closing date is August 15, 2016 | Orleans | 50 | \$750,000.00 |
| | | Houma School Apartments | VLevine@voagno.org | The closing has been rescheduled for March 28, 2016 which is an additional 60 days from the closing date listed in the application Project Schedule. Rescheduling is necessary only because of statutory bid timeframes required because of the amount of the governmental support to the project. All other items required for closing are moving forward on schedule and are being finalized now. | Terrebonne | 103 | \$750,000.00 |
| | | Winnsboro Homes | etaylor@fairfieldpropmgmt.com | The project is expected to close and begin work by April 1, 2016. | Franklin | 50 | \$410,865.00 |
| | | Columbia Gardens | etaylor@fairfieldpropmgmt.com | The project is expected to close and begin work by April 1, 2016. | Caldwell | 24 | \$233,736.00 |

| LIHTC NON-CLOSED PROJECTS OVERVIEW | | | | | | | |
|------------------------------------|---------------------------|---------------------------------|---|--|------------------|-------|------------------|
| Funding Round | Competitive Funding Round | Project Name | Email Contact | Current Project Status | Parish | Units | LIHTC Allocation |
| | | Ville Platte Village Apartments | huffcon@mindspring.com | Expecting to start by this summer to place in service by year end. | Evangeline | 32 | \$263,224.00 |
| | | Vidalia Meadows Apartments | huffcon@mindspring.com | Expecting to start by this summer to place in service by year end. | Concordia | 31 | \$225,290.00 |
| | | Sacred Heart at St. Bernard | tnorth@providencech.org | The developers have finalized the financing commitments and is continuing to make progress on the architectural plans and environmental clearances. They expect to complete architectural plans by the end of May, finalize the construction contract and prepare for closing in June and close on the tax credit transaction in July. Construction will occur from August, 2016 – August, 2017. | Orleans | 53 | \$750,000.00 |
| | | Park Ridge Estates of Ruston | arby@richsmithdev.com ; kristina@richsmithdev.com | The developer is working on the site plan approval and building permits. The project is expected to close by April 2016. | Lincoln | 60 | \$750,000.00 |
| | | Wyche Apartments | JamesF@standardenterprises.com | Working to submit the HUD D4 loan, we anticipate closing to happen mid to late summer. | Madison | 60 | \$542,678.00 |
| 2015 Spring NOFA | Yes | Bastion | dmiller@renaissanceprop.net ; tnewmyer@renaissanceprop.net | Currently waiting on the completion of the LHC environmental review as well as closing the loop on a discussion about the number of HOME units before setting a closing date. Working with the city of N.O. to secure additional HOME funds. The developers expect to close before the end of the 1st quarter of 2016. | Orleans | 38 | \$328,000.00 |
| | | Twin Lakes of Leesville | holly@thebennettgrp.net | The project is waiting on the Notice to Proceed from LHC on the HOME funds. An extension request for the construction start date to be extended has been submitted. The developers are waiting on HUD for RAD RCC approval. The projected closing date is April 15, 2016. | Vernon | 194 | \$457,152.00 |
| | | The Villages of Versailles | morgan@miruspartners.com | Currently the developer is working through the environmental clearance process through LHC. Additionally, the developer is also finalizing PBRA Voucher commitments from HANO/HUD. | Orleans | 400 | \$2,043,785.00 |
| | | Elysian II | welch@gchp.net ; duffin@gchp.net | Financial closing for Elysian II is estimated to occur by late summer or early fall of 2016. | East Baton Rouge | 100 | \$242,057.00 |
| | | | | | Totals | 2060 | \$15,798,258.00 |

To: The Louisiana Housing Corporation
Board of Directors

From: Loretta Wallace
Program Administrator

Date: February 23, 2016

RE: Background and Status on the defaulted 202 Risk Sharing Loans

In November 2003, LHFA refinanced 18-HUD 202 properties through its Risk Sharing program using a combination of Risk Sharing and Subordinate Loans each of which were financed by Multifamily Bonds issued by LHFA (LHC). This financial structure provided for the issuance of \$64,695,000 in Multifamily Mortgage Revenue Bonds to finance the pledged loans and over \$16,000,000 in HOME funds for project rehabilitation. The 18-202 properties consisted of 1,789 affordable units.

In August 2005, Hurricane Katrina hit the New Orleans and Gulf Coast areas causing catastrophic damage. As a result of Hurricane Katrina, 11 of the elderly/handicapped 202 assets were so substantially damaged that, as of October 1, 2005, the U. S. Department of Housing and Urban Development ("HUD") suspended all Project Based Section 8 Assistance Payments in connection with the defaulted projects. The suspension of the Section 8 payments resulted in payment defaults on the Risk Sharing Mortgage and Subordinate Mortgage, and an acceleration of the Mortgages per the terms and as required by the Trust Fund Indenture dated November 1, 2003.

In March 2006, LHFA filed with HUD headquarters a Notice of Default Status in connection with the defaulted projects and LHFA further processed an Initial Claim Payment. On May 2, 2006, LHFA received a payment for \$29,020,292.43 (which included interest) from HUD for the Risk Sharing loans to pay off the bonds; and in turn, the LHFA signed a five (5) year debenture for each property's debt, with annual interest payments. The LHFA and HUD share 50/50 in the risk on this amount, but the LHFA is 100% at risk on the subordinate debt of \$8,420,024.34, which the LHFA paid towards the bonds.

In 2008, LHFA received \$22,595,157.50 to pay-off 5 of the 11 Risk Sharing and Subordinate Loans.

In February 2009, The LHFA Board of Directors via a resolution authorized and approved Work-Out agreements between LHFA and the owners on the remaining defaulted properties.

In January 2011, LHFA received a pay-off on the **1540 House**, leaving (5) five properties with a risk sharing balance of \$13,586,820.80, with HUD sharing 50% of the risk. The remaining balances on the subordinate loans are \$2,090,165.27, for which LHFA/LHC is 100% at risk.

In April 2015, LHC received \$2,663,217.05 to pay-off the Risk Sharing note and \$676,895.21 to pay-off the subordinate note on **St. Bernard Manor**.

In December 2015, LHC received \$2,644,441.29 to pay-off the Risk Sharing loan and \$1,005,478.07 to pay-off the subordinate loan for **St. Bernard II**.

LHC staff continues to work with HUD and the owners on the remaining 3 properties. Below is a brief synopsis of the status:

St. Martin Manor: LHC has submitted a request to HUD for an extension through **September 30, 2016**. The request was made on behalf of the owners to allow additional time to complete renovations on the historical building, order 3rd party reports, and secure a firm commitment from HUD and close on the new loan. The non-historical building on this project was completed in 2014 and is 100% occupied; however, the owners ran into some issues with the general contractor in regards to the historical building and had to re-bid the historical building. The owners expect this building to be completed and occupied by May 2016.

Villa Additions: Construction on this project is proceeding; however, according to the owners delays were caused by the FEMA Environmental Assessment determination and adverse weather last spring and early summer. Although the owners feel the project will be completed before **June of 2017**, LHC has requested an extension from HUD through this time.

Villa St. Maurice: The owners expect this project to be completed by March 2016 and will comfortably be able to meet the timeline of **December 31, 2016**, which has already been approved by HUD.

In 2005, the outstanding balance on the Risk Sharing loans was **\$28,750,900.43**, which LHC shared 50% of the risk with HUD; LHC was 100% at risk on the subordinate loan balance of **\$8,420,024.43**. The current balance remaining on the (3) risk sharing loans is **\$8,549,996.84** and the subordinate loan balance is **\$892,192.55**. **(See Attachment)**

The past 10 years have been challenging, but nearly 11 years later, staff is proud of the continued partnerships and the accomplishments made by all parties in redeveloping approximately 750 affordable units. When the remaining (3) properties are complete, the unit count will increase to 1,078.

| Project Name | Parish | Units | Original Risk Sharing Mortgage | Risk Sharing Balance (2006) | Original Subordinate 202 Mortgage | Subordinate Balance (2006) | Home Note | Status/comments |
|-------------------------------|-------------|-------|--------------------------------|-----------------------------|-----------------------------------|----------------------------|-----------------|---|
| | | | | | | | | |
| Annunciation Inn | Orleans | 106 | \$3,040,000.00 | \$2,838,370.86 | \$1,111,654.00 | \$887,961.87 | \$1,327,610.00 | Risk and subordinate notes paid off-HOME note subordinated to new HUD debt. |
| Delille Inn | Orleans | 51 | \$1,440,000.00 | \$1,376,494.48 | \$823,400.00 | \$677,131.36 | \$680,498.00 | Risk and subordinate notes paid off-HOME note subordinated to new HUD debt. |
| Nazereth Inn | Orleans | 150 | \$3,800,000.00 | \$3,507,456.69 | \$1,565,615.00 | \$1,330,924.90 | \$1,350,049.00 | Risk and subordinate notes paid off-HOME note subordinated to new HUD debt. |
| Nazereth Inn II | Orleans | 120 | \$2,900,000.00 | \$2,749,815.52 | \$2,432,195.00 | \$2,054,438.49 | \$1,046,715.00 | Risk and subordinate notes paid off-HOME note subordinated to new HUD debt. |
| St. Bernard Manor I | St. Bernard | 82 | \$2,600,000.00 | \$2,513,828.87 | \$655,732.00 | \$517,351.41 | \$431,068.00 | Risk and subordinate notes paid off-HOME note subordinated to new HUD debt. |
| St. Bernard Manor II | St. Bernard | 82 | \$2,600,000.00 | \$2,522,995.09 | \$840,042.00 | \$680,621.61 | \$454,567.00 | Risk, subordinate and HOME notes paid off. |
| St. John Berchmans Manor | Orleans | 150 | \$4,880,000.00 | \$4,579,088.92 | \$1,703,806.00 | \$1,295,578.38 | \$846,165.00 | Risk and subordinate notes paid off-HOME note subordinated to new HUD debt. |
| St. Martin Manor | Orleans | 140 | \$3,350,000.00 | \$3,238,231.87 | \$439,997.00 | \$255,945.84 | \$2,516,636.00 | Under construction |
| 1540 House (St. Martin House) | Orleans | 12 | \$120,000.00 | \$112,853.16 | \$99,231.00 | \$83,824.07 | \$114,024.00 | Risk and subordinate notes paid off-HOME note subordinated to new debt. |
| Villa Additions | Orleans | 75 | \$2,380,000.00 | \$2,303,848.56 | \$754,648.00 | \$615,054.74 | \$471,059.00 | Under construction |
| Villa St. Maurice | Orleans | 110 | \$3,230,000.00 | \$3,007,916.41 | \$341,766.00 | \$21,191.67 | \$1,350,383.00 | Under construction |
| | | | | | | | | |
| | | | | | | | | |
| TOTALS | | 1078 | \$30,340,000.00 | \$28,750,900.43 | \$10,768,086.00 | \$8,420,024.34 | \$10,588,774.00 | |
| | | | | | | | | |