



Louisiana Housing Corporation

Board of Directors Agenda Item #14

Resolution accepting the proposal of Cedar Rapids Bank and Trust Company or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Fourteen Million, Five Hundred Thousand Dollars (\$14,500,000) Multifamily Housing Bonds for Vantage Developers, LLC ([LHA Moss & Simcoe Projects](#), located at 1106 Moss Street and 1600 Simcoe Street, Lafayette, Lafayette Parish, Louisiana); fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

July 8, 2020

Moss & Simcoe Lafayette, Louisiana Lafayette Parish

Construction Type: Rehabilitation & Acquisition / Mult *Total Development Costs: \$26,070,164.00

Developer Contact: Total Cost / Sq. Ft: \$287.64

Jay Ronca - Vantage Development, LLC Total Cost /Unit: \$250,674.65
1544 South Main Street Max TDC /Unit: \$251,138.23
Fyffe, AL 35971

Buildings / Units: 49 / 104

*Excluded from TDC Calculation - Reserves

Narrative

The Moss & Simcoe properties are a proposed 104 unit, preservation priority project located at 1106 Moss Street and 1600 Simcoe Street in Lafayette, Louisiana. The projects were both constructed in the 1950s. In partnership with the LA Division of Historic Preservation, the projects will be rehabbed to preserve their historic nature. The properties will consist of 12 1-BR units, 50 2-BR units, 32 3-BR units and 10 4-BR units.

Reason for Requested Approval

Final approval of sale of:

- \$14,500,000 in Multi-family Housing Revenue Bonds

Project History and Previous Board Action

Preservation Priority Project
Mortgage Revenue Bonds approved at the March 2020 Board Meeting
2018 QAP changes allow the application of HUD 2017 TDC limits approved at the March 2020 Board Meeting
Awarded \$4,352,196 in CDBG funds from the 2017 Piggyback NOFA 2nd Round

Development Team

Developer - Jay Ronca - Vantage Development, LLC
Syndicator - RedStone Equity Partners
Accountant - Baker Till Virchow, LLP
Management Company - Vantage Management, LLC
Architect - Wallace Architect, LLC

Project Specifics

Construction Costs

Amount	
Building Acquisition	\$6,040,000.00
Total Hard Costs	\$12,160,183.00
Construction Contingency	\$1,167,570.00
Total Developer's Fee	\$3,035,739.00
Total Soft Costs	\$4,260,635.00
Total Development Costs	\$26,664,627.00
Less Reserves	(\$594,463.00)
*Adjusted TDC	\$26,070,164.00
Maximum TDC Limit	\$251,138.23

Development Costs

* Total Development Costs	\$26,070,164
Total Units	104
Total Buildings	49
Total Cost/Unit	\$250,675
Total Square Feet	90,634
Total Cost/Sqft	\$288

*Excluded from TDC Calculation - Reserves

Funding Sources

Non-LHC Loan	\$12,834,803.00
LHC CDBG Loan	\$4,353,653.00
Tax Credit Equity	\$7,925,315.00
Other Equity/Grants	\$928,367.00
Deferred Developer Fee	\$622,489.00
Total Sources of Funds	\$26,664,627.00

Unit Mix

0 BR	1 BR	2 BR	3 BR	4 BR
	12	50	32	10

2017 Application / 2018 Piggyback *REPROCESSING 6-2020*
Moss Simcoe Combined Application

Total Development Cost	\$ 26,664,627.00
Less: Acquisition	(6,040,000.00)
Developer Fee	(3,035,739.00)
Reserves:	(594,463.00)
Builder Profit/OH IOI	<u>(847,767.00)</u>
Developer Fee Base	16,146,658.00
Developer Fee Rehab	18% \$ 2,906,398.44
Developer Fee Acquisition	8% <u>\$ 483,200.00</u>
Total Allowable Developer Fee	\$ 3,389,598.44

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

RESOLUTION

A resolution accepting the proposal of Cedar Rapids Bank and Trust Company or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Fourteen Million, Five Hundred Thousand Dollars (\$14,500,000) Multifamily Housing Bonds for Vantage Developers, LLC (LHA Moss & Simcoe Projects, located at 1106 Moss Street and 1600 Simcoe Street, Lafayette, Lafayette Parish, Louisiana); fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

WHEREAS, the Board of Directors (the “**Board**”) of the Louisiana Housing Corporation (the “**LHC** or the “**Corporation**”) on March 18, 2020, adopted a resolution approving and authorizing the issuance of not exceeding Fourteen Million, Five Hundred Thousand Dollars (\$14,500,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds **for Vantage Developers, LLC** (LHA Moss & Simcoe Projects) in one or more series and authorized the publication of a Notice of Intention to Sell at Private Sale (the “**Notice**”) in connection therewith; and

WHEREAS, said bonds are being issued and designated as a “Louisiana Housing Corporation Multifamily Housing Bonds (LHA Moss & Simcoe Projects)” in the aggregate principal amount not to exceed Fourteen Million, Five Hundred Thousand Dollars (\$14,500,000) (the “**Bonds**”) for the purpose of providing funds to (i) pay the cost for the acquisition, rehabilitation, and/or equipping of a multifamily housing facility serving low and moderate income households in Lafayette, Lafayette Parish (the “**Project**”), (ii) fund such reserve accounts as may be required and (iii) pay the costs of issuance associated with the Bonds; and

WHEREAS, as set forth in said resolution, the Notice of Sale was published on May 19 2020 in “*The Advocate*” and on May 25, 2020 in the “*The Daily Journal of Commerce*” for an amount not to exceed Fourteen Million, Five Hundred Thousand Dollars (\$14,500,000); and

WHEREAS, in accordance with the aforesaid resolution adopted by the LHC on March 18, 2020, the sale of the Bonds was scheduled for July 8, 2020; and

WHEREAS, the LHC did meet on July 8, 2020, at 10:00 a.m., Louisiana time, for the purpose of receiving and considering the proposal of Cedar Rapids Bank and Trust Company or such other purchaser (the “**Purchaser**”) as may be designated by Simcoe Development, L.P., a Louisiana limited partnership (the “**Taxpayer**”), and taking action with respect to the parameter sale of a not exceeding Fourteen Million Five Hundred Thousand Dollars (\$14,500,000) of the Bonds pursuant thereto;

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

SECTION 1. The parameter written terms submitted this day by Cedar Rapids Bank and Trust Company or such other purchaser as may be designated by the Taxpayer, for the purchase of the Bonds designated "Louisiana Housing Corporation Multifamily Housing Bonds (LHA Moss & Simcoe Projects)" in on more series in the aggregate principal amount not exceeding Fourteen Million, Five Hundred Thousand Dollars (\$14,500,000), at an interest rate not exceeding 12% per annum, and for a maturity not exceeding 40 years, authorized under and pursuant to the provisions of a Bond Financing Agreement (the "**Bond Financing Agreement**"), by and between the LHC, the Purchaser and **Vantage Developers, LLC** (the "**Borrower**"), and the LHC be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds are conditioned upon approval by the State Bond Commission and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Bonds in accordance with said Bond Financing Agreement is hereby authorized and approved. The Chairman, Executive Director and/or Secretary of the Corporation are hereby authorized and directed for, on behalf of and in the name of the LHC, to execute, deliver and approve such instruments, documents and certificates as may be required, necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Bonds on file with the LHC (collectively, the "**Issuer Documents**"):

- (i) Bond Financing Agreement,
- (ii) Tax Regulatory Agreement and No Arbitrage Certificate,
- (iii) Land Use Restriction Agreement,

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and with the approval of Counsel to the LHC or Boles Shafto, LLC ("Bond Counsel"). As provided in the resolution adopted by the LHC on March 18, 2020, the costs of financing the Project will be paid out of the proceeds from the sale of the Bonds, in one or more series, which shall be special, limited obligations of the LHC, payable solely out of the revenues derived by the LHC with respect to the Project for which financing is made available, and the Bonds and the interest thereon shall never constitute the debt or indebtedness of the LHC, the State of Louisiana (the "State"), or any political subdivision thereof within the meaning of any provision or limitation of the Constitution or statutes of the State, nor shall the same give rise to a pecuniary liability of the LHC or the State or any political subdivision thereof or a charge against their general credit or taxing power, and such limitation shall be plainly stated on the face of the Bonds.

SECTION 2. Regions Bank has been designated by the Taxpayer or LHC as Trustee and Paying Agent with respect to the Bonds in accordance with the provisions of the Bond Financing Agreement.

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

SECTION 4. Neither the Issuer nor any member of this Board has provided to the Purchaser any information relating to the Project, the Taxpayer or the history, businesses, properties, organization, management, financial condition, market area or any other matter relating to the Taxpayer or the Project, and neither the Issuer nor any member of this Board assume any responsibility for, the accuracy, sufficiency or fairness of any such information provided to the Purchaser by any other party.

SECTION 5. The Bonds will be dated, will be in the denominations and will have all the terms set forth in the Bond Financing Agreement. 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 Bond Financing Agreement and pledged therefor.

SECTION 6. The Bonds shall be subject to repayment in accordance with the Bond Financing Agreement.

SECTION 7. The Chairman, Executive Director and/or Secretary of the Corporation are hereby approved, authorized and directed to execute and deliver or cause to be executed and delivered all documents required to be executed on behalf of the LHC and delivered to effect delivery of the Bonds to the Purchaser or deemed by any of them necessary or advisable to implement this resolution or the Bond Financing Agreement, or to facilitate the sale of the Bonds.

By virtue of LHC's application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission's approval(s) resolved and set forth herein, it resolves that it understands and agrees that such approval(s) are expressly conditioned upon, and it further resolves that it understands, agrees and binds itself, its successors and assigns to, full and continuing compliance with the "State Bond Commission Policy on Approval of Proposed Use of

Swaps, or other forms of Derivative Products Hedges, Etc.”, adopted by the Commission on July 20, 2006, as to the borrowing(s) and other matter(s) subject to the approval(s), including subsequent application and approval under said Policy of the implementation or use of any swap(s) or other product(s) or enhancement(s) covered thereby.

SECTION 8. The Chairman, Executive Director and/or Secretary of the Corporation shall cause to be executed for and on behalf of the LHC the aforementioned Bonds in accordance with the Bond Financing Agreement, and shall effect the delivery thereof to the Purchaser in accordance with the Bond Financing Agreement. The Chairman, Executive Director and/or Secretary of the Corporation of the LHC shall receive from the Purchaser for the account of the LHC the purchase price of the Bonds and shall deposit the same with the Trustee under the Bond Financing Agreement in accordance with the provisions thereof.

SECTION 9. This resolution shall take effect immediately.

[THE REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

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

YEAS:

NAYS:

ABSENT:

ABSTAIN:

And the resolution was declared adopted on this, the 8th day of July, 2020.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the “LHC”), do hereby certify that the foregoing pages constitute a true and correct copy of a resolution adopted by said Board of Directors on July 8, 2020, entitled: “A resolution accepting the proposal of Cedar Rapids Bank and Trust Company or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Fourteen Million, Five Hundred Thousand Dollars (\$14,500,000) Multifamily Housing Bonds **for Vantage Developers, LLC** (LHA Moss & Simcoe Projects, located at 1106 Moss Street and 1600 Simcoe Street, Lafayette, Lafayette Parish, Louisiana A); fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the LHC on this, the 8th day of July 2020.

Secretary

(SEAL)