

St. Claude Gardens II New Orleans, Louisiana Orleans Parish

Construction Type: New Construction

Developer Contact: Lauren Avioli

SBP L9 Developer II, LLC
2645 Toulouse St.
New Orleans, LA 70119

Buildings / Units: 22 / 39

Total Development Costs: \$9,467,435.00

Total Cost / Sq. Ft: \$245.02

Total Cost /Unit: \$242,754.74

<div>*Excluded from TDC Calculation -
Reserves</div>

Narrative

SBP L9 II, partnering with SBP as the developer, proposes to develop the second phase of St. Claude Gardens, a scattered site rental development in the Lower 9th Ward. Phase I, which is currently under construction, includes 60 two- and three-bedroom units on 30 lots scattered throughout the Lower 9th Ward for veterans and households with children. Phase I was financed with 4% Low Income Housing Tax Credits, City of New Orleans HOME funds, and Louisiana Housing Corporation Community Development Block Grant funds. The 30 lots were obtained from NORA and the development also includes 36 project-based vouchers from the Housing Authority of New Orleans and LHA. Phase I is actively under construction and initial lease up, with completion slated for summer 2021. Phase II, which will include 39 two- and three-bedroom rental units, will further revitalize the Lower 9th Ward neighborhood and meet the area's high demand for affordably priced rental units. Each unit will contain a washer, dryer, dishwasher, central air and heat, ceiling fans and exterior security cameras for the grounds. There will be community services at no cost to the residents, including connections to supportive services. There will be access to a nearby community garden managed by FarmingNOLA. All of the units will be available to households at or below 80% of the area median income at a variety of AMI levels. The units will be affordable for 45 years. To finance Phase II, SBP will utilize a streamlined partnership with LHC, the City of New Orleans and FANO that was established under the groundbreaking Cooperative Endeavor Agreement. SBP will finance the project with 4% LIHTCs and tax exempt bonds, developer equity, and a permanent loan, in addition to the funding secured from the City of New Orleans. SBP obtained 22 lots from NORA for this project at a discounted price, which will make this project financially feasible. To ensure long-term affordability, SBP is also applying for tax abatements through the Finance New Orleans PILOT tax abatement program. We are also seeking project-based vouchers from HANO and Permanent Supportive Housing Vouchers from LHC, as was done in Phase I.

ST. CLAUDE GARDENS II
NEW ORLEANS, LOUISIANA

Reason for Requested Approval

Approval of a supplemental resolution to increase the principal of bonds in the amount of:

- \$1,500,000 of Multifamily Housing Revenue Bonds for a total of \$6,000,000.

Project History and Previous Board Action

Awarded \$4,500,000 in Multifamily Housing Revenue Bonds and \$444,257 in Low Income Housing Tax Credits at the March 9, 2022 Board Meeting.

Development Team

Developer - SBP L9 Developer II, LLC

Architect - M3 Design Group

Builder/Contractor - TBD

Attorney - Coats Rose

Accountant - Little & Associates, LLC

Management Company - GCHP Management, LLC

Reprocessing Involves the Following Changes:

Construction Costs	Amount
Land Acquisition	\$70,000.00
Total Hard Costs	\$6,856,226.00
Construction Contingency	\$253,062.00
Total Developer's Fee	\$1,365,000.00
Soft Costs / Other	\$1,585,222.00
Total Development Cost	\$10,129,510.00
Initial Reserves	(\$112,999.00)
Extraordinary Site Costs	(\$549,076.00)
Maximum TDC Limit	\$242,754.74
Adjusted TDC/ % of Max TDC Limi	\$9,467,435.00

Development Costs	Approved	Reprocessing	Increase/Decrease
Land Acquisition	\$77,000.00	\$70,000.00	(\$7,000.00)
Total Hard Costs	\$5,814,362.00	\$6,856,226.00	\$1,041,864.00
Construction Contingency	\$253,062.00	\$253,062.00	\$0.00
Total Developer's Fee	\$1,365,000.00	\$1,365,000.00	\$0.00
Soft Costs / Other	\$1,489,687.00	\$1,585,222.00	\$95,535.00
Total Development Cost	\$8,999,111.00	\$10,129,510.00	\$1,130,399.00
Initial Reserves	(\$112,999.00)	(\$112,999.00)	\$0.00
Extraordinary Site Costs	\$0.00	(\$549,076.00)	(\$549,076.00)
Maximum TDC Limit	\$242,754.74	\$242,754.74	\$0.00
Adjusted TDC/ % of Max TDC Limit	\$8,886,112.00	\$9,467,435.00	\$581,323.00

*Excluded from TDC Calculation - Reserves & Extraordinary Site Costs

Funding Sources	Approved	Reprocessing	Increase/Decrease
First Mortgage - HomeBank	\$2,200,000.00	\$2,200,000.00	\$0.00
City of New Orleans	\$1,000,000.00	\$2,211,000.00	\$1,211,000.00
Deferred Developer Fee	\$361,593.00	\$265,163.00	(\$96,430.00)
Estimated LIHTC Equity Proceeds	\$3,975,932.00	\$4,607,305.00	\$631,373.00
Other	\$1,461,586.00	\$846,042.00	(\$615,544.00)
Total	\$8,999,111.00	\$10,129,510.00	\$1,130,399.00

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A supplemental resolution accepting the proposal of Home Bank, N.A. for the purchase of an additional One Million, Five Hundred Thousand Dollars (\$1,500,000) above the previously approved Four Million, Five Hundred Thousand Dollars (\$4,500,000) Multifamily Housing Revenue Bonds for St. Claude Gardens II located on 22 scattered sites (See Attachment A) in the Lower 9th Ward, New Orleans, Orleans Parish, Louisiana 70113 in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of 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 9, 2022, adopted a resolution approving and authorizing the issuance and sale of not exceeding Four Million, Five Hundred Thousand Dollars (\$4,500,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (St. Claude Gardens II Project) in one or more series to Home Bank, N.A. or such other purchaser (the “**Purchaser**”) to finance a 39-unit multifamily housing facility located in New Orleans, Orleans Parish (the “**Project**”); and

WHEREAS, the Louisiana State Bond Commission approved Four Million, Five Hundred Thousand Dollars (\$4,500,000) of bonds on April 21, 2022; and

WHEREAS, SBP L9 Developer II, LLC, a Louisiana limited liability company (the “**Taxpayer**”) has submitted an amended bond application requesting an increase of One Million, Five Hundred Thousand Dollars (\$1,500,000) above the Four Million, Five Hundred Thousand Dollars (\$4,500,000) to cover additional costs of the Project so that the aggregate principal amount of bonds will not exceed Six Million Dollars (\$6,000,000) (the “**Bonds**”); and

WHEREAS, as a consequence of the additional costs and reprocessing of the Low-Income Housing Tax Credit Application, the Project qualifies for additional low-income housing tax credits (“**LIHTCs**”) so that the aggregate amount of LIHTCs to be allowed the Project is now Five Hundred Eleven Thousand, Nine Hundred Seventy-Four Dollars (\$511,974); and

WHEREAS, the LHC did meet on August 10, 2022, at 10:00 a.m., Louisiana time, for the purpose of receiving and considering the proposal of the Purchaser, and taking action with

respect to the supplemental parameter sale of not exceeding Six Million Dollars (\$6,000,000) of the Bonds pursuant thereto; and

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

SECTION 1. Subject to the approval by the Louisiana State Bond Commission for the additional One Million, Five Hundred Thousand Dollars (\$1,500,000) of bonds, the parameter written terms submitted this day by Home Bank, N.A. for the purchase of bonds designated “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (St. Claude Gardens II Project)” in on more series in the aggregate principal amount of not exceeding Six Million Dollars (\$6,000,000), at an interest rate not exceeding 8% per annum, and for a maturity not exceeding 40 years, authorized under and pursuant to the provisions of a Trust Indenture (the “**Indenture**”), by and between Regions Bank (the “**Trustee**”), and the LHC be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds are conditioned upon approval by the State Bond Commission of the additional One Million, Five Hundred Thousand Dollars (\$1,500,000) of bonds and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Bonds in accordance with said Indenture is hereby authorized and approved. The Chairman, Executive Director and/or Secretary of the Corporation are hereby authorized and directed for, on behalf of and in the name of the LHC, to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Bonds on file with the LHC:

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

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and with the approval of Counsel to the LHC or Bond Counsel. 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. 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. 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, acting on his behalf, be and they are hereby authorized and directed to execute and deliver, for and on behalf of the LHC, the Indenture in substantially the form thereof which is now before this LHC and filed with the Secretary of this Board of Directors with such revisions or changes as may be approved by Bond Counsel.

SECTION 3. The Bonds will be dated, will be in the denominations, be subject to redemption, and will have all the terms set forth in the Indenture. 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.

SECTION 4. The Project is now hereby preliminarily approved for LIHTCs in the amount of Five Hundred Eleven Thousand, Nine Hundred Seventy-Four Dollars (\$(\$511,974) in accordance with the revised preliminary feasibility analysis report (the “**F&V Report**”) of the Corporation’s tax credit underwriter (the “**Tax Credit Underwriter**”) as referenced in the Underwriting Review submitted to the Board, 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 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 Indenture, or to facilitate the sale of the Bonds.

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 Indenture and shall effect the delivery thereof to the Purchaser in accordance with the Indenture. 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 Indenture in accordance with the provisions thereof.

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 6. 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 Butler Snow LLP, 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 7. This resolution shall take effect immediately.

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

YEAS:

NAYS:

ABSENT:

ABSTAIN:

And the resolution was declared adopted on this, the 10th day of August, 2022.

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 August 10, 2022, entitled: “A supplemental resolution accepting the proposal of Home Bank, N.A. for the purchase of an additional One Million, Five Hundred Thousand Dollars (\$1,500,000) above the previously approved Four Million, Five Hundred Thousand Dollars (\$4,500,000) Multifamily Housing Revenue Bonds for St. Claude Gardens II located on 22 scattered sites (See Attachment A) in the Lower 9th Ward, New Orleans, Orleans Parish, Louisiana 70113 in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of 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.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the LHC on this, the 10th day of August, 2022.

Secretary

(SEAL)

LOUISIANA HOUSING CORPORATION

St Claude Gardens II Project

Description of Project Type: St. Claude Gardens II Project, consists of 22 noncontiguous sites located in the city of New Orleans, Orleans Parish, Louisiana, encompassing 2.19 acres of land as follows:

Project Site #1: 1709 St. Maurice Avenue
Project Site #2: 1808 Caffin Avenue
Project Site #3: 1850 Lizardi Street
Project Site #4: 1939 Flood Street
Project Site #5: 4820 N. Prieur Street
Project Site #6: 5006 N Roman Street
Project Site #7: 5022 N Roman Street
Project Site #8: 5111 N Roman Street
Project Site #9: 5317 N Roman Street
Project Site #10: 5908 N Derbigny Street
Project Site #11: 5914 N Prieur Street
Project Site #12: 5919-7 N Prieur Street
Project Site #13: 5920 N Johnson Street
Project Site #14: 1910 Choctaw Court
Project Site #15: 1918-1920 St Maurice Avenue
Project Site #16: 5926 N Derbigny Street
Project Site #17: 6011 N Roman Street
Project Site #18: 6100 N Prieur Street
Project Site #19: 6120 N Prieur Street
Project Site #20: 6126 N Prieur Street
Project Site #21: 6416 N Johnson Street
Project Site #22: 6423 Praro Street