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# Louisiana Housing Finance Agency



## Multifamily Rental Housing Program

Loretta Wallace, Program Administrator

Louis Russell, Tax Credit Manager

January 9, 2007

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## MEMORANDUM

To: Chairman Mark Madderra  
Commissioner John Kennedy  
Commissioner Kevin Brown  
Commissioner Lisa Woodruff-White

From: Loretta Wallace, Program Administrator  
Louis Russell, Tax Credit Program Manager

Date: January 4, 2007

Re: Multifamily Rental Housing Program Committee

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There will be a Multifamily Rental Housing Program Committee meeting, Wednesday, January 9, 2007 at 10:00 A.M. at the Louisiana Housing Finance Agency, V. Jean Butler Board Room, located at 2415 Quail Drive, Baton Rouge, LA.

Loretta Wallace will present the following Resolution to the Board:

- A resolution of intention to issue not exceeding \$8,940,000 Multifamily Housing Revenue Bonds (**Arbor Place Apartments Project**) in one or more series to finance the acquisition, rehabilitation and equipping of a multifamily housing project; and providing for other matters in connection therewith.

Louis Russell will present the following Resolutions to the Board:

- A resolution establishing the maximum qualified basis and low-income housing credits to **Autumn Chase Apartments**; authorizing the Louisiana Housing Finance Agency (the "LHFA") 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.
- Decision brief and resolution authorizing a reduction of units for **Broadmoor Village and Belvedere Estates**; authorizing the Louisiana Housing Finance Agency (the "Agency") staff and counsel

to prepare the forms of such documents and agreements as may be necessary to allocate Credits to such facilities; and providing for other matters in connection therewith;

- A resolution denying design feature requests made by the developers of **Passman Plaza III & Renaissance Place**; and providing for other matters in connection therewith;
- Decision brief and discussion regarding reprocessing application for additional credits for **North Abbeville (#06(2)-126)**;
- Staff report and update on project schedule deadlines.

Other Business.

January 4, 2008

## **MULTIFAMILY RENTAL HOUSING COMMITTEE**

A regular meeting of the Multifamily Rental Housing Program Committee will be held on Wednesday, January 9, 2008 at 10:00 A.M., at Louisiana Housing Finance Agency, V. Jean Butler Board Room, located at 2415 Quail Drive, Baton Rouge, LA by order of the Chairman.

### **Final Agenda**

1. Call to order, roll call and introduction of guests.
2. Approval of the November 14, 2007 Multifamily Committee minutes.
3. Multifamily Update.
  - A resolution of intention to issue not exceeding \$8,940,000 Multifamily Housing Revenue Bonds (**Arbor Place Apartments Project**) in one or more series to finance the acquisition, rehabilitation and equipping of a multifamily housing project; and providing for other matters in connection therewith.
  - A resolution establishing the maximum qualified basis and low-income housing credits to **Autumn Chase Apartments**; authorizing the Louisiana Housing Finance Agency (the "LHFA") 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.
  - Decision brief and resolution authorizing a reduction of units for **Broadmoor Village and Belvedere Estates**; authorizing the Louisiana Housing Finance Agency (the "Agency") staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate Credits to such facilities; and providing for other matters in connection therewith;

- A resolution denying design feature requests made by the developers of **Passman Plaza III & Renaissance Place**; and providing for other matters in connection therewith;
  - Decision brief and discussion regarding reprocessing application for additional credits for **North Abbeville (#06(2)-126)**;
  - Staff report and update on project schedule deadlines.
4. Other Business.
  5. Adjournment.

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Milton J. Bailey, President

Pursuant to the provisions of LSA-R.S. 42:6.1, upon two-thirds vote of the members present, the Board of Commissioners of the Louisiana Housing Finance Agency may choose to enter Executive Session, and by this notice, the Agency reserves its right to go into Executive Session as provided by law.

**Louisiana Housing Finance Agency  
Multifamily/Tax Credit Meeting Minutes  
Wednesday, November 14, 2007  
2415 Quail Drive  
Baton Rouge, LA 70808  
9:00 A.M.**

**Commissioners Present**

Chairman Mark Madderra  
Commissioner John N. Kennedy (Representative Alice Washington)  
Commissioner Lisa Woodruff-White

**Commissioners Absent**

Commissioner Kevin J. Brown

**Staff Present**

Loretta Wallace  
Louis Russell, Jr.  
LaTosha Overton  
Christine Bratkowski  
Brenda Evans  
Annie Robinson  
Jayne Synder  
Urshala Hamilton

**Counsel Present**

Wayne Neveu, Foley & Judell

**Guest Present**

Thom Vaccaro, NHP Foundation  
Hunter Botts, My R Real Estate  
Carliss Knesel, Hancock Bank  
John Godfrey, Godfrey Firm

Will Belton, Aamagin  
Kelly Longwell, Coats Rose  
Pam Hammond, Elkins, PLC  
William Callihan, Capital One  
James Freeman, Standard Enterprises  
Thomas Latour, Office of Community Development  
Barry Palmer, Coats Rose  
Murray Calhoun, MAC-RE, LLC  
Nnamdi Thompson, Gov't Consultants  
Gale Potts Roque, MAC-RE, LLC  
Don Allison, Advantous Cons.  
Terri North, Providence

Chairman Madderra called the meeting to order at 9:25 A.M. He then asked that the roll be called.

Loretta Wallace presented the following resolutions:

- A resolution accepting the proposal of Capital One, National Association, for the purchase of not exceeding One Million Five Hundred Thousand Dollars (\$1,500,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**Breaux Bridge Broussard Apartments Project**) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

Chairman Madderra asked if this project had given any reason why it needed an increase in funds. Mr. Neveu answered that the syndicators requested the additional money as a cushion to cover the 50% test. Chairman Madderra also wanted to know if the development received the additional credit as a cushion and did not use them, will they be returned. Mr. Neveu answered that the credit amount is related to bond money. Chairman Madderra asked for a motion and a second for recommendation to Full Board. Commissioner Woodruff-White made the motion and Commissioner Kennedy's representative, Alice Washington, made the second. The resolution was unanimously approved.

- A resolution accepting the proposal of Capital One, National Association, for the purchase of not exceeding One Million Two Hundred Thousand Dollars (\$1,200,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**Candlewood Estates Apartments Project**) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

Chairman Madderra asked for a motion and a second for recommendation to Full Board. Commissioner Kennedy's representative, Alice Washington made the motion and Commissioner Woodruff-White made the second. The resolution was unanimously approved.

- A resolution accepting the proposal of Bank One, National Association, for the purchase of not exceeding One Million Five Hundred Thousand Dollars (\$1,500,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**Oakwood Estates Apartments Project**) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

Chairman Madderra asked for a motion and a second for recommendation to Full Board. Commissioner Kennedy's representative, Alice Washington made the motion and Commissioner Woodruff-White made the second. The resolution was unanimously approved.

Brenda Evans gave a brief update on the status of the project schedule and PIS dates for the HANO Projects and presented the following:

- A resolution is hereby approved and provides that the Board accepts the Plan of Action regarding the revised timeline submitted by the Housing Authority of New Orleans ("HANO") in conjunction with the St. Bernard I, B.W. Cooper, Lafitte, C.J. Peete I/III and Fisher tax credit properties.

Mrs. Evans stated that staff is recommending that the Board accept the new projected schedule and that additional requirements be asked of HANO because of the total amount of credits and units involved. Staff would like written confirmation from HANO regarding the start of demolition according to the project schedule, and that HANO provides the Agency with monthly project updates from the architect and/or engineer designated on each project indicating the progress of the demolition as well as site prep. Staff is also requesting monthly updates on the progression of the execution of construction contracts including copies of the Notice to Proceed as well as the progress reports that the developers would provide to the syndicators. Chairman Madderra wanted to know when the aforementioned schedule was received by the Agency. Mrs. Evans answered that it was received the night before the previous month's Board Meeting on October 9, 2007. Chairman Madderra requested that staff follow up with HANO in the immediate future to make sure that the demolition dates are still on target. Barry Palmer with Coats Rose Law Firm came forward to state that HANO is on schedule for demolition in accordance with the project schedule submitted. He further stated that there would be temporary occupancy at some HANO sites. Commissioner Woodruff-White requested to see the difference in dates from the revised timeline and the previously submitted timeline

from HANO. Commissioner Woodruff-White and Chairman Madderra stipulated that staff should make an on-site visit to observe the progress and, to verify that construction is progressing within the stated benchmarks. The Commissioners agreed that there should be an addition to the resolution to be listed as number seven (7) as the following:

“At the time of the established benchmarks for percentage of construction complete that LHFA staff will make physical inspections of each of the projects on the given date and that HANO should notify the Agency when those benchmarks are met as outlined in Exhibit A, so that staff can observe that benchmarks are being met.”

This addition was motioned by Commissioner Woodruff-White and seconded by Commissioner Kennedy’s representative, Alice Washington. Commissioner Woodruff-White moved that number five (5) of the resolution be amended to indicate that LHFA staff receives progress reports of construction from an independent source. This motion was seconded by Commissioner Kennedy’s representative, Alice Washington.

Discussion of the project schedule for HANO projects ensued. Chairman Madderra requested a copy of the previous project schedule and, because it needed to be retrieved from Mrs. Evans office, he called for an introduction of guests. Commissioner Woodruff-White inquired about HUD’s promise to “take care of” the previous residents of the housing units as formally stated. Mr. Palmer assured her that HANO and HUD’s commitment to the residents will remain the same. Commissioner Woodruff-White also wanted to go on record with the fact that she was uncomfortable with the presented project schedule. Chairman Madderra stated that this will most likely be a monthly agenda item to make sure dates are maintained.

Thomas Vaccaro with the NHP Foundation came forward to request clarity on the carryover dates for the extension of the 2010 Congressional ruling. Mr. Neveu stated that staff wanted revised timetables from all developments because very few of the developers would be able to meet the previously set carryover deadline. Louis Russell stated that staff wanted all developments to meet the April 2008 carryover deadline to have a cushion for recapture of credits so that they may be reallocated before the 2010 deadline. Chairman Madderra asked for a motion and a second to adopt the resolution as amended for recommendation to Full Board. Commissioner Kennedy’s representative, Alice Washington, made the motion and Commissioner Woodruff-White made the second. The resolution was unanimously approved.

Brenda Evans gave a brief update on the status the project schedule and PIS date for Providence 202 Projects and presented the following:

- A resolution authorizing an additional extension of submission of Carryover Allocation Documentation requirements as stipulated in the 2007/2008 forward

allocation GO-Zone QAP by Louisiana Housing Finance Agency (the "Agency") on projects represented by Providence Community Housing as follows: three (3) projects (Nazareth Inn I, Nazareth Inn II, and Annunciation Inn) until January 31, 2008; two (2) projects (Deville Inn and St. John Berchmans) until March 31, 2008; and one (1) project (St. Martin Manor) until June 30, 2007; and providing for other matters in connection therewith.

Chairman Madderra acknowledged that this item was brought before the Czars for a brief discussion. The developer is stating that there have been delays on HUD's part for approvals to move forward and requesting extensions for as much as six (6) months. Chairman Madderra felt uncomfortable in approving such a resolution until the Agency had spoken with HUD and were convinced that HUD was moving in the same direction to accomplish a goal. Chairman Madderra suggested a temporary extension until the next Commissioners' Meeting during which time staff and Commissioners will have an opportunity to sit down with HUD and the developers to find out the exact status on each of the deals. Chairman Madderra asked for a motion and a second for recommendation to Full Board. Commissioner Kennedy's representative, Alice Washington made the motion and Commissioner Woodruff-White made the second. The resolution was unanimously approved.

Louis Russell presented information on five (5) projects receiving a Reservation of Returned/Recaptured Credits from the 07/08(FA) funding round. The projects funded are as follows: Cypress Manor II, McCaleb Supportive Housing, Ephesus Senior Housing, Cambridge Square and Mary Queen of Vietnam. The projects total \$4.7 million of the available \$4.9 million credits. The projects have received their reservation letters and are moving forward to meet the carryover requirements.

Shawn Barney and Arthur McLin of St. Bahkita Apartments came forward to address the Committee with an update on the project. Mr. Barney stated that the Board had previously approved a consolidation of three projects that were on the same site in an effort to allow for one closing as opposed to three different closings. The numbers in the projects have not changed but the project is unable to proceed due to the inability to receive BIN numbers because Foley and Judell are under the misconception that it needed another F&V. Mr. Barney requested that the Committee aid them in continuing their deal. Mr. Neveu interjected that there is an issue with HOME funds and that the application was submitted as a reprocessing. The reprocessing application failed to show the HOME funds obtained in the original application, and as per the QAP, the total amount of credits allocated exceeded the amount allowed. Mr. Neveu indicated that it was his understanding that to get the transaction closed, the HOME funds would have to be forgiven in part or reallocated in some way. He needed to check with the HOME program administrator to see if a formal request had been made. Kelly Longwell of

Coats Rose Law firm came forward, and declared that several discussions had been made with staff regarding this issue and originally in discussions in April it was told to the developer that the HOME funds would be forgiven. Ms. Longwell indicated it had now been learned that the HOME funds cannot be forgiven and the Agency requested it be set up so that the underlying real estate mortgage would stay on the property and the property be leased to the partnership. In this way the mortgage would still be in place, the HOME funds would stay in place, but the tax credit partnership would not have the HOME funds on them. Ms. Longwell stated that this information was submitted in writing on September 20, 2007 and has yet to receive an answer regarding this. Chairman Madderra requested that this information be brought to the Special Programs Committee so that a decision can be made. Pam Hammond with Elkins Law Firm voiced her concern regarding Placed in Service issues. She stated that emails were sent out regarding new dates and asked that staff put into place a procedure which would ensure that revised project schedules be approved. She fears if not, the syndicators will not comply with equity closing. Mrs. Evans stated that staff is putting together some draft language in order to specify a timeline that developers will have to submit any project schedules and staff is also having discussions concerning the actual procedures. In the past, staff had not sent out any information regarding any revised schedules to syndicators.

Since there were no other issues to be heard, Chairman Madderra adjourned the meeting at 10:37 a.m.

## **DECISION BRIEF:**

### **The issuance of \$8,940,000 in Multifamily Housing Revenue Bonds for Arbor Place Apartments located Terrytown, Jefferson Parish, Louisiana**

#### **Issue**

Summit Asset Management, L.L.C. is requesting the Louisiana Housing Finance Agency to issue Multifamily Revenue Bonds in an amount not to exceed \$8,940,000 for the acquisition rehabilitation of a 136 unit multi-family residential complex located at 735 Heritage Avenue, Terrytown, Jefferson Parish, Louisiana. Fifty percent (50%) of the 136 units will be set-aside for households whose incomes are at or below 60% of the area median income.

In addition to the Bond Proceeds, other sources of funding to be utilized in the rehabilitation of this development will be \$1,254,677 from Tax Credit Equity.

Arbor Place Apartments will consist of 136 two-bedroom units.

#### **Pros:**

- LHFA will continue its mission of providing safe, decent and affordable housing for low to moderate-income families by utilizing its resources.
- Will enhance the housing stock for the citizens of Louisiana.

#### **Cons: None**

#### **Recommendation:**

Staff recommends approval of this request to issue Multifamily Revenue Bonds to further the mission of providing housing to the citizens of this state.

## LOUISIANA HOUSING FINANCE AGENCY

### RESOLUTION

A resolution of intention to issue not exceeding \$8,940,000 Multifamily Housing Revenue Bonds (Arbor Place Apartments Project) in one or more series to finance the acquisition, rehabilitation and equipping of a multifamily housing project; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Finance Agency (the "Agency") is authorized by Chapter 3-A 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 provide financing for multifamily rental housing in the State of Louisiana (the "State"); and

WHEREAS, developer listed in Schedule I hereto, (the "Developer") has met with officials of the Agency and has advised the Agency of the Developer's interest in the acquisition, rehabilitation and equipping of one or more multifamily housing facilities, more particularly described in Schedule I hereto (the "Project") within the State, subject to the willingness of the Agency to finance the Project by the issuance of revenue bonds pursuant to the Act; and

WHEREAS, the Agency deems it necessary and advisable that it take 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, rehabilitation and equipping of the Project and to enter into contracts therefor; 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 acquisition, rehabilitation 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 Commissioners of the Louisiana Housing Finance Agency, 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, rehabilitation and equipping thereof through the issuance of revenue bonds of the Agency pursuant to the Act is hereby authorized in one or more series 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 Agency acting by and through its Board of Commissioners 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 Agency'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 Agency, payable solely out of the revenues derived by the Agency 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 Agency, 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 Agency 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 3. The issuance of not exceeding Eight Million Nine Hundred Forty Thousand Dollars (\$8,940,000) aggregate principal amount of Housing Revenue Bonds (Arbor Place Apartments Project) in one or more series (the "Bonds") of the Agency, pursuant to the Act, and other constitutional and statutory authority supplemental thereto, be and the same is hereby authorized and

approved. In authorizing the issuance of the Bonds, the Agency will make no warranty, either express 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 Agency on such date as may be determined by the Chairman of the Board of Commissioners of the Agency, 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.

By virtue of Agency'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 4. 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 5. The Chairman of the Board of Commissioners and/or the President of the Agency 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 6. The officers of this Board of Commissioners and the President of the Agency 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 Agency, with any governmental board of 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 (provided that the application shall be made only in conjunction with an approving letter from the President of the Agency).

SECTION 7. The Chairman of the Board of Commissioners and/or the President is authorized to execute the standard form of the Preliminary Agreement.

SECTION 8. All commitments by the Agency herein with respect to the Project are subject to the condition that on or before 36 months from the date of adoption hereof, the Agency 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 Agency 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 Agency 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 9th of January, 2008.

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Chairman

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Secretary

**SCHEDULE I**

DEVELOPER: Summit Asset Management, L.L.C.  
INITIAL OWNER/OPERATOR: Arbor Place Apartments Partners, Ltd.  
BOND AMOUNT: Not exceeding \$8,940,000

<b>PROJECT NAME</b>	<b>LOCATION</b>	<b>ESTIMATED NUMBER OF UNITS</b>	<b>ESTIMATED TOTAL COST</b>
Arbor Place Apartments	Located on a 6.6 acre site at 735 Heritage Avenue, Terrytown, Jefferson Parish, Louisiana	136	Approximately \$10,250,000

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

ARBOR PLACE APARTMENTS PARTNERS, LTD.

By: Summit Asset Management, L.L.C.

By: \_\_\_\_\_

Date: \_\_\_\_\_

## **EXHIBIT I**

### **NOTICE OF INTENTION TO SELL AT PRIVATE SALE**

#### **LOUISIANA HOUSING FINANCE AGENCY HOUSING REVENUE BONDS (ARBOR PLACE APARTMENTS PROJECT) SERIES 2008**

NOTICE IS HEREBY GIVEN in compliance with the provisions of Chapter 3-A of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the "Act"), that the Louisiana Housing Finance Agency (the "Agency"), proposes to sell its Housing Revenue Bonds (Arbor Place Apartments Project) Series 2008 (the "Bonds") in aggregate principal amount of Eight Million Nine Hundred Forty Thousand Dollars (\$8,940,000) in one or more series at a rate or rates not exceeding twelve percentum (12%) per annum. The Bonds are to be sold to \_\_\_\_\_ to finance the acquisition, rehabilitation and equipping of the Arbor Place Apartments Project (the "Project") at a meeting of the Board of Commissioners of the Agency scheduled for Wednesday, \_\_\_\_\_, 2008, at ten (10:00) o'clock a.m., Louisiana time, at the offices of the Louisiana Housing Finance Agency, 2415 Quail Drive, Baton Rouge, Louisiana 70808. The Agency 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 President of the Agency. The Bonds will be sold pursuant to the terms of a resolution to be adopted by the Agency and a Trust Indenture (the "Indenture") to be executed by and between the Agency and a trustee bank.

The Bonds are being issued pursuant to the Act and the Indenture for the purpose of financing the acquisition, rehabilitation and equipping of a multifamily housing project and (ii) paying the costs of issuance associated with the Bonds. The Bonds are limited obligations of the Agency and will be payable solely out of the income, revenues and receipts derived from the 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 Agency 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, payable on such dates as set forth in the Indenture, and will mature no later than forty-two (42) 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 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 COMMISSIONERS, acting as the governing authority of the Agency.

LOUISIANA HOUSING FINANCE AGENCY

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Chairman

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Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency, do hereby certify that the foregoing \_\_\_\_\_ (\_\_\_) pages constitute a true and correct copy of the resolution adopted by said Board of Commissioners on January 9, 2008, entitled: “resolution of intention to issue not exceeding \$8,940,000 Multifamily Housing Revenue Bonds (Arbor Place Apartments Project) in one or more series to finance the acquisition, rehabilitation and equipping of a multifamily housing project; and providing for other matters in connection therewith.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 9th day of January, 2008.

---

Secretary

(SEAL)

**LOUISIANA HOUSING FINANCE AGENCY  
MULTI-FAMILY PROJECT SUMMARY**

Date: December 28, 2007

- (1) **PROJECT NAME:** Arbor Place Apartments
- (2) **AMOUNT OF BOND  
ISSUE REQUESTED  
(NOT TO EXCEED):** \$8,940,000
- (3) **PROJECT DESCRIPTION:**
- 1) Number of Units 136
  - 2) Total Land Area 6.6 acres
  - 3) Density: \_\_\_\_\_ # of Units per Acre  
Low Rise 20 Buildings High Rise \_\_\_\_\_
  - 4) New Construction: \_\_\_\_\_  
Rehabilitation: X
  - 5) Land Control: Current Legal Owner of Land:  
Heritage Place Investments #1 L.L.C.  
  
Contract to Acquire Land by March 31, 2008  
(date)  
  
or  
  
Option to Acquire Land by \_\_\_\_\_  
(date)
  - 6) Number of Parking Spaces Per Unit 2 (estimate pending final survey)
  - 7) Census tract where Project located 22051025202
  - 8) State Representative District District 86  
Name of Representative Jim Tucker
  - 9) State Senatorial District District 8  
Name of Senator Chris Ullo
- (4) **LOCATION:  
(STREET ADDRESS OR  
LEGAL DESCRIPTION OF  
LAND AND PARISH):** 735 Heritage Avenue  
Terrytown, Jefferson Parish  
Louisiana 70056
- (5) **CONTACT PERSON  
FOR PROJECT:** Kea Calame  
105 Tallapoosa Street, Suite 300, Montg., AL 36104  
Phone: 334/954-4458

PS-1

(6) **DEVELOPMENT TEAM:**

Developer: Summit Asset Management, L.L.C.  
Montgomery, AL Contact: Jon Killough  
Phone: 334/954-4458

Architect: The Hill Firm, Inc.  
Fort Smith, Arkansas Contact: Paul Hill, AIA  
Phone: 479/494-1808

General Contractor: TBD  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

Attorney: Crawford & Lewis, P.L.L.C.  
Baton Rouge, LA Contact: Donald Cunningham, Esq.  
Phone: 225/215-3033

Lending Institution  
to Originate Mortgage  
Loan (if known): MMA Financial, Inc.  
Grapevine, Texas Contact: Timothy R. Leonhard  
Phone: 817/310-5800

Provider of Credit  
Enhancement on Mortgage  
Loan (if known): MMA Financial, Inc. (Freddie Mac)  
Grapevine, Texas Contact: Timothy R. Leonhard  
Phone: 817/310-5800

Investment Banker for  
Bonds Publicly Offered  
(if known): Merchant Capital, L.L.C.  
Montgomery, AL Contact: John Rucker  
Phone: 334/834-5100

Purchaser of Bonds  
for Bonds Privately  
Placed (if known): N/A  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

(7) **ZONING:** R-3 (Multifamily Residential District) - awaiting  
final zoning letter

(8) **UTILITIES:** Existing On-Site – Central Heating (Electric), Cooking (Electric)  
Central Air Conditioning (Electric), Hot Water (Electric)

(9) **FAIR MARKET VALUE OF  
PROJECT PROPERTY:** \$6,625,000  
Specify date of most recent appraisal: Currently being performed

(10) FINANCIAL INFORMATION:

Amount

SOURCES OF FUNDS:

Bond Proceeds	\$8,940,000	0.8729 % Dev. Cost
Other Sources (list)		
<u>Federal LIHTC Equity</u>	<u>\$1,254,677</u>	<u>0.1225 % Dev. Cost</u>
<u>Interest Income of Bond Proceeds</u>	<u>\$ 38,918</u>	<u>0.0038 % Dev. Cost</u>
<u>Deferred Developer Fee</u>	<u>\$ 8,177</u>	<u>0.0008 % Dev. Cost</u>

TOTAL FUNDS \$10,241,772

LAND COSTS \$1,875,000 (est.) \$ \_\_\_\_\_ per sq. ft (acres)

BUILDING ACQUISITION COSTS  
(less Land costs) \$4,750,000 \$ 34,926.47 per D/U

CONSTRUCTION (or Rehabilitation Costs) \$2,244,000 \$ 16,500 per D/U

PROFESSIONAL FEES:

Amount

% of Total Funds

Architectural	<u>\$60,000</u>	<u>.0059 %</u>
Engineering / Construction Mgr.	<u>\$134,640</u>	<u>.0131 %</u>

Legal:

Counsel to Issuer	\$ _____	_____ %
Bond Counsel	<u>\$46,805</u>	<u>.0046 %</u>
Special Tax Counsel (specify firm name)	\$ _____	_____ %
<u>Balch &amp; Bingham</u>	<u>\$35,000</u>	<u>.0034 %</u>
Other Legal (specify firm & purpose)		
<u>Ballard Spahr</u>	<u>\$25,000</u>	<u>.0024 %</u>
<u>(Lender counsel)</u>	\$ _____	_____ %
<u>Crawford &amp; Lewis</u>	<u>\$5,000</u>	<u>.0005 %</u>
<u>(Developer counsel)</u>	\$ _____	_____ %
<u>O'Melveny &amp; Myers, LLP.</u>	<u>\$30,000</u>	<u>.0029 %</u>
<u>(Fannie Mae counsel)</u>	\$ _____	_____ %

Total Professional Fees \$336,445 .0329 %

UNDERWRITING:

Management Fee	\$ _____
Sales Commission	<u>\$80,010 (underwriters fee)</u>
Underwriter's Counsel	<u>\$22,000</u>

Net to Underwriters \$ 102,010  
 Expenses (list)  
Phase I Environmental Assessment  
Property Condition Report  
Title Insurance / Survey/Recording  
Appraisal / Market Study  
Contingency/FF&E  
Developer Fees  
Tax Credit Fees  
Accounting/Cost Certification Fees  
Construction Lender Origination Fee  
Freddie Mac Lender Origination Fee  
Real Estate Taxes and Insurance \$888,314

Total Underwriting  
 Fee/Costs: \$990,324

**COSTS OF ISSUANCE:**

Printing \$ \_\_\_\_\_  
 Publishing/Advertising/  
 Recording \$ \_\_\_\_\_  
 Rating Expense \$15,000  
 Letter of Credit Fees and  
 other credit expenses \$ \_\_\_\_\_  
 Consultants \$ \_\_\_\_\_  
 Insurance \$ \_\_\_\_\_  
 Issuer's Financing  
 Fees \$8,890  
 Trustee Bank's initial fee  
 and expenses \$11,000  
 Other:  
 Bond Commission Fees \$11,113(including application fee and closing fee)  
 Accountant Verification \$ \_\_\_\_\_

Total Costs of Issuance \$46,003 \$ 338.26 per D/U

Amount of Mortgage Requested \$8,940,000 % 87.29 of Total Costs

**(11) UNIT TYPES:**

68 Units

Low Income Units

Unit Type	No.	Total Sq. Ft.	No. of Unit Types Set Aside for 50% or less Area Median Income	Total Sq. Ft.	No. of Unit Types Set Aside for 60% or less Area Median Income	Total Sq. Ft.
Eff.	_____	_____	0	0	_____	_____
1 BR	_____	_____	_____	_____	_____	_____
2 BR	68	58,276	_____	_____	68	58,276
3 BR	_____	_____	0	0	_____	_____
Other	_____	_____	_____	_____	_____	_____
<b>TOTAL</b>	<b>68</b>	<b>58,276</b>	_____	_____	_____	_____

Estimate Market Rents For Non-Low Income Units:

<u>Unit Type</u>	<u>Total Units</u>	<u>Monthly Rent Per Non-LIU</u>	<u>Annual Rent of Non-LIU's</u>
Eff.	_____	_____	_____
1 BR	_____	_____	_____
2 BR	<u>68</u>	<u>\$750</u>	<u>\$612,000</u>
3 BR	_____	_____	_____
Other	_____	_____	_____
Total	<u>68</u>	<u>\$750</u>	<u>\$ 612,000</u>

(12) **CURRENT RENTAL COSTS AND RELOCATION PLAN:**  
(For Rehabilitation Projects Only)

<u>Unit Type</u>	<u>Monthly</u>	<u>Present Rent Annual</u>	<u>Sq. Ft./Month</u>
Eff.	_____	_____	_____
1 BR	_____	_____	_____
2 BR	<u>93,840</u>	<u>1,126,080</u>	<u>0.0091</u>
3 BR	_____	_____	_____
Other	_____	_____	_____
TOTAL	<u>93,840</u>	<u>1,126,080</u>	<u>0.0091</u>

Have interior and exterior photographs of Project been attached?

Yes X No \_\_\_\_\_

Will any of the present tenants be displaced because of higher rents due to rehabilitation?

Yes \_\_\_\_\_ No X

If yes, approximately how many? Not Applicable

Is there a relocation plan? Yes \_\_\_\_\_ No X

Please briefly describe relocation plan (Submit detailed relocation plan when completed)

Currently, the project is 99% occupied. The rehabilitation plans consists of mostly exterior improvements; therefore, no tenants will be relocated during the rehabilitation process.

(13) **VACANCY RATE:** The present vacancy rate in the general market area is 4 to 5 %.

(14) **AREA MEDIAN INCOME:** Median income in area according to HUD is 52,200 (4 person).

(15) **ELECTION OF THE MINIMUM SET-ASIDE REQUIREMENT:**

The owner irrevocably elects one of the Minimum Set-Aside Requirements (Check one only):

\_\_\_\_\_ At least 20% of the rental residential units in this development are rent restricted and to be occupied by individuals whose income is 50% or less of area median gross income.

X At least 40% of the rental residential units in this development are rent restricted and to be occupied by individuals whose income is 60% or less of the area median gross income.

(16) **OPTIONAL ELECTION:**

The owner elects to occupy 15% or more of all low-income units by tenants with income of 40% or less of area median income and the average rent charged to tenants in residential market rent units is at least 300% of the average rent charged to low-income tenants: \_\_\_\_\_ Yes X No

(17) **EQUAL OPPORTUNITY:**

Do you agree to provide equal opportunity to members of minority groups and to employ such groups in the Project's development in the roles of, including but not limited to, contractor, subcontractor, employee, laborer, agent, appraiser, or supplier?

Yes X No \_\_\_\_\_

(18) **STATE BOND COMMISSION TENANT BENEFIT PROGRAM REQUIREMENTS:**

State Bond Commission Rule No. HS2-1992 provides as follows with respect to applications submitted to the State Bond Commission for new construction, acquisition and/or rehabilitation, or refunding of multifamily housing projects:

Multifamily housing applications must include defined tenant benefit programs for those units set aside for very low, low and/or moderate income families. Those applications that do not include such programs will not be docketed for consideration. Such programs may include rent differentials, special assistance programs or other specific benefit packages for the target income class.

Please include as Exhibit I a description of the Applicant's defined tenant benefit program. For your consideration, State Bond Commission Rule No. HS1-1993 provides the following definitions of income classes:

*Very Low Income*--households whose incomes do not exceed 50 percent of the median income for the area, as determined and adjusted from time to time by HUD.

*Low Income*--households whose incomes do not exceed 80 percent of the median income for the area, as determined and adjusted from time to time by HUD.

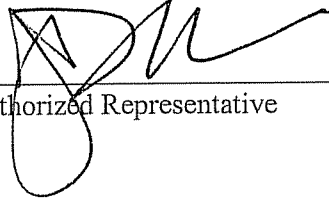
*Moderate Income*--households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined and adjusted from time to time by HUD.

*Middle Income*--households whose income are between 96 percent and 120 percent of the median income for the area, as determined and adjusted from time to time by HUD.

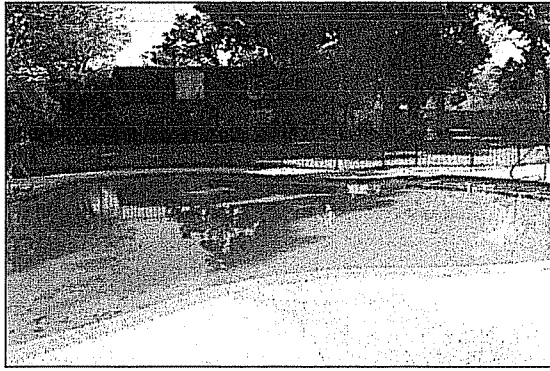
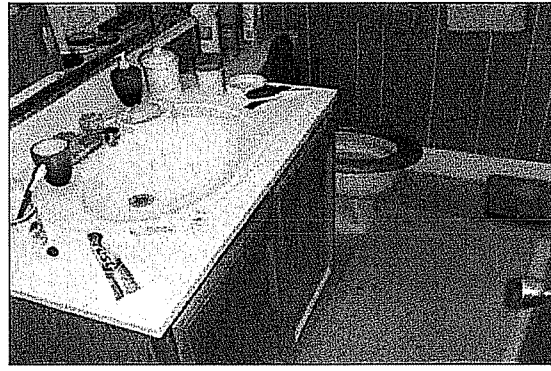
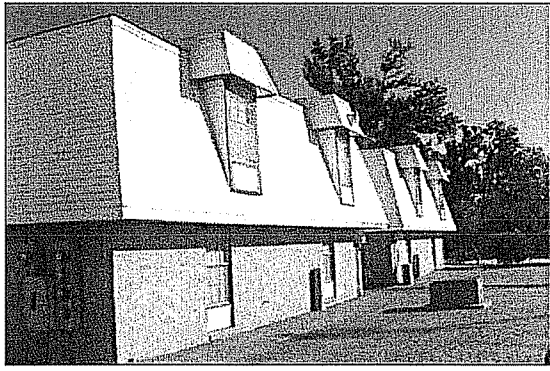
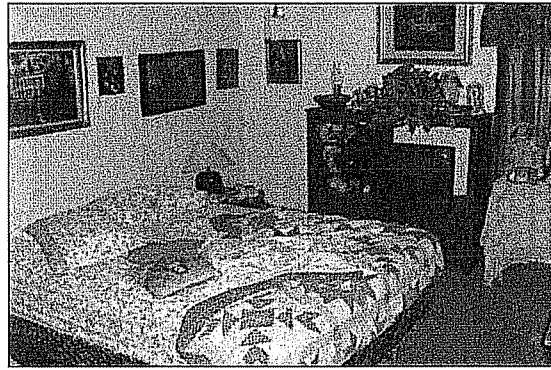
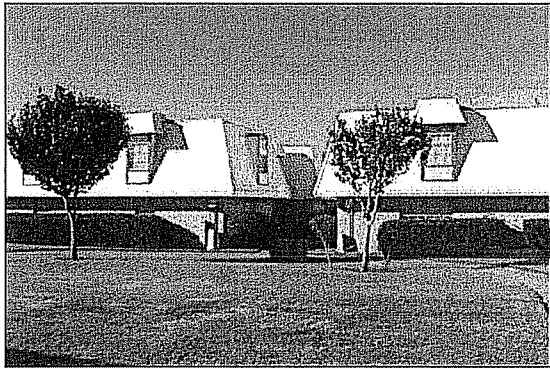
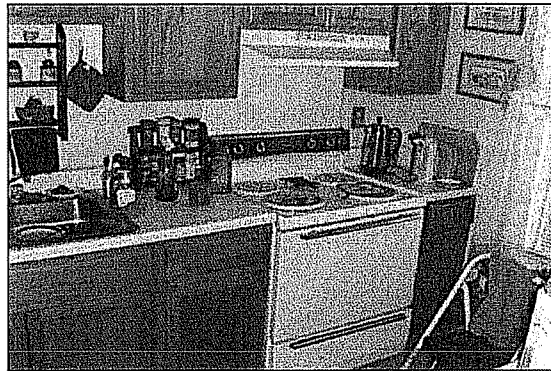
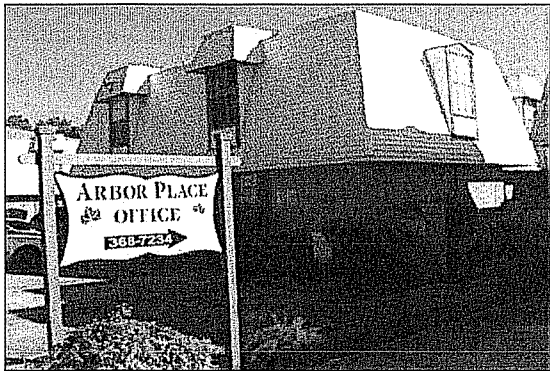
The schedule of income levels as published periodically by HUD will be used for purposes of this rule to determine income levels for particular areas of the state.

I certify that the information contained in this Project Summary and Application Package is true and accurate to the best of my knowledge.

Arbor Place Apartments Partners, Ltd.  
PROJECT OWNER

By:  \_\_\_\_\_  
Authorized Representative

Dated: December 28, 2007



## **DECISION BRIEF:**

### **Allocation of \$645,431 in 4% Low Income Housing Credits for Autumn Chase Apartments located in Baton Rouge, East Baton Rouge Parish, Louisiana**

#### **Issue**

Ardenwood Crossings, LP is requesting the Louisiana Housing Finance Agency to allocate \$645,431 in 4% Low Income Housing Credits for the Priority HUD Rehabilitation of a 207 unit multi-family residential facility located at 650 North Ardenwood Drive in Baton Rouge, East Baton Rouge Parish, Louisiana. 40% of the units will be set-aside for households whose incomes are 60% or less of the area median income.

In addition to the Bond Proceeds, approximately \$6,039,132 of Tax-Credit Equity and \$625,270 in Deferred Developer Fees will be utilized in the construction of this development. The Total development cost of this project will be approximately \$16,423,967.

Autumn Chase Apartments consists of 16 buildings containing 207 units consisting of forty-eight (48) one-bedroom units, ninety-eight (98) two-bedroom units, fifty-four (54) three-bedroom units, and seven (7) four-bedroom units.

#### **Pros:**

- LHFA will continue its mission of providing safe, descent and affordable housing for low to moderate-income families by utilizing its resources.
- Will enhance the housing stock for the citizens of Louisiana.
- Bond Financing leveraged with Low Income housing Tax Credit (LIHTC) equity.

#### **Cons: None**

#### **Recommendation:**

Staff recommends approval of this request to issue 4% Low Income Housing Credits to further the mission of providing housing to the citizens of this state.

## LOUISIANA HOUSING FINANCE AGENCY

### RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to Autumn Chase Apartments; authorizing the Louisiana Housing Finance Agency (the "LHFA") 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 LHFA has been ordered and directed to act on behalf of the State of Louisiana (the "State") in applying for, implementing, allocating of administering programs, grants and/or resources made available pursuant to Section 42 of the Internal Revenue Code; and

WHEREAS, the LHFA approved certain application and other forms, documents and proceedings related to the Low Income Housing Tax Credits (the "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 LHFA has processed Autumn Chase Apartments application in accordance with the Qualified Allocation Plan and is prepared, based upon the preliminary feasibility analysis of Foley & Judell, L.L.P., to recommend tax credits for Autumn Chase Apartments project:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency (the "Board"), acting as the governing authority of said agency that:

SECTION 1. Autumn Chase Apartments Project (the "Project") is hereby preliminarily approved for Tax Credits in the amount of One Hundred eight Thousand Five Hundred and Twenty-two Dollars (\$645,431), upon the preliminary feasibility analysis of Foley & Judell, L.L.P. and the information contained in the Project application.

SECTION 2. The LHFA staff, General Counsel, 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 LHFA 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, Vice Chairman, President Vice President and/or Secretary of the LHFA 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 LHFA, the terms of

which are to be consistent with the provisions of this resolution as approved by the LHFA General Counsel and LIHTC Program Counsel, Foley & Judell, L.L.P.

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

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 9th day of January, 2008.

---

Chairman

---

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency (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 January 9, 2008, "A resolution establishing the maximum qualified basis and low-income housing credits to Autumn Chase Apartments; authorizing the LHFA staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 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 LHFA on this, the 9th day of January, 2008.

---

Secretary

(SEAL)

# LOUISIANA HOUSING FINANCE AGENCY

## RESOLUTION

A resolution authorizing a reduction of units for projects Broadmoor Village and Belvedeere Estates #06-15 & #06-16; authorizing the Louisiana Housing Finance Agency (the "LHFA") staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate credits to such facilities; and providing for other matters in connection therewith.

WHEREAS, the LHFA 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 "Housing Tax Credit Program"); and

WHEREAS, the Agency approved the form of certain applications, documents, agreements and proceedings related to the Housing Tax Credit Program; and

WHEREAS, the credits were reserved to projects Broadmoor Village and Belvedeere Estates #06-15 & #06-16, located in Tangipahoa Parish Louisiana, said Projects being a Multi-Family New Construction development consisting of 32 units; and

WHEREAS, the taxpayer has contacted staff regarding a reduction of units from (32 units) as submitted in the original application to (24 units) as submitted for reprocessing,

WHEREAS, the requested change constitutes a material change pursuant to the provisions of the QAP and therefore requires the concurrence of the Board of Commissioners of the Louisiana Housing Finance Agency (the "Board"), and;

WHEREAS, staff has considered the request, staff does hereby recommend acceptance of the requested material change having received a new application reflecting the unit mix and a current feasibility and viability analysis

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

Projects Broadmoor Village and Belvedeere Estates #06-15 & #06-16, to be located in Tangipahoa Parish, Louisiana, is hereby granted the requested change in the number of units and is hereby authorized to utilize the unit mix as expressed in the new application. Staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary in approval of the requested material change.

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

YEAS:

ABSTAIN:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 9<sup>th</sup> day of January 2008.

---

Chairman

---

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency (the "Board"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board on January 9, 2008, providing for the reservation of credits to certain residential rental facilities; authorizing the LHFA staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 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 LHFA on this, the 9<sup>th</sup> day of January, 2008.

---

Secretary

(SEAL)

## **DECISION BRIEF:**

### **Design Feature Substitution for Renaissance Place**

#### **Issue**

At the December 12, 2007 Board Meeting, the developer for Renaissance Place requested a waiver on the QAP mandate that all projects, excluding SROs, must have an on-site laundry with one washer and dryer for every 10 units if washers and dryers are not installed and maintained in individual units.

Renaissance is an elderly project with 307 units which would require 31 washers and dryers. The developer has requested an exception to have only 10 washers & 14 dryers in lieu of the mandated 31.

The Board required that the developer suggest enhancements to be made to cover the costs \$519,000 originally designated for the 31 washers & dryers.

Please see attached.

Staff has evaluated the suggestions

#### **Pros:**

- Developer will enhance amenities within the project including upgrades to refrigerator, toilets, flooring, kitchen cabinets and additional space in the community room.

#### **Cons:**

- The QAP process included public comment and input period wherein developers could voice their concerns regarding threshold requirements. Exceptions to the rule would undermine the QAP process.
- Approval may be misconstrued, as LHFA would set an example that developers will not be required to build projects as submitted in their applications.
- May prolong construction due to the increased costs.
- If approved, conceivably the agency will set a precedence for developers to ask for exceptions after the fact on various threshold requirements. The agency lacks the capacity and expertise to monitor and approve such exceptions once guidelines have been set.
- In the 2006 round that this project was approved there were 6 elderly projects; none of which have requested an exception.

#### **Recommendation:**

Staff recommends denial of this request due to its tardiness. The funding round for this project was in 2006, and the request should have been brought before the Board at that time.



**housing systems, incorporated**

5505 Interstate North Parkway NW, Atlanta, Georgia 30328-4603  
Telephone: (770) 952-2233 • Facsimile: (770) 956-9057

December 7, 2007

LHFA Multi-Family Committee  
Louisiana Housing Finance Agency  
2415 Quail Drive  
Baton Rouge, Louisiana 70808

**RE: Renaissance Place, 07/08(FA)-46**

Dear Committee Members:

Renaissance Place, L.P. is respectfully requesting the LHFA Multi-Family Committee grant Renaissance Place ("subject property") a waiver regarding the number of washers and dryers required to be installed in the property's laundry facility.

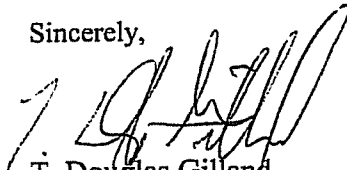
As you know, the Qualified Allocation Plan ("QAP"), wherein the subject property was allocated tax credits, requires a minimum of 1 washer and 1 dryer for every 10 units on the property. Following the guidelines of the QAP, the subject property would have 31 washers and 31 dryers to serve the elderly and/or disabled residents occupying the property's 307 one bedroom units.

We have; however, compiled empirical data that suggests the subject property provide a number of washers and dryers significantly less than the QAP requirement. Attached you will find historical data from Coinmach Corp. (the vendor that supplied the machines at the subject property prior to Katrina), a letter from Coinmach Corp. with their recommendation for washers and dryers based on their experience with the subject property, an analysis of this historical data and suggested washer and dryer capacity, and a schedule of values from our general contractor to construct a facility expansion to accommodate the QAP required laundry equipment.

Based on our analysis, projected needs of the future residents, and the projected cost overruns of \$519,000 associated with the laundry room expansion, we believe 10 washers and 14 dryers would provide substantial capacity (over 10 times the amount of laundry facility usage from the residents that lived in the subject property prior to Hurricane Katrina) for the subject property and therefore we are requesting the LHFA Multi-Family Committee provide a property specific waiver.

Thank you in advance for considering our waiver request.

Sincerely,



T. Douglas Gilland  
Development Manager

Coinmach Corporation  
New Orleans  
FAX COVER LETTER

Date: 12-5-07

To: Doug Gillard

Re: Laundry Revenue

Fax #: 770-956-9057

Total # of Pages Including Cover Letter: 3

*If you have not received all pages please contact the sender immediately. Thank You.*

Urgent  Please Reply  No-Reply Needed   
Original By Mail  Original Will Not Follow

From: Pat Taylor Sales Representative

Phone #: 1-800-535-7327

Ext. # 51712

Return Fax #(s): RVP & Admin. Mgr.: (985) 345-0105

Message: Revenue History For New Orleans  
Towers (Renaissance Place)

**Confidential NOTICE:** This telecopy transmission contains confidential information. The information is intended only for the use of the recipient named above. If you have received this telecopy in error, please immediately notify us by telephone. You are cautioned that any disclosure, copying, distribution or other use of the transmitted information is strictly prohibited.

Collections Inquiry

Route/Loc		6 6953	NEW ORLEANS TOWERS-NEW		From (MDY)	and prior		
Wash#		Dryer#	Wash	Other#	Total On Site	\$Dry	\$Other	Total
S	P	GIPM	Col Date	Dry	Cltr	\$Wash		
-	P	153.47	03/14/05	7	5 0315	401.00	325.50	726.50
-	P	99.83	03/02/05	7	5 0000	433.00	315.25	748.25
-	P	176.46	02/11/05	7	5 0000	301.25	325.25	626.50
-	P	115.42	02/02/05	7	5 0000	385.25	343.25	728.50
-	P	124.27	01/17/05	7	5 0000	308.00	329.25	637.25
-	P	133.29	01/04/05	7	5 0000	343.50	287.50	631.00
-	P	129.13	12/23/04	7	5 0320	450.50	364.50	815.00
-	P	130.50	12/07/04	7	5 0315	442.50	329.75	772.25
-	P	123.84	11/22/04	7	5 0319	366.75	268.25	635.00
-	P	161.78	11/09/04	7	5 0319	512.00	381.50	893.50
-	P	143.73	10/26/04	7	5 0315	351.25	272.50	623.75
-	P	124.82	10/15/04	7	5 0320	512.50	373.75	886.25
-	P	112.43	09/27/04	6	5 0315	329.00	247.50	576.50
-	P	158.06	09/14/04	6	5 0319	524.25	286.25	810.50

Sel: 1-Chk Inquiry      F3-Exit      F4-Detail      F5-Coll Hist      F9-Payout Inq

Collections Inquiry

Route/Loc		6 6953	NEW ORLEANS TOWERS-NEW		From (MEDY)	and prior	
Wash#		Dryer#	Wash	Other#	Total On Site	\$Other	Total
S	P	Col Date		Dry Ctr	\$Wash	\$Dry	
		06/08/06		7214	9.30	5.20	15.50
-	U						584.25
-	P	70.52	7	5 0000	315.50	263.75	816.75
-	P	188.22	7	5 7358	396.25	423.50	699.75
-	P	118.26	7	5 7358	428.75	271.00	690.25
-	P	145.81	7	5 7358	367.25	323.00	601.25
-	P	84.67	7	5 0000	310.75	290.50	592.50
-	P	136.54	7	5 7358	350.25	242.25	702.75
-	P	127.26	7	5 0000	379.00	323.75	817.00
-	P	147.94	7	5 0000	560.00	257.00	722.00
-	P	1,830.27	7	5 0000	336.25	385.75	44.50
-	P	8.06	7	5 0000	26.70	17.30	637.00
-	P	100.92	7	5 0315	353.50	283.50	659.50
-	P	151.97	7	5 0000	333.00	326.50	695.25
-	P	103.68	7	5 0315	352.25	343.00	

Sel: 1-Chk Inquiry      F3-Exit      F4-Detail      F5-Coll Hist      F9-Payout Inq



December 6, 2007

Mr. T. Douglas Gilland  
HSI Management  
New Orleans Towers  
New Orleans, LA 70114

RE: Equipment needs for the Renaissance Place laundry rooms in New Orleans, Louisiana

Dear Mr. Gilland

Although you have requested thirty-one washers and thirty-one dryers at this location, it is Coinmach's position that this request is for too many pieces of laundry equipment. Previously, we had seven washers and five dryers at this location and although that might have been too few, we feel that ten washers and ten dryers would be a sufficient number to have at New Orleans Towers. Your clientele is elderly people and they don't wash clothes like young working people or families. You are asking us to add a great deal of equipment expense into this location for a minimal return on investment. Please discuss this with your governing agency to see if an accommodation can be made at this location.

Thank you for your continued trust in Coinmach to be your coin-operated laundry provider.

If you have any questions, I can always be reached at 1-800-535-7327 ext 51712.

Thanks Again,

Patrick J. Taylor  
Sales Representative  
Coinmach Corporation

43227 So. Airport Road, Hammond, LA 70403  
985-542-5400 • 800-535-7327 • 985-345-0105 Fax

Renaissance Place  
Historical Data Translation

12 Month Pre Katrina Actual Data									
	Hrs Per Week		Ave Actual # Of Occupied Units *		Hrs Per Week Per Unit		# of Units	Actual Hours of Operation	
	Usage	Capacity	Usage	Capacity	Usage	Capacity		Usage	Capacity
Washer	94	784	246	246	0.4	3.2	7	16	16
Dryers	114	560	246	246	0.5	2.3	5	16	16

\* 80% ave. occupancy.

Stabilized/Post Lease-up									
	Hrs Per Week		Ave Actual # Of Occupied Units **		Hrs Per Week Per Unit		# of Units	Assumed Hours of Operation	
	Usage	Capacity	Usage	Capacity	Usage	Capacity		Usage	Capacity
Washer	118	1,120	307	307	0.4	3.6	10	16	16
Dryers	143	1,568	307	307	0.5	5.1	14	16	16

\*\* Assumes 100% Occupancy.

Note: Analysis assumes laundry room hours of operation are 16 hours per day, 7 days per week.

**Renaissance Place  
Historical Laundry Room Data**

**Pre Katrina Revenue Facts**

<u>Date</u>	<u>Washer</u>	<u>Dryer</u>	<u>Total</u>
Sep-04	\$853.25	\$533.75	\$1,387.00
Oct-04	\$863.75	\$646.25	\$1,510.00
Nov-04	\$878.75	\$649.75	\$1,528.50
Dec-04	\$893.00	\$694.25	\$1,587.25
Jan-05	\$651.50	\$616.75	\$1,268.25
Feb-05	\$686.50	\$668.50	\$1,355.00
Mar-05	\$1,186.25	\$983.75	\$2,170.00
Apr-05	\$686.50	\$610.00	\$1,296.50
May-05	\$922.95	\$660.55	\$1,583.50
Jun-05	\$729.25	\$566.00	\$1,295.25
Jul-05	\$678.00	\$613.50	\$1,291.50
Aug-05	\$825.00	\$691.50	\$1,516.50
	<b>\$9,854.70</b>	<b>\$7,934.55</b>	<b>\$17,789.25</b>

**Machines at the property prior to Hurricane Katrina:**

# Washer	7
# Dryers	5
Cost per washer or dryer load washed	\$1
Washer cycle time	30
Dryer cycle time	45

**Historical Usage Data:**

<u>Date</u>	<u>Number of Cycles Per period</u>		<u>Period Consumption in Hours</u>	
	<u>Washer</u>	<u>Dryer</u>	<u>Washer</u>	<u>Dryer</u>
Sep-04	853	534	427	400
Oct-04	864	646	432	485
Nov-04	879	650	439	487
Dec-04	893	694	447	521
Jan-05	652	617	326	463
Feb-05	687	669	343	501
Mar-05	1186	984	593	738
Apr-05	687	610	343	458
May-05	923	661	461	495
Jun-05	729	566	365	425
Jul-05	678	614	339	460
Aug-05	825	692	413	519
<b>TOTALS:</b>	<b>9855</b>	<b>7935</b>	<b>4927</b>	<b>5951</b>

- \* machines had same cycle time as new machines to be installed post renovation
- \* please find actual CoinMach records attached.

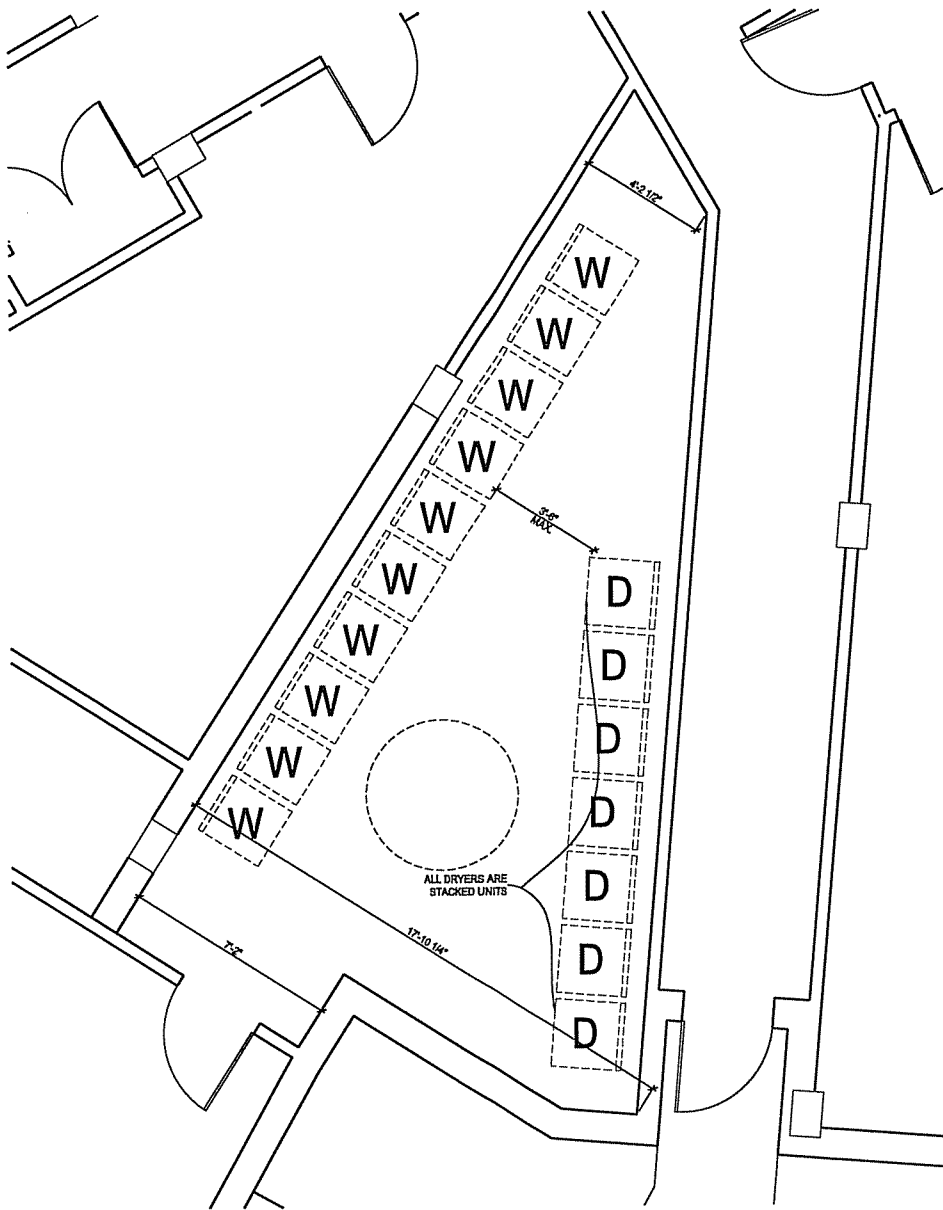
**Renaissance Place  
Building Addition Information**

Total cost to construct Building addition, if waiver is not granted	\$1,040,000 *
Funds allocated for this addition in our tax credit application	\$300,000
Cost Overrun if waiver request is not granted	\$740,000 *
Cost overrun if waiver request is granted	\$220,970.00

\* Includes \$519,030 for cost of laundry room addition.

**Renaissance Place  
Washer/Dryer Cost Analysis**

Description	Total	
<b>Areas Involved</b>		
W/D Area	828	Sf
Expanded Water Heater Area - Reduce to 1/2	30	Sf
Additional Restrooms (due to increased building size)	221	Sf
Expanded Electrical Room - Reduce to 1/2	25	Sf
Square Footage Attributable to W/D	1104	Sf
1. Piling & Concrete - 1104 Sf @ \$62.50 / Sf		\$ 69,000.00
2. Structural Steel - 1104 Sf @ \$42.45 / Sf		\$ 46,865.00
3. Framing & Window Walls - 1104 Sf @ \$19.72 / Sf		\$ 21,770.00
4. Roofing - 1104 Sf @ \$16.47 / Sf		\$ 18,182.00
5. Masonry & Waterproofing - 1104 Sf @ \$19.15 / Sf		\$ 21,142.00
6. Finishes - 1104 Sf @ \$35.69 / Sf		\$ 39,402.00
7. HVAC - Value \$90,000 - Use 60%		\$ 54,000.00
8. Plumbing - Value \$97,500 - Use 80%		\$ 78,000.00
9. Fire Sprinklers - 1104 Sf @ \$6.82 / Sf		\$ 7,529.00
10. Electrical/Fire Alarm/CCTV - Value \$142,000 - Use 70%		\$ 99,400.00
Sub total Costs		\$ 455,290.00
General Conditions @ 6%		\$ 27,317.00
Overhead @ 2%		\$ 9,106.00
Builders Fee @ 6%		\$ 27,317.00
Value of Washers/Dryers		\$ 519,030.00



**Renaissance Place Upgrades**

Line Item Upgraded	Cost anticipated in LHFA Application	Actual cost including upgrades	Additional Money Spent on Upgrades
A. Refrigerator	\$155,000	\$201,050	\$46,050
B. Toilets	\$50,000	\$122,800	\$72,800
C. Water Softener & Purification System	\$0	\$70,000	\$70,000
D. Flooring	\$605,000	\$685,000	\$80,000
E. Kitchen Cabinets	\$385,000	\$473,900	\$88,900
F. Square Footage add to the Community Room Area Addition	\$0	\$250,000	\$250,000
<b>TOTAL OF ALL PROPOSED UPGRADES</b>			<b>\$607,750</b>

**Notes:**

Please find all product specification sheets attached

- A. \$150 per unit to be spent upgrading refrigerators to a more energy efficient model.
- B. 100% of toilets to be replaced versus our original plan of partial replacement. The installation of this model will reduce each units water consumption.
- C. Our proposed water softener & purification system, will provide our residents with cleaner and healthier water.
- D. We plan to install a better quality ceramic tile in the unit kitchen and bathrooms. We are also planning to upgrade the flooring installed at the main property entrance.
- E. Higher quality more stylish cabinets to be installed.
- F. Our original plan was to create a community room area totaling 2,000 square feet. We are proposing to add an additional 1000 square feet at a cost of \$250 per square foot.

# Hotpoint® Energy Star® 15.5 Cu. Ft. Top-Freezer Refrigerator

Model#: HTN16BBSWW

[Print This](#)

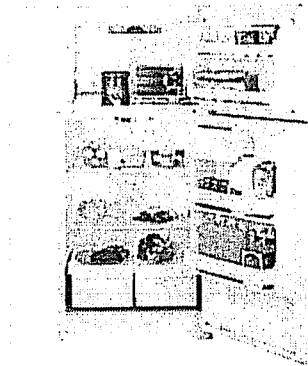
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[Photo Gallery](#)



## HOTPOINT

Available only through select  
dealer distributors

### APPROXIMATE DIMENSIONS (HxDxW)

61 3/4 in x 29 1/8 in x 28 in

### CAPACITY

Total Capacity (cubic feet)	15.50 cu ft
Fresh Food Capacity	11.44 cu ft
Freezer Capacity	4.10 cu ft
Shelf Area	21.90 sq ft

### FEATURES

Energy Star® Qualified	Yes
Air Tower	Yes - Freezer
Defrost Type	Frost Free
Upfront Temperature Controls	Yes
Ice N' Easy Trays	1
Vegetable / Fruit Crisper(s)	2 opaque
Fresh Food Cabinet Shelves - Adjustable	2 Full-Width
Fresh Food Cabinet Shelves - Total Number of Shelves	2 Wire
Fresh Food Door Shelves	2 Fixed w/ Gal. Storage
Gallon Door Storage	Yes
Dairy Compartment	Yes
Interior Lighting	Yes
Freezer Door Shelves	2 Fixed
Exterior Style	Free-Standing

### ECONOMICAL / QUIET

Cabinet & Door Liner	ABS
NeverClean™ Condensor	Yes
Quiet Package	Deluxe Quiet Design

### APPEARANCE

Color Appearance	White on White
Handle	Color-Matched Recessed
Door Swing	Reversible Hinges
Textured Steel Case	Galvanized Door
Door Stops	Yes
Easy to Remove Door Gaskets	Yes
Leveling Legs	2 Front

### WEIGHTS & DIMENSIONS

Approximate Shipping Weight	166.00 lb
Net Weight (lbs.)	147.00 lb
Overall Depth	29 1/8 in
Overall Height	61 3/4 in

Overall Width	28 in
Case Depth Without Door (in.)	25-7/8
Depth with Door Open 90° (in.)	54-7/8
Depth Without Handle (in.)	29-1/8
Height to Mid-Freezer	51-3/8
Height to Top of Case (in.)	61-1/4
Width w/Door Open 90 Degrees Incl. Handle (in.)	28-5/8
Width w/Door Open 90 Degrees Less Handle (in.)	28-5/8
Back Air Clearances (in.)	1
Side Air Clearances (in.)	3/4
Top Air Clearances (in.)	1

**POWER / RATINGS**

Volts/Hertz/Amps 120V; 60Hz ; 15A

**ACCESSORIES**

Optional Icemaker Kit IM4A

**WARRANTY**

Parts Warranty Limited 1-year entire appliance  
 Labor Warranty Limited 1-year entire appliance  
 Warranty Notes For models produced on or after January 1, 2006  
 See written warranty for full details

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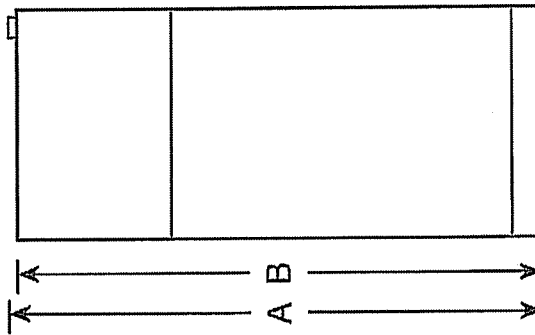
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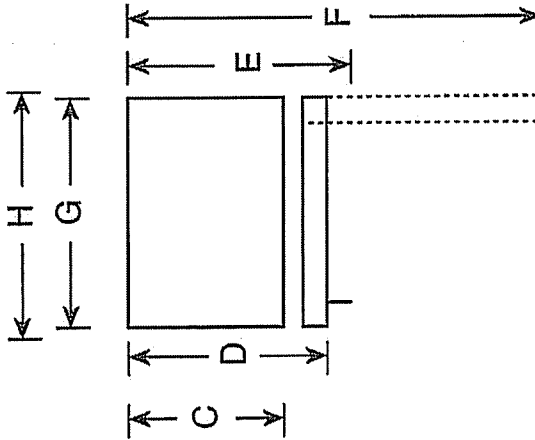
# HOTPOINT®

## HTN16BBS – Hotpoint® ENERGY STAR® 15.5 Cu. Ft. Top-Freezer Refrigerator

Front View



Top View



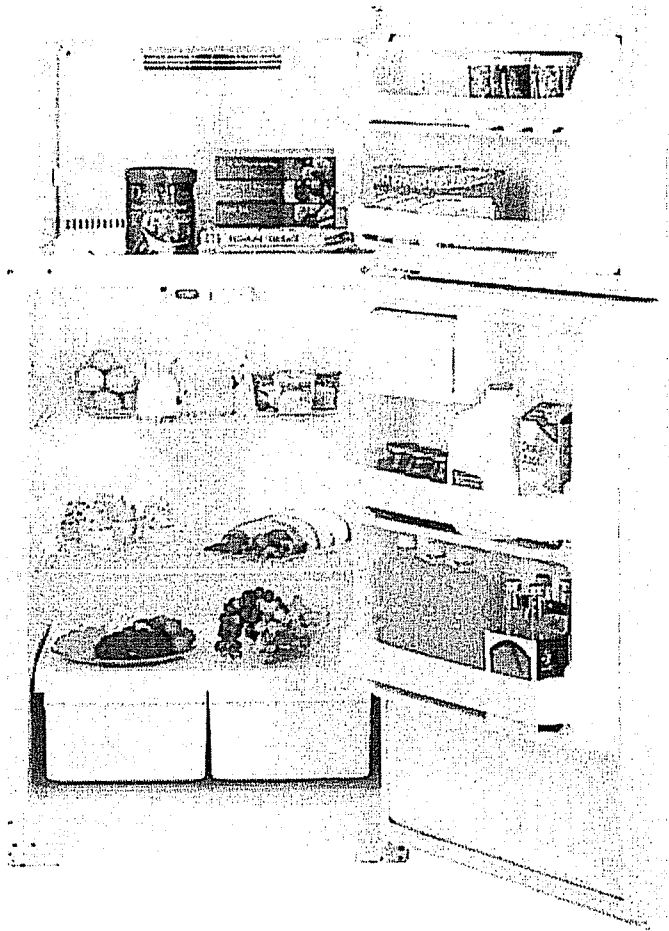
Dimensions	
Height to top of hinge (in.) A	61-3/4
Height to top of case (in.) B	61-1/4
Height to mid-freezer (in.)	51-3/8
Case depth without door (in.) C	25-7/8
Case depth less door handle (in.) D	29-1/8
Case depth with door handle (in.) E	29-1/8
Depth with fresh food door open 90° (in.) F	54-7/8
Width (in.) G	28
Width with door open 90° with door handle (in.) H	28-5/8
Air Clearances	
Each side (in.)	3/4
Top (in.)	1
Back (in.)	1

**Note:** Before installing, consult installation instructions packed with product for current dimensional data.

**Note:** All Top-Freezer No-Frost Right-Hand Refrigerator Doors: As you face the front of the refrigerator, the handle is on your left and the hinges are on your right.

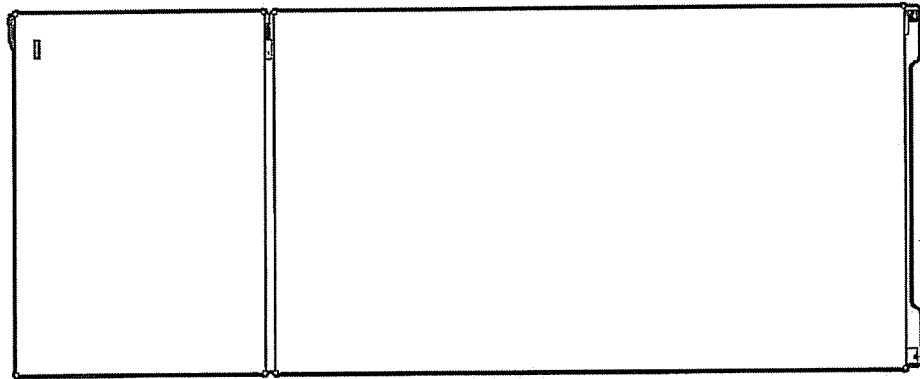
All Top-Freezer No-Frost Left-Hand Refrigerator Doors: As you face the front of the refrigerator, the handle is on your right and the hinges are on your left.





# HOTPOINT®

## HTN16BBS – Hotpoint® ENERGY STAR® 15.5 Cu. Ft. Top-Freezer Refrigerator



### Features and Benefits

- Upfront Temperature Controls - Are positioned up front, close at hand, for maximum convenience and ease of use
- Recessed Handles - Color-matched recessed door handles reflects the latest in European style and appearance
- Adjustable Wire Shelves - Minimizes usable storage space
- Vegetable/Fruit Crispers - For easy storage of your fruits and vegetables
- NeverClean™ Condenser - Condenser coils are encased, so they don't require cleaning in normal operating environments
- Deluxe Quiet Design - Significantly reduces operating noise
- Model HTN16BBSWW – White on white

U.S. Government

Federal law prohibits removal of this label before consumer purchase.

# ENERGYGUIDE

Refrigerator-Freezer

- Automatic Defrost
- Top-Mounted Freezer
- Without Through-the-Door-Ice

Models: HTH16BBS,  
HTN16BBS

Capacity: 15.5 Cubic Feet



## Estimated Yearly Operating Cost

**\$41**



**386 kWh**

Estimated Yearly Electricity Use

Your cost will depend on your utility rates and use.

- Cost range based only on models of similar capacity with automatic defrost, top-mounted freezer, and without through-the-door-ice.
- Estimated operating cost based on a 2007 national average electricity cost of 10.65 cents per kWh.
- For more information, visit [www.ftc.gov/appliances](http://www.ftc.gov/appliances).

197D7094P019



*American Standard*

**SKYLINE CHAMPION® 4  
ELONGATED TOILET**  
VITREOUS CHINA

**SKYLINE CHAMPION® 4  
ELONGATED TOILET**

- 2219.014
  - Vitreous china
  - EverClean™ anti-microbial surface which inhibits the growth of stain and odor causing bacteria, mold, and mildew
  - Low-consumption (6.0 Lpf/1.6 gpf)
  - Features **Champion® 4 Flushing System** performance platform
  - 4" non-adjustable, piston action Accelerator™ flush valve
  - Elongated siphon action jetted bowl
  - 2-3/8" fully-glazed trapway
  - Speed Connect™ tank/bowl coupling system
  - Chrome-plated trip lever
  - Sweeping pier on bowl
  - 100% factory flush tested
  - 2 bolt caps
  - 10 year warranty



- 3121.016 Elongated Bowl
- 4077.014 Tank

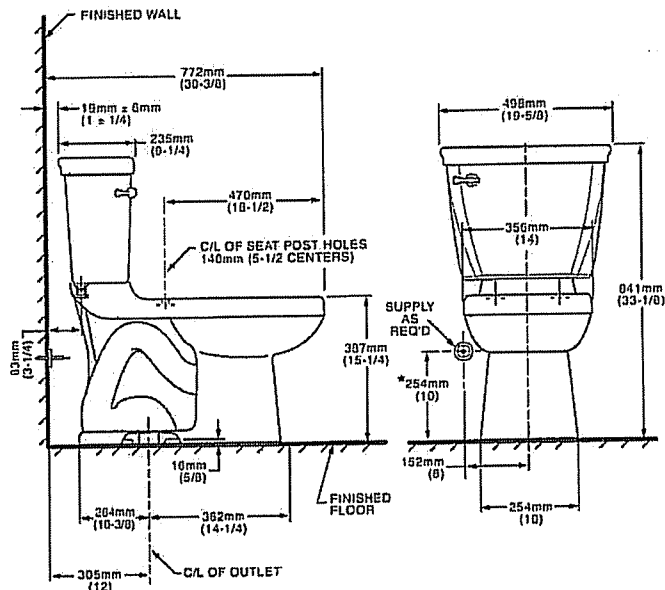
**Nominal Dimensions:**  
30-3/8" x 19-5/8" x 33-1/8"  
(772 x 498 x 841mm)

Fixture only, seat and supply by others

- Compliance Certifications -  
Meets or Exceeds the Following Specifications:**
- ASME A112.19.2M for Vitreous China Fixtures
  - includes Flush Performance, Ball Pass Diameter, Trap Seal Depth and all Dimensions
  - Los Angeles Department of Water and Power Supplementary Purchase Specification for Non-Adjustability - July, 2003 revision

**To Be Specified:**

- Color: 020 White
- Seat: (please specify color)
  - Champion® Slow Close Elongated #5325.010
  - Rise & Shine Elongated #5324.019
  - Laurel Elongated #5311.012
- Supply with stop:



**NOTES:**  
THIS TOILET IS DESIGNED TO ROUGH-IN AT A MINIMUM DIMENSION OF 305MM (12") FROM FINISHED WALL TO C/L OF OUTLET.  
SUPPLY NOT INCLUDED WITH FIXTURE AND MUST BE ORDERED SEPARATELY.  
\* DIMENSION SHOWN FOR LOCATION OF SUPPLY IS SUGGESTED.

**IMPORTANT:** Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided page

**CHAMPION® 4**  
Flushing System

# Particleboard Core Doors

*Neutral Pressure*

NON-RATED (DSP-1) and 20-MINUTE (DSP-20)

Product Features and Specifications	Interior Only (1)
Thickness	DSP-1: 1-3/4" or 1-3/8" DSP-20: 1-3/4"
Maximum Size	DSP-1: Single: 4/0 x 8/0 (2)      Pair: 8/0 x 8/0 (2,3)      Double Egress: 8/0 x 8/0 (2,3) DSP-20: ITS-WH & UL: Single: 4/0 x 8/0 (2)      Pair: 8/0 x 8/0 (2,3,4) Double Egress Pair: 8/0 x 8/0 (2,3,4)
Minimum Size	1/5-3/4 x 6/0
Faces	Wood Veneer Door Skin Primed Hardboard
Stiles	1" compatible (4,5,6)
Top and Bottom Rails	7/8" Mill Option (5,7,8)
Face Assembly Adhesive	Type II (water-resistant)
Core Assembly Adhesive	Type II (water-resistant)
Core (9)	Particleboard (which complies with ANSI A208.1 1-LD-1)
Maximum Size of Lite Openings (10)	<b><u>METAL VISION FRAMES or WOOD MOULDING:</u></b> DSP-1: (11) (12) Total area of openings not to exceed 1,296 sq. in. of visible glass or one continuous dimension of 38" W or 54" H <b><u>METAL VISION FRAMES or WOOD MOULDING (13):</u></b> DSP-20: (14) ITS-WH: ¼" wired glass only: Total area of openings not to exceed 1,296 sq. in. of visible glass or one continuous dimension of 36" W or 54" H
Other Detail Work (15)	Fitting, Machining, Standard Louvers, Standard Applied Mouldings, Glazing
Factory Finish (16)	Clear or stain with satin gloss Enviroclad UV® finish Prime only Opaque with flat gloss topcoat
Warranty	Limited 5-year Option: Full Lifetime (1)
Acoustic Rating	STC 31 (Inoperable)

**NOTES:**

- (1) Use of Marshfield DoorSystems, Inc. doors in exterior applications is not recommended and not warranted.
- (2) Primed hardboard available up to 4/0 x 9/0 singles and 8/0 x 9/0 pairs.
- (3) Pair doors matched for similar color and grain upon request.
- (4) Fire retardant stiles eliminate the need for metal edge and astragal.
- (5) Laminated Strand Lumber (LSL) or hardwood, at mill option, for rails and inner plies of stiles.
- (6) 1-3/8" 2-ply full outer stiles available.
- (7) Bottom rails are a minimum 2" in doors requiring deep mortise machining for closers or holders and 3/8" in doors requiring bottom seals, etc.
- (8) Wider rails available.
- (9) Surface mounted hardware attached with screws in 1-LD-1 core requires wide end rails or alternate core construction. Please identify hardware attachment method when specifying / purchasing.
- (10) Marshfield DoorSystems, Inc. does not assume responsibility for choice of glazing materials used. Refer to Consumer Product Safety Commission 16 CFR 1201 CAT. II (1-1-97 Edition) to determine the need for safety-rated glazing.
- (11) Lites will be allowed up to 98" in length on DSP-1 doors but will not be covered by the Marshfield DoorSystems, Inc. warranty.
- (12) Minimum 5" from lite to any edge and minimum 3-1/4" from lite to any adjacent openings, including hardware cutouts.
- (13) If ¼" wired glass is used in doors that are shipping to Canada or anywhere that requires hose stream testing, Trim-Lite™ moulding is required.
- (14) Minimum 5-1/2" from lite to any edge and minimum 3-1/4" from lite to adjacent openings, including hardware cutouts.
- (15) All fire-rated doors must be machined by Marshfield DoorSystems, Inc. or other approved fire door machiners. Factory machining of surface-mounted exit devices, with face holes 1" and larger, is available.
- (16) All colors may not be available.

Note: Marshfield DoorSystems, Inc. doors are manufactured per the standards listed on this page. Specifications are subject to change without notice.



# FILTER MEDIA

## MULTIMEDIA

**FINE SAND** has been a standard since the beginning of modern water filtration. Water King filter sand is washed and graded to an effective size of 0.55 mm with a Uniformity Coefficient of 1.5 or less.

**MULTIMEDIA** filters consist of progressively finer layers of anthracite, filter sand (0.55 mm), and fine garnet sand. When the filter is backwashed, the bed is graded with the coarse anthracite on top, the fine sand in the middle, and the even finer, and more dense, garnet sand in the lowest level. This provides better filtration since the coarse media is first and the lower layers of the media are finer. A multimedia filter provides depth filtration. (See picture to the right.)

**ACTIVATED CARBON** is a highly porous organic adsorber. It removes many organics from water, particularly those causing taste and odor. It also catalyzes the breakdown of chlorine to chlorides eliminating chlorine from water. Activated carbon removes many of the carcinogenic trace organics such as pesticides and organic solvents. Since activated carbon acts as an adsorber and its adsorption capacity can be exhausted, spent activated carbon must be periodically removed and replaced with fresh adsorbent. The activated carbon has an effective size of 0.70 mm with a Uniformity Coefficient of 1.6.

**FILTER AG** is a silicate media, which has a lower specific gravity (than sand) and fluidizes at a lower backwash rate. Filter AG requires approximately 30% less backwash flow than sand and 40% less than multimedia. Filter AG has an effective size of 0.56 mm with a Uniformity Coefficient of 1.66.

**MANGANESE GREENSAND** is a surface-active mineral, which reacts with iron, manganese, and hydrogen sulfide contained in water. The greensand serves as an oxidizer and a filter. The National Sanitation Foundation (NSF) has accepted WATER KING Manganese Greensand under their process media Standard 61. Greensand has an effective size of 0.30 to 0.35 mm with a Uniformity Coefficient of 1.6.

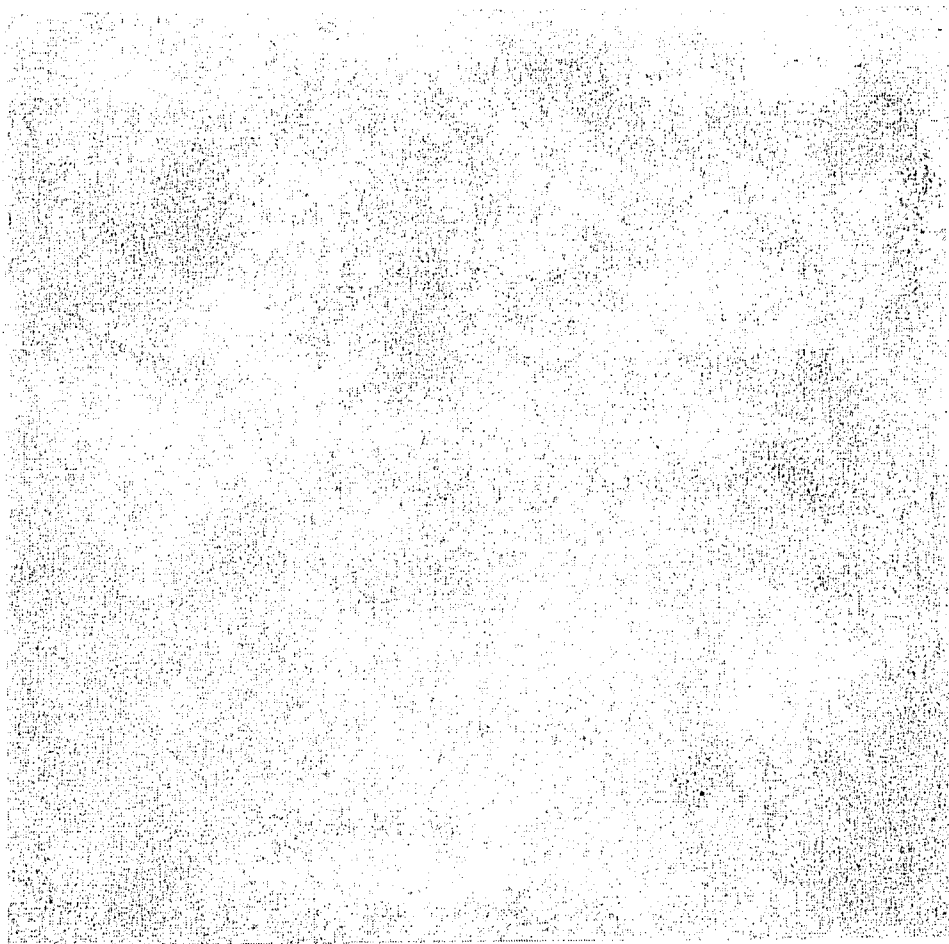
**STABILIZATION MEDIA** is a mixture of calcium carbonate and manganic oxide in granular form. They effectively raise the pH of water that is not in equilibrium with respect to precipitation of  $\text{CaCO}_3$ . Water treated by this media is "stable" having a positive Langelier Index. Stabilization media is not designed to serve as a filter but is applied in filtration vessels so the bed can be backwashed to avoid compaction.

**UNDERBEDDING** is included in all filters and is used to properly distribute the backwash flow. The media is supported by a bed of  $\frac{1}{4}$ " x  $\frac{1}{8}$ " washed gravel. The gravel is tightly graded and of highest quality to prevent deterioration.



*Reverse Osmosis  
De-Alkalizers Hospital*

**Water King**  
WATER CONDITIONING

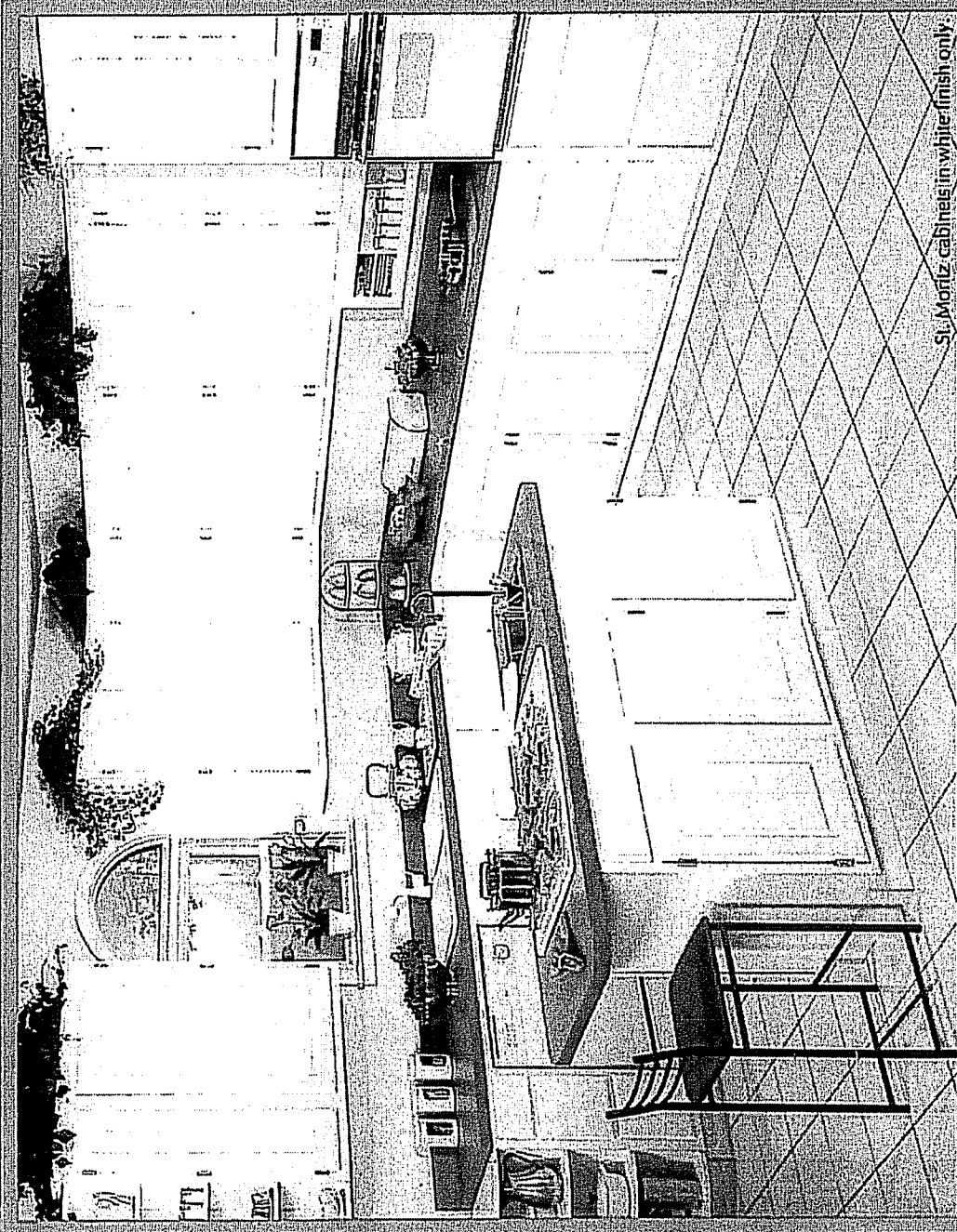


Flooring selection to be installed in all interior unit kitchens and baths.

For additional information please visit the Datile website at  
[www.datileproducts.com/series.cfm?series=20#234](http://www.datileproducts.com/series.cfm?series=20#234)

Product - Wheatland 5207

# REPUBLIC INDUSTRIES, INC.



St. Moritz cabinets in white finish only.

- Adjustable shelves in base and wall cabinets
- Epoxy side guides for smooth gliding drawers
- Constructed with 1/2" end panels and 1/2" shelves
- Self-closing wrap-around door hinges
- Also available in full overlay door



\*Kitchen shown with shiny brass hinges. Comes standard with 1/2" overlay concealed hinge.



REPUBLIC INDUSTRIES, INC.

1400 Warren Drive  
P.O. Box 1226  
Marshall, Texas 75671  
(903) 936-3680  
FAX (1-800) 256-RUSH(7874)

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*St. Moritz*

## **DECISION BRIEF:**

### **Request by Passman Plaza III for design change: Roof and Brick changes**

#### **Issue**

Passman Plaza III is a 60 unit elderly facility located in Monroe, Louisiana that was awarded \$402,530 tax credits in the 2007 funding round of the 2007 QAP funding round. As indicated in the scoring criteria of the application, the applicants agreed to provide a) Roofing material with a 30-50 year warranty and b) at least a 75% brick/stucco exterior. The members of the development team consisted of Monroe Housing Authority as the developer and a non-profit was also involved, namely Ouachita Council on Aging.

On or around November of 2007, the agency was contacted to request a change on the roofing to a 20-year warranty and a change on the brick/stucco exterior to a vinyl siding to eliminate increased construction costs. It was staff's recommendation to deny such request and same was presented at the December 2007 Board of Commissioners meeting. The Board however asked for alternatives to address the issues presented and that staff return at the January 2008 meeting with such recommendations.

Staff, Brenda Evans, program administrator and Roger Tijerino, staff architect made an onsite inspection of the property on Thursday, January 3, 2008. It is staff's opinion that: 1) the exterior vinyl-siding is 100% complete, not 85% as was implied at the December BOC meeting, 2) the structures are all vinyl, not a combination of brick/vinyl as was implied at the December BOC meeting, 3) the vinyl-siding was the intended finish from the outset in that there was not a slab "brickshelf" which is typical of brick veneer construction.

In reference to the roofing, it also is 100% complete with the 20-warranty material.

It is Mr. Tijerino's professional opinion that by using vinyl siding in lieu of brick there are substantial differences in costs – including material and labor of about \$2.50/s.ft compared to \$12.00/s.ft. The developer also reaped cost savings with doors, window lintels, jambs and seals. Although there are initial costs savings between the materials, the brick offers obviously longer life with insulating value. Brick also has higher noise transmission coefficients and more "safety" from a solid exterior.

Given that it would be impractical to replace the siding and roof at this juncture, staff has explored various remedial options based upon input from other housing finance agencies. Additionally, staff researched the developer and its team prior participating in the low-income housing tax credit program. It was discovered that the Developer has participated in 4 rounds and has been funded on a number of developments, including Chavin Point (I&II) and Claiborne Creek (I&II) – therefore exhibiting some level of expertise in the program.

It is staff's recommendation that 1) the developer be required to submit a reprocessing application for final determination on the sources and uses and amount of credits that they are eligible for based upon the change in costs and 2) the developer, its principles and the non-profit involved be suspended from participation in any of the agency's programs for a period no less than three funding cycles of program.

#### **Pros:**

- The agency would demonstrate its position that developers must take seriously choices that they select at time of the application process and adhere to them.
- Discourage developers from making changes without alerting the agency.

#### **Cons:**

- None.

#### **Recommendation:**

Agency obtain a complete reprocessing application for final amount of credits and that the developer and its team be suspended from participation in agency programs for a period of at least 3 funding cycles per program.

**LOUISIANA HOUSING FINANCE AGENCY**

**RESOLUTION**

A resolution denying design feature requests made by the developers of Passman Plaza III & Renaissance Place; and providing for other matters in connection therewith;

WHEREAS, the staff of LHFA has received the following requests in connection with the projects listed below;

WHEREAS, staff has reviewed these requests and based upon the information provided, is recommending the following action for each project as indicated below;

1. **Passman Plaza III** - Requesting to substitute a roof with a 30-50 year warranty in lieu of a roof with a 20 year warranty and a 75% Brick/Stucco exterior for vinyl siding to eliminate increased construction costs.

**Staff Recommendation:** Based on information provided by the developer, staff is recommending that 1) the developer be required to submit a reprocessing application for final determination on the sources and uses and the amount of credits that they are eligible for based upon the change in costs and 2) the developer, its principles and the non-profit involved be suspended from participation in any of the agency's programs for a period of no less than three (3) funding cycles of program.

2. **Renaissance Place** – Requesting a waiver of the mandatory on-site laundry of one washer and dryer per every 10 units for all projects, excluding SROs. The project has 307 units requiring 31 washers/dryers, and the developer is requesting approval to provide only 10 of each due to the project being elderly and the inability to condition the laundry room if all appliances are used simultaneously.

**Staff Recommendation:** Based on information provided by the developer, staff is recommending denial due to the request conflicting with the QAP and the Agency's mission to provide the best quality housing for citizens.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency (the "Board"), acting as the governing authority of said Agency that:

Section 1: A resolution is hereby approved that provides approval of the above enumerated recommendations of staff.

Section 2: The Agency staff and Counsel are authorized and directed to prepare such documents and agreements as may be necessary to implement the czars actions.

Section 3: The Chairman, Vice-Chairman, President, Vice-President, and or Secretary of the Agency be 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 Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's counsel.

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 January 2008.

---

Chairman

---

Secretary

STATE OF LOUISIANA  
PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency (the "Agency"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on January 9, 2008, providing approval of the recommendation submitted by staff in connection with Passman Plaza III and Renaissance Place; and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 9<sup>th</sup> day of January 2008.

---

Secretary

(SEAL)

**ADDENDUM NUMBER 3  
TO THE PLANS AND SPECIFICATIONS FOR**

**PASSMAN PLAZA III  
Passman Lake Drive  
Monroe, LA**

**April 9, 2007**

To all holders of Plans and Specifications issued by SGB Architects, LLP and others interested.

The Specifications are hereby modified as follows:

1. SECTION 02200 – Earthwork  
Compaction and Soil Test – Quantity. Change the number of test per lift to 1 test per building in lieu of one per 1,000 sq. ft.
2. SECTION 02660 – Water Distribution System.  
All tap fees, meter fees and impact fees associated with water tie-in are to be paid by Owner.
3. SECTION 02730 – Wastewater System.  
All tap fees and impact fees associated with sewer tie-in are to be paid by Owner.
4. SECTION 04100 – Mortars and Masonry Grout.  
Delete this section in its entirety.
5. SECTION 04200 – Mortars and Masonry Grout.  
Delete this section in its entirety.
6. SECTION 07311 – Asphalt Shingles  
Warranty - Change warranty period from 30 years to 20 years.
7. SECTION 07460 – Preformed Siding and Soffit  
Products – Change products, trim, accessories and installation instructions to information as shown on Attachment “A”.
8. SECTION 07600 – Asphalt Shingles
  - a.) Section Includes – Delete Gutter and Downspouts.
  - b.) Products – Delete Gutters and Downspouts in it’s entirety.
9. SECTION 12512 – Window Blinds  
Products – Lotus Window ware vinyl binds may be used in lieu of aluminum.

The Plans are hereby modified as follows:

1. Sheets C-2 thru C-9 and C-11  
Delete these sheets in there entirety and insert Attachment “B” in its place.
2. Sheet A1.1- Add the following:  
Delete this sheet in its entirety and insert Attachment “C” in its place.

3. Sheet A1.2:
  - a.) Detail 0.5 - Gate Detail – Delete this detail.
  - b.) Detail 1.8 – Fence Detail – Change height of fence to 6’ – 0” and change stringers to 2 x 4. Pickets shall be # 2 or better.
  - c.) Provide 6 concrete dumpster pads approximately 11’ x 6’-6” with 4’-0” vinyl fence around pad with a 4’-0” access opening on one side. Pads shall be located next to side walks. Locations to be determined by Owner during construction.
  
4. Sheet A3.1 – Details 0.6 Unit Plan A1 Standard Unit & 0.8 Unit Plan A2 Accessible Unit
  - a.) Change the dimension on the bay windows from 6’-6” to 7’-6”. All bay windows shall be centered in bedroom wall. Adjust dimensions on either side accordingly.
  
5. Sheets A4.1 thru 4.3 – Building Floor Plans and Elevations.
  - a.) Delete the exterior closets on the ends of the buildings.
  - b.) Delete all brick from building and substitute vinyl siding. See Attachment “D” for typical elevation. Accessories and trim shall be as detailed and as specified in Attachment “A” of this addendum. Trim for bay windows shall be standard corners and window trim in lieu of 5” and 3 ½’ wide trim pieces. ”
  
6. Sheets A4.4 – Community Building Floor Plan and Elevations.
  - a.) Delete all brick from building and substitute vinyl siding. See Attachment “D” for typical elevation. Accessories and trim shall be as detailed and as specified in Attachment “A” of this addendum, similar to apartment buildings. ”
  
7. Sheet A11.1 – Wall Sections.
  - a.) Delete detail 2.4 since exterior closets at ends of building are being deleted.
  - b.) Details 0.4, 0.6 and 0.7 – Delete brick from wall sections and provide vinyl siding.
  - c.) At contractor’s option on interior walls contractor may install ½ inch drywall in lieu of 5/8 inch drywall. All exterior walls, fire walls, separation walls and party walls shall remain 5/8 inch type “X” drywall.
  
8. Sheet A14.1 – Door and Window Details.
  - a.) Delete details 1.6, 2.6 and 3.6. All windows will be installed with vinyl siding, trim and accessories.
  - b.) Details 3.9 and 2.9 – Delete brick from door detail and provide vinyl siding, trim and accessories.
  
9. Sheets S1, S1.1, S1.2 and S2 – Foundation Plans.

Revise foundation plans to delete brick ledge around the building and reduce size of interior grade beams as required to reduce concrete quantities by 112 cu. yds.
  
10. Sheet P-1 – Plumbing Fixture Schedule.

Acceptable plumbing fixtures are as follows:  
WC-1 – American Standard 2388.010.020 Colony 1.6 RF toilet White with Bemis 500PRO Whit RND C/F toilet seat and Brass Craft CR19 angle stop.  
LAV -1 & LAV -2 – Crane plumbing 1-315V 19 RD S-Rim Lav Steel with Matco-Norca, Inc. CT452-D Trim.  
SK-1 & SK-2 – Matco-Norca, Inc. # FT-200 sink trim.

*Passman Plaza III*  
*Addendum # 3*  
*April 9, 2007*  
*Page 3*

11. Sheet SE-1 Site Electrical.

a.) Relocate electrical circuits at center of ring-o-round street feature "water Feature" (electrical conduit, devices, and wiring. A. J Box 12" AFC for water feature; B.  $\frac{3}{4}$ " C, with 2 - # 6 & 1 - # 10 G to Panel "C") to the top of the earthen berm at the entrance to the site just north of building 2. Verify exact location with Owner prior to installation.

b.) Add 2 additional above grade 110V electrical receptacles on each side of the island on the south end of the site. (island in front of building 9). Exact location shall be verified with Owner.

c.) Electrical circuits for electric gate operators shall remain within the contract even though gate operators have been removed.

The foregoing change shall be incorporated in the Plans and Specifications. A copy of this Addendum must be attached to and shall become a part of the Contract Documents.

SGB Arcitects, LLP  
509 Market St., Suite 400  
Shreveport, Louisiana 71101  
318-226-1404

**END ADDENDUM**

ATTACHMENT "A"

Finish and Install Vinyl Siding in Lieu of Brick  
As per Revised Drawings and Following Outline Vinyl Specifications

A. Specifications:

Furnish all labor and materials to install vinyl siding, soffits, accessories and vinyl super corners, trim, etc. As manufactured by Certainteed with siding components by Mid-America. Vinyl shall be based on "2006 Siding Collection Certainteed Vinyl Siding."

B. Materials

Certain Teed Vinyl, color as selected by Owner

Siding:	Triple 3" brushed clap board (verify with Owner)
Door Details	3 1/2" with crown molding above 5" trim
Window Details	3 1/2" Lineal with crown molding
Shutters	Raised panel; two equal panels
Exterior Corners	Traditional super corner
Gable Louver Vents	Designer 30" round with four key stones, all original brick gables and entry porches
Soffit & Porch Ceiling	3 1/3" invisivent
Inside Corner	1 1/4" inside corner post
Eave Mold at Fascia	"J" mold or "F" channel
Eave mold at vinyl wall & Porch Beam	Soffit cove trim
Half Round Shingles	Two rows at building gable with bottom row level with rear soffit

C. Installation Guide:

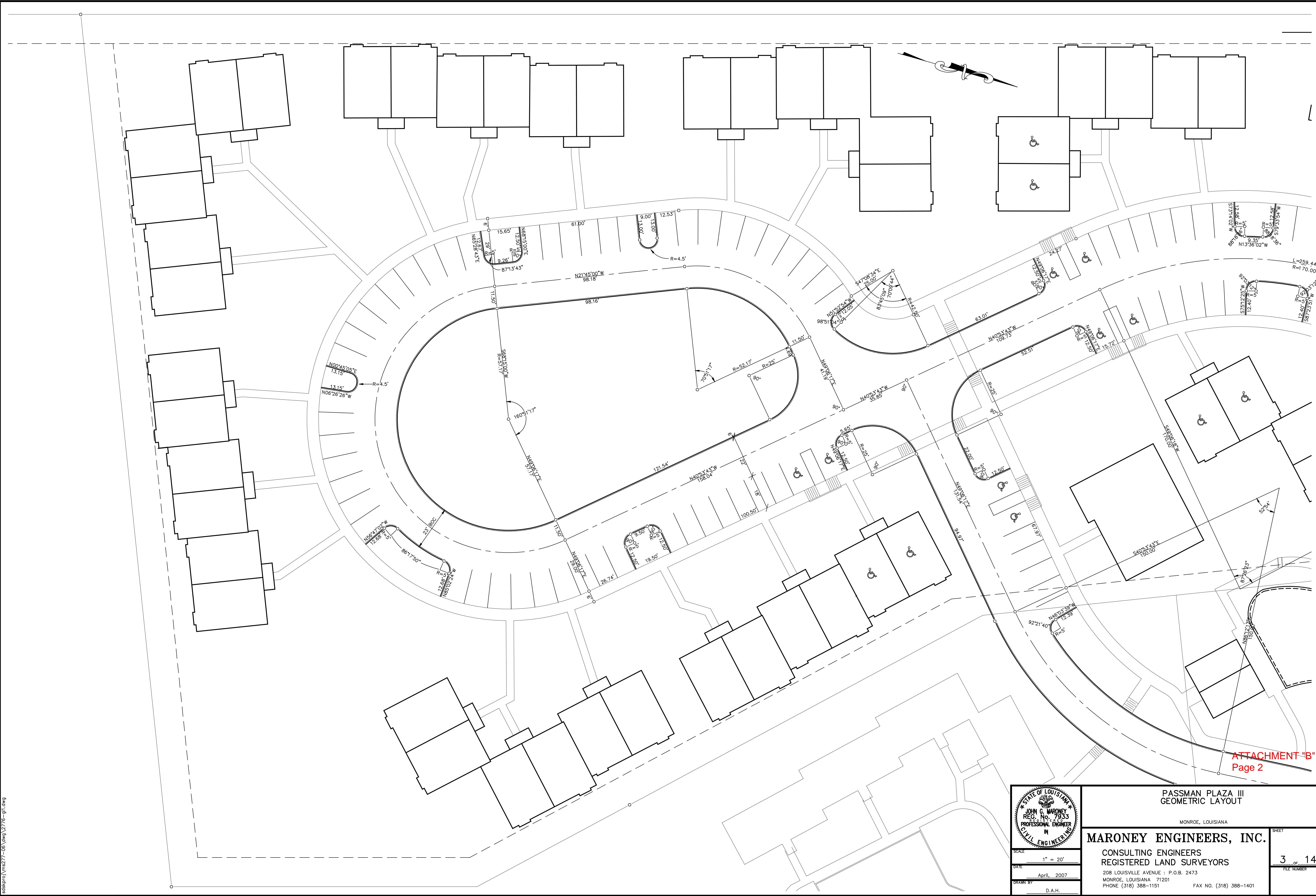
Install vinyl siding and accessories to conform with:

- a. Vinyl Carpentry Installation Guide, Certain Teed Siding Collection.
- b. Certain Teed Installation Guide Vinyl Siding Note: window and door flashing.
- c. No splices are allowed on door molding, window molding or corner molding.

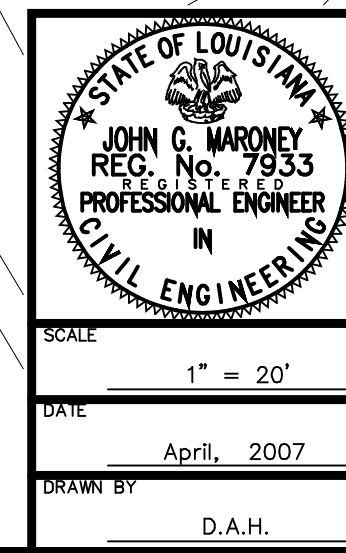
D. Shop Drawings & Samples

Furnish three sets shop drawings to Monroe Housing Authority and three sets to Architect for approval. Samples may be required at MHA discretion. Required samples and shop drawing requires Owner and Architects approval before installation.



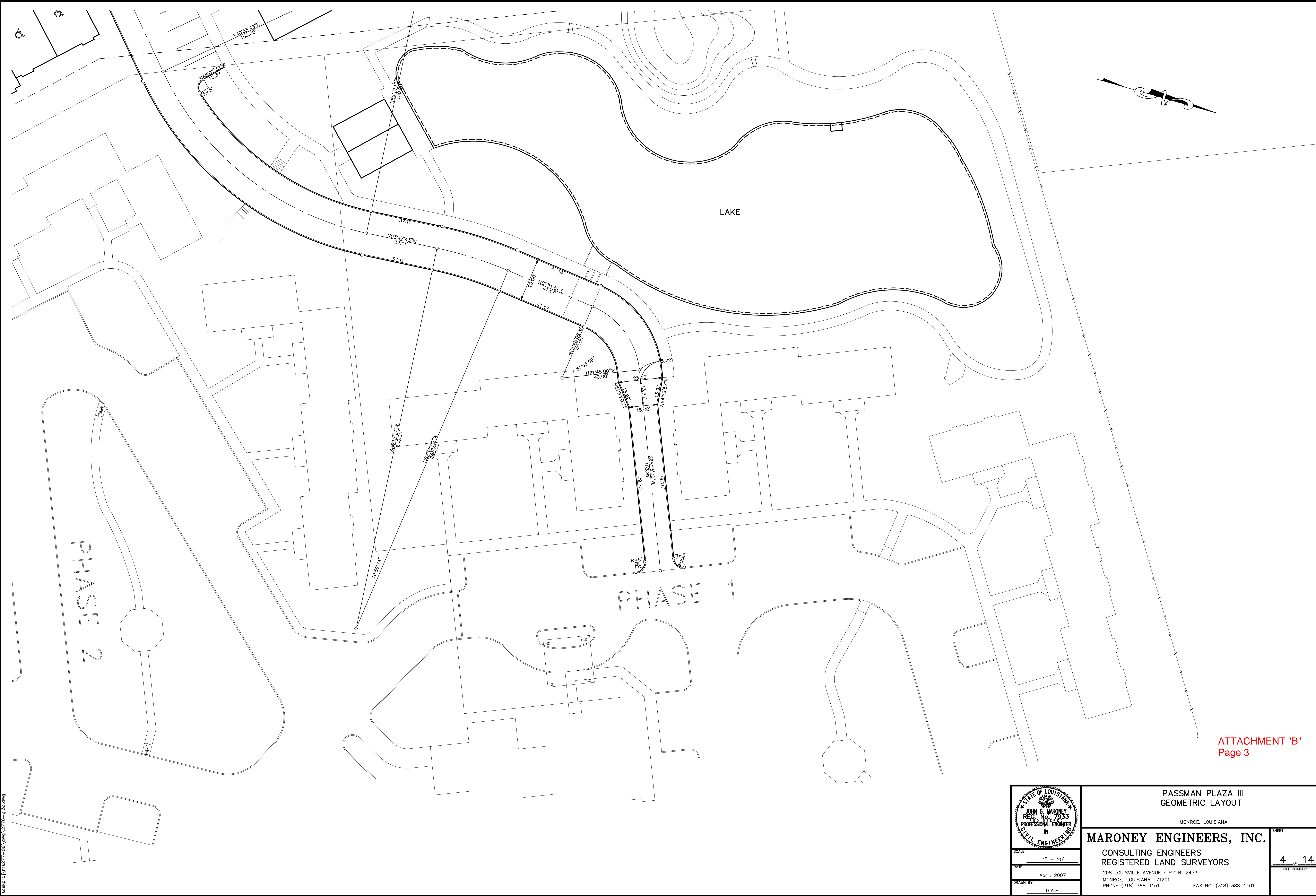


ATTACHMENT "B"  
Page 2



<p>PASSMAN PLAZA III GEOMETRIC LAYOUT</p> <p>MONROE, LOUISIANA</p> <p><b>MARONEY ENGINEERS, INC.</b></p> <p>CONSULTING ENGINEERS REGISTERED LAND SURVEYORS</p> <p>208 LOUISVILLE AVENUE : P.O.B. 2473 MONROE, LOUISIANA 71201 PHONE (318) 388-1151 FAX NO. (318) 388-1401</p>		<p>SHEET</p> <p><b>3</b> OF <b>14</b></p> <p>FILE NUMBER</p>
<p>SCALE</p> <p>1" = 20'</p>	<p>DATE</p> <p>April, 2007</p>	<p>DRAWN BY</p> <p>D.A.H.</p>

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ATTACHMENT "B"  
Page 3

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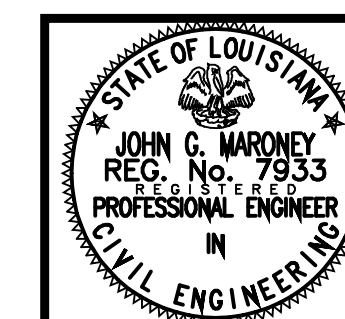
	SCALE
	1" = 20'
	DATE
	April, 2007
DRAWN BY	D.A.H.

<b>PASSMAN PLAZA III GEOMETRIC LAYOUT</b>	
MONROE, LOUISIANA	
<b>MARONEY ENGINEERS, INC.</b>	
CONSULTING ENGINEERS REGISTERED LAND SURVEYORS 208 LOUISVILLE AVENUE : P.O.B. 2473 MONROE, LOUISIANA 71201 PHONE (318) 388-1151 FAX NO. (318) 388-1401	
SHEET <b>4</b> OF <b>14</b> <small>FILE NUMBER</small>	



82

ATTACHMENT "B"  
Page 5



PASSMAN PLAZA III  
GRADING PLAN

MONROE, LOUISIANA

**MARONEY ENGINEERS, INC.**

CONSULTING ENGINEERS  
REGISTERED LAND SURVEYORS

208 LOUISVILLE AVENUE : P.O.B. 2473  
MONROE, LOUISIANA 71201  
PHONE (318) 388-1151 FAX NO. (318) 388-1401

SHEET  
5 OF 14  
FILE NUMBER

SCALE  
1" = 20'

DATE  
April, 2007

DRAWN BY  
D.A.H.



ATTACHMENT "B"  
Page 4

STATE OF LOUISIANA  
 JOHN G. MARONEY  
 REG. NO. 7533  
 PROFESSIONAL ENGINEER  
 IN  
 CIVIL ENGINEERING

PASSMAN PLAZA III  
 GRADING PLAN

MONROE, LOUISIANA

**MARONEY ENGINEERS, INC.**

CONSULTING ENGINEERS  
 REGISTERED LAND SURVEYORS

208 LOUISVILLE AVENUE - P.O.B. 2473  
 MONROE, LOUISIANA 71201  
 PHONE (318) 388-1151 FAX NO. (318) 388-1401

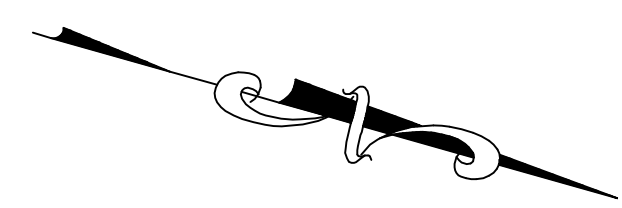
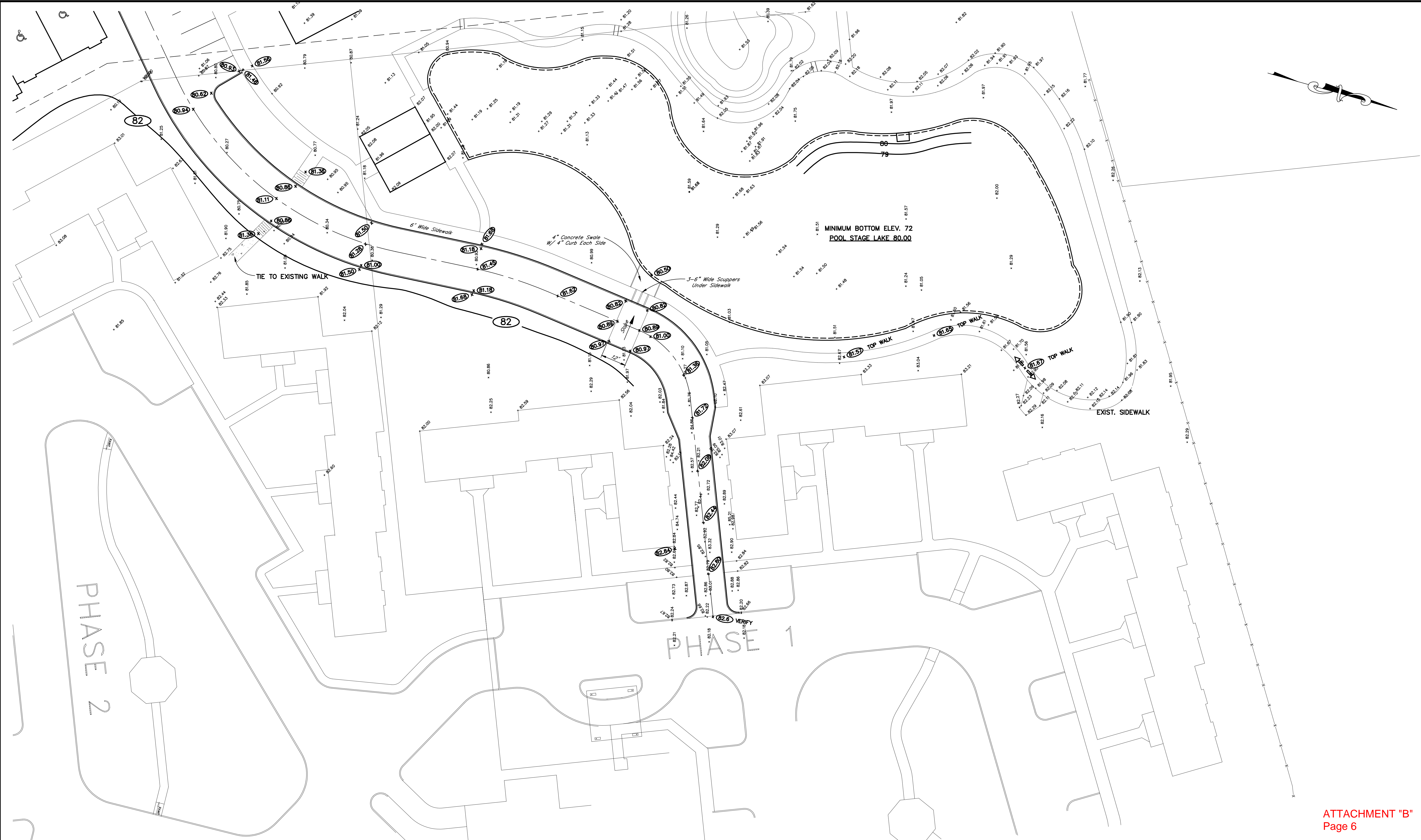
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DATE: April, 2007

DRAWN BY: D.A.H.

SHEET: 6 OF 14  
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ATTACHMENT "B"  
Page 6

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STATE OF LOUISIANA  
 JOHN G. MARONEY  
 REG. NO. 7933  
 PROFESSIONAL ENGINEER  
 IN  
 CIVIL ENGINEERING

PASSMAN PLAZA III  
 GRADING PLAN

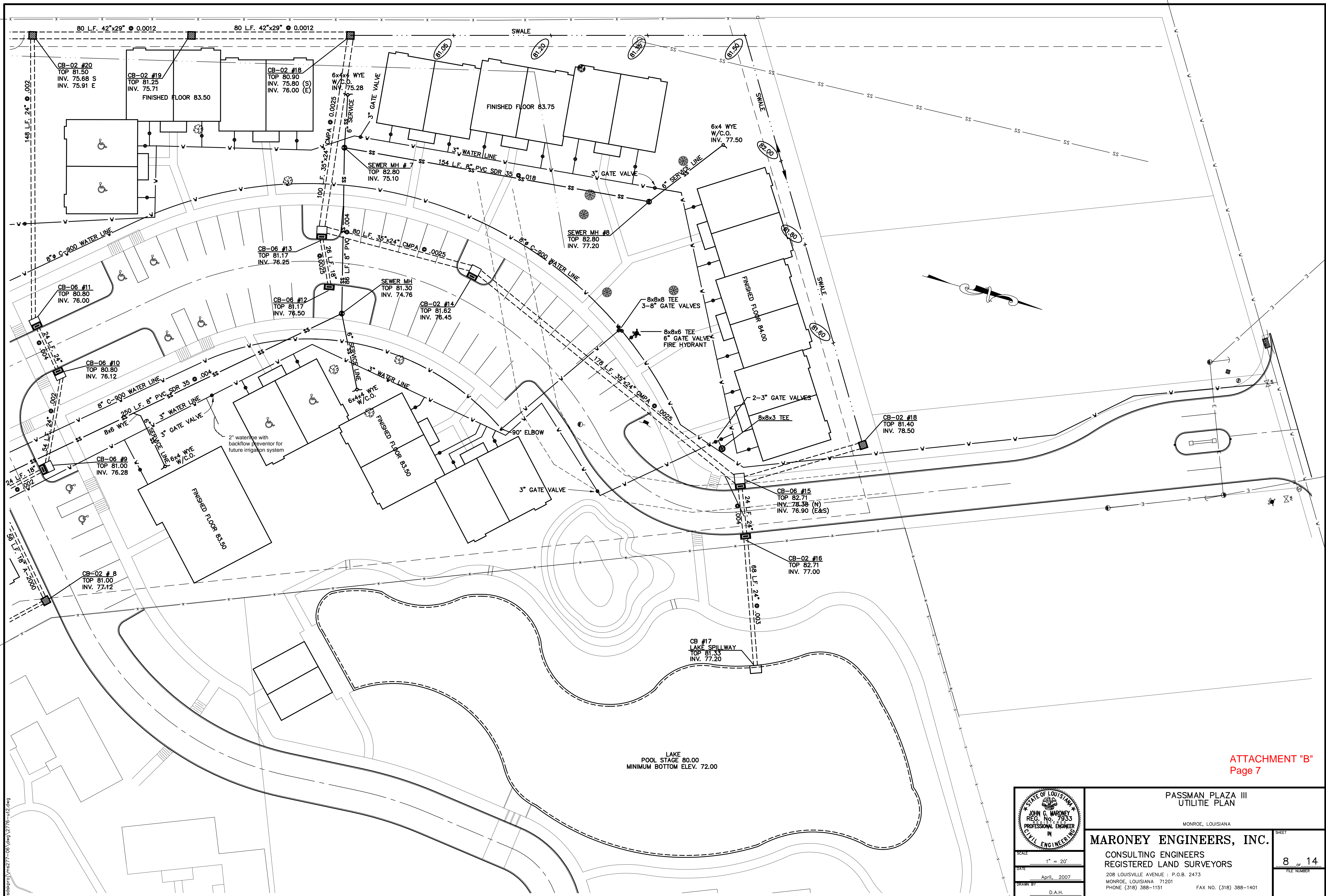
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**MARONEY ENGINEERS, INC.**

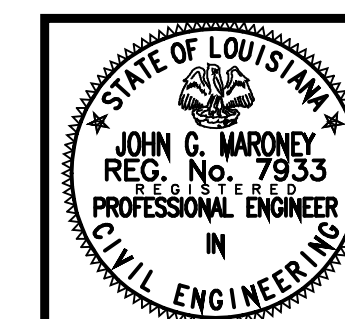
CONSULTING ENGINEERS  
 REGISTERED LAND SURVEYORS

208 LOUISVILLE AVENUE : P.O.B. 2473  
 MONROE, LOUISIANA 71201  
 PHONE (318) 388-1151 FAX NO. (318) 388-1401

SHEET	7	OF	14
FILE NUMBER			



ATTACHMENT "B"  
Page 7



PASSMAN PLAZA III  
UTILITIE PLAN

MONROE, LOUISIANA

**MARONEY ENGINEERS, INC.**

CONSULTING ENGINEERS  
REGISTERED LAND SURVEYORS

208 LOUISVILLE AVENUE : P.O.B. 2473  
MONROE, LOUISIANA 71201  
PHONE (318) 388-1151 FAX NO. (318) 388-1401

SHEET  
8 OF 14  
FILE NUMBER

SCALE  
1" = 20'

DATE  
April, 2007

DRAWN BY  
D.A.H.

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CURRENT HW TOP 80.0  
INV. 74.65

122 L.F. 49"x33" @ 0.002

86 L.F. 42"x29" @ 0.003

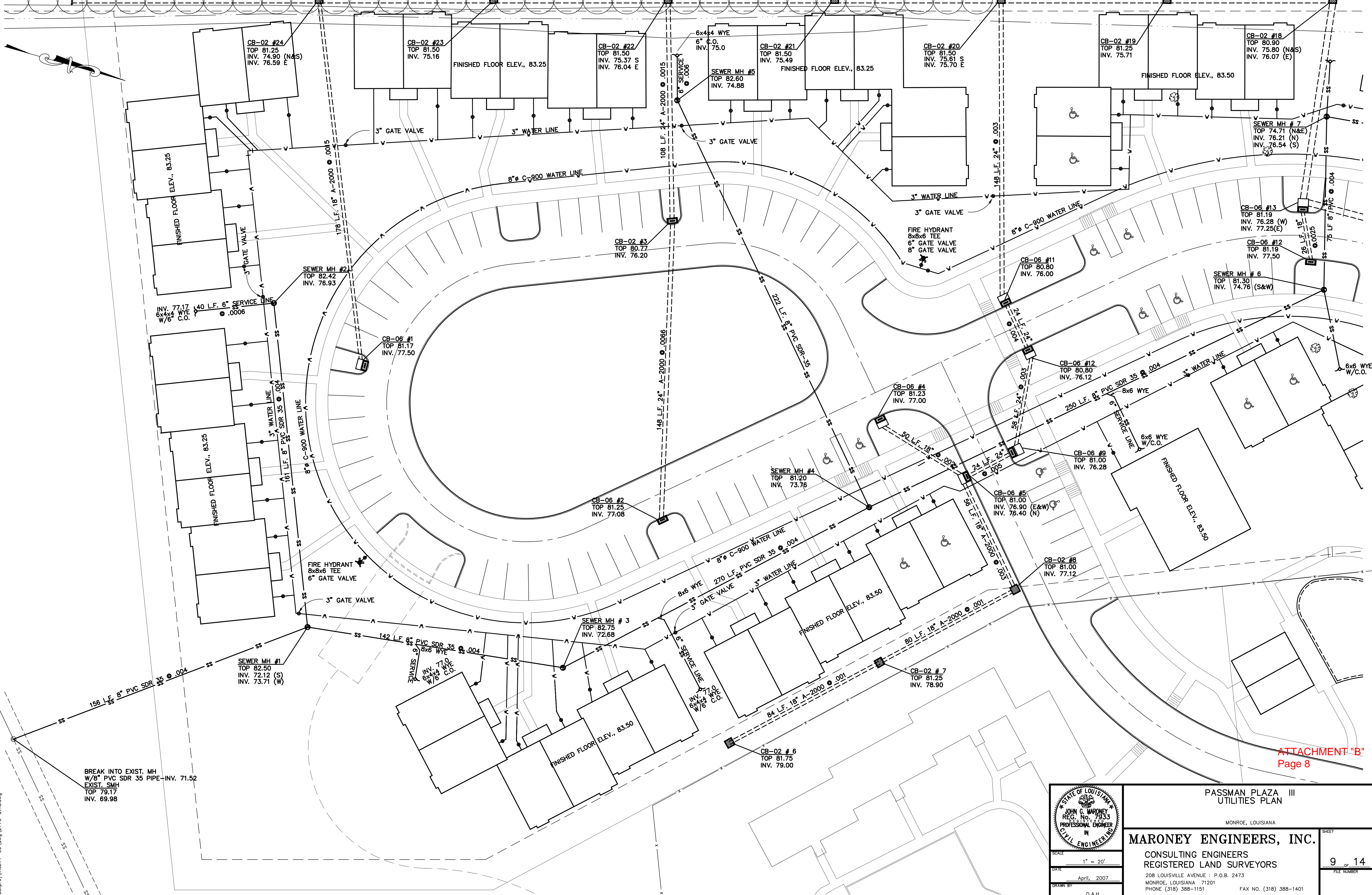
86 L.F. 42"x29" @ 0.0025

82 L.F. 42"x29" @ 0.0015

82 L.F. 42"x29" @ 0.0015

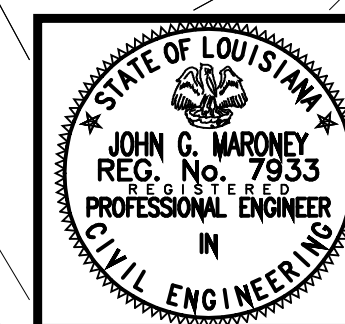
80 L.F. 42"x29" @ 0.0012

80 L.F. 42"x29" @ 0.0012



BREAK INTO EXIST. MH  
W/8" PVC SDR 35 PIPE-INV. 71.52  
EXIST. SMH  
TOP 79.17  
INV. 69.98

ATTACHMENT "B"  
Page 8



PASSMAN PLAZA III  
UTILITIES PLAN

MONROE, LOUISIANA

**MARONEY ENGINEERS, INC.**

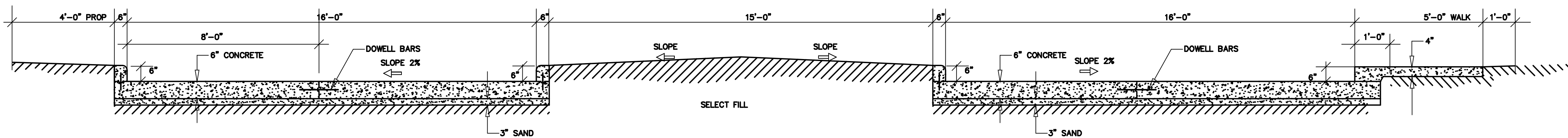
CONSULTING ENGINEERS  
REGISTERED LAND SURVEYORS

208 LOUISVILLE AVENUE : P.O.B. 2473  
MONROE, LOUISIANA 71201  
PHONE (318) 388-1151 FAX NO. (318) 388-1401

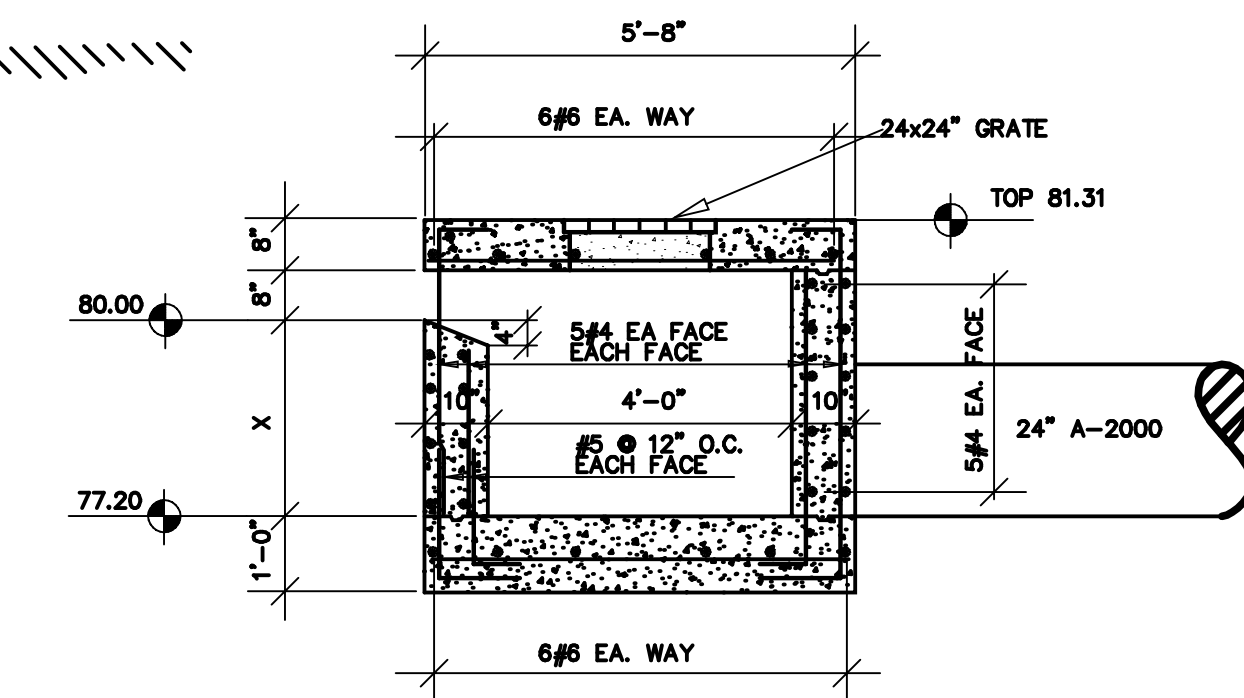
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DRAWN BY	D.A.H.		

SHEET	9 OF 14
FILE NUMBER	

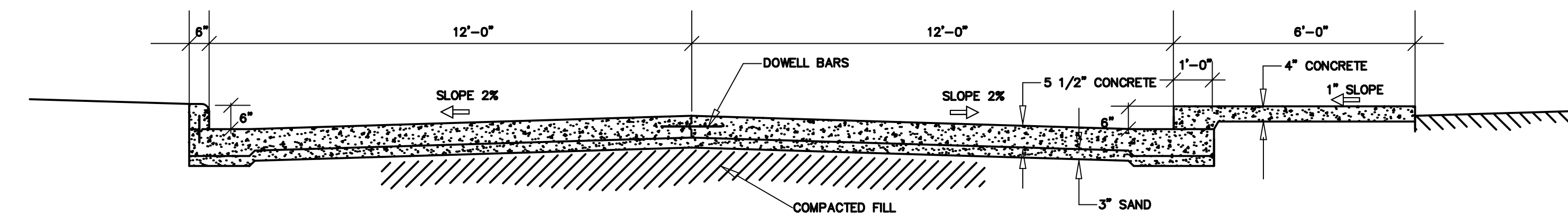
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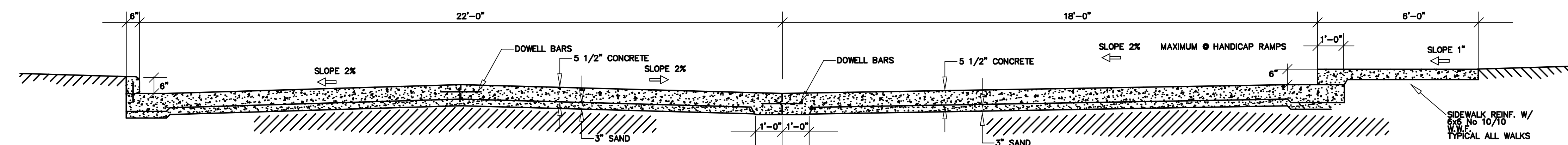
TYPICAL SECTION AT ENTRANCE BOULEVARD



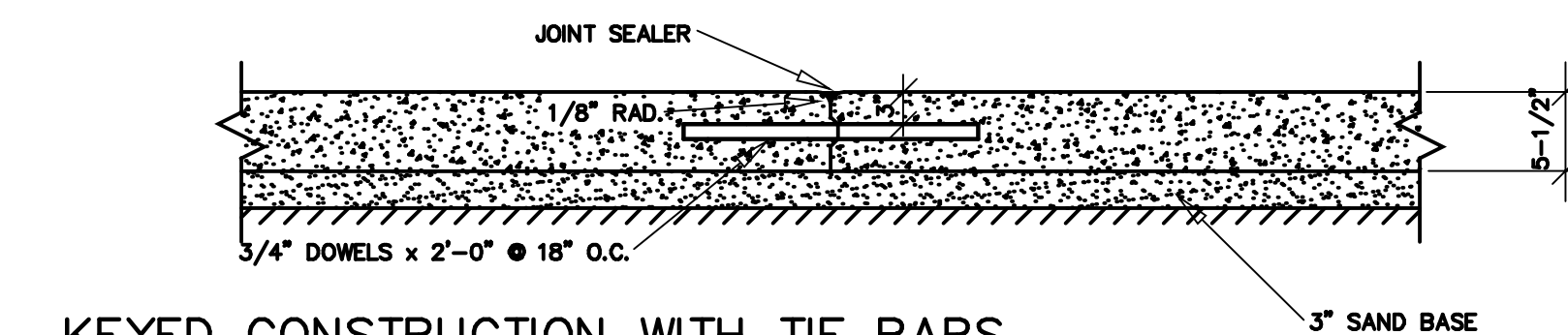
CONCRETE SPILLWAY FOR LAKE



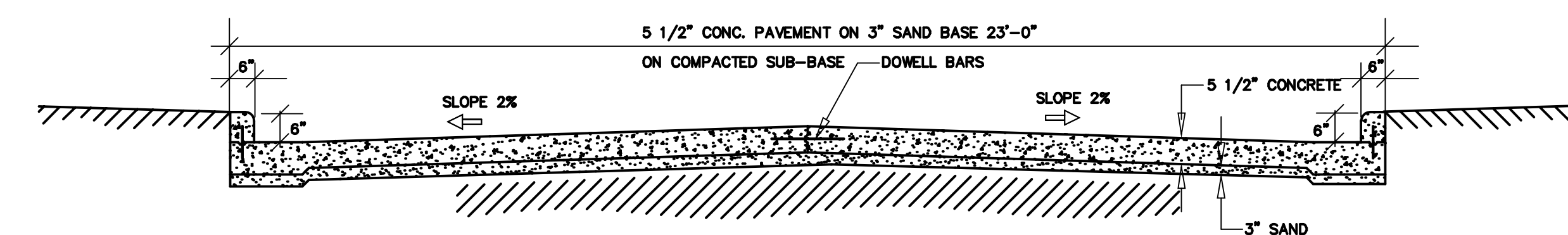
TYPICAL STREET SECTION SIDEWALK ON ONE SIDE



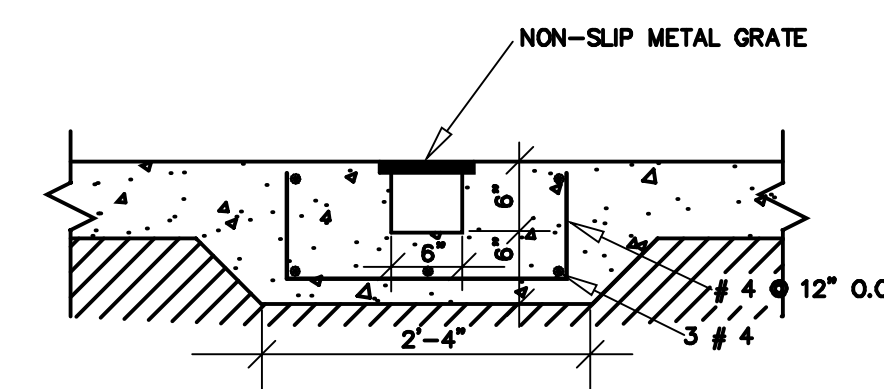
TYPICAL STREET SECTION PARKING ON ONE SIDE



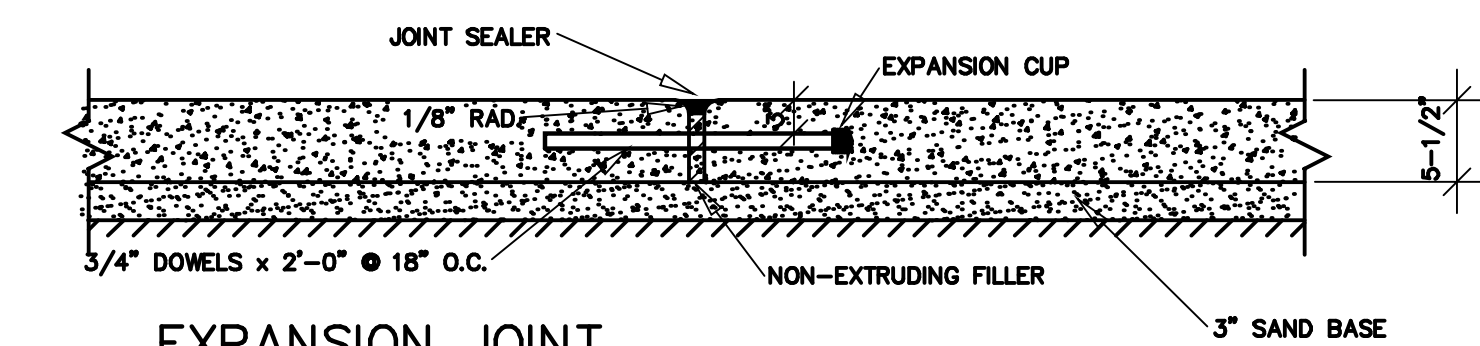
KEYED CONSTRUCTION WITH TIE BARS



CONCRETE PAVED STREET  
NO SIDEWALKS EITHER SIDE

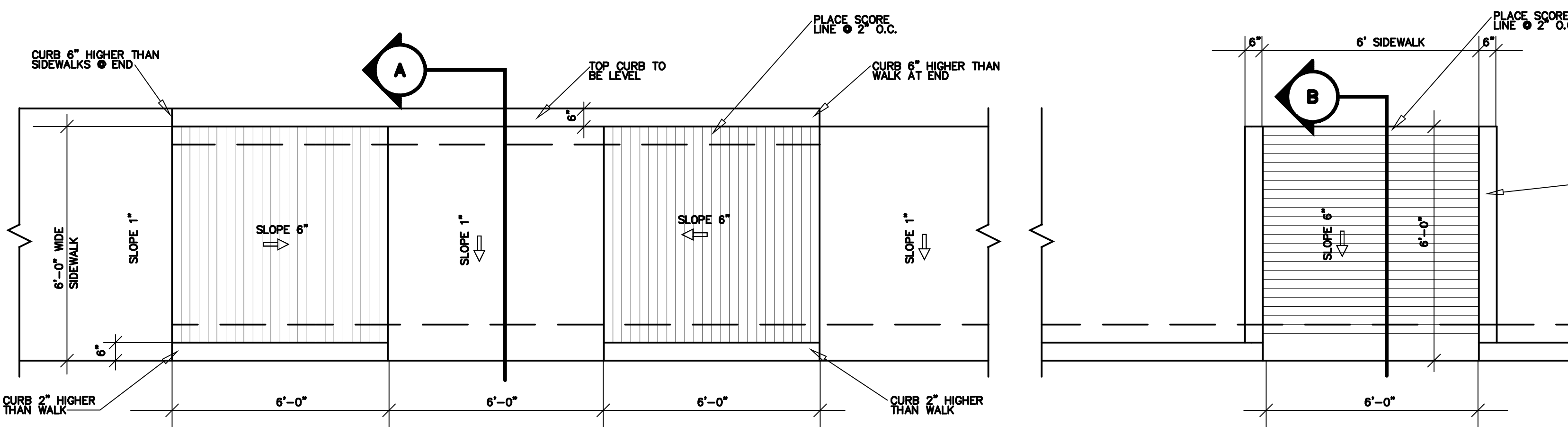


SIDEWALK DRAIN

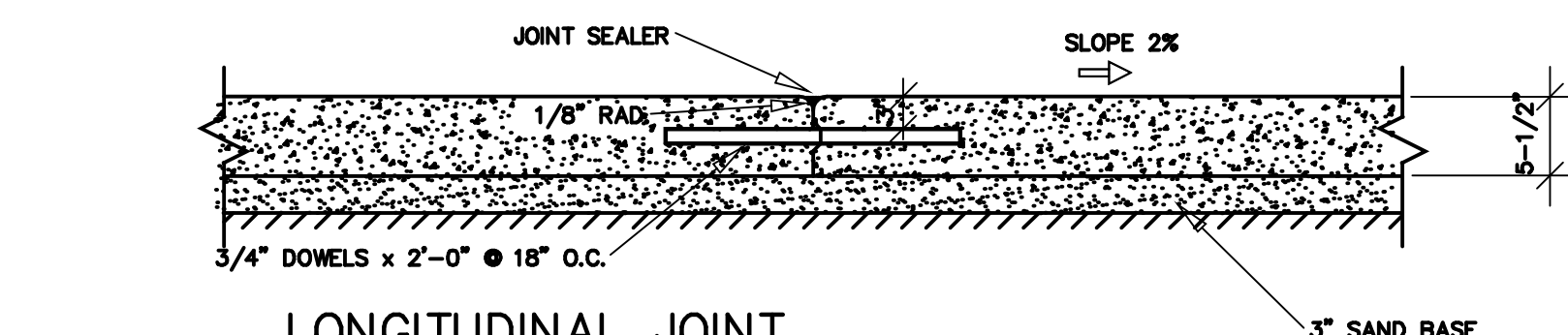


EXPANSION JOINT

NOT TO EXCEED 24'-0"  
JOINTS ARE NOT SHOWN ON PLAN

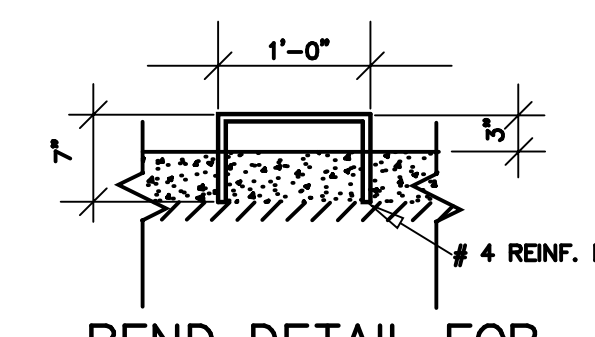


PLAN SIDEWALK HANDICAP RAMPS AT STREET

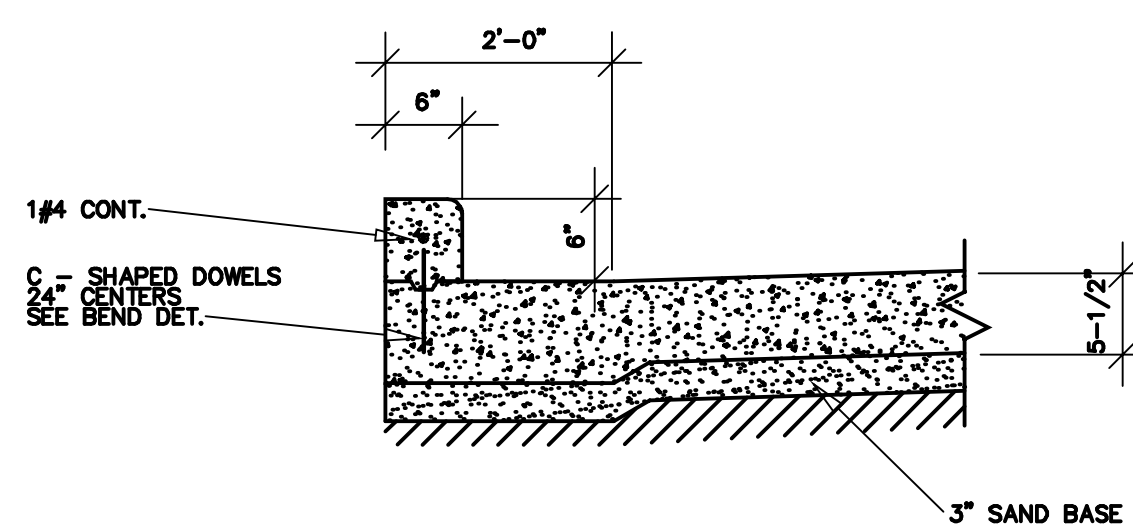


LONGITUDINAL JOINT

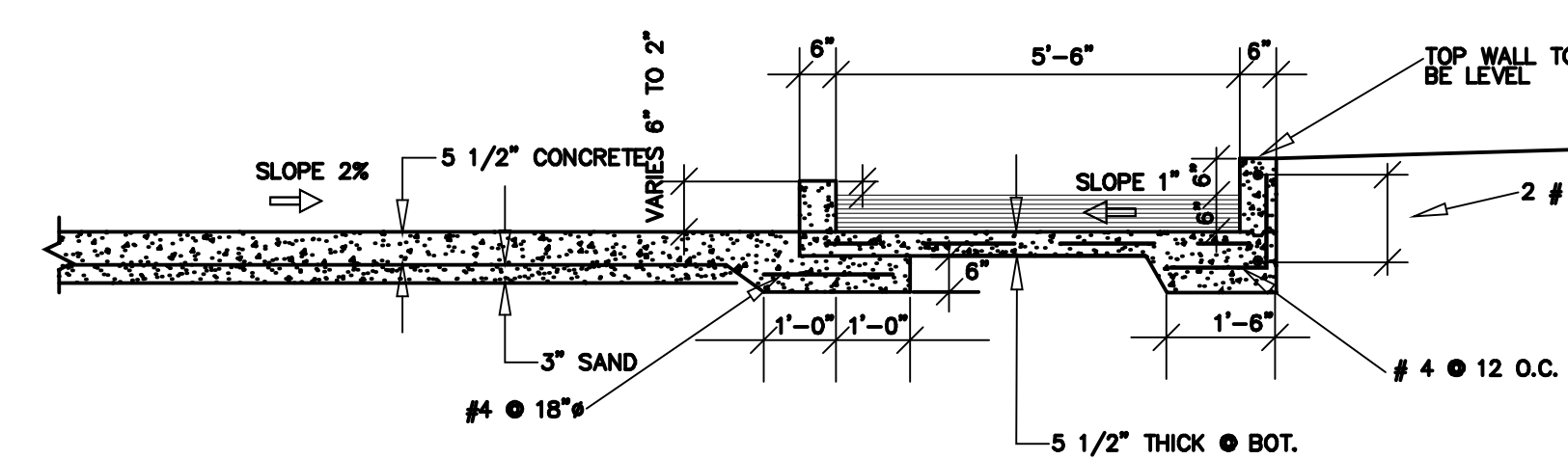
TONGUE AND GROOVE



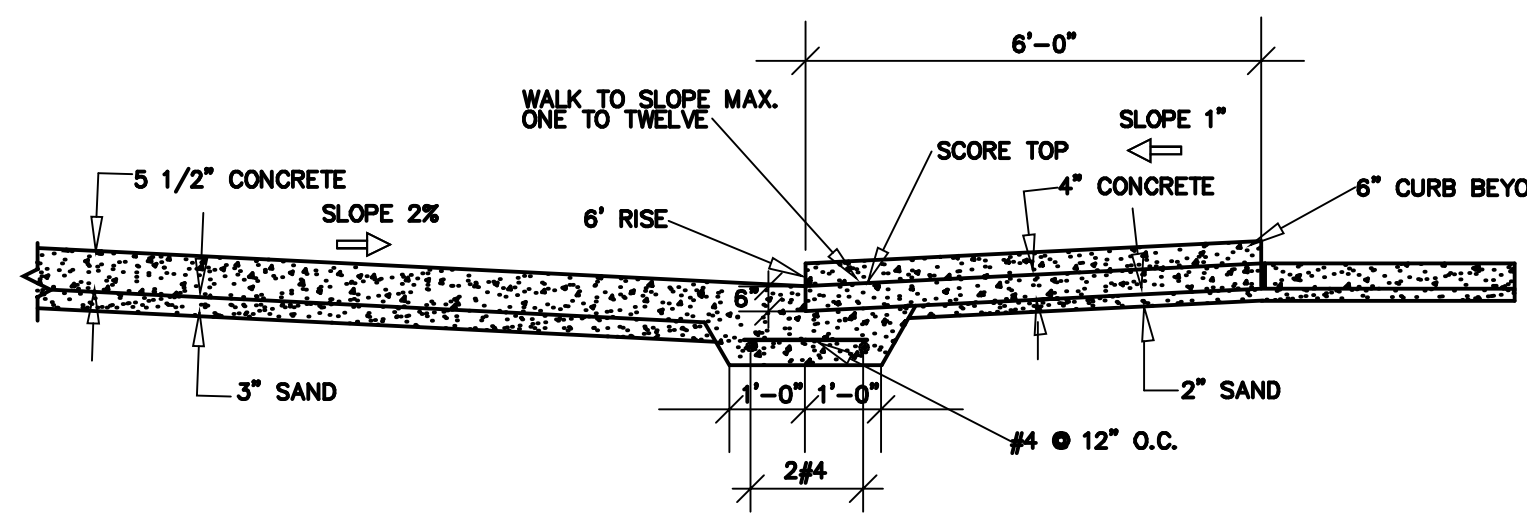
BEND DETAIL FOR CURB DOWELS



FOR CONCRETE PAVED STREETS  
CURB DETAIL

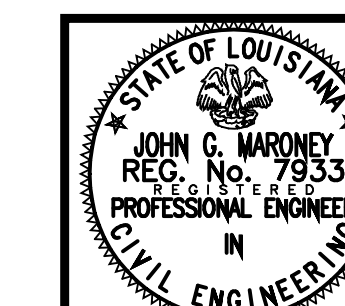


SECTION A



SECTION B

ATTACHMENT "B"  
Page 9

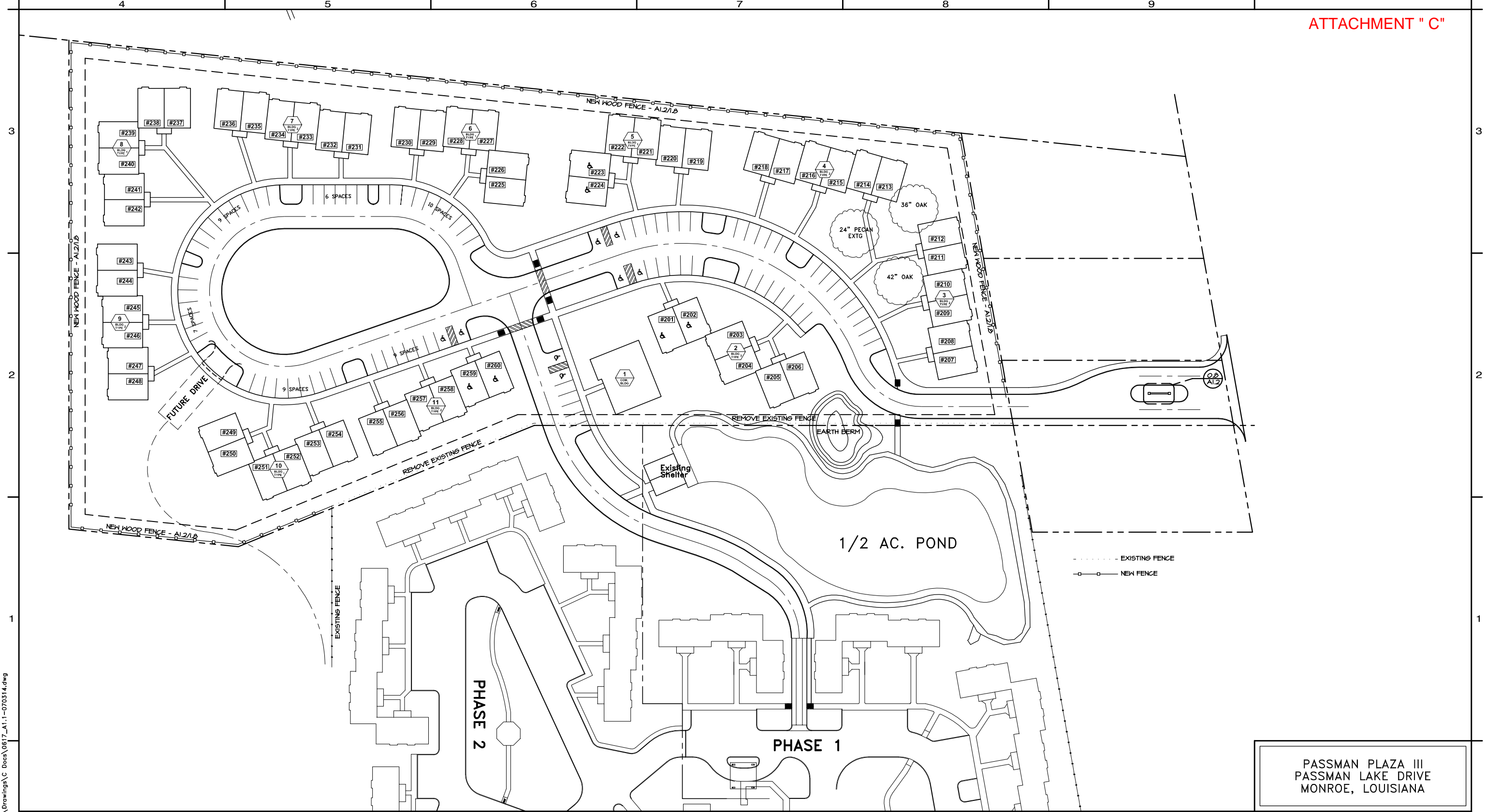


PASSMAN PLAZA III  
STREET DETAILS

**MARONEY ENGINEERS, INC.**  
CONSULTING ENGINEERS  
REGISTERED LAND SURVEYORS  
208 LOUISVILLE AVENUE : P.O.B. 2473  
MONROE, LOUISIANA 71201  
PHONE (318) 388-1151 FAX NO. (318) 388-1401

SCALE: N.T.S.  
DATE: DEC. 2006  
DRAWN BY: TKO

SHEET 11 OF 14  
FILE NUMBER



--- EXISTING FENCE  
 - - - - - NEW FENCE

Apr 16, 2007 - 9:06am F:\JOBS\CONTRACT\Monroe\0617-Passman Plaza III\Drawings\C Docs\0617\_A1.1-070314.dwg

0.4 SITE PLAN  
 SCALE: 1" = 40'-0"

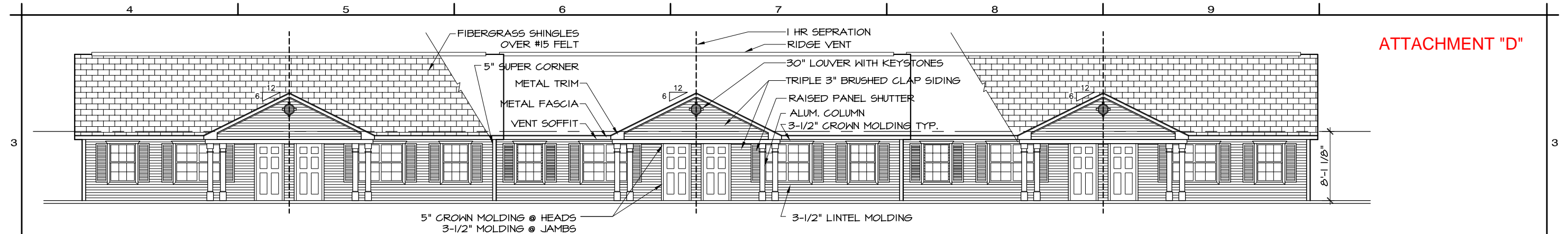
MF-79

PASSMAN PLAZA III  
 PASSMAN LAKE DRIVE  
 MONROE, LOUISIANA

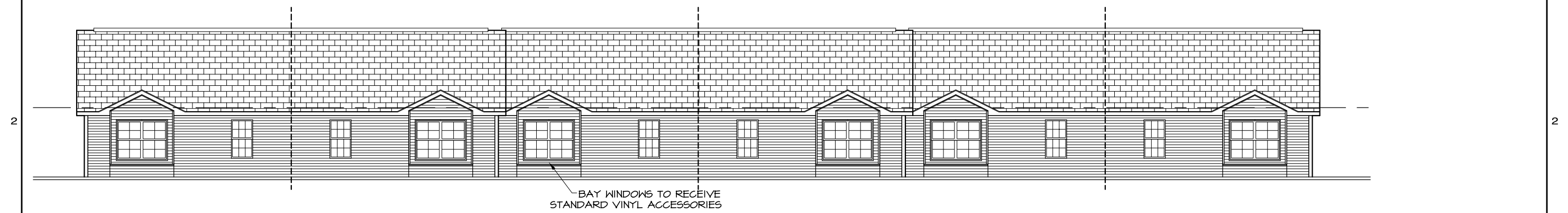


THIS DRAWING AND THE IDEAS AND DESIGN REPRESENTED HEREIN, ALL PROVIDED BY SGB ARCHITECTS, L.L.P., ARE FOR THE USE ONLY WITHIN THE SCOPE OF THE PROJECT AND SGB ARCHITECTS, L.L.P. SHALL RETAIN ALL COPYRIGHT, DESIGN AND OTHER RESERVED RIGHTS RELATING TO THIS DRAWING. ANY OTHER USE OF THIS DRAWING FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SGB ARCHITECTS, L.L.P. IS STRICTLY PROHIBITED.

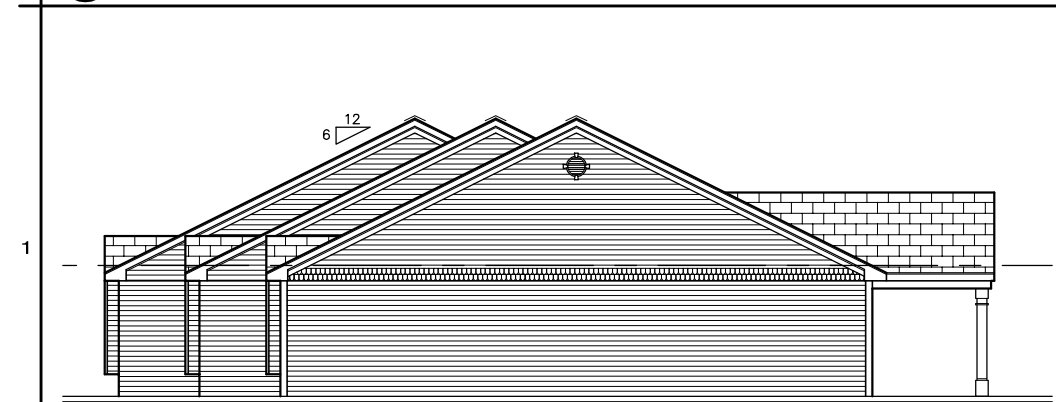
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	NO. DATE	PROJ. NO. 0617
	SHEET A1.1	
		OF 10A SHEETS



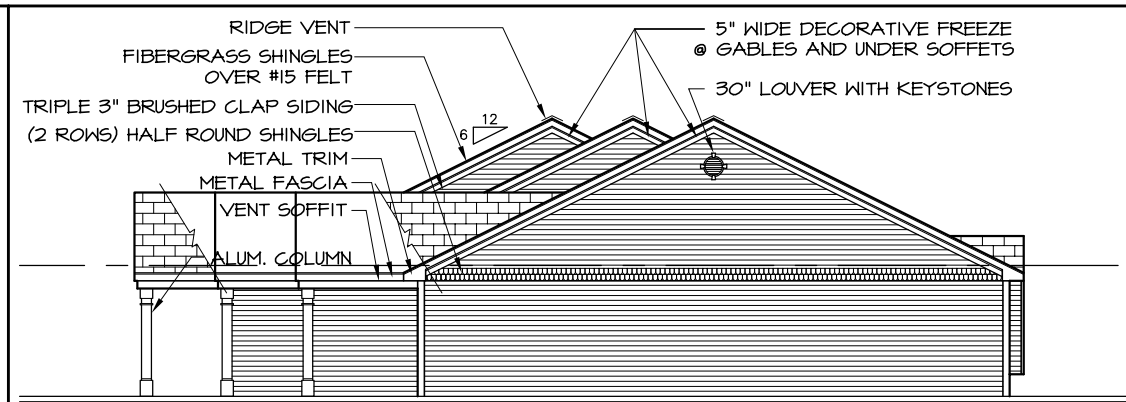
3.4 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



2.4 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



1.4 LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



1.6 RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"

MF-80

Apr. 16, 2007 - 9:00am  
C:\Documents and Settings\arogers\Desktop\0617\_A4.2-070405.dwg

PASSMAN PLAZA III  
PASSMAN LAKE DRIVE  
MONROE, LOUISIANA

**SGB**  
ARCHITECTS L.L.P.

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REVISIONS	NO.	DATE	DATE	11/02/06
			PROJ. NO.	0617
SHEET				A4.2
				OF 10A SHEETS

STATE OF LOUISIANA  
ARTHUR J. SCHULTZ, JR.  
REG. No. 2586  
REGISTERED ARCHITECT