Louisiana Housing Finance Agency

Multifamily Rental Housing Program

Loretta Wallace, Program Administrator
Brenda Evans, Program Administrator
Louis Russell, Tax Credit Manager

April 7, 2009

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M E M O R A N D U M

To: Chairman J. Mark Madderra
Commissioner Guy Williams
Commissioner Walter Guillory
Commissioner Katie Anderson
Commissioner Susan Sonnier

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

Date: April 7, 2009

Re: Multifamily Rental Housing Program Committee

There will be a Multifamily Rental Housing Program Committee meeting, Tuesday, April 7, 2009 at 3:00 P.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 Resolutions to the Board:

- A resolution approving an increase in the costs of issuance relating to an issue of not exceeding fifty-seven million five hundred thousand dollars ($57,500,000) Multifamily Housing Revenue Bonds **(GMF-Louisiana Chateau Project)** in one or more series to finance the acquisition, rehabilitation and equipping of multiple multifamily housing developments within the State of Louisiana; and providing for other matters in connection therewith.

- A resolution of intention to issue not exceeding Twenty-Four Million Nine Hundred Thousand Dollars ($24,900,000) Multifamily Housing Revenue Bonds **(AAmagin Property Group Projects)** in one or more series to finance the acquisition, rehabilitation and equipping of multiple multifamily housing developments within the State of Louisiana; and providing for other matters in connection therewith.

Louis Russell and Brenda Evans will present the following Resolutions to the Board:

- A resolution regarding **Serenity Place Elderly III #09-03BF (1132 RWE Jones Drive, Grambling, LA 71245**.

- A resolution regarding **Hideaway Crossing III #09-06BF (5550 England Drive, Alexandria, LA 71303**.

- A resolution regarding **St. Landry Crossing #09-05BF (Penny Lane, Opelousas, LA 70570**.

- A resolution regarding **Monet Acres I #09-01BF (Old Spanish Trail, near N. Beglis Pkwy, Sulphur, LA 70665**.

- A resolution regarding **Renoir Acres #09-02BF (2700 Block of S. Beglis, Sulphur, LA 70665**.

- A decision brief with respect to **Canterbury House-New Orleans East #07/08(FA)-57 (13150 I-10 Service Road, New Orleans, LA 70128)** and the developer's request to review and/or revise the method of completing the Feasibility and Viability ("F&V") analysis currently being used by Foley & Judell.

- A decision brief and resolution regarding **Sugar Hill Crossing #08(GO)-35 (Highway 44 West of Parent Road, Convent, LA 70723)** and the developer's request for a site change**;** and providing for other matters in connection therewith.

- A decision brief and resolution with respect to a change in design feature and request for placed in service extension made by the developers of **Crescent Garden Homes #07/08(FA)-38 (multiple addresses, New Orleans, LA)**; and providing for other matters in connection therewith.

- A resolution regarding an Amendment of the 2007/08 GO Zone and Per Capita Credit Qualified Allocation Plans to take advantage of the provisions of the **American Recovery and Reinvestment Act of 2009** (the "Stimulus Bill") to distribute competitively a portion of the Capital Funds and the Treasury Grants under the Stimulus Bill.

- A resolution providing for approval of the State's draft **2009 Per Capita Qualified Allocation Plan** and providing for other matters in connection therewith.

Other Business.

March 31, 2009

MULTIFAMILY RENTAL HOUSING COMMITTEE

A regular meeting of the Multifamily Rental Housing Program Committee will be held on Tuesday, April 7, 2009 at 3:00 P.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 March 10, 2009 Multi-Family Committee meeting minutes.

3. Multifamily Update.

   - A resolution approving an increase in the costs of issuance relating to an issue of not exceeding fifty-seven million five hundred thousand dollars ($57,500,000) Multifamily Housing Revenue Bonds **(GMF-Louisiana Chateau Project)** in one or more series to finance the acquisition, rehabilitation and equipping of multiple multifamily housing developments within the State of Louisiana; and providing for other matters in connection therewith.

   - A resolution of intention to issue not exceeding Twenty-Four Million Nine Hundred Thousand Dollars ($24,900,000) Multifamily Housing Revenue Bonds **(AAmagin Property Group Projects)** in one or more series to finance the acquisition, rehabilitation and equipping of multiple multifamily housing developments within the State of Louisiana; and providing for other matters in connection therewith.

   - A resolution regarding **Serenity Place Elderly III #09-03BF (1132 RWE Jones Drive, Grambling, LA 71245**.

   - A resolution regarding **Hideaway Crossing III #09-06BF (5550 England Drive, Alexandria, LA 71303**.

   - A resolution regarding **St. Landry Crossing #09-05BF (Penny Lane, Opelousas, LA 70570**.

- A resolution regarding **Monet Acres I #09-01BF (Old Spanish Trail, near N. Beglis Pkwy, Sulphur, LA 70665**.

- A resolution regarding **Renoir Acres #09-02BF (2700 Block of S. Beglis, Sulphur, LA 70665**.

- A decision brief with respect to **Canterbury House-New Orleans East #07/08(FA)-57 (13150 I-10 Service Road, New Orleans, LA 70128)** and the developer's request to review and/or revise the method of completing the Feasibility and Viability ("F&V") analysis currently being used by Foley & Judell.

- A decision brief and resolution regarding **Sugar Hill Crossing #08(GO)-35 (Highway 44 West of Parent Road, Convent, LA 70723)** and the developer's request for a site change**;** and providing for other matters in connection therewith.

- A decision brief and resolution with respect to a change in design feature and request for placed in service extension made by the developers of **Crescent Garden Homes #07/08(FA)-38 (multiple addresses, New Orleans, LA)**; and providing for other matters in connection therewith.

- A resolution regarding an Amendment of the 2007/08 GO Zone and Per Capita Credit Qualified Allocation Plans to take advantage of the provisions of the **American Recovery and Reinvestment Act of 2009** (the "Stimulus Bill") to distribute competitively a portion of the Capital Funds and the Treasury Grants under the Stimulus Bill.

- A resolution providing for approval of the State's draft **2009 Per Capita Qualified Allocation Plan** and providing for other matters in connection therewith.

4. Other Business.
5. Adjournment.

_____
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
Tuesday, March 10, 2009
2415 Quail Drive
Baton Rouge, LA 70808
1:00 P.M.

Commissioners Present

Chairman J. Mark Madderra
Commissioner Jerome S. Boykin, Sr.
Commissioner Katie Anderson
Commissioner Susan Sonnier

Commissioners Absent

Commissioner Walter Guillory
Commissioner Guy T. Williams

Staff Present

Milton Bailey
Brenda Evans
Louis Russell, Jr.
Loretta Wallace
LaTosha Overton
Amy York
Leslie Strahan
Christine Bratowski
E. Keith Cunningham, Jr.
Terri Ricks
Johnese Roberson
Annie Robinson
Ronald Burrough
MaKeisha J. August
Wendy Hall
Kevin Harvey

Counsel Present

Wayne Neveu, Foley & Judell

Guests Present

Attached

Chairman Madderra called the meeting to order at 1:14 P.M. and asked for an introduction of guests. He then requested approval of the February 11, 2009 meeting minutes by his fellow Commissioners. On a motion by Commissioner Anderson and a second by Commissioner Boykin the minutes were unanimously approved.

Louis Russell presented the following:

- A resolution establishing the maximum qualified basis and low-income housing credits to **Belmont Village Apartments #09-04BF (720 Carrollwood Village Drive Gretna, LA 70056**; authorizing the Agency 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 matter in connection therewith.

Chairman Madderra conveyed to the Board that this is an existing project that was not previously a low income housing unit in Jefferson Parish. He continued by stating that the ability to get new affordable housing units built in Jefferson Parish has been virtually impossible. This project will create affordable units in that parish by converting some of the existing market rate apartments. On a motion by Commissioner Sonnier and a second by Commissioner Anderson the resolution was approved for recommendation to Full Board.

- A resolution establishing the maximum qualified basis and low-income housing credits to **The Gardens Senior Apartments #08-09BF (Corner of Hooper and Harding, Baton Rouge, LA 70811)**; authorizing the Agency 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.

Chairman Madderra requested an explanation of the project being project based. He asked if the owner will remain the same or does the developer want to restructure the financing. Mr. Russell answered that the project is new construction. Chairman Madderra then questioned how 150 could be built with the amount the developer was requesting. Mrs. Evans advised that the bond application had not yet been received by the Special Programs department, but the F&V had been received for the Tax Credit portion of the project. Mrs. Evans continued by stating that staff is recommending approval of this resolution and she declared that the development will be built in an area that actually needs affordable housing. Chairman Madderra asked where Hooper and Harding are located and Mrs. Evans answered they are located in Baton Rouge slightly east of the airport. On a motion by Commissioner Anderson and a second by Commissioner Boykin the resolution was approved for recommendation to Full Board.

- A resolution authorizing an extension of Placed In Service requirements for the following project: **Levy Gardens #07/08(FA)-36 (Intersection of Bullard and Levy, New Orleans, LA 70128)**; as stipulated in the 2007/2008 forward allocation GO-Zone QAP by Louisiana Housing Finance Agency (the “Agency”) with respect to projects submitting a request for such extension; and providing for other matters in connection therewith.

Mr. Russell divulged that the project is currently the subject of litigation and is a 12 building multifamily project with 100 units. The current litigation is holding up the developers permits and that is the reason for their request to the Agency. Mr. Russell continued by stating that staff had been in contact with the Office of Community Development and they have stated to staff that they are still committed to the project pending the outcome of the current litigation. Chairman Madderra asked for staff's position on this issue in light of other projects that have requested an extension. Mr. Russell answered that extensions had been granted in other developments that are similarly situated to give them time to complete their project and staff feels comfortable with granting the extension of placed in service until December 31, 2009. Chairman Madderra questioned whether that date was a critical date for the developer, because if litigation is still ongoing, will they actually be able to get the project placed in service by that date. Joshua Gibbs with Affordable Housing Services came forward and he notified staff and the committee that because of the litigation he could not speak regarding the suit. Chairman Madderra asked how long it would take to build the project. Mr. Gibbs said he could not divulge that information because of any unforeseen things that could happen. On a motion by Commissioner Sonnier and a second by Commissioner Boykin the resolution was approved for recommendation to Full Board.

- A resolution establishing the maximum qualified basis and low-income housing credits to **The Muses II Apartments #08-68BF (1731 Polymnia Street, New Orleans, LA 70113)**; authorizing the Agency 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.

Chairman Madderra asked that the developers come forward to discuss construction phases. Kathy LaBorde with Gulf Coast Housing Partnership came forward and reported that her company is co-developer along with LDG Development. Chairman Madderra asked where the development was on the first phase of the project. Ms. LaBorde answered that the development is closing with O.C.D. on March 26, 2009 and clearance was received from the City of New Orleans the week prior. Construction is expected to begin the end of March or the beginning of April. On a motion by Commissioner Anderson and a second by Commissioner Boykin the resolution was approved for recommendation to Full Board.

- A resolution approving a Notice of Public Hearing with respect to an amendment of the 2007/08 GO Zone and Per Capita Credit Qualified Allocation Plans to take advantage of the provisions of the **American Recovery and Reinvestment Act of 2009** (the "Stimulus Bill") to distribute competitively a portion of the Capital Funds and the Treasury Grants under the Stimulus Bill while simultaneously increasing funds available to low-income housing projects with allocated credits on a priority basis (i) first, with inefficient syndications and (ii) second, under construction with cost overruns; and providing for other matters in connection therewith.

Mrs. Evans began discussion and informed the Committee that there were two important components of the Recovery Act that deal with being able to fill gaps in or moving forward with projects that may be stalled because of financial situations. The T-Cap or Tax Credit Assistance Program, each agency or each state will be allocated a specific amount of money depending on the HOME formula to be able to assist tax credit projects that are currently in the pipeline that have been awarded in prior years and up until September 2009. The State of

Louisiana will be given a little bit over $39M to assist the projects with shortfalls. The credit exchange provision is another component of the Recovery Act that will benefit the Agency. This provision will allow, based upon a formula, for the State Housing Agency to be able to exchange credits for cash to fill gaps on projects that are currently stalled. Mrs. Evans conveyed that the Agency will have to perform due diligence to help projects that have inefficient syndication and help those projects that have encountered cost overruns. Chairman Madderra asked that the components be broken apart, first discussing the credit exchange. Chairman Madderrra asked if the 2009 credits that have not been allocated, what impact will this Act have in terms of the credit exchange provision. Mr. Wayne Neveu advised that the 2009 unallocated credits, the Agency has the option of swapping out the credits for treasury funds, but the limit is basically 40% of those credits. Mrs. Evans interjected by stating that 40% of the 2009 credits would be $9.8M not taking into account any disaster credits, it would be approximately $3.9-$4M dollars received from the treasury. Chairman Madderra questioned how the treasury would interact to get those funds to the developers or syndicators. Mr. Neveu answered that the exchange would be directly between the HFA and the treasury. He continued by stating the Agency must have the credits in hand and treasury provisions to enact the exchange. The credits would have to be voluntarily returned by the developer and the details of the exchange will be subject to a number of provisions. The statute does not mandate the turned in credits actually receive the cash, it is up to the allocating Agency. Chairman Madderra then asked what would be the motivation of a developer to turn in credits if it was at the Agency's discretion to give out the cash. Mr. Neveu answered that the syndicator could impose onerous guarantees or an asset management fee override that is taken even before surplus cash is determined. Chairman Madderra questioned if this resolution dealt with the 2009 Q.A.P. Mrs. Evans answered no it does not deal with the 2009 Q.A.P. Chairman Madderra requests an explanation on the effect of this Act on the 2008 Lightning round deals. Mr. Neveu answered that there would be no difference. The Agency could only exchange 40% of its Per Capita credits or any credits it receives from treasury. Only the 2009 credits will cap the exchange with treasury with respect to the 2009 Per Capita credits. Credits returned from a prior year's allocation or the credits that are carried over from a prior year into 2009 qualify for the 100% exchange at $.85 on $1. Chairman Madderra stated he felt as though staff needed an approved syndicator list or RFP syndicators for the deals. President Bailey advised that there is still a lot of tinkering and thinking to be done regarding this issue.

Mrs. Evans declared that this resolution is just a shell and the Agency will have to meet with syndicators and others in the tax credit industry for more information. She continued by saying the public hearing is scheduled for March 26, 2009. Chairman Madderra asked what timeline the Agency had to deal with in terms of the Stimulus Act. Mrs. Evans answered that she knew none at this time dealing with the tax credit exchange program. President Bailey imparted that the Agency's primary goal was to get the T-Cap funds done and then move on to the Tax Credits. Mrs. Evans informed the Commissioners that time is of the essence with the T-Cap funds and within 45 days of release, the Agency needs to detail a plan of action to HUD. Mr. Neveu also stated that if the Board determines to use limited T-Cap funds, projects will have to be reprocessed and can be subject to either the 07/08 Q.A.P. or the 2009 Q.A.P. 2007-2009 credits are eligible for T-Cap funds. Chairman Madderra stated that deals that would be ready to receive T-Cap funds would be those that participated in the Lightning Round.

Pam Hammond of the Elkins Law Firm asked if Bond projects are eligible for the exchange and Mr. Neveu answered no. Ms. Hammond questioned whether they would be eligible due to a lost syndicator because of a funding shortfall. Chairman Madderra answered that that would be a good question for the Public Hearing. Mr. Neveu stated that if the project requested HOME

funds and received the environmental clearances it would be easier to approve the exchange. Mrs. Evans disclosed that the date the Agency has chosen to receive developer requests for T-Cap funds is April 22, 2009. Discussion ensued but was inaudible due to the recording system. Chairman Madderra suggested using T-Cap funds on rural deals that have trouble receiving syndication.

President Bailey addressed the attendees in regard to the email blast letter that he sent out on the previous week. He asked that the developers fill the letter out and send them to their Congressional and Administrative contacts or send them back to the LHFA and we will send them out. The important thing is he stated, as stakeholders in this effort, it will take all of us and not one of us to implore Congress for help.

On a motion by Commissioner Anderson and a second by Commissioner Boykin the resolution approving a Notice of Public Hearing was approved for recommendation to Full Board.

- A resolution adopting the proposed policy authorizing the interchanging of unit sizes of **PSH Units** within approved projects receiving LIHTC and CDBG funding to meet the developer's PSH obligation under the Piggyback Program.

Mrs. Evans stated that this resolution will offer the developer flexibility to change the unit size; for example if a three bedroom unit had been set aside for PSH and the LLA has a need for a one-bedroom unit, it will allow for the developer to make that change. Staff has spoken with Christine Brewer as well as other LLA's concerning the use of exchanging the units and staff is bringing the policy before the Board so that they are aware of the procedures.

On a motion by Commissioner Boykin and a second by Commissioner Anderson the resolution adopting the proposed policy authorizing the interchanging of unit sizes of PSH Units was approved for recommendation to Full Board.

- Update on the 2009 Per Capita Draft Qualified Allocation Plan.

Mrs. Evans discussed that the draft copy of the Qualified Allocation Plan will be forthcoming after a meeting with LAAHP and at the month's end a draft will be circulated. Chairman Madderra requested a revised timeline be given to the Full Board at the March 11, 2009 meeting. Mrs. Evans stated that she would have that information available. Chairman Madderra requested that at the April meeting, the draft be sent out to the Board as early as possible. He would also like it sent out to the development community. Mark Turrentine requested that LAAHP receive a copy of the draft at the same time the Board receives it. Mrs. Evans advised that thedraft would be emailed out to the developers as well as posted to the Agency's website.

- Discussion of requests for reimbursement of fees paid on Low Income Housing Tax Credit Applications.

Michelle Diaz came forward and requested that the Agency review her request for reimbursement of award fees paid to the Agency. Ms. Diaz's credits were recaptured and due to the market crash, she stated that because of that extenuating circumstance, the Agency would honor the request.

Jamie Neville also requested his award fees be returned since he voluntarily relinquished the credits and because the credits were then given out, the fees he paid were also paid by another developer which would be a duplicate payment, he stated. Chairman Madderra stated that there is a distinction between the two requests because one had been recaptured and one developer had voluntarily returned the credits. Agency counsel Terri Ricks interjected and declared that there may be a constitutional issue and the Board may not be able to honor such a request because the funds are considered public funds. Chairman Madderra advised that this issue would be tabled until the April meeting and the constitutional issue was fleshed out.

Other Business.

Chairman Madderra then asked about 1000 homeless disability vouchers that would be made available, with over 700 in the City of New Orleans. He questioned who was controlling the vouchers and could they be used to fill the PSH units. Mrs. Evans stated that staff had not had a chance to review the information and would have information available for the April meeting.

Michelle Whetten with Enterprise Community Partners stated that Lafitte Redevelopment is expected to close within the next 30 days. Chairman Madderra asked if the credit swap aided the development and Ms. Whetten answered that it would because the one larger development was made into six smaller developments and the first phase would be closing shortly.

Since there were no other issues to be heard Commissioner Sonnier motioned for the meeting to adjourn and the motion was seconded by Commissioner Boykin. The meeting was adjourned at 3:20 p.m.

LOUISIANA HOUSING FINANCE AGENCY

MULTIFAMILY RENTAL ASSISTANCE COMMITTEE MEETING

Tuesday, March 10, 2009 @ 1:00PM

Guest Sign-In Sheet

GUEST NAME	FIRM

PLEASE, PLEASE PRINT

1.	Steve Perry	Perry Property Ent.
2.	Kathy Laborde	GCHP
3.	Lonc Jones	LJE LLC
4.	[illegible]	[illegible]
5.	Arby Smith	RichSmith Development
6.	Roger Kahn	[illegible]
7.	James Freeman	Standard Enterprises
8.	Joe Richard	R&R Developers

MULTIFAMILY RENTAL COMMITTEE MEETING
PLEASE PRINT CLEARLY

	GUEST NAME	FIRM
9.	James Neville	Neville Development
10.	Stephen Favorite	SRF Group
11.	Pam Hammond	Elkins, PLC
12.	Mark Tarrentine	Standard Enterprises, Inc
13.	Murray Calhoun	MRC-RE LLC
14.	Emily Osthus	Woodward Interests
15.	Pansy Sanford	Our Plan B
16.	Larry Hozz	our plan B
17.	LaTosha Overton	STAFF
18.	Ronald Burrough	Staff
19.	Monica McKay	Columbia Residential
20.	Will Belton	AAmazon
21.	Joshua Gibbs	Affordable Housing Services

MULTIFAMILY RENTAL COMMITTEE MEETING
PLEASE PRINT CLEARLY

	GUEST NAME	FIRM
22.	Makeisha August	Staff
23.	Byron Turner	Fannie Mae
24.	Kevin Harvey	Staff
25.	Michelle Whetten	Enterprise
26.	Robert Whittington	Resource Fdn
27.	Charlotte Bourgeois	Providence Community Housing
28.	Mattye Gourlsby Jones	Coats Rose
29.	Archie JONES	GEMINI
30.	J. Venegas	UNITY
31.	Abby Johnson	UNITY/CGI
32.	Amber Seely	Renaissance Neighborhood Dev. Corp. / NOA
33.		
34.		
35.		

DECISION BRIEF:

Increase in the costs of issuance relating to $57,500,000 in Multifamily Housing Revenue Bonds for GMF-Louisiana Chateau located in Lafayette, Lafayette Parish, Louisiana and Lake Charles, Calcasieu Parish, Louisiana

Issue

This resolution is requesting the Board's approval of an increase in the costs of issuance approved by Global Ministries Foundation (GMF) relating to an issue of not exceeding $57,500,000 Multifamily Housing Revenue Bonds and to further request that the State Bond Commission approve the increased costs of issuance that will be paid by the Developer/Owner.

GMF is acquiring and redeveloping seven (7) multifamily residential complexes located in Lafayette, Lafayette Parish and Lake Charles, Calcasieu Parish, LA. Forty percent (40%) of the 1,105 rental units will be set-aside for households whose incomes are at or below 60% of the area median income

On November 20, 2008, the State Bond Commission gave approval of the Bonds and also approved a costs of issuance based upon a single series of bonds that Bond Counsel advises were "pari passu" (all bonds equally secured by the trust estate without any priority of one bond over another). Since that November 20th approval, the Developer/Owner re-structured the Bonds into three (3) separate series to finance the seven (7) separate projects but with each series having a different priority on the aggregate cash flows of the seven projects.

On October 15, 2008, the Louisiana Housing Finance Agency's Board of Commissioners approved a resolution authorizing the issuance of Multifamily Housing Revenue Bonds not exceeding Fifty-Seven Million Five Hundred Thousand Dollars ($57,500,000.00) in one or more series with legal fees in the LHFA bond application ($215,000) for Bond/Issuer/Tax Counsel ($150,000)and Underwriter's counsel ($60,000) exceeding the aggregate legal fees submitted in the State Bond Commission's application of $149,025 by $65,975. Peck Shaffer & Williams, which is increasing from $60,000 to $89.000. GMF has approved the increase in the costs of issuance.

The Projects are:

Le Chateau: A 200 unit garden style multifamily asset located at 4404 Canal St., Lake Charles, LA. The average unit is 958 square feet.

Mon Chateau: An 80 unit garden style multifamily asset located at 2820 Louisiana Ave., Lafayette, LA. The average unit is 824 square feet.

Pinhook South: A 240 unit garden style multifamily asset located at 200 Merchants Blvd., Lafayette, LA. The average unit is 815 square feet.

Shadowood: A 180 unit garden style multifamily asset located at 1045 Walters St., Lake Charles, LA. The average unit is 854 square feet.

Suffolk Manor: A 220 unit garden style multifamily asset located at 2960 Lake St., Lake Charles, LA. The average unit is 890 square feet.

Trace: An 80 unit garden style multifamily asset located at 211 Louie St., Lake Charles, LA. The average unit is 907 square feet.

Willowbend: A 105 unit garden style multifamily asset located at 1515 W. McNeese St., Lake Charles, LA. The average unit size is 725 square feet.

Pros:

- LHFA will continue its mission of providing safe, decent and affordable housing for low to moderate-income families by financing the acquisition and redevelopment of the seven (7) projects
- The increase in the aggregate cost of issuance approved by the LHFA in the application is only $8,650 and is reasonable and customary and is covered by the Developer/Owner.
- If not approved, Bond Counsel and Underwriter's Counsel will be structuring three (3) bond series in a manner that is materially different than the original engagement without an increase in fees.

Cons: None, since the Developer/Owner has approved the increase in fees and will pay for the increase.

Recommendation:

Staff recommends approval of this request.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution approving an increase in the costs of issuance relating to an issue of not exceeding fifty-seven million five hundred thousand dollars ($57,500,000) Multifamily Housing Revenue Bonds (GMF-Louisiana Chateau Project) in one or more series to finance the acquisition, rehabilitation and equipping of multiple multifamily housing developments within the State of Louisiana; 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, on October 15, 2008, the Board of Commissioners of the Agency (the "Board") adopted a resolution authorizing the issuance of not exceeding fifty-seven million five hundred thousand ($57,500,000) Multifamily Housing Revenue Bonds (GMF-Louisiana Chateau Project) in one or more series (the "Bonds") and the execution of the preliminary agreement relating thereto; and

WHEREAS, on November 20, 2008, the State Bond Commission gave approval of the Bonds in a single issue of bonds, including the costs of issuance of the Bonds; and

WHEREAS, it has been determined that the Bonds will now be issued in three (3) separate issues of bonds to finance seven (7) separate projects; and

WHEREAS, the Developer/Owner of the Projects has approved an increase in the costs of issuance based upon the structure of three (3) separate series; and

WHEREAS, the Board now desires to request that the State Bond Commission approve the costs of issuance that will be paid by the Developer/Owner; and

WHEREAS, the revised costs of issuance are set forth on Exhibit A attached hereto;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency, that:

SECTION 1. The revised costs of issuance attached hereto as Exhibit A are hereby approved.

SECTION 2. Bond Counsel is hereby authorized to submit Exhibit A to the State Bond Commission for approval.

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 8th of April, 2009.

_____ _____

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, do hereby certify that the foregoing two (2) pages constitute a true and correct copy of the resolution adopted by said Board of Commissioners on April 8, 2009, entitled: "A resolution approving an increase in the costs of issuance relating to an issue of not exceeding fifty-seven million five hundred thousand ($57,500,000) Multifamily Housing Revenue Bonds (GMF-Louisiana Chateau Project) in one or more series to finance the acquisition, rehabilitation and equipping of multiple multifamily housing developments within the State of Louisiana; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 8th day of April, 2009.

_____
Secretary

(SEAL)

LHFA Project No. _____
(For Agency Use)

LOUISIANA HOUSING FINANCE AGENCY
MULTI-FAMILY PROJECT SUMMARY

Date: 09-18-08

(1) **PROJECT NAME:** GMF-Louisiana Chateau (Seven (7) MultifamilyAffordable Properties Compress)

(2) **AMOUNT OF BOND ISSUE REQUESTED (NOT TO EXCEED):** $ 57,500,000.00

(3) **PROJECT DESCRIPTION:**

1) Number of Units 1,105
2) Total Land Area 47 Acres
3) Density: 24 # of Units per Acre
   Low Rise 1,105 High Rise 0
4) New Construction: _____
   Rehabilitation: ✓
5) Land Control: Current Legal Owner of Land:
   AOH Louisiana Chateau, LLC
   Contract to Acquire Land by 12-01-08 (date)
   or
   Option to Acquire Land by _____ (date)
6) Number of Parking Spaces Per Unit 2
7) Census tract where Project located See PS3(7)
8) State Representative District PS3(8)
   Name of Representative (see attached)
9) State Senatorial District PS3(9)
   Name of Senator (see attached)

(4) **LOCATION: (STREET ADDRESS OR LEGAL DESCRIPTION OF LAND AND PARISH):** 7 Properties located in LaFayette and Lake Charles, Louisiana
See attachment PS(4), address roster

(5) **CONTACT PERSON FOR PROJECT:** Rev. Richard L. Hamlet

Phone: 901-684-5556

(6) **DEVELOPMENT TEAM:**

Project Summary (3) (7)

Census Tracts where Projects located
GMF-Louisiana Chateau Project

Le Chateau: Census Tract 19.02

Mon Chateau: Census Tract 12

Pinhook South: Census Tract 14.05

Shadowood: Census Tract 11

Suffold Manor: Census Tract 7

Trace: Census Tract 7

Willowbend: Census Tract 19.02

Project Summary (3), Sections (8) and (9)
State Representative/Senatorial District Information
GMF-Louisiana Chateau Project

Le Chateau
State Representative District 36- Chuck Kleckley
State Senatorial District 27- Willie Landry Mount

Mon Chateau
State Representative District 44- Rickey Hardy
State Senatorial District 24- Donald Cravins Jr.

Pinhook South
State Representative District 43- Page Cortez
State Senatorial District 23- Mike Michot

Shadowood
State Representative District 36- Chuck Kleckley
State Senatorial District 27- Willie Landry Mount

Suffolk Manor
State Representative District 35- Brett Geymann
State Senatorial District 27- Willie Landry Mount

Trace
State Representative District 35- Brett Geymann
State Senatorial District 27- Willie Landry Mount

Willowbend
State Representative District 36- Chuck Kleckley
State Senatorial District 25- Dan W. Morrish

Project Summary (4)
Street Address
GMF-Louisiana Chateau Project

Le Chateau
4404 Canal St
Lake Charles, LA 70605

Year of Construction: 1970
Units: 200

Mon Chateau
2820 Louisiana Ave
Lafayette, LA 70501

Year of Construction: 1970
Units:80

Pinhook South
200 Merchants Blvd
Lafayette, LA 70508

Year of Construction: 1978
Units: 240

Shadowood
1045 Walters St
Lake Charles, LA 70607

Year of Construction: 1981
Units: 180

Suffolk Manor
2960 Lake St
Lake Charles, LA 70601

Year of Construction: 1966
Units: 220

Trace
211 Louie St
Lake Charles, LA 70601

Year of Construction: 1973
Units: 80

Willowbend
1515 W. McNeese St
Lake Charles, LA 70605

Year of Construction: 1975
Units: 105

Total Units: 1,105

Developer: GMF Preservation of Affordability Corp
65 Germantown Ct Cordova, TN 38018 Contact: R Hamlet
Phone: 901-684-5556

Architect: Not Applicable
Contact:
Phone:

General Contractor: Not Applicable- Owner managed construction pl
Contact: Phone:

Attorney: Glankler Brown, PLLC
One Commerce Memphis, TN 38103
Contact: C Lamberson Phone: 901-525-1322

Lending Institution to Originate Mortgage Loan (if known): TBD
Contact: Phone:

Provider of Credit Enhancement on Mortgage Loan (if known): TBD
Contact: Phone:

Investment Banker for Bonds Publicly Offered (if known): Merchant Capital
2660 EastChase Lane Ste 400 Montgomery, AL 36117
Contact: J Rucker Phone: 334-834-5100

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

(7) **ZONING:** Multifamily
Existing Usage

(8) **UTILITIES:** Municipal utilities for sewage, gas, water, and electric are functional and in place now at the projects

(9) **FAIR MARKET VALUE OF PROJECT PROPERTY:** $ 60,000,000.00

Specify date of most recent appraisal: in progress

(10) **FINANCIAL INFORMATION:** Amount

SOURCES OF FUNDS:

Bond Proceeds	$ 57,500,000	_____% Dev. Cost
Other Sources (list)		
_____	$_____	_____% Dev. Cost
_____	$_____	_____% Dev. Cost
_____	$_____	_____% Dev. Cost
TOTAL FUNDS		$ 57,500,000.00
LAND COSTS	$ 1,500,000.00	$_____ per sq. ft.
BUILDING ACQUISITION COSTS (less Land costs)	$ 50,728,750	$_____ per D/U
CONSTRUCTION (or Rehabilitation Costs)	$ 500,000.00	$_____ per D/U

PROFESSIONAL FEES:

	Amount	% of Total Funds
Architectural	$_____	_____%
Engineering	$_____	_____%
Legal:		
Counsel to Issuer	$ 50,000.00	_____%
Bond Counsel	$ 75,000.00	_____%
Special Tax Counsel (specify firm name)		
_____	$ 25,000.00	_____%
Other Legal (specify firm & purpose)		
Real Estate-Local	$ 25,000.00	
Borrower	$ 65,000.00	
_____	$_____	
_____	$_____	
_____	$_____	_____%
_____	$_____	_____%
Total Professional Fees	$ 240,000.00	_____%
Bond Debt Service/Project Reserve Accounts	$3,550,000	

UNDERWRITING:

Management Fee	$ 718,750.00
Sales Commission	$_____
Underwriter's Counsel	$ 60,000.00

Net to Underwriters $_____

Expenses (list)

_____

_____

_____

_____

_____ $_____

Total Underwriting Fee: $ 778,750.00

COSTS OF ISSUANCE:

Printing	$ 5,000.00
Publishing/Advertising/ Recording	$_____
Rating Expense	$ 70,000.00
Letter of Credit Fees and other credit expenses	$_____
Consultants	$_____
Insurance	$_____
Issuer's Financing Fees	$ 60,000.00
Trustee Bank's initial fee and expenses	$ 7,500.00
Other:	
Bond Commission Fees	$ 60,000.00
Accountant Verification	$_____

Total Costs of ~~Insurance~~ Issuance $ 202,500.00 $_____ per D/U

Amount of Mortgage Requested $ 57,500,000 %_____ of Total Costs

(11) **UNIT TYPES:**

All (100%) 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.	32	575				
1 BR	491	725			200	725
2 BR	505	1025			242	1025
3 BR	77	1200				
Other						
TOTAL	1105	3525			442	1750

Estimate Market Rents For Non-Low Income Units:

Total Total

Unit Type	Total Units	Monthly Rent Per Non-LIU	Annual Rent of Non-LIU's
Eff.	32	510	195840
1 BR	291	600	2095200
2 BR	263	695	2193420
3 BR	77	765	706860
Other			
Total	663	652.50 *	5191320

*Average monthly rent per non-LIU

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

Unit Type	Present Rent Monthly	Present Rent Annual	Sq. Ft./Month
Eff.	16320	195840	
1 BR	294600	3535200	
2 BR	350975	4211700	
3 BR	58905	706860	
Other			
TOTAL	720800	8649600	

Have interior and exterior photographs of Project been attached?
Yes ✓ No _____

Will any of the present tenants be displaced because of higher rents due to rehabilitation?
Yes _____ No ✓

If yes, approximately how many? _____

Is there a relocation plan? Yes _____ No _____ N/A

Please briefly describe relocation plan (Submit detailed relocation plan when completed)
Not Applicable

(13) **VACANCY RATE:** The present vacancy rate in the general market area is 7.00 %.

(14) **AREA MEDIAN INCOME:** Median income in area according to HUD is $55,200.00 .

(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.

__✓__ 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 _____ 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 __✓__ 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.

See attached summary of Resident Benefit Program

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.

GMF - Louisiana Haven, LLC (TBF)
PROJECT OWNER

By: Richard Hamlet
Authorized Representative

President, GMF-Preservation of Affordable, Corp, As Sponsor/Owner/Sole member TD

Dated: 7-17-08

EXHIBIT I

GMF Louisiana Chateau Project
Resident benefit/support plan

With regard to the mission aspect of GMF in owning and operating affordable multifamily housing units, the following are some specific venues which we plan to commence once we are able to acquire the Louisiana Chateau pool of low-moderate income multifamily units. . Each of these items is consistent with our GMF parent mission statement, which is, "to multiply missions, monies and mentoring around the Globe for the temporal and eternal welfare of persons in need". Within our national affordable housing development program, each affordable housing community with which we are privileged to sponsor and develop is a specific project within our national outreach to improve the quality of life for those in our country who are in the lower income profile. Our desire is not only to provide safe, decent, and sanitary housing, but also to give our residents access to educational and training venues which should improve their toolset in becoming more productive and gratifying citizens in their local community and of this country.

A. **Upon the closure of this housing asset pool , with 1,105 rental units there will be approximately 3,000 individuals (adults and children) who will live in our housing community and we will have the opportunity as owner to provide them with beneficial supportive services on site including the following:**

    1. **Access to after school child care for Single Parents**
    2. **Job training/vocational enhancement workshops**
    3. **Computer learning/training sessions**
    4. **Literacy training and Hygiene/Housekeeping instruction**
    5. **Access to pregnancy counseling professionals**
    6. **Access to Alcohol/Drug dependency rehabilitation**
    7. **After school tutoring assistance for middle school age residents**

In addition to these "social" services to be provided at no cost to the residents, there will be other services offered to our residents which are "voluntary" and available for our residents including:

1. **Group sessions for residents who desire to discuss major life issues and consider practical solutions to numerous real time stress related issues**
2. **A resident "alert line" phone number to call in crisis situations that may arise.**

Since our residents will be hard working adults who have limited leisure time available during their busy weeks, these offered supporting services will be a

positive ingredient in improving their quality of lives and " networking" socially without any additional cost to them. Thus, we are not only providing "affordable" rental housing in quality apartment homes but also giving them the opportunity to take advantage of other needed supportive services. IT IS IMPORTANT TO KNOW THAT EVERYTHING WE DO IN ONSITE MINISTRY WILL BE COMPLETELY VOLUNTARY FOR OUR HOUSING RESIDENTS. ANY GROUP GATHERINGS WILL BE ABSOLUTELY VOLUNTARY, WITH NO BIAS, PREJUDICE OR DISCRIMINATION AGAINST ANY RESIDENT WHO CHOOSES NOT TO PARTICIPATE IN THE ACTIVITIES WE MAKE AVAILABLE TO ALL OUR RESIDENTS. We will comply by law with the Fair Housing Act and no prospective resident or current resident will be treated any different under the terms of their lease due to their participation or lack thereof in any " voluntary" offered supportive service provided by GMF

Our supportive services plan at the Louisiana Chateau properties will involve networking with local metro/ parish domiciled charitable outreach groups, both faith based and non faith based. Our goal is for these venues to materialize sooner rather than later, although the pace implantation will vary based on the coordination of the local volunteers/workers who will commit to helping us make our vision for this housing community a reality. We will have a resident supportive services coordinator assigned to this housing community to oversee the resident benefit services program. Each of the venues provided for our resident will be no cost to the resident.

In addition, within the operating plan of the Chateau projects, as a charitable housing sponsor our goal will be to include the following rental " subsidy" for qualifying residents who meet our resident selection criteria , in conformance with HUD's Fair Housing guidelines:

Residents whose household income is "very low" – 50% of AMI- $ 50 a month discount from market rents in effect on site.
Residents whose household income is 60% of AMI- $ 35 a month discount from market rents in effect on site.
Residents whose household income is 80% of AMI $ 15 a month discount from market rents in effect on site.

Approximately $57,500,000
LOUISIANA HOUSING FINANCE AGENCY
Multifamily Housing Revenue Bonds
(Global Ministries Fellowship Pool Project)
Series 2008

Distribution List

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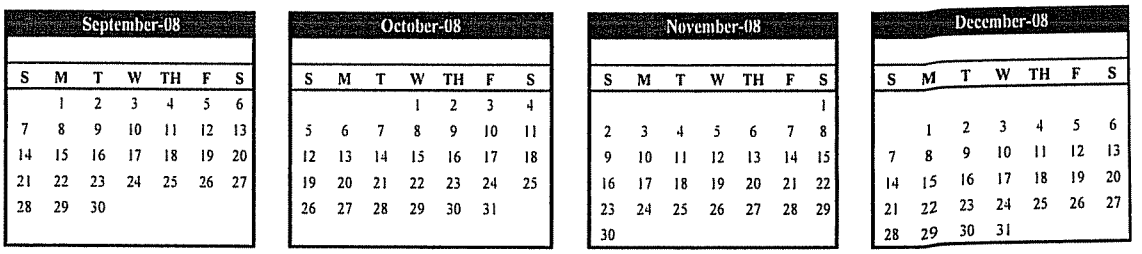
Approximately $57,500,000
LOUISIANNA HOUSING FINANCE AGENCY
Multifamily Mortgage Revenue Bonds
(Global Ministries Pool Project)
Series 2008



September-08

S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October-08

S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November-08

S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December-08

S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FINANCING TIMELINE

Date	Task	Responsibility
Week of 9/1/08	Application into Standard & Poor's.	D
9/4/08	Standard & Poor's engaged	RA/D
9/8/08	Third party reports ordered	D
TBD	**Working Group Conference Call**	**ALL**
Week of 9/15/08	Financial/Operating information on pool, project and sponsor submitted to S&P	D
TBD	**Working Group Conference Call**	**ALL**
9/22/08	Bond Application Submitted to LHFA	D
9/29/08	Third parties received	D
TBD	**Working Group Conference Call**	**ALL**
10/8/08	LHFA Board of Directors Meeting: Bond Inducement Resolution	I, IC, BC
10/10/08	Complete Bond Commission Application Submitted	D, DC
TBD	**Working Group Conference Call**	**ALL**
Week of 10/13/08	Initial Bond and Offering Documents Circulated	BC, UWC
TBD	TEFRA Hearing	I, IC, D, BC
10/20/08	Comments due on documents	
TBD	**Working Group Call**	**ALL**
10/27/08	Bond and Offering Documents Circulated in Substantially Final Form	BC, UWC
11/6/08	Standard & Poor's site visit	D/RA
11/12/08	LHFA Board of Directors Meeting: Pass Bond Parameters Resolution and Authorize Bonds	I, IC, BC
11/20/08	Louisiana State Bond Commission Application Approval	I, IC, BC
Week of 11/24/408	Receive ratings on Bonds	RA

Week of 11/24/08	Mail POS	UW/UC
11/24/08-12/5/08	Survey market; price Bonds	UW
12/15/08	Preclosing	ALL
12/16/08	Close and fund	ALL

Working Group Responsibility Abbreviation Key

I	Issuer	LHFA
IC	Issuer's Counsel	LHFA –
BC	Bond Counsel	Foley & Judell, L.L.P.
D	Developer / Sponsor	Global Ministries Fellowship
DC	Developer's Counsel	Glankler Brown
UW	Underwriter	Merchant Capital, L.L.C.
UWC	Underwriter's Counsel	Peck, Shaffer & Williams, LLP
SBH	Subordinate Bondholder	Susquehanna International Group, LLP
T	Trustee	Bank of New York
TC	Trustee Counsel	TBD
RA	Rating Agency	Standard and Poor's

GMF Housing Board
Biographical Information

Chairman/CEO- Rev Richard Hamlet- 47

- **15 years of investment real estate experience prior to his ordination to full time ministry work in 1997.**
- **Served as a Development principal with Tesco Development Inc, a Memphis, TN based multifamily real estate company, which for over 25 years has managed between 5,000 and 10,000 HUD subsidized and conventional affordable housing units in 20 different states.**
- **Was responsible for the origination, development, and/or financing of over 8,000 multifamily units between 1985 and 1998, with both taxable and tax exempt capital issues for both For Profit (corporate account) and selected 501c3 Housing Corporation clients , at both Tesco and for his own account. The total par amount of the capital raised for affordable housing development and acquisitions exceeded $ 400,000,000**
- **Performed extensive asset management services for portfolio properties acquired and/or constructed, overseeing property managers utilized by developer clients.**
- **See Credentials on www.globalmf.net under Board of Director link**

Board Member - Alan Swafford – 53, Secretary of the Board

- **See Credentials on www.globalmf.net under Board of Director link**
- **Financial Executive with National bank headquartered in Memphis, Tn**
- **30 years experience in commercial and multifamily lending throughout the United States**
- **Originated several hundred million dollars of multifamily loans through both conduit and agency programs.**
- **Extensive training in investment real estate analysis and review of property management procedures/guidelines**

Board Member- Dr. Thomas Stovall – 51

- **See Credentials on www.globalmf.net under Board of Director link**
- **Philanthropist in transient housing/medical clinics work**
- **Experience in private real estate investments for his own account**
- **Successful in multiple venture capital investment programs and presently leading a new ownership group in forming a new Memphis based Commercial bank on which he will serve on the Board of Directors**

Parent GMF board resources:

Mrs. Ginger Hamlet, for over 25 years has been a Shareholder and Director in Tesco Development Inc, a closely held real estate company based in Memphis. Ginger has worked extensively in both the receivable and payables side of the central property management office function. She, also, with her husband Rev. Hamlet, have owned interests in family partnerships through the years which owned and operated multifamily housing.

GMF presently owns and operates Peppermill Farms, a 160 unit affordable multifamily asset located in Indianapolis, Indiana, which was purchased in May 07 using a taxable FNMA/Prudential A/B piece capital structure. Additionally, GMF recently purchased and now owns the Mann Village multifamily units in Indy, a 336 unit affordable housing community financing with a Senior/Sub tax exempt 501 c 3 bond structure through the City of Indianapolis, Indiana

Additionally, GMF, through the operations of its predecessor missions agency which merged with GMF in early 2004, has administered and managed over 400 separate housing units (1-4) in West Texas, through the development/sale/financing of these units to affordable housing residents in the Wichita Falls, Texas vicinity. The total dollar amount of these real estate transactions has been well over 15 million dollars, on a current cost adjusted basis, with a local property management firm handling the on site management/administration in that venture. Additionally, over the past several years, this missions unit of GMF has constructed building projects around the world, on every continent, with a total estimated replacement cost value now exceeding 23 million dollars, those housing/educational/health care facilities now managed and operated by the GMF division unit in the country or region or GMF field partner organizations. These housing units range from multi story children homes to basic brick/wood/tin homes around the world. It was the combination of this significant history of building/housing projects around the world with the 50 years plus of hands on housing experience within the GMF personnel team upon which the parent board made a decision to create GMF-Preservation of Affordability Corp. (PAC) as a separate 501 C3 housing corporation under the GMF parent missions organization, for the purpose of providing safe, decent, and sanitary housing for low to moderate residents around the country. The application for GMF's separate IRS tax exempt determination letter to develop and operate low-moderate income housing was submitted in March 2004, with the final IRS approval letter received in December 2004.

SUMMARY OF GMF- PRESERVATION OF AFFORDABLITY CORP (PAC), AFFORDABLE HOUSING PLAN

GMF-Preservation of Affordability Corp exists for the purpose of providing affordable housing for low-moderate income residents around the country. Presently, the corporation is actively pursuing the acquisition and development of affordable housing communities in different geographical regions of the United States, in order to provide diversity for our charitable operations of providing safe, decent and sanitary housing for low income residents nationwide.

All of the organization's charitable activities will be in operating affordable housing, some with a limited assisted living component , though still independent in nature, and some with students as target residents, though the majority of the properties to be occupied by either family or elderly residents. GMF mission is to provide an affordable housing community which operates in the most efficient manner, taking advantage of all legal and financial means to reduce the rental costs to residents, and thus reduce the percentage of the resident's household income which must be utilized to pay for monthly rent and utilities. GMF targets 30% of eligible, qualifying prospective resident's incomes, as the maximum amount to be charged in the monthly rental costs included in the resident's lease.

As a professional charitable provider of affordable housing, GMF seeks to incorporate into its operating plan for each solely owned and operating housing community the following criteria:

1. At all times from the inception of the affordable housing communities, until the subsequent disposition of the housing assets, to operate the properties in full compliance with IRS Rev. Proc. 96-32, " Safe Harbor guidelines" for low income housing providers, with our additional organizational objective of operating the properties with up to 85% versus 75% of the rental units being occupied with residents whose household incomes are below 80% of the area median income limits as adjusted for household size. With regard to the minimum set aside units for "very low income limits" on properties with those required resident income profiles , our goal is to operate the housing communities with either 25 % of the residents at or below 50% of the area median income limits, or 50 % of the residents at or below 60% of the area median income limits. It is our goal in this charitable endeavor to assist our residents with affordable rental rates, subject to the market comparables, where no resident will pay no more than 30% of his/her household incomes for monthly housing costs, with the residents whose incomes are higher on a comparative basis able to "subsidize" some of the operational costs allocated to the very low income units, through adjustments to rental rates and/or available rental subsidies in the community.
2. Since GMF will in all cases engage third party professional property management firms to handle the onsite management of the affordable properties, the organization warrants that it will comply with Rev. Proc. 97-13, the Guidelines on Management contracts avoiding Private Use benefits, and strictly adhere to the intent as well as the letter of the revenue

procedure, entering into arms length service agreements with the avoidance of " related party" contracts, and abstaining from contractual relationships with GMF board members , which in any way could result in a " private use" benefit to the board member. Our standard Property Management contracts with third party professional vendors will be normally a one year agreement, renewable at the direction of the GMF board of directors, cancelable for cause during the term of the agreement, normally a percentage of monthly rental revenues received from the residents of the housing community, set at a verifiable and confirmed "market" rate for property management services.

3. In implementing its housing plan of action, GMF will secure the most advantageous sources of capital to finance the development of its affordable housing communities. GMF will secure permanent debt capital financing, amortized over many years, in order to be able to implement its affordable housing plan. Our housing capital structure utilizes both conventional taxable mortgage debt as well as tax exempt housing revenue bonds, when accessible in the locale where an affordable housing property is located. Due to the lower cost of capital of tax exempt " municipal" housing revenue bonds issued through duly formed public agencies around the country, the organization will seek to secure these types of permanent debt capital instruments, which is consistent with it's charitable purpose, namely to reduce the cost of housing for low income residents nationwide. GMF will seek to "pass along" these reduced costs of capital achieved through the issuance of tax exempt housing revenue bonds, in the way of lower rental rates versus the "comparable" commercial housing providers in the specific markets where the housing communities are located. GMF recognizes the tremendous benefit inuring to it on account of the tax advantaged issuance of mortgage debt capital through bond instruments, and accordingly will proceed in diligence with the intention of in effect subsidizing the rental rates of the low income residents through this lower cost of debt capital, thus making the housing community also more competitive in the marketing and leasing of the rental units. In cases where taxable debt capital is utilized in the acquisition of an affordable asset, the capital markets today give us several viable financing options to consider in choosing the vehicle we will utilize. Our housing plan incorporates the infusion and commitment of equity capital to complete the contractual requirements on our acquisitions. GMF has numerous financing and equity partners who are committed to working with us as we focus on specific affordable housing opportunities nationwide. GMF takes full responsibility , as owner, for the effectuation of this charitable plan of action, and will only delegate with owner supervision , not transfer without monitoring, this objective to the on site management plan followed by the contract management vendor.
4. A critical component of the affordable housing plan to be developed by GMF is the provision of superior supportive services to the residents of our housing communities. Since GMF is a supporting organization to its parent, GMF, whose mission and ministry is to be a national and global missions organization meeting the physical, material, and spiritual needs of

individuals around the globe, the housing plan will necessarily involve the networking, outsourcing, and internal generation of a wide variety of charitable, supportive services, to hopefully improve the quality of living for the low income residents of the housing communities. These services will vary based on the specific location, and resident mix of the housing communities, but examples of services include job training, after school child services, computer literacy services, housekeeping improvement seminars, event outings, transportation access, financial/budget planning training, medical assistance access, etc. Recognizing that the charitable services provided benefit directly the residents in improving their quality of life at a nominal cost, if any, in effect being included in their " rent", GMF also views these supportive services as critical to the process of improving the economic viability of each housing community, to improve things such as the timing and consistent payment of rent by low income residents, the higher sensitivity of residents for the need to take care of their housing unit as a matter of self esteem and betterment, which should reduce maintenance operating costs to the owner with the reduction of " trashed" or " damaged" housing units by irresponsible residents, as well as just unifying the residents into a more neighborly and cooperating resident profile, including such things as " neighborhood watch" and " buddy" systems between residents, to help alleviate crime /drug problems in housing communities, the increased cost of deterring and removing of which is absorbed by the owner but ultimately will have to be passed on to community residents in order for the properties to be financially self sustaining.

5. Within the GMF housing plan, the pursuit of affordable housing properties consists of the goal of owning and operating low income properties in different geographic, economic and demographic sections of our country, achieving diversification in the development of the housing portfolio. For each affordable property to be acquired or developed, GMF will form a special purpose limited liability corporation (LLC), of which it will be the Managing Member, pursuant to state law where the affordable property is located, thus providing a single asset, bankruptcy remote conduit entity, thus satisfying the legal and financial requirements of the debt capital providers, whereby the property will secure the financing and will not be " combined" with other GMF housing communities. This requirement of a single asset conduit entity, whereby GMF conducts its charitable housing program in furtherance of its mission and purpose, is an industry standard in both conventional and tax advantaged capital markets, and as such, allows the organization to raise the capital necessary to compete with other commercial housing owners who have access to many more types of " equity" type acquisition capital. Thus, though each low income housing property will be owned in title by a " subsidiary" fully pass through conduit single asset entity, GMF-PAC as the managing member will control each and all aspects of the operations of the affordable housing properties, in substance being the same as owning the housing units directly, such ownership vehicle normative in the secured real estate capital markets today. Each housing community,

acquired and operated through the single asset pass through corporations, will in all manners be the same functionally as its sole member, GMF-PAC, which is facilitating its charitable housing plan through its housing corporation. In addition to the 501C3 subsidiary corporation 100% fee simple ownership of affordable units, GMF-PAC will also sponsor and structure Section 42 Low Income Housing Tax Credit developments in partnership with for profit investor partners , utilizing private activity volume cap bond allocations available to GMF within each state of reference where qualifying low income multifamily properties are secured. The type of acquisition structure to be utilized by GMF will depend on multiple circumstances and conditions, and are evaluated on a deal by deal basis. The bottom line remains, irrespective of the ownership and capital structure, that the housing program's primary objective is the ownership and operation of safe, decent , and affordable housing to qualifying low income residents nationwide.

The Apartment Report ™

CRITTENDEN RESEARCH, INC. · P.O. BOX 1150-NOVATO, CA 94948 · CUSTOMER SERVICE: (800) 421-3483
Vol. 18, No. 27 July 21, 2008

TRANSACTIONS VELOCITY DOWN, VOLUME UP

How does the half-year mark look for apartments? Median caps increase .25% to .50%, touching the mid-6% range, pricing inches up 5% and larger transactions worth at least $95M hit the market. Still, investment dollars prefer the multifamily sector. Despite an 80% drop in transaction velocity in select markets, year-over-year, overall sales volume climbs at least 50% in areas like the Mid-Atlantic. What to expect in the next half? Higher caps and pricing should equate higher volume. However, some hot markets like Seattle could see cost/unit dip $30K. Those affordable prices should decrease LTV ratios, easing underwriting hurdles. Government agencies finance less than 30% of the deals and more buyers step in and assume existing debt. Expect buyers like **UDR Inc.**, **Wasatch Property Management**, **RCMG**, **Baron Real Estate Inc.** and **Global Ministries Fellowship** (GMF) staying active in markets with stable fundamentals, attractive caps and pricing.

Indiana

Watch as limited opportunistic deals push REITs out from the region. Revenues see a 5% average increase. Indianapolis transactions topping $5M decrease by more than 20% in the last 12 months. Sales prices rise about 4% with caps in the 7% range. Expect out-of-state buyers to seek Class-A properties while regional players reposition their portfolios containing Class-B/C properties in Indianapolis submarkets.

GMF makes its second multifamily purchase and hopes to reach up to 2,000 affordable units by the end of the year. **GMF-Mann Village LLC** pockets the 336-unit **Mann Village Apartments** in Indianapolis for $13.5M and a 7.25% cap based on actuals, using 501(c) 3 bonds. **Pedcor Companies**, which built Mann Village in 1990, is the seller. Pedcor operated the units as low-income housing. GMF President Rev. **Richard L. Hamlet** intends to flip the 54-acre property into affordable housing targeting independent seniors, for whom the single story buildings are ideal. Rents are currently 60% of the AMI (area median income) and will roll up about 8% in the next six to eight months. The property is 94% occupied and has ones and twos split 50/50. Unit sizes range between 800 s.f. and 1,000 s.f. Hamlet plans to maintain occupancy levels at around 92% to 93%. Look for property upgrades including roof and exterior wood replacements. GMF aims to outsource 50% of construction work to minority- and women-owned business enterprises. Count on GMF shopping for C+, B- and B assets with at least 100 units at 7.5% to 8% caps in the Southeast and Midwest. The organization has two deals under contract and two letters of intent — a Memphis property comes on line next month. Tax credit deals typically see 10% to 12% returns on equity.

Global Ministries Foundation (GMF)

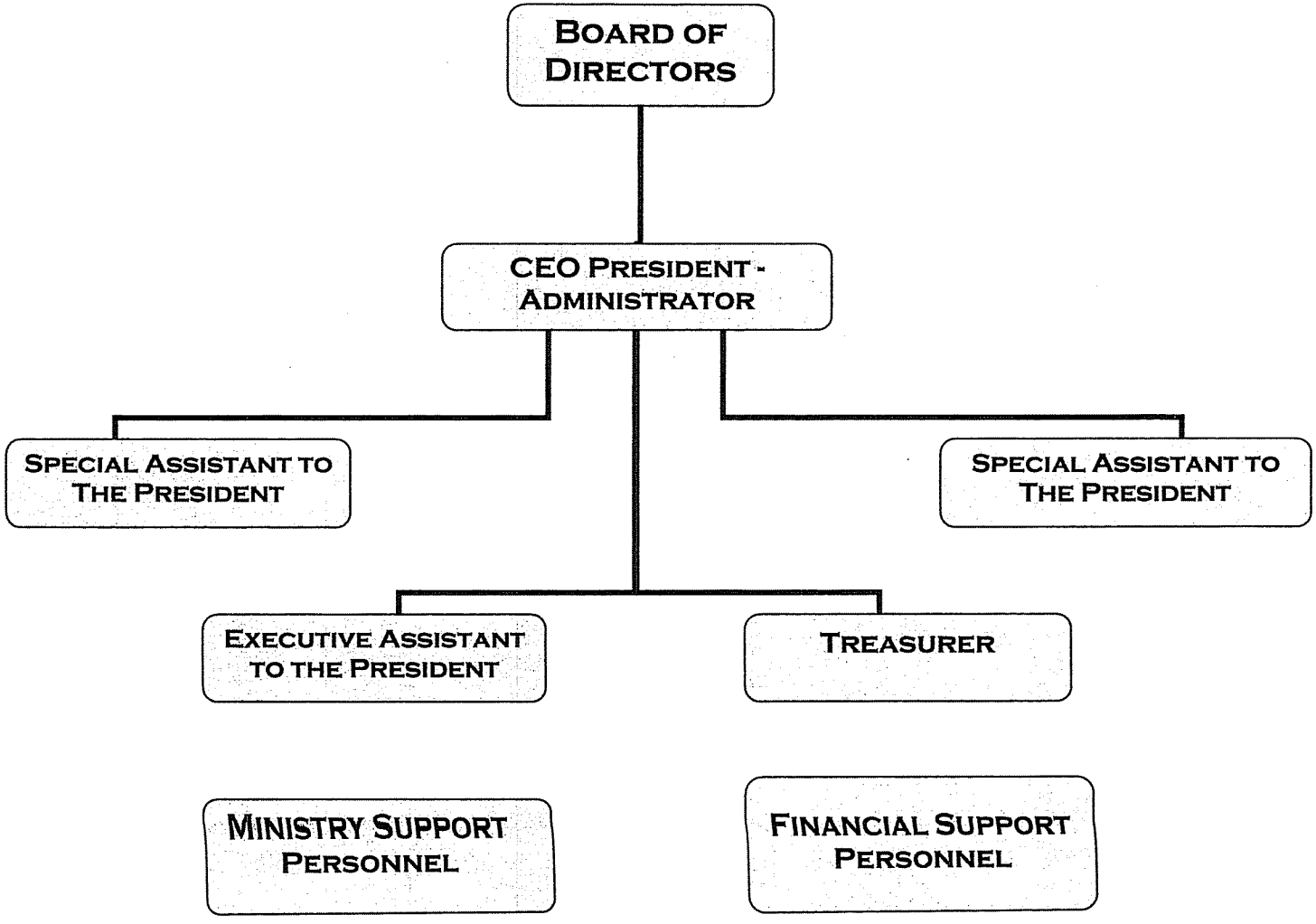
Nondiscrimination Policy

As a qualified IRS approved 501 ©(3) charitable agency organization, GMF exists for the purpose of providing charitable services and funding support for ministry personnel, projects, and programs which are consistent with our Board approved ministry plan in meeting the temporal, physical, and spiritual needs of those in need around the world. Consistent with that organizational objective, GMF has set in place a Nondiscrimination Policy with regard to the operating plan in furtherance of its mission as follows

In regards to employment , housing, or any other matter regarding official GMF actions in accordance with the implementation of the GMF board approved ministry plan, no person will be discriminated against on the basis of race, color, national origin, gender, age, disability , or other litmus tests. GMF is no respecter of persons in the sense that this charitable agency exists for the betterment of all persons and peoples demonstrating a bona fide need for charitable services.

As a "faith based" agency, GMF does have as its foundational basis a Statement of Faith which underlies the organization's mission and purpose in the provision of charitable services and financial support to qualifying recipients with demonstrated needs. However, in no way does GMF discriminate against individuals who are not like minded in faith matters but rather seeks to accomplish its mission purpose through the building of bridges with those who may differ in religious faith or practice, seeking commonality where possible, yet in no way compromising the essential components of our religious conviction.

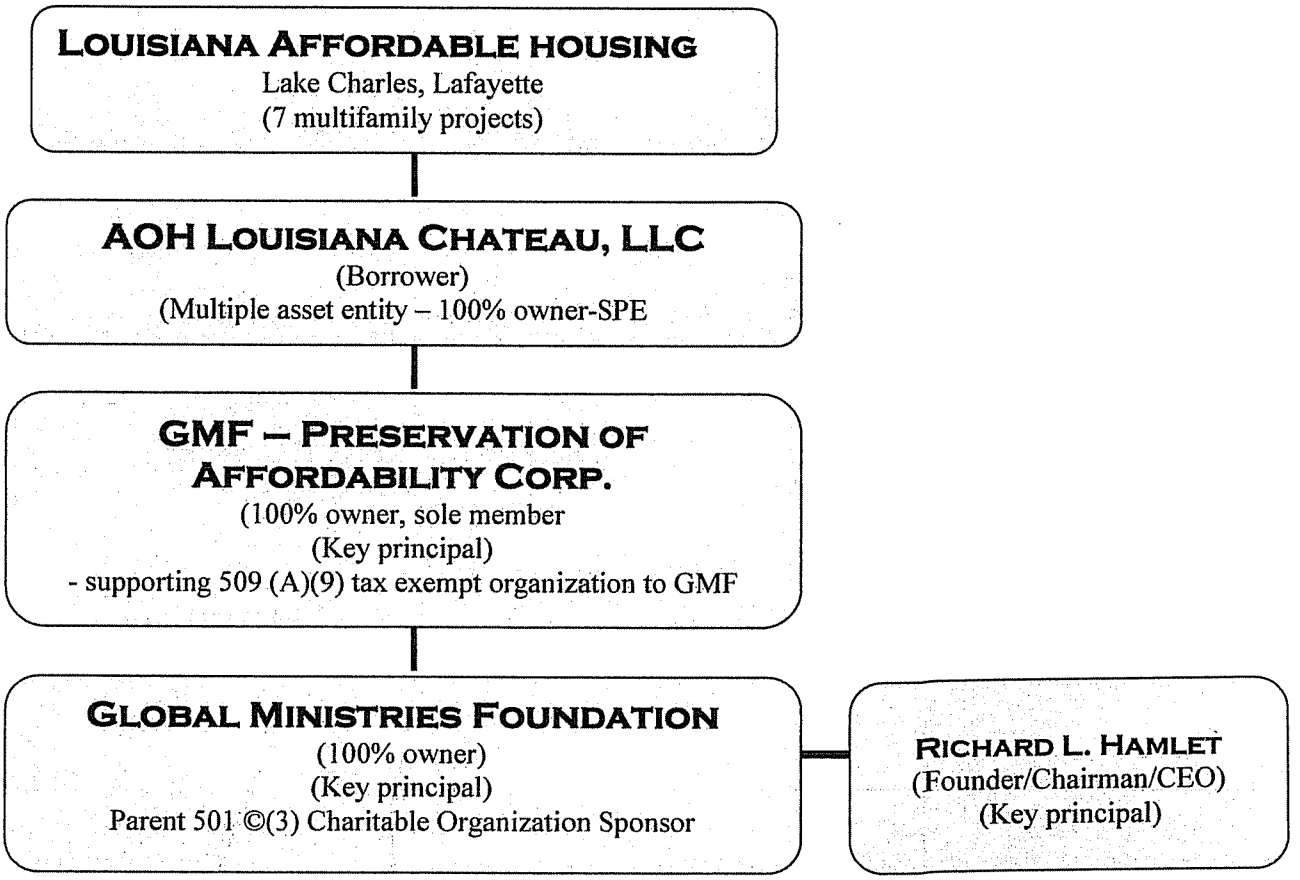
GMF Organizational Chart



FIELD MINISTRY PERSONNEL, PARTNERS, AND PROJECTS

(Whom we serve as unto the Lord in our work)

THE PROPOSED ORGANIZATIONAL STRUCTURE IS AS FOLLOWS:



GMF – Preservation of Affordability Corp. – Board of Directors

Rev. Richard L. Hamlet – Chairman
Alan Swafford – Secretary
Dr. Thomas Stovall – Managing Director

Officers:

Rev. Richard L. Hamlet – CEO – President – Responsible for the day to day operations and oversight of GMF housing units, as well as the development of the corporation's affordable housing program nationwide.

Alan Swafford – Secretary – Assists the President in the strategic direction of the housing units as well as provides expertise regarding the financial/capital markets and asset review procedures.

Nancy Hall – Treasurer – Responsible for the financial reporting and cash management under the CEO's supervision.

In addition to the above officers, the GMF central office has 6 other staff personnel who assist in providing support for the housing program as a supporting organization under the parent agency's worldwide outreach plan.

GMF Board of Directors (Parent Sponsor)

Richard L. Hamlet, Founder/Chairman/CEO
Thomas Stovall, Vice Chairman
Alan Swafford
Ginger Hamlet, Secretary

Eric Busby, Pastor Advisor

GMF – Preservation of Affordability Corp. (PAC), IRS approved supporting organization to GMF, parent, specifically chartered to develop and operate low-moderate income housing nationwide as part of the parent's charitable outreach/social services plan. The GMF – PAC board is appointed annually by the parent GMF board, and each housing board member MUST be a member of the parent board, so absolute control of GMF-PAC as supporting organization to the parent is always by necessity in place, both legally and functionally.

Housing Board Members: (see resumes under separate section)

Rev. Richard L. Hamlet, Chairman/CEO
Alan Swafford, Secretary
Dr. Thomas Stovall

In conjunction with our housing acquisitions, please find below the housing principals.

Global Ministries Foundation Tax ID # 56-2378045
GMF-Preservation of Affordability Corp. # 56-2444917
Richard L. Hamlet, individual SSN # 409-88-3898
Thomas Stovall, individual SSN # 409-98-3174
Alan Swafford, individual SSN # 426-02-6746

A new single asset borrower LLC entity will hold title to each housing community and will be the mortgagor. GMF-Preservation of Affordability Corp. will be the sole member of the borrower. The borrower entity will be board managed, as owner, with a seasoned professional property management firm being the independent fee management agent on GMF's behalf upon closing.

DECISION BRIEF:

The issuance of $24,900,000 in Multifamily Housing Revenue Bonds for AAmagin Property Group, LLC for properties located in Calcasieu Parish, Lincoln Parish, Rapides and St. Landry Parish, Louisiana

Issue

AAmagin Property Group, LLC is requesting Preliminary approval for the Louisiana Housing Finance Agency to issue Multifamily Housing Revenue Bonds in an amount not to exceed $24,900,000 for the construction of five (5) multi-family residential complexes located in Calcasieu, Lincoln, Rapides and St. Landry Parish, Louisiana. Thirty (30) of the 230 rental units will be set-aside for households whose incomes are at or below 50% of the area median income and the remaining 200 units will set-aside for the 60% area median income families.

Monet Acres Limited Partnership I: A 60 unit multifamily development to be located in Old Spanish Trail, Sulphur, Calcasieu Parish, Louisiana.

Renoir Acres Estates I: A 60 unit multifamily development to be located in the 2700 Block of N. Beglis Parkway, Sulphur, Calcasieu Parish, LA.

Serenity Place Elderly Limited Partnership: A 30 unit multifamily development to be located at 1132 RWE Jones Drive, Grambling, Lincoln Parish, Louisiana.

Hideaway Crossing III Limited Partnership: A 40 unit multifamily development to be located at 5550 England Drive, Alexandria, Rapides Parish, LA.

St. Landry Crossing Limited Partnership II: A 40 unit multifamily development to be located at McCarthy Lane, Opelousas, St. Landry Parish, Louisiana.

Pros:

- LHFA will continue its mission of providing safe, decent and affordable housing for low to moderate-income families by financing the development of five (5) projects.
- Will enhance the housing stock for the citizens of Louisiana.

Cons: **None**

Recommendation:

Staff recommends approval of this request to issue Multifamily Housing Revenue Bonds for the development of the five (5) projects based on the results of the Feasibility and Viability report.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution of intention to issue not exceeding Twenty-Four Million Nine Hundred Thousand Dollars ($24,900,000) Multifamily Housing Revenue Bonds (AAmagin Property Group Projects) in one or more series to finance the acquisition, rehabilitation and equipping of multiple multifamily housing developments within the State of Louisiana; 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 Twenty-Four Million Nine Hundred Thousand Dollars ($24,900,000) aggregate principal amount of Multifamily Housing Revenue Bonds (AAmagin Property Group Projects) 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 8th of April, 2009.

Chairman	Secretary

SCHEDULE I

DEVELOPER: AAmagin Property Group, LLC

INITIAL OWNER/OPERATOR: Monet Acres Limited Partnership I

BOND AMOUNT: Not exceeding $6,500,000

PROJECT NAME	LOCATION	ESTIMATED NUMBER OF UNITS	ESTIMATED TOTAL COST
Monet Acres Estates I Project	Old Spanish Trail Sulphur, Calcasieu Parish, LA	60	Approximately $_____

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.

MONET ACRES LIMITED PARTNERSHIP I

By: _____

By: _____
Name:

Date: _____

SCHEDULE I

DEVELOPER: AAmagin Property Group, LLC

INITIAL OWNER/OPERATOR: Renoir Acres Limited Partnership I

BOND AMOUNT: Not exceeding $6,500,000

PROJECT NAME	LOCATION	ESTIMATED NUMBER OF UNITS	ESTIMATED TOTAL COST
Renoir Acres Estates I Project	2700 Block of N. Beglis Parkway Sulphur, Calcasieu Parish, LA	60	Approximately $_____

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.

RENOIR ACRES LIMITED PARTNERSHIP I

By: _____

By: _____
Name:

Date: _____

SCHEDULE I

DEVELOPER: AAmagin Property Group, LLC

INITIAL OWNER/OPERATOR: Serenity Place Elderly Limited Partnership

BOND AMOUNT: Not exceeding $3,100,000

PROJECT NAME	LOCATION	ESTIMATED NUMBER OF UNITS	ESTIMATED TOTAL COST
Serenity Place Elderly Community Project	1132 RWE Jones Drive Grambling, Lincoln Parish, LA	30	Approximately $_____

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.

SERENITY PLACE ELDERLY LIMITED PARTNERSHIP

By: _____

By: _____
Name:

Date: _____

SCHEDULE I

DEVELOPER: AAmagin Property Group, LLC

INITIAL OWNER/OPERATOR: Hideaway Crossing Limited Partnership III

BOND AMOUNT: Not exceeding $4,400,000

PROJECT NAME	LOCATION	ESTIMATED NUMBER OF UNITS	ESTIMATED TOTAL COST
Hideaway Crossing III Project	5550 England Drive Alexandria, Rapides Parish, LA	40	Approximately $_____

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.

HIDEWAY CROSSING LIMITED PARTNERSHIP III

By: _____

By: _____
Name:

Date: _____

SCHEDULE I

DEVELOPER: AAmagin Property Group, LLC

INITIAL OWNER/OPERATOR: St. Landry Crossing Limited Partnership II

BOND AMOUNT: Not exceeding $4,400,000

PROJECT NAME	LOCATION	ESTIMATED NUMBER OF UNITS	ESTIMATED TOTAL COST
St. Landry Crossing Project	McCarthy Lane Opelousas, St. Landry Parish, LA	40	Approximately $_____

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.

ST. LANDRY CROSSING LIMITED PARTNERSHIP II

By: _____

By: _____
Name:

Date: _____

EXHIBIT I

NOTICE OF INTENTION TO SELL AT PRIVATE SALE

LOUISIANA HOUSING FINANCE AGENCY
MULTIFAMILY HOUSING REVENUE BONDS
(AAMAGIN PROPERTY GROUP PROJECTS)
IN ONE OR MORE SERIES

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 Multifamily Housing Revenue Bonds (AAmagin Property Group Projects) in one or more series (the "Bonds") in aggregate principal amount of Twenty-Four Million Nine Hundred Thousand Dollars ($24,900,000) in one or more series at a rate or rates not exceeding twelve percentum (12%) per annum. The Bonds are to be sold to Merchant Capital, L.L.C to finance the acquisition, rehabilitation and equipping the following projects:

Monet Acres Estates I Project, located in Sulphur, Calcasieu Parish, Louisiana
Renoir Acres Estates I Project, located in Sulphur, Calcasieu Parish, Louisiana
Serenity Place Elderly Community Project, located in Grambling, Lincoln Parish, Louisiana
Hideway Crossing III Project, located in Alexandria, Rapides Parish, Louisiana
St. Landry Crossing Project, located in Opelousas, St. Landry Parish, Louisiana

(collectively, the "Project") at a meeting of the Board of Commissioners of the Agency scheduled for Wednesday, May 13, 2009, 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

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 _____ (____) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on April 8, 2009: "A resolution of intention to issue not exceeding Twenty-Four Million Nine Hundred Thousand Dollars ($24,900,000) Multifamily Housing Revenue Bonds (AAmagin Property Group Projects) in one or more series to finance the acquisition, rehabilitation and equipping of multiple multifamily housing developments within the State of Louisiana; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 8th day of April, 2009.

_____
Secretary

(SEAL)

DECISION BRIEF:

Allocation of $226,000 in 4% Low Income Housing Credits for Serenity Place Elderly III located in Grambling, Lincoln Parish, Louisiana

Issue

The Serenity Place Elderly Limited Partnership, LLC is requesting the Louisiana Housing Finance Agency to allocate $226,000 in 4% Low Income Housing Credits for the redevelopment of a thirty (30) unit multi-family residential project located at 1132 RWE Jones Drive in Grambling, Lincoln Parish, Louisiana. The project is 100% low income in which 7% of the units will be set-aside for households whose incomes are at or below 30% of the area median income.

The Total development cost of this project will be around $5,686,171.

Serenity Place Elderly III consists of one (1) building that will contain thirty (30) units consisting of thirty (30) 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.
- Funding will enhance the housing stock for the citizens of Louisiana.
- Bond Financing leveraged with Low Income Housing Tax Credit (LIHTC) will contribute to the project's equity.

Cons: **None**

Recommendation:

Staff recommends approval of this request to issue 4% Low Income Housing Credits subject to the receipt of the Bond Application, a commitment of CDBG funds and the preliminary feasibility analysis of Foley & Judell, L.L.P.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to Serenity Place Elderly III; authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Finance Agency (the "Agency") 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 (the LIHTC Program); and

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

WHEREAS, the staff of the Agency has processed Serenity Place Elderly III 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 Serenity Place Elderly III 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. Serenity Place Elderly III Project (the "Project") is hereby preliminarily approved for Tax Credits in the amount of Two Hundred Twenty Six Thousand ($226,000), upon the receipt of the Bond application and commitment of CDBG funds and the information contained in the Project application.

SECTION 2. The Agency 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 Agency 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 Agency 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 Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's 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 8th day of April, 2009.

_____ _____

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 April 8, 2009, “A resolution establishing the maximum qualified basis and low-income housing credits to Serenity Place Elderly III; authorizing the Agency 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 Agency on this, the 8th day of April, 2009.

_____
Secretary

(SEAL)

DECISION BRIEF:

Allocation of $325,000 in 4% Low Income Housing Credits for Hideaway Crossing III located in Alexandria, Rapides Parish, Louisiana

Issue

The Hideaway Crossing Limited Partnership III, is requesting the Louisiana Housing Finance Agency to allocate $325,000 in 4% Low Income Housing Credits for the redevelopment of a forty (40) unit scattered site residential project located at 5550 England Drive in Alexandria, Rapides Parish, Louisiana. The project is 100% low income in which 5% of the units will be set-aside for households whose incomes are at or below 30% of the area median income.

The Total development cost of this project will be around $8,067,954.

Hideaway Crossing III consists of forty (40) scattered sites consisting of six (6) two- bedroom units, twenty-four (24) three-bedroom units and ten (10) four-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.
- The project will enhance the housing stock for the citizens of Louisiana.
- Bond Financing leveraged with Low Income Housing Tax Credit (LIHTC) will contribute to the project's equity.

Cons: None

Recommendation:

Staff recommends approval of this request to issue 4% Low Income Housing Credits subject to the receipt of the Bond Application, a commitment of CDBG funds and the preliminary feasibility analysis of Foley & Judell, L.L.P.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to Hideaway Crossing III; authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith.

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

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

WHEREAS, the staff of the Agency has processed Hideaway Crossing III 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 Hideaway Crossing III 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. Hideaway Crossing III Project (the "Project") is hereby preliminarily approved for Tax Credits in the amount of Three Hundred Twenty Five Thousand ($325,000.00), upon the receipt of the Bond application, commitment of CDBG funds and the preliminary feasibility analysis of Foley & Judell, L.L.P. and the information contained in the Project application.

SECTION 2. The Agency 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 Agency 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 Agency 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 Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's 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, 8th day of April, 2009.

_____ _____

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 April 8, 2009, “A resolution establishing the maximum qualified basis and low-income housing credits to Hideaway Crossing III; authorizing the Agency 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 Agency on this, the 8th day of April, 2009.

_____
Secretary

(SEAL)

DECISION BRIEF:

Allocation of $330,000 in 4% Low Income Housing Credits for St. Landry Crossing located in Opelousas, St. Landry Parish, Louisiana

Issue

The St. Landry Crossing Limited Partnership II, is requesting the Louisiana Housing Finance Agency to allocate $330,000 in 4% Low Income Housing Credits for the redevelopment of a forty (40) unit scattered site residential project located at Penny Lane in Opelousas, St. Landry Parish, Louisiana. The project is 100% low income in which 5% of the units will be set-aside for households whose incomes are at or below 30% of the area median income.

The Total development cost of this project will be around $8,270,666.

St. Landry Crossing consists of forty (40) scattered site units consisting of six (6) two-bedroom units, twenty-four (24) three-bedroom units and ten (10) four-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.
- Funding will enhance the housing stock for the citizens of Louisiana.
- Bond Financing leveraged with Low Income Housing Tax Credit (LIHTC) will contribute to the project's equity.

Cons: **None**

Recommendation:

Staff recommends approval of this request to issue 4% Low Income Housing Credits subject to the receipt of the Bond Application, a commitment of CDBG funds and the preliminary feasibility analysis of Foley & Judell, L.L.P.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to St. Landry Crossing; authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith.

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

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

WHEREAS, the staff of the Agency has processed St. Landry Crossing 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 St. Landry Crossing 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. St. Landry Crossing Project (the "Project") is hereby preliminarily approved for Tax Credits in the amount of Three Hundred Thirty Thousand ($330,000.00), upon the receipt of the Bond application, commitment of CDBG funds and the preliminary feasibility analysis of Foley & Judell, L.L.P. and the information contained in the Project application.

SECTION 2. The Agency 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 Agency 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 Agency 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 Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's 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 8th day of April, 2009.

_____ _____

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 April 8, 2009, “A resolution establishing the maximum qualified basis and low-income housing credits to St. Landry Crossing; authorizing the Agency 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 Agency on this, the 8th day of April, 2009.

_____
Secretary

(SEAL)

DECISION BRIEF:

Allocation of $461,000 in 4% Low Income Housing Credits for Monet Acres I located in Sulphur, Calcasieu Parish, Louisiana

Issue

The Monet Acres Limited Partnership I, is requesting the Louisiana Housing Finance Agency to allocate $461,000 in 4% Low Income Housing Credits for the redevelopment of a sixty (60) unit scattered site residential project located at Old Spanish Trail in Sulphur, Calcasieu Lincoln Parish, Louisiana. The project is 100% low income in which 10% of the units will be set-aside for households whose incomes are at or below 20% of the area median income, 10% of the units will be set-aside for households whose incomes are at or below 30% of the area median income.

The Total development cost of this project will be around $11,590,607.

Monet Acres I consists of sixty (60) scattered site units consisting of fifteen (15) two-bedroom units, thirty-five (35) three-bedroom units and ten (10) four-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.
- This project will enhance the housing stock for the citizens of Louisiana.
- Bond Financing leveraged with Low Income Housing Tax Credit (LIHTC) will contribute to the project's equity.

Cons: **None**

Recommendation:

Staff recommends approval of this request to issue 4% Low Income Housing Credits subject to the receipt of the Bond Application, a commitment of CDBG funds and the preliminary feasibility analysis of Foley & Judell, L.L.P.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to Monet Acres I; authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Finance Agency (the "Agency") 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 (the LIHTC Program); and

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

WHEREAS, the staff of the Agency has processed Monet Acres I 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 Monet Acres I 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. Monet Acres I Project (the "Project") is hereby preliminarily approved for Tax Credits in the amount of Four Hundred Sixty One Thousand ($461,000.00), upon the receipt of the Bond application, commitment of CDBG funds and the information contained in the Project application.

SECTION 2. The Agency 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 Agency 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 Agency 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 Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's 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 8th day of April, 2009.

_____ _____

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 April 8, 2009, “A resolution establishing the maximum qualified basis and low-income housing credits to Monet Acres I; authorizing the Agency 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 Agency on this, the 8th day of April, 2009.

_____
Secretary

(SEAL)

DECISION BRIEF:

Allocation of $461,000 in 4% Low Income Housing Credits for Renoir Acres I located in Sulphur, Calcasieu Parish, Louisiana

Issue

The Renoir Acres Limited Partnership I, is requesting the Louisiana Housing Finance Agency to allocate $461,000 in 4% Low Income Housing Credits for the redevelopment of a sixty (60) unit scattered site residential project located at Old Spanish Trail in Sulphur, Calcasieu Lincoln Parish, Louisiana. The project is 100% low income in which 10% of the units will be set-aside for households whose incomes are at or below 20% of the area median income, 10% of the units will be set-aside for households whose incomes are at or below 30% of the area median income.

The Total development cost of this project will be around $11,437,198.

Monet Acres I consists of sixty single family dwellings that will consist of fifteen (15) two-bedroom units, thirty-five (35) three-bedroom units and ten (10) four-bedroom units.

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

Cons: **None**

Recommendation:

Staff recommends approval of this request to issue 4% Low Income Housing Credits subject to the receipt of the Bond Application, a commitment of CDBG funds and the preliminary feasibility analysis of Foley & Judell, L.L.P.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution establishing the maximum qualified basis and low-income housing credits to Renoir Acres; authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low Income Housing Tax Credits to such facilities; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Finance Agency (the "Agency") 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 (the LIHTC Program); and

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

WHEREAS, the staff of the Agency has processed Renoir Acres 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 Renoir Acres 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. Renoir Acres Project (the "Project") is hereby preliminarily approved for Tax Credits in the amount of Four Hundred Sixty One Thousand ($461,000.00), upon the receipt of the Bond application and commitment of CDBG funds and the information contained in the Project application.

SECTION 2. The Agency 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 Agency 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 Agency 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 Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's 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 8th day of April, 2009.

_____ _____

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 April 8, 2009, “A resolution establishing the maximum qualified basis and low-income housing credits to Renoir Acres; authorizing the Agency 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 Agency on this, the 8th day of April, 2009.

_____
Secretary

(SEAL)

DECISION BRIEF:

Request by Canterbury House Apartments to Change the Method of Completing the Feasibility and Viability Analysis

Issue

Canterbury House-New Orleans East, LP ("Canterbury") is requesting the Louisiana Housing Finance Agency to review and/or revise the method of completing the Feasibility and Viability ("F&V") analysis currently being used by Foley & Judell.

Canterbury competed in the Lightning Round in 2008, putting its previous credit award of $1,078,477 at risk if the project failed to be awarded gap financing. The project's first F&V was not feasible and viable on October 14, 2008 due to "Interim Income" listed as a source and additional clarification was needed. Canterbury submitted its response to the Agency on November 4, 2008.

Its second F&V was received by the Agency on November 9, 2008; again not feasible and viable. According to the F&V, "Interim Income" as a source was not available according to the letter received on November 4th and thus could not count as a source of income for underwriting purposes.

Canterbury submitted a letter on November 17, 2008 requesting another review of the F&V and stated it was prepared to use deferred developer fee in the amount needed to make the project feasible. It is the Agency's policy to only have one challenge period during a funding round; which the deadline was November 6, 2008 for the lightning round. In addition, the project never mentioned using a deferred developer fee in the previous letter submitted during the challenge period.

A third F&V was completed on December 11, 2008 and the project was at that time considered feasible and viable using the deferred developer fee.

This comes after the December 10, 2008 Board meeting allowing projects that were feasible and viable to participate in the Lightning Round B, which was reserved exclusively to projects that were previously feasible but lacked a firm commitment.

Currently the project has no credit award due to not being feasible and viable during the lightning round.

Pros:

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

Cons:

- Allowing this project to use the third F&V for funding would be unfair to other projects similarly situated that were not allowed to challenge after the challenge period.
- Changing the method of completing the F&V analysis could undermine all previously done F&Vs and possibly change feasible F&Vs to not feasible.

Recommendation:

Staff recommends denial of this request.

DECISION BRIEF:

Request by Sugar Hill Crossing for Site Change

Issue

Sugar Hill Crossing is requesting the Louisiana Housing Finance Agency approve a site change for the project consisting of 100 single-family homes that will be located in Covenant, St. James Parish, Louisiana.

The project has received a tax credit award of $959,841 and $9,525,000 in CDBG funds. The current site is located on Highway 44 west of Parent Road in Covenant, La. The developer would like to use an alternate site for the project due to the landowner backing out of the deal.

The project has the full support of the community including letters of support from the parish president, a state representative, two councilmen, and the director of operations for the parish

The developer has indicated that at the time of the submission of the application and during/after the award of the low income houssing credits there was a binding, valid purchase agreement on the original parcel of property.

Pros:

- LHFA will continue its mission of providing safe, decent and affordable housing for low to moderate-income families by utilizing its resources.
- Allowing the site change will permit this development to proceed, therefore, enhancing the housing stock for the citizens of Louisiana.

Cons: None

Recommendation:

Staff recommends approval of this request as stated.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution authorizing a change in the site, and property description for Sugar Hill Crossing #08(GO)-35 Project; authorizing 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.

WHEREAS, the Louisiana Housing Finance Agency (the "Agency") 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 project #08(GO)-35, Sugar Hill Crossing, located in St. James Parish Louisiana, said project being a Multi-Family Scattered Site development consisting of 100 units; and

WHEREAS, the taxpayer has contacted staff regarding a change of site from that submitted in the original application,

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, and;

WHEREAS, staff has considered the request, staff does hereby recommend acceptance of the requested material change subject to receipt of a new application reflecting the proposed site change and a current feasibility and viability analysis

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. Project #08(GO)-35, Sugar Hill Crossing, to be located in St. James Parish, Louisiana, is hereby granted the requested change in the Site Location with the number of units and the unit mix as expressed in the new application.

SECTION 2. Staff and Agency's General 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.

SECTION 3. The Chairman, Vice Chairman, President, Vice President and/or Secretary of the Agency 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 Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's General Counsel.

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 8th day of April 2009.

_____ _____

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 April 8, 2009, captioned, “A resolution authorizing a change in the site, and property description for Sugar Hill Crossing #08(GO)-35 Project; authorizing 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.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 8th day of April, 2009.

_____
Secretary

(SEAL)

Sugar Hill Crossing

A New Planned Residential Community

for

St. James Parish, LA

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- Letter from Executive Director of the Housing Authority of St. John the Baptist Parish Lawand Johnson

GRAPHIC PRESENTATION

SRF GROUP CONSULTING, LLC

1501 Religious St., Suite A
New Orleans, LA 70130
(504) 552-2778 Office
(504) 552-2780 Facsimile
www.srfgrouparchitects.com

architecture
consulting
construction
management
planning

26 March 2009

Via Email: bevans@lhfa.state.la.us

Ms. Brenda Evans
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

Subject: Sugar Hill Crossing-A Planned New Residential Development for St. James Parish, LA

Re: Request for a Site Change

Dear Ms. Evans:

This submission is in your request for the following additional information:

1. Proof of site control (purchase option or deed)
2. Map of the area with clear designation of the site
3. Zoning information for new site
4. And any addition supportive documentation evidencing local support

Should you have any questions or comments, please call me at 504-552-2778 or 504-430-7301.

Sincerely,

Stephen R. Favorite PCM

cc: Louis Russell, LHFA
LaTosha Overton, LHFA
Nicole Collins Carter, LHFA

Land Purchase Agreement

AGREEMENT TO PURCHASE AND SELL
COMMERCIAL LAND

Date: December 29, 2008

I/We offer to purchase the following property "Subject Property": 20+/- acres to be subdivided located in St. James Parish, LA further described in Exhibit A. Further described as Section 40, Township 11 South, Range 15 East, St. James Parish, Louisiana to be sudvided by Seller. Exact measurements to be determined by survey provided by Seller and agreed to by Purchaser and Seller prior to expiratioin of the due diligence.

I/We offer and agree to purchase the property described above for the price of $1.00 per square foot payable in Cash at Act of Sale unless otherwise specified. **Final purchase price shall be determined by the Seller's final survey.** This offer is subject to any valid restrictions and to servitude's of record and to any zoning ordinances affecting this property. It is understood by Purchaser that Seller makes no warranty respecting the soil or sub-soil conditions of the property conveyed, or its suitability for construction.

Terms of Sale:

- **Contingency Period:** At the sole expense of Purchaser, Purchaser shall have Ninety (90) days after the Acceptance Date of the Agreement hereinafter referred to as the "Contingency Period", to perform due diligence. If Purchaser is not satisfied with the results of due diligence for any reason, then Purchaser, in Purchaser's sole discretion, reserves the right to cancel this Agreement during the Contingency Period by providing Seller or Seller's agent with written notice of such cancellation during this period. If Purchaser so elects to cancel this agreement, Seller agrees to instruct escrow agent in writing to promptly return the deposit to the Purchaser.

  After the initial Ninety (90) day Contingency Period, Purchaser shall have extension one of Thirty (30) at no charge by providing written notification to the Seller during the Contingency Period.

  If requested, Purchaser shall be granted a second extension of Contingency Period for up to Thirty (30) additional days. Said extension request shall be in writing. Purchaser will provide Seller with an additional deposit of $5,000 for the extension. If Purchase Agreement is terminated for any reason during this extension period, both the Deposit and $5,000 additional deposit will be returned to Purchaser. This additional deposit as well as the original Deposit will be credited towards the Purchase Price at the time of Closing.

- **Lease Agreements:** Concurrent with the Contingency Period, Purchaser to receive copies of all existing Lease Agreements affecting the Property for Purchasers review, within Fifteen (15) days of acceptance date. All, if any, tenant security deposits held by Seller shall be paid to Purchaser at Closing and Purchaser shall thereafter hold Seller harmless for proper disposition of said security deposits. If there are any commission obligations associated with the lease(s) or rental agreement(s) pertaining to the Subject Property, those commission obligations accruing under the lease(s) and rental agreement(s) from and after the Closing shall be the responsibility of the Seller.
- **Assignments:** Purchaser may assign this contract to a related entity to be formed prior to closing, provided that neither purchaser nor seller shall be relieved from any obligations of this contract.
- **As Is, Where Is:** Property is to be sold on an "As Is, Where Is" basis with no warranty whatsoever.
- **Property Condition:** Effective from the date of this contract to the date of the Act of Sale, Seller shall maintain the property in its current condition.
- **Closing Costs:** Each party shall pay its respective fees and expenses of closing. Seller and Purchaser shall each be responsible for their own attorney fees and legal expenses. The closing shall take place in the offices of the Title Company/Closing Notary to be determined by Purchaser. Purchaser shall pay for costs incurred in connection with the inspection and investigation of the land.
- **Contingency Period Details:** At the end of the contingency period including extensions, all deposits will "go hard" and a closing date will be set. If this agreement is terminated before contingency period and extensions expire, Purchaser's deposits will be returned to the Purchaser. If this agreement is terminated after the expiration of the contingency period and extensions deposits will go to Seller and this agreement will be nullified.

- **Additional Property:** Purchaser shall have the one time right of first refusal to purchase the balance of land shown in Exhibit A, estimated to be 19+/- acres ("Additional Property"). If at any time the Seller receives from a third party a bona fide offer to purchase the Additional Property (or a portion of such tract of land), Seller shall send Purchaser written notice (the "Offer Notice"). Purchaser shall have the right, within fifteen (15) business days of the receipt of the Offer Notice, to elect to purchase the applicable property by giving written notice to Seller of its election within such 15 day period. If the option is exercised by Purchaser, the purchase price and terms for Purchaser shall be the price per acre, contingency period, closing date, and deposit amount set forth in the Offer Notice for the applicable property.
- **Common Road:** Seller to construct a common area road shown in Exhibit A within 120 days after closing of "Subject Property" to Purchaser. Road shall continue along the current path of existing road extending west from the eastern beginning boundary of "Subject Property" property shown in Exhibit A to the western boundary of "Subject Property". Road shall be built to Parish specifications.
- **Other:** Shekinah Glory Christian Fellowship Church has an option on three (3) acres contiguous to their current 2.8 acre parcel shown in Exhibit A. The option on this property expires around May 2009. Purchaser should be provided with written notice following the expiration of the option period.

If seller owns any mineral rights they are to be conveyed to Purchaser.

Rents and/or taxes for the Year the sale is closed shall be prorated.

All necessary tax, mortgage, and release certificates and cancellations shall be paid for by Seller.

Act of Sale to be passed, at expense to Purchaser and before Purchaser's Notary, unless otherwise provided herein **Thirty (30) days** after the "contingency period" or before with mutual agreement by both parties in writing. Any extension shall be agreed upon in writing and signed by Seller and Purchaser. However, if bona fide curative work in connection with title is required the parties hereto agree to and do extend the time for passing Act of Sale by **Thirty (30) days**. Seller's title shall be merchantable. In the event the title is not valid or merchantable and cannot within 30 days from the date set for the passage of this sale be made valid or merchantable at a reasonable expense, this contract shall be null and void at the option of the Purchaser and the deposit shall be returned to Purchaser.

Occupancy to be given at Act of Sale

I/We make herewith a deposit to escrow agent, as part of the sales price, in the sum of:

One Thousand and NO/Cents Dollars ($1,000.00) which is to be deposited in the escrow agents non-interest bearing escrow within (3) business days after execution of this Purchase Agreement. This deposit shall not be considered as earnest money.

Time is of the essence in this contract. In the event of default by either party, the non-defaulting party shall have the right to demand and sue for specific performance and/or damages. The defaulting party under this contract shall also be liable for all attorneys' fees and other costs incurred in the enforcement of any and all rights under this contract.

Purchaser and Seller warrant to Agent and to each other that they have dealt with no real estate broker in connection with this sale other than Maestri-Murrell, Inc. and that no other broker is entitled to any commission on account of this contract. Seller to pay real estate commission per a separate agreement.

Broker and his agents have acted only as real estate broker to bring the parties together and will in no case be liable to either party for performance on non-performance of any part of this agreement or for any warranty of any nature, unless specifically set forth herein in writing.

Either party hereto who fails to comply with the terms of this offer, if accepted, is obligated to pay all fees and costs incurred in enforcing collection and damages.

This offer remains binding and irrevocable until December 30, 2008 at 2 pm.

(signature page to follow)

Date: 12/30/08

Purchaser: Sugar Hill Crossing LLC

By: [signature]

Title: Program Manager

Address: 650 Religious St
New Orleans, LA. 70130

Date: 12/30/08

Seller: Keas Rental Properties

By: [signature]

Title: member

Address: 2431 Hwy #308 S
Donaldsonville, LA. 70346

Exhibit A

OPTION TO CHURCH
SUBJECT PROPERTY
EXTENSION OF COMMON ROAD
LAND FIRST RIGHT OF REFUSAL
N
SOLD
SOLD
SOLD
SOLD
OWNED BY CHURCH
30.60' Right of Way
5 Acres
15+ Acres

MAESTRI·MURRELL INC.
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specializing in:

COMMERCIAL SALES
AND LEASING
PROPERTY MANAGEMENT
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CONSULTING

member:

NATIONAL REALTORS
ASSOCIATION
INSTITUTE OF REAL
ESTATE MANAGEMENT

March 20, 2009

Mr. Stephen Favorite
Sugar Hill Crossing, LLC
1501 Religious Street
New Orleans, LA 70130
VIA Email: stephen@srfgrouparchitects.com

RE: Critical timeline

Mr. Favorite:

Per your request, our interpretation of the critical timeline under the executed contract between Keas Rental Properties, LLC and Sugar Hill Crossing, LLC is as follows:

--Execution date of Purchase Agreement: Dec 30, 2008
--Initial Contingency Expiration: March 30, 2009
--First Contingency. Extension granted by Seller. Expiration: April 29, 2009
--Second Contingency. Extension granted by Seller pending $5,000 additional deposit from Purchaser. Expiration: May 29, 2009
--Last day to close if all Contingency Extensions are exercised: June 28, 2009

Let me know if you have any other questions.

Sincerely,

Benjamin Stalter

Benjamin Stalter, CCIM

9018 JEFFERSON HWY.
SUITE A
BATON ROUGE, LA 70809-2437

telephone 225/298-1250
facsimile 225/298-1251
www.maestri-murrell.com

Zoning Certification

ST. JAMES PARISH GOVERNMENT

P.O. Box 106
Convent, LA 70723-0106
(225) 562-2370

March 23, 2009

Mr. Stephen R. Favorite
SRF Group Consulting LLC
1501 Religious Street
Suite A
New Orleans, LA 70130

Subj: LHFA-Zoning Certification
Project: Sugar Hill Crossing

Re: Section 40, Township 11 South, Range 15 East
St. James Parish, LA

Dear Mr. Bailey:

This letter is to certify that St. James Parish does not currently have a Zoning Ordinance. However, a Comprehensive Plan is being developed for this parish which will probably encompass our first attempt at parish-wide Zoning. This project, executed as proposed, would be in compliance with the Parish's preliminary concept.

Should you have any questions, please call me in my office (225) 562-2370, or my cell (225) 206-1634, or email me at robert.jones@stjamesla.com. Thanks.

Sincerely,

Robert M. Jones

Robert M. Jones
Planning & Permitting Supervisor
St. James Parish Government

Jody P. Chenier	A. J. Laiche	Faye Washington	Eric S. Deroche
Director of Operations	Director of Finance	Director Human Resources	Director of Emergency Preparedness

Support Letters

SUGAR HILL CROSSING, LLC

1501 Religious Street, Ste. A
New Orleans, LA 70130

February 23, 2009

Milton J. Bailey
President
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

RE: Sugar Hill Crossing 08(GO)-35
Request for Consideration by Louisiana Housing Finance Agency Commissioners

Dear Mr. Bailey:

Sugar Hill Crossing (the "Project") referenced in the above caption, has received an award of Low-Income Housing Tax Credits ("LIHTC") and Community Development Block Grant ("CDBG") funds for the development of 100 single-family homes in Covenant, St. James Parish, Louisiana. This letter serves as a request for consideration by the Louisiana Housing Finance Agency ("LHFA") to approve an alternative site for the Project.

Our development team for the Project, State Street Housing Advisors, LP headed by Jeff Spicer and SRF Group Consulting, LLC headed by Stephen R. Favorite, has structured an ideal financial and ownership structure for a well planned community with excellent architectural design. Our development team has concluded, during the implementation of various predevelopment milestones that a more ideal site for the construction of housing for the new residents should be presented for approval by LHFA Commissioners. The alternate site is also located within the Parish and is considered preferable and most appropriate for several reasons.

An unexpected and unfortunate roadblock arose related to the real estate of the Project. There was, in our assessment, a recent unreasonable request by the landowner. This roadblock has necessitated our request for a site change. We are committed to St. James Parish, and as a result we have secured additional parcels of land for future development of affordable housing opportunities. However, because of the roadblock with our land owner and the desires of the local community, we have been asked to develop Sugar Hill Crossing at one of our alternate sites in an effort to keep this project in the St. James Parish community.

Accordingly, the local community has asked us to pursue an acceptable site change by LHFA for this development to keep the Project in the community. We more than welcome a reprocessing for viability and feasibility as a condition of approval by the Agency.

The carryover requirements under the LHFA Lightning Round have been met. The investors, both debt and equity, endorse the selection of an alternative site for the Project and joins our development

team and community leadership for LHFA board approval. Maps and details pertaining to this request are enclosed.

The support for the new site spans throughout St. James Parish, neighboring parishes, and by local, state and national leadership. We submit that it is prudent to seek the best location for the housing community. The St. James Parish President, Dale J. Hymel, Jr., has provided a letter of support expressing the satisfaction and preference of the alternative site for the Project. Other Parish leaders who submitted letters of support include: Elton M. Aubert, State Representative District 58, Charles D. Ketchens, Councilman District 5, Ralph Patin, Councilman District 4 and Jody P. Chenier, St. James Parish Director of Operations. The St. James leadership is joined by the administrators of public housing authorities in and around the Parish, who administer the Section 8 and other assisted housing programs. State elected officials have noted their willingness to assist in this endeavor -- to help to provide the best and ideal location for providing workforce housing. Governor Bobby Jindal has also provided a letter transmitted to your attention in connection with this request.

As one of the areas of Louisiana most affected by Hurricane Katrina, St. James Parish was designated a Go-Zone Parish for the dedication of tax credits. Until now, however, there has not been the production of new contemporary housing to fulfill the housing shortage nor replace those homes lost to the storm. Also, the citizens of St. James Parish have long awaited the production of contemporary housing to provide options to the outdated housing with few, to no, amenities.

The Project will provide workforce housing for the nearby companies whose employees now must travel a burdensome distance for modern-day affordable housing. Also, as expressed by the St. James Parish President, several of the citizens who will be employed by Nucor Steel Louisiana will be able to make Sugar Hill Crossing their home. Economic development is indeed increasing at a rapid pace in the greater St. James Parish area.

We have invited Parish officials and other supporters of the Project and related site change to share their sentiments and resounding support by providing letters for review by LHFA staff and Commissioners. Many have consented to provide testimony at the next regularly scheduled meeting of the LHFA Commissioners. Please post the consideration and approval of the alternative site as an agenda item for LHFA Commissioners during the meetings to be held on Wednesday, March 11, 2009. We welcome an opportunity to brief you and the Tax Credit Program staff. We are available for a meeting any time March 2 – 4. Your attention to this matter and assistance is appreciated; please contact us if you have any questions.

Very truly yours,

Jeff Spicer

Stephen Favorite

Enclosures

cc: Brenda Evans
Dale J. Hymel, Jr., President, St. James Parish
Governor Bobby Jindal

Citi Community Capital
5500 Maryland Way, Suite 350
Brentwood, TN 37027

Tel 615-372-6140
Fax 615-372-6160

February 24, 2009

Sugar Hill Crossing, LLC
c/o Jeffery S. Spicer
State Street Housing
7110 Baxtershire Dr.
Dallas, Texas 75230

Re: ***Sugar Hill Crossing Apartments, a 100 unit, new construction multifamily project located in St. James Parish, Louisiana (the "Property")***

Dear Mr. Spicer:

Citibank, N.A. ("Citi") prepared a preliminary proposal to provide permanent financing for the above referenced property on August 7, 2008. Citi acknowledges that the site location has recently changed and further acknowledges that the terms and conditions set forth in the preliminary proposal remain unchanged.

Thank You for allowing us to make this proposal.

Should you have any questions, please don't hesitate to call me at (615) 372-6143.

Sincerely,
Citibank, N.A.

Frank Brown
Vice President

Parish of St. James

P.O. Box 106
Convent, Louisiana 70723
dale.hymel@stjamesla.com

Phone: (225) 562-2260
Fax: (225) 562-2279
TDD: (225) 562-8500

Dale J. Hymel, Jr.
Parish President

February 23, 2009

Milton J. Bailey, President
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

RE: Sugar Hill Crossing

Dear Mr. Bailey:

Thank you for the opportunity to share with you my support of the Sugar Hill Crossing Apartments Project, located in St. James Parish. As the chief elected official for the Parish, I am uniquely qualified to know the Parish's needs. As such, the proposed development, Sugar Hill Crossing will positively impact several different aspects of our community. Among the positive aspects is the need for affordable housing, economic development, workforce housing to name a few. Steve, we appreciate your commitment to developing affordable housing in St. James Parish. Also, it's unfortunate that you are facing the unfortunate roadblock regarding the current site. To save this development in our Parish, please do not give up and pursue all means to make Sugar Hill Crossing a reality in our Parish. The consideration to use another one of your sites in St. James Parish, as a viable option to relocate this development is appreciated. The newly proposed site would help our effects with workforce housing to name a few.

One factor that will play an influential role in St. James Parish is Nucor's favorable consideration to build a new facility here. We anticipate the need for affordable housing to drastically outweigh availability; therefore, we see the development of Sugar Hill Crossing as timely and the springboard to the creation of additional housing in our area.

The community has expressed their excitement about the benefits that affordable housing will offer to the residents. With the expectation of creating well over 700 permanent jobs with Nucor, the proposed 100 unit-mixed income development will serve a cross section of residents.

The proposed Sugar Hill Crossing development consisting of one, two, three, and four bedroom units in a family environment is conducive to the particular needs of working families looking for affordable housing. To provide housing to accommodate these needs promotes economic development.

A proposal that will meet the housing needs of working families and expand economic development in the community is a win – win for all.

I applaud you and the Louisiana Housing Finance Agency for the great work you do for the State of Louisiana.

My regards,

Dale J. Hymel, Jr.
Parish President

LOUISIANA HOUSE OF REPRESENTATIVES

P. O. Box 921
2631 LA 20 Annex West
Vacherie, LA 70090
Email: auberte@legis.state.la.us
Phone: 225.265.1831
Fax: 225.265.1833

Education
Municipal, Parochial, and Cultural Affairs
Transportation, Highways, and
Public Works

ELTON M. AUBERT
State Representative ~ District 58

February 23, 2009

Milton J. Bailey, President
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

RE: Sugar Hill Crossing

Dear Mr. Bailey:

Thank you for the opportunity to share with you my support of Sugar Hill Crossing, proposed in St. James Parish.

As a State Representative of St. James and advocate for the community, I am uniquely positioned to know what the Parish's needs are. One of those needs is more affordable homes for our residents, which will become greater with the advent of the new plant, "Nucor Steel Louisiana". I truly believe the proposed Sugar Hill Crossing Multi-Family Development can help us begin to fulfill this need, and possibly act as a catalyst to spawn further development in the area.

Thank you, Louisiana Housing Finance Agency, for realizing the viability of this project, and enabling us to enhance our community here in St. James Parish.

Sincerely,

Elton M. Aubert

Elton M. Aubert
State Representative
District 58

St. James Parish Council

P.O. Box 176
Vacherie, Louisiana 70090-0176

Phone: (225) 562-2400
Fax: (225) 562-2401 or 265-9145
TDD: (225) 562-8500

Wilson Malbrough, Jr.
Chairman

Charles Ketchens
Vice-Chairman

Angele Rodrigue
Secretary

February 23, 2009

Milton J. Bailey, President
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

RE: Sugar Hill Crossing

Dear Mr. Bailey:

Thank you for the opportunity to share with you my support of Sugar Hill Crossing, proposed in St. James Parish.

As a member of the Parish Council, whose collective chore it is to provide services that are mostly focused on land use, urban and community development, I am in a unique position to know what the Parish's needs are. To that end, I firmly believe the proposed Sugar Hill Crossing Development will positively impact our community.

Also, we are looking forward to the addition of new plants coming to the Parish. This will further increase the need for affordable housing, and I see the development of Sugar Hill Crossing as just the catalyst St. James needs to the create additional housing.

Thank you, Louisiana Housing Finance Agency, for realizing the viability of this project, and enabling us to enhance our community here in St. James Parish.

Sincerely,

Charles D. Ketchens
St. James Parish Councilman District 5

Elwyn Bocz	Jason Amato	Wilson Malbrough, Jr.	Ralph Patin, Jr.	Charles Ketchens	Kendricks Brass	James Brazan
District 1	District 2	District 3	District 4	District 5	District 6	District 7

St. James Parish Council

District 4

Ralph A. Patin, Jr.

9189 Schexnaydre St.
Convent, Louisiana 70723
(225) 562-3602

February 23, 2009

Milton J. Bailey, President
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

RE: Sugar Hill Crossing

Dear Mr. Bailey:

Thank you for the opportunity to share with you my support of Sugar Hill Crossing, proposed in St. James Parish.

As a member of the Parish Council, whose collective chore it is to provide services that are mostly focused on land use, urban and community development, I am in a unique position to know what the Parish's needs are. To that end, I firmly believe the proposed Sugar Hill Crossing Development will positively impact our community.

Also, we are looking forward to the addition of new plants coming to the Parish. This will further increase the need for affordable housing, and I see the development of Sugar Hill Crossing as just the catalyst St. James needs to the create additional housing.

Thank you, Louisiana Housing Finance Agency, for realizing the viability of this project, and enabling us to enhance our community here in St. James Parish.

Sincerely,

Ralph Patin
St. James Parish Councilman District 4

St. James Parish Government

P.O. Box 106
Convent, Louisiana 70723-0106
(225) 562-2300 (225) 265-3156
TDD: (225) 562-8500

Dale J. Hymel, Jr.
Parish President

February 23, 2009

Mr. Milton J. Bailey, President
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

Re: Sugar Hill Crossing

Dear Mr. Bailey:

Please accept this letter as my support of the Sugar Hill Crossing development proposed in St. James Parish. As director of the principle department in charge of day-to-day operations and maintenance of the Parish's infrastructure, I am uniquely qualified to know the Parish's needs. As such, the proposed Sugar Hill Crossing development will positively impact several different aspects of our community, especially housing.

With anticipation of several new industrial facilities to begin construction within the next six months, we have a great need for affordable housing. The development of Sugar Hill Crossing is, therefore, very timely and the catalyst to the creation of needed housing in St. James Parish.

The proposed Sugar Hill Crossing development consisting of one, two, three, and four bedroom units in a family environment is conducive to the particular needs of working families looking for affordable housing. To provide housing to accommodate these needs promotes economic development.

Thank you for realizing the viability of this project and enabling us to enhance our community here in St. James Parish. If you have any questions or need additional information, please feel free to contact me at (225) 562-2262.

Sincerely,

Jody P. Chenier
Director of Operations

JPC:jrl

ST. JOHN THE BAPTIST PARISH HOUSING AUTHORITY
152 Joe Parquet Circle, Laplace, LA 70068
(985) 652-9036 • (985) 651-0738 fax

March 26, 2009

Mr. Steve Favorite
SRF Group Consulting, LLC
1501 Religious Street, Suite A
New Orleans, LA 70130

RE: Sugar Hill Crossing Development

Dear Mr. Favorite,

The Housing Authority of St. John the Baptist Parish is proud to support the proposed 100-unit Sugar Hill Crossing Development in neighboring St. James Parish, and we would be very pleased to refer Housing Choice Voucher Program participants seeking housing assistance to the Project. This tax credit project, as anticipated, will be of great benefit to this entire region of Louisiana. This agency is constantly seeking well maintained housing for clients in search for affordable, decent housing in improving their quality of life.

Your efforts should be complemented for providing new construction homes to Section 8 housing eligible families. It will certainly be a plus to the badly needed housing stock in our area and to have them as participants in this Agency's Section 8 Housing Choice Voucher Program.

I may be reached at (985) 652 9036, Ext. 15.

Respectfully,

Lawand J. Johnson
Executive Director

cc: File

Graphic Presentation

Sugar Hill Crossing™

MF-112

A Planned Community for St. James Parish.

SRF Group Consulting LLC

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Introduction

STATISTICS:

Housing affordability by income level (2000)	St. James Parish	Louisiana	United States
Households where 30% or more of household income is spent on selected owner costs (if owning) or gross rent (if renting)	829	350,885	25,014,017
Making less than $10,000	51.9%	40.2%	24.1%
Making $10,000-19,999	22.3%	32.1%	27.9%
Making $20,000-34,999	17.5%	18.4%	24.9%
Making $35,000-49,999	4.9%	5.5%	11.3%
Making $50,000-74,999	3.4%	2.8%	8.0%
Making over $75,000	0.0%	1.0%	3.8%

Housing affordability by owner/renter status (2000)	St. James Parish	Louisiana	United States
Households where 30% or more of household income is spent on selected owner costs (if owning) or gross rent (if renting)	829	350,885	25,014,017
Owner occupied	79.5%	46.0%	48.2%
Renter occupied	20.5%	54.0%	51.8%

A lack of affordable housing in St. James Parish and the limited scale of housing assistance programs are a problem. The growing gap between the number of affordable housing units and the number of people needing them has created a housing crisis for area residents.

More recently, rents have soared, putting housing out of reach for the poorest Parish citizens, forcing many into substandard living conditions, and even homelessness.

Sugar Hill Crossing, LLC is dedicated to the improvement of the lives of individuals and families living in St. James Parish by improving the quantity of quality housing, revitalizing neighborhoods and supporting opportunities for personal empowerment.

MF-114

Introduction

Neighboring Residential Community

Nearby Hotel

Convenience Store/Fuel Station

Without affordable housing opportunities for essential workers, St. James Parish loses its competitive edge and appeal for attracting plants and businesses into the area. There is a need for affordable housing near jobs and services, which is the advantage this site has. Working with Parish officials and city agencies, our aim is to fit housing affordability within the broader planning goal of spatial equity of access to jobs, education, urban amenity, and environmental quality.

Land Area for Future Growth

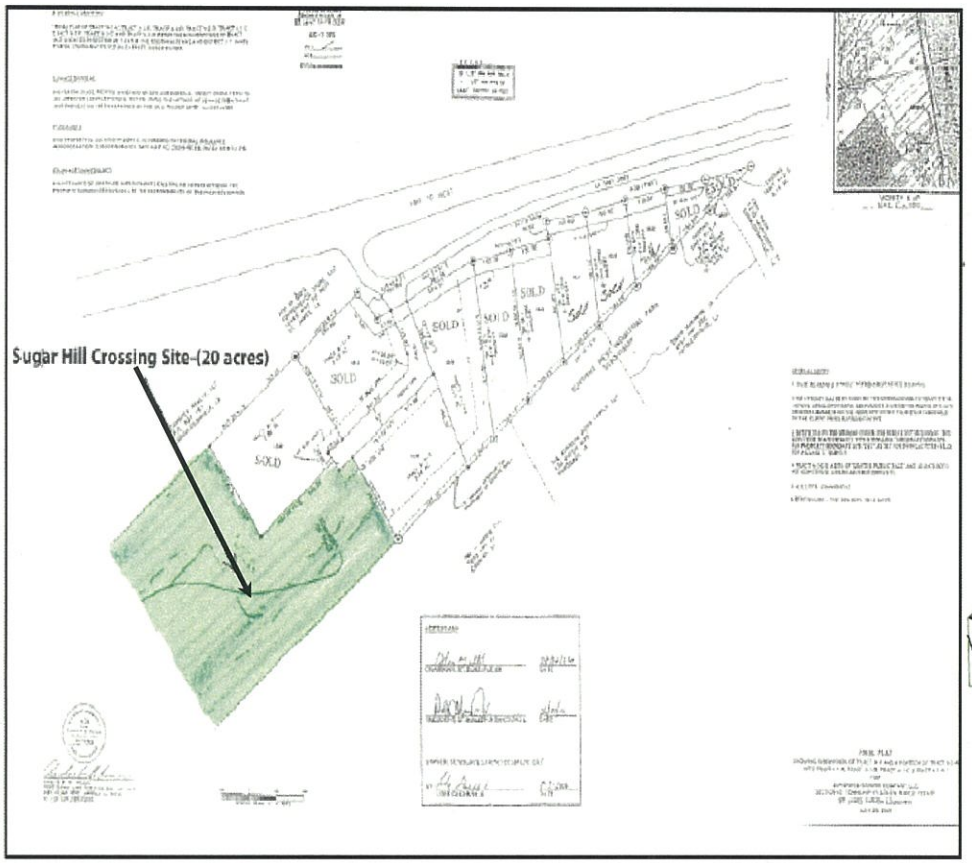
CONCEPT

On the selected site, Sugar Hill Crossing, LLC plans to build (100) detached single family homes for rent, with future plans to convert to homeownership after the (15) year tax credit compliance period.

BEDROOMS	NO. OF EACH	SQ.FT.
1	30	828
2	25	1,000
3	30	1,277
4	15	1,362
TOTALS	**100**	**108,580**

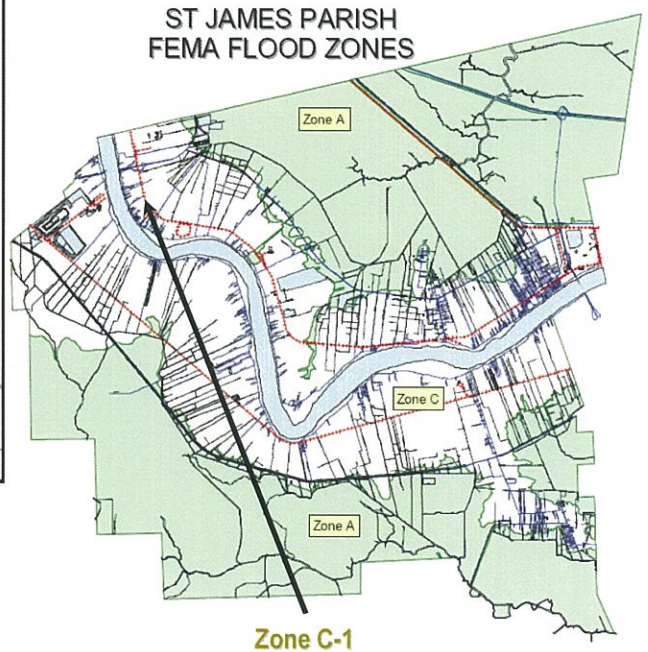
The short-term goal is to create affordable rental property to ease the current housing problems, and ultimately stabilize the community. St. James Parish has many established support services within their Human Resources Department that will be used to help the residents maintain their housing, and continue to develop their independent living skills. This practice has been most successful across the country, and can work here. Although this newly proposed community will not totally satisfy the affordable housing needs of the Parish, it is a good stepping stone; one that we hope will spur additional growth in the area.

Maps



Topographical Survey

Aerial View of the Site



Zone C-1

MF-116

Design Inspirations

UNIT AMENITIES

Carports/Garages
HVAC
Cable-Ready Access
Fully-Equipped Kitchens
Microwaves
Dishwashers
Washer/Dryer Hookups
Ceiling Fans

Walnut Square, New Orleans, LA
A LHFA Financed Project
Designed by: SRF Group Consulting, LLC
Cost: $26.5 Million

EXTERIOR/OTHER AMENITIES

24-Hour Staff
Swimming Pool
Passive Play Areas
Lush Landscaping
Walking Trail
Computer Training Area

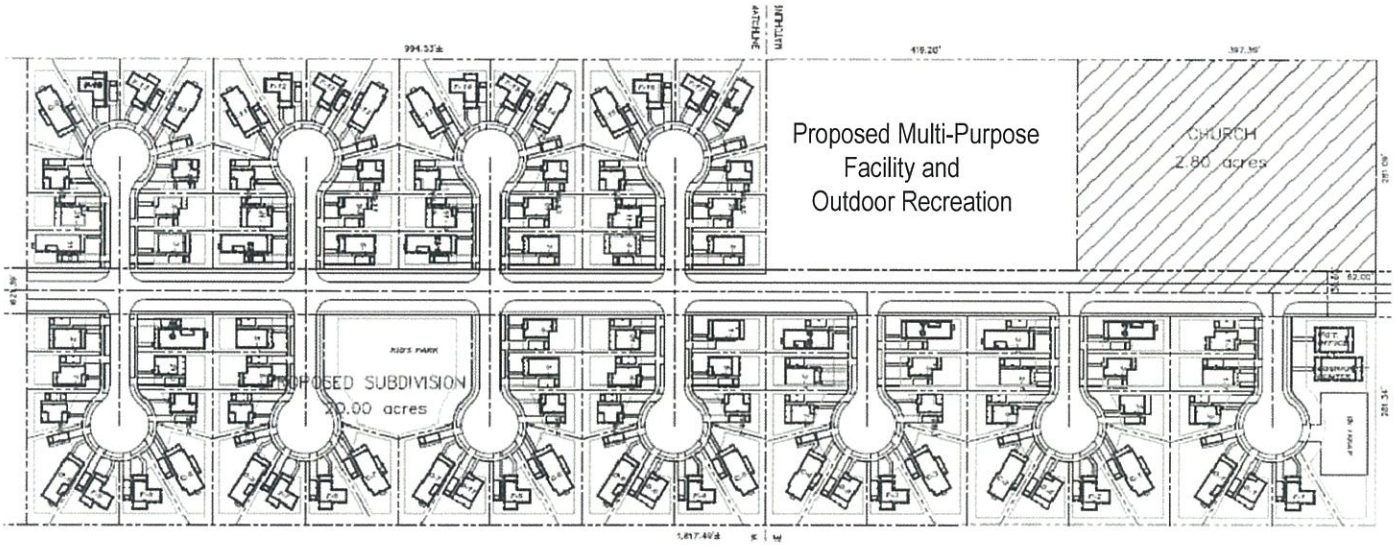
MF-117

Sugar Hill Crossing is designed to recognize the architectural character of St. James Parish, and harmonize with adjoining neighborhoods. The concept reduces potential opposition from neighbors, while announcing to its residents and visitors that it is part of the overall community.

Interiors are designed to provide a comfortable and lively living environment. Designs of individual units will reflect the special needs of the aging. With minor modifications, they can be retrofitted to service those who are physically challenged, as well.

Master Plan

Designed for Sugar Hill Crossing



LEGEND

Dwelling Unit Name	Dwelling Unit Abbreviation	Unit Types: Regular	M	E	H&V	Total
CARROLTON	C	14	1	0	0	15 EA.
OCTAVIA	O	13	1	0	0	14 EA.
FAUBURGH	F	17	0	0	0	17 EA.
PINE WOOD ROSE	P	2	2	0	0	4 EA.
RED MAPLE	R	10	0	2	0	12 EA.
TCHOUPITOULAS	T	7	0	0	1	8 EA.
MEADOW BEAUTY	MB	10	0	5	0	15 EA.
Dogwood	D	10	1	3	1	15 EA.
	Total	83	5	10	2	100 EA.

Abbreviation	Unit Type
M	MOBILITY IMPAIRED DWELLING UNIT
H&V	HEARING AND VISURALLY IMPAIRED DWELLING UNIT
E	ELDERLY DWELLING UNIT
Regular	REGULAR DWELLING UNIT (Non-Handicapped/ Non-H&V/Non-Elderly (All other Dwelling Units not designated M, E or H&V)

HOUSE STYLE — NUMBER OF THAT HOUSE STYLE

MB-13E

UNIT TYPE

Overall Site Plan

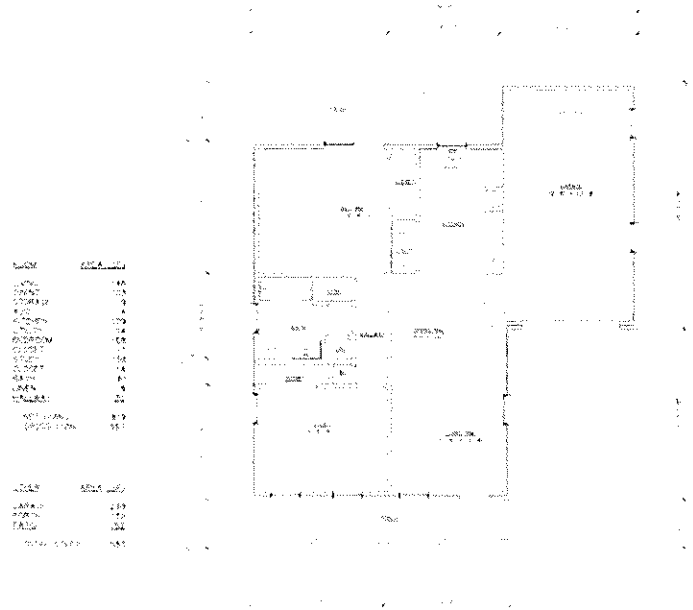
SCALE: 1"=60'-0"

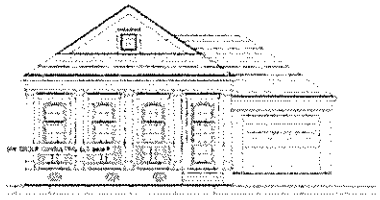
MF-118

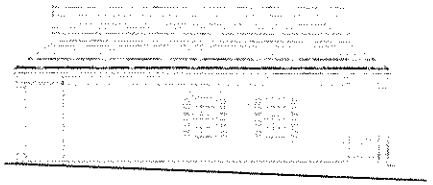
The Magnolia

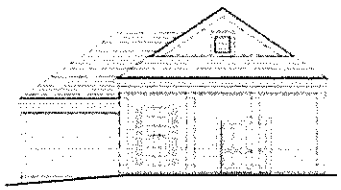
Designed for Sugar Hill Crossing

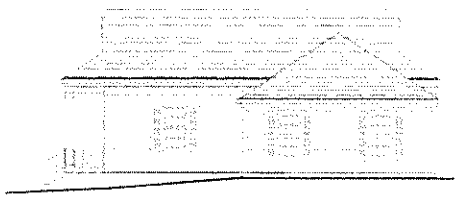
MF-119











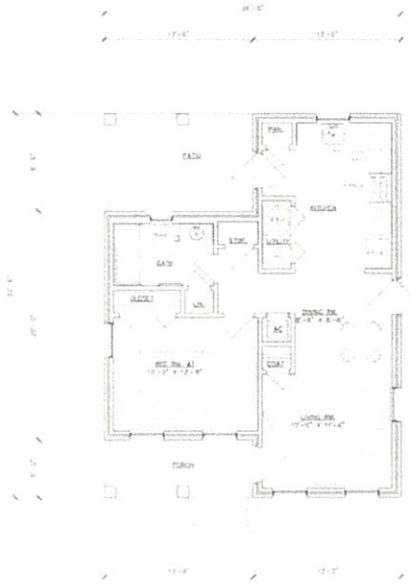
The Meadow Beauty

Designed for Sugar Hill Crossing

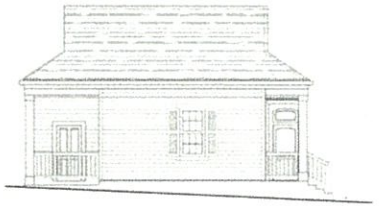
MF-120

ROOM	AREA (SF)
LIVING	114
DINING	76
COAT	5
A/C	5
KITCHEN	113
PANTRY	6
UTILITY	15
BEDROOM	125
CLOSET	12
BATH	48
LINEN	5
STORAGE	7
HALLWAY	30
NET LIVING	562
GROSS LIVING	695

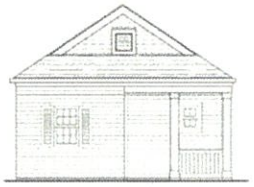
OTHER	AREA (SF)
PORCH	65
PATIO	111
TOTAL OTHER	176



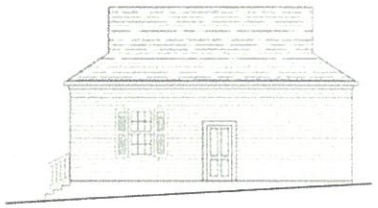
FRONT ELEVATION



LEFT SIDE ELEVATION



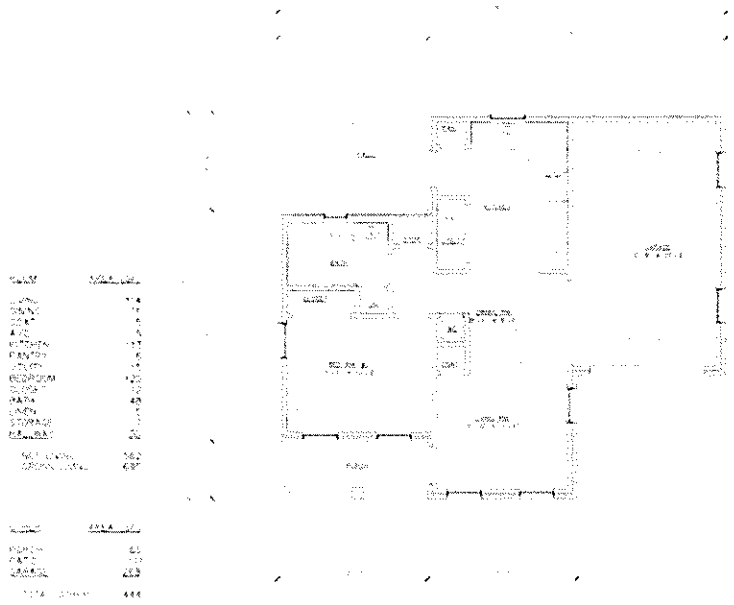
REAR ELEVATION

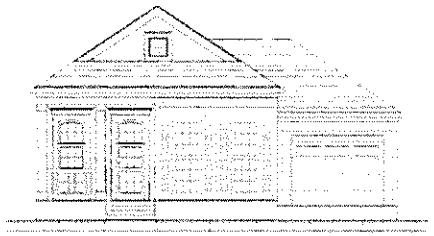


RIGHT SIDE ELEVATION

The Sycamore

Designed for Sugar Hill Crossing





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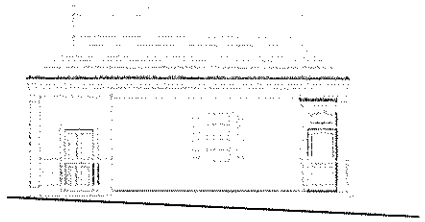
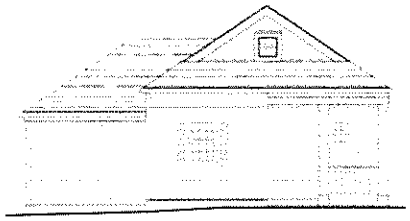
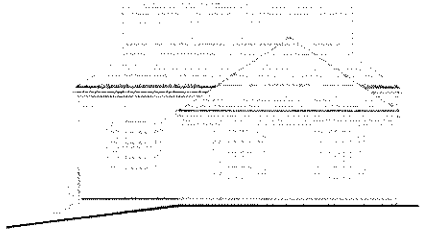


LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

MF-121

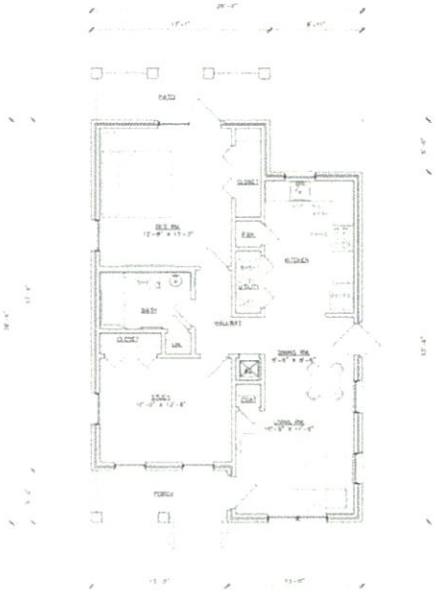
The Red Maple

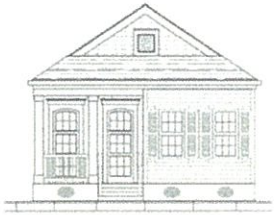
Designed for Sugar Hill Crossing

MF-122

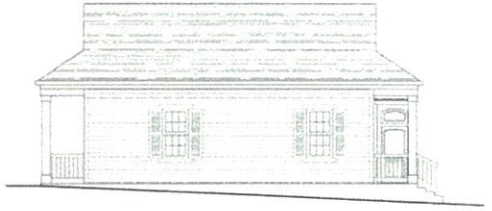
ROOM	AREA (SF)
LIVING	114
DINING	76
COAT	5
A/C	5
KITCHEN	113
PANTRY	6
UTILITY	15
STUDY	125
CLOSET	12
BEDROOM	187
CLOSET	21
BATH	48
LINEN	5
HALLWAY	39
NET LIVING	751
GROSS LIVING	891

OTHER	AREA (SF)
PORCH	65
PATIO	85
TOTAL OTHER	150



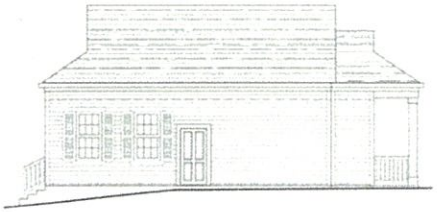


FRONT ELEVATION



LEFT SIDE ELEVATION

REAR ELEVATION



RIGHT SIDE ELEVATION

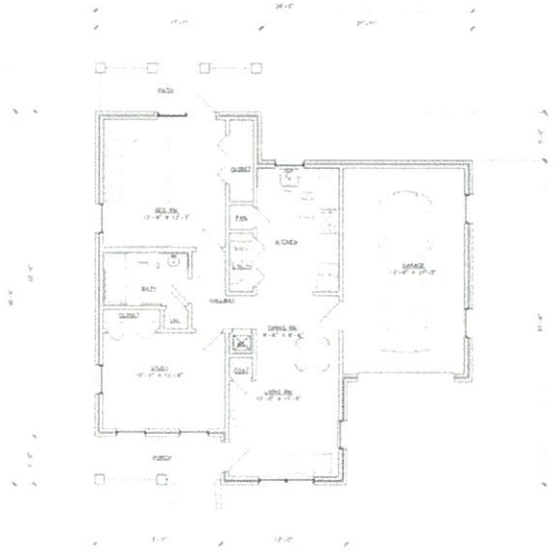
The Honey Cypress

Designed for Sugar Hill Crossing

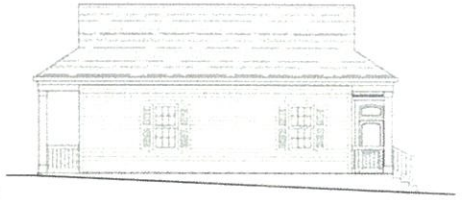
MF-123

ROOM	AREA (SF)
LIVING	114
DINING	78
COAT	5
A/C	5
KITCHEN	113
PANTRY	8
UTILITY	15
STUDY	125
CLOSET	12
BEDROOM	167
CLOSET	27
BATH	48
LINEN	5
HALLWAY	39
NET LIVING	751
GROSS LIVING	891

OTHER	AREA (SF)
PORCH	65
PATIO	85
GARAGE	268
TOTAL OTHER	418

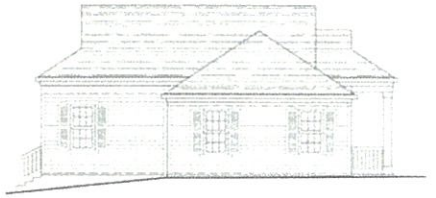


FRONT ELEVATION



LEFT SIDE ELEVATION

REAR ELEVATION

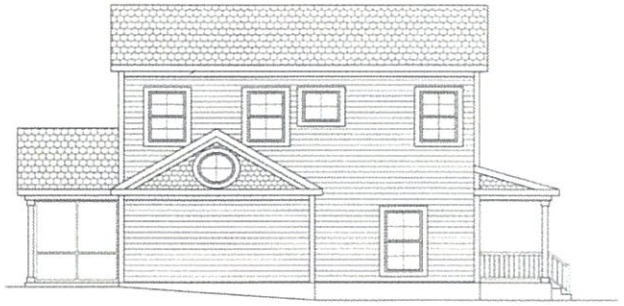


RIGHT SIDE ELEVATION

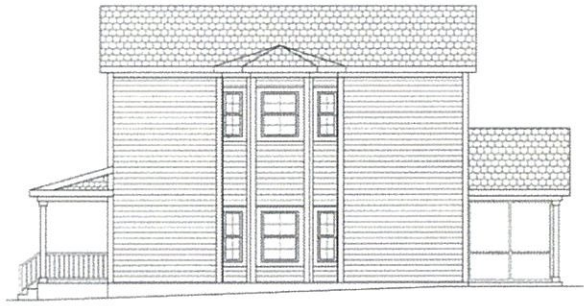
The Adams

Designed for Sugar Hill Crossing

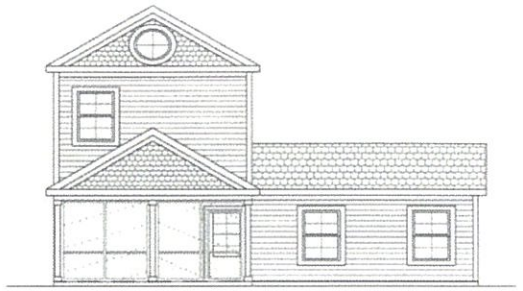
Front Elevation



Left Elevation



Right Elevation



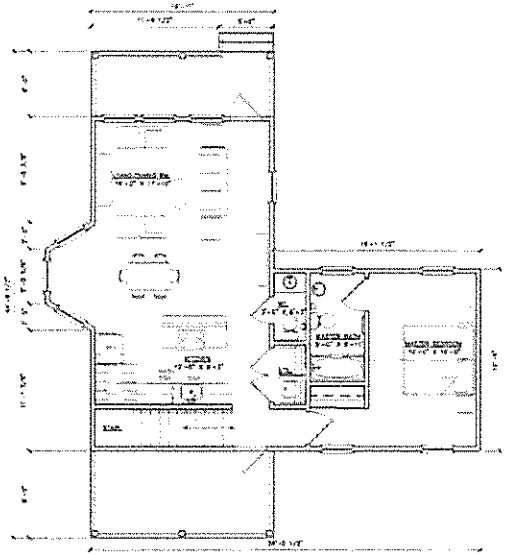
Back Elevation

MF-124

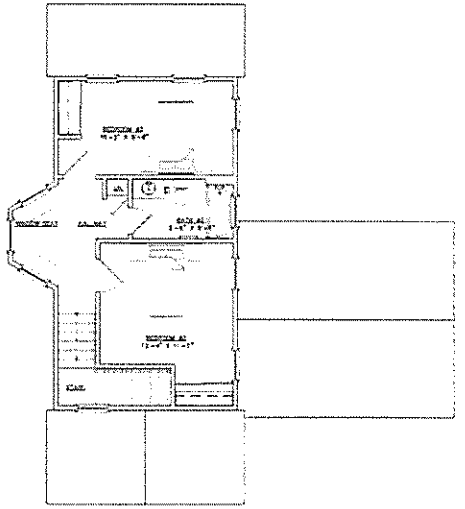
The Adams

Designed for Sugar Hill Crossing

ROOM	AREA (SF)
LIVING/DINING	289
KITCHEN	133
MASTER BEDROOM	191
MASTER BATH	50
UTILITY CLOSET	16
WC	19
HALLWAY	24
BEDROOM #2	146
BATH #2	46
BEDROOM #3	119
HALLWAY	97
TOTAL SQ.FT.	**1,130**



First Floor



Second Floor

MF-125

St. James Parish Government

Department of Human Resources
P.O. Box 87
Convent, Louisiana 70723-0087
(225)562-2300 (225)265-3156
TDD: (225)562-8500

Dale J. Hymel, Jr.
Parish President

March 27, 2009

SRF Group Consulting, LLC
Attention: Stephen Favorite
1501 Religious Street, Suite A
New Orleans, LA 70130

Dear Mr. Favorite:

We are elated that Sugar Hill Crossing, LLC has chosen our community for development. As an advocate for homeless and low-income families, St. James Parish Government Department of Human Resources continually seeks organizations for collaboration to provide needed services for our clients.

The proposed 100-unit Sugar Hill Crossing Development could not come at a more opportune time; offering viable housing options for families. As an agency that offers housing services, acquiring safe, affordable housing for our clients is our mission. This new development, as designed, will yield that and more, and your efforts are to be commended.

Sugar Hill Crossing has our full support and will lend whatever resources we can to make this project a success.

Sincerely,

Faye Washington

Ms. Faye Washington
Executive Director
St. James Parish Government
Department of Human Resources

(bww)

DECISION BRIEF:

Request for Waiver of the all Brick/Stucco Exterior and extension of Place in Service dates, located at Multiple Single-Family Residences throughout New Orleans, Orleans Parish, Louisiana

Issue

The developer for Crescent Garden Homes #07/08(FA)-38, CGH Partners 2007, LP is requesting a waiver of the all Brick/Stucco exterior on houses located in National Historic Districts.

Citing unforeseen issues that has delayed the closing of CDBG piggyback funds, the developer is requesting a waiver on the all Brick/Stucco exterior to smooth-surfaced (no faux wood grain) fiber cement lap siding (Hardi Plank) as per the State Historic Preservation Office (SHPO) and the requirements of the 2007/2008 Forward Allocation GO-Zone QAP. Please see attached documents from SHPO and the QAP. The developer acknowledges 10 points would be lost from his score and wishes to show good-faith by raising the number of handicap units from 7% to 15%, which would offset any scoring issues. The developer has agreed also to make enhancements to the project equal to any costs savings derived from the change in materials. The developer is also requesting an extension to the place in service date to December 31, 2010 due to delays caused by SHOP.

Crescent Garden Homes is located in Central City and on the Westbank of New Orleans, Louisiana. The project consists of 143 buildings of single-family housing that consist of ninety-four (94) three-bedroom units, and forty-nine (49) four-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.
- The change will meet QAP's goal of Site and Neighborhood Standards.
- The change will increase the number of Handicap units from 7% (11) to 15% (22).
- The extension of time to PIS date is consistent to what has been approved by the Board on other projects.

Cons:

- None

Recommendation:

Staff recommends approval of the allowance of Hardi Plank to projects located within the National Historic Districts and to allow the developer to make enhancements to the project equal to any costs savings derived from the change in materials and an extension to the place in service date to December 31, 2010.

LOUISIANA HOUSING FINANCE AGENCY

RESOLUTION

A resolution approving design feature and placed in service extension requests made by the developers of **Crescent Garden Homes**, and providing for other matters in connection therewith.

WHEREAS, the staff of LHFA has received a request in connection with the project listed above;

WHEREAS, the developer requests that the **Crescent Garden Homes project** be allowed to replace the all Brick/Stucco exterior for a smooth-surfaced (no faux wood grain) fiber cement lap board (Hardi Plank); and

WHEREAS, this requirement was a selection criteria item selected by the developer for the **Crescent Garden Homes** application; and

WHEREAS, the developer would also like to raise his percentage of Handicapped units from 7% to 15%; and

WHEREAS, the developer submitted a request for an extension to the place in service date to December 31, 2010; and

WHEREAS, staff has reviewed the requests and based upon the information provided, is recommending approval of the requests for the design change, increasing the percentage of handicapped units and the extension to the place in service date to December 31, 2010;

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 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 approved 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 8th day of April 2009.

_____ _____

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 April 8, 2009, providing approval of the recommendation submitted by staff in connection with the **Crescent Garden Homes 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 8th day of April, 2009.

_____
Secretary

(SEAL)

Comprehensive Central City Initiative

1832 Felicity Street • New Orleans, LA 70113 • (504) 782-7161 • Fax: (504) 587-1338

March 25, 2009

Mr. Milton Bailey
President
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

RE: Crescent Garden Homes - #07/08(FA)-38

Dear Mr. Bailey:

CGH Partners 2007, LP is requesting to appear on the agenda for the April 8, 2009 Louisiana Housing Finance Agency board meeting, in order to seek an extension of the placed in service date for Crescent Garden Homes to the statutory time frame of December 31, 2010. We are currently working towards finalizing the CDBG loan with the Office of Community Development. We will commence with construction immediately upon the closing of the loan with OCD.

Your consideration of our request will be greatly appreciated. If you have any question, please contact me at (504) 587-1340.

Thank you,

Terrell P. Clayton
President
Comprehensive Central City Initiative, Inc.
General Partner
CGH Partners 2007, LP

cc: Ms. Brenda Evans
Housing Program Administrator

Mr. Louis Russell
Housing Tax Credit Manager

RECEIVED
MAR 26 2009
LOUISIANA HOUSING FINANCE AGENCY

Comprehensive Central City Initiative

1832 Felicity Street • New Orleans, LA 70113 • (504) 782-7161 • Fax: (504) 587-1338

March 17, 2009

Mr. Louis Russell
Housing Tax Credit Manager
Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

RE: Crescent Garden Homes - #07/08(FA)-38

Dear Mr. Russell:

As a follow up to the e-mail you sent me on March 16, 2009, I have enclosed for your review the correspondence between the State Historic Preservation Office and the Office of Community Development. In addition, I spoke with Ann Herring, with the Office of Community Development, who stated that because SHPO is the jurisdictional agency on matters of design within National Historic Districts, that OCD would support their position regarding the use of stucco.

Per your request, I have also enclosed the cost breakdown and analysis, from the Project's General Contractor, between the use of stucco and hardi plank siding for Crescent Garden Homes.

In response to your question about the project's current construction status, we are approximately 10% complete with construction. We have been reluctant to fully commit to the project's construction until we have closed on the CDBG loan with OCD. Unfortunately, the matter of the stucco exterior needs to be resolved before we can close the CDBG loan.

Finally, we would like to have the LHFA consider letting us increase the number of handicapped units in the project, from 7% to 15%. This increase in handicapped units, within our original application's "Selection Criteria", would represent an additional ten (10) points for the project's score. This would off-set the ten (10) points lost for eliminating the brick & stucco. It is also important to note that approximately 30% of the houses are not located in a National Historic District, and therefore not subject to SHPO's requirements. We would be willing to obtain the stucco exterior for the houses in those locations.

Your continued assistance with this matter is greatly appreciated. If you have any question, please contact me at (504) 782-7161 or e-mail me at jbdowling@gmail.com.

Thank you,

Jonah Dowling
Comprehensive Central City Initiative, Inc.
General Partner
CGH Partners 2007, ALLP

cc: Mr. Milton Bailey
Ms. Brenda Evans

BOBBY JINDAL
GOVERNOR

ANGELE DAVIS
COMMISSIONER OF ADMINISTRATION

State of Louisiana

Division of Administration
Office of Community Development
Disaster Recovery Unit

January 29, 2009

Office of the Lieutenant Governor
Dept of Culture, Recreation and Tourism
Office of Cultural Development
Division of Historic Preservation
State Historic Preservation Office
PO Box 44247
Baton Rouge LA 70804-4247

RE: Crescent Gardens, New Orleans LA

Dear Sir or Madam:

Thank you for your letter of May 18, 2007 concerning the above-referenced undertaking. Attached please find the design plans for the 143 scattered site single family homes that will be built in New Orleans

Please provide Section 106 review and comment on these design plans at your earliest convenience.

If you have any questions, please call Jonah Dowling at (504) 782-7161 or email him at jbdowling@gmail.com, or please call me at 219-9620.

Many thanks for your prompt attention to this matter.

Sincerely,

Ann Herring
Environmental Officer
Office of Community Development
Disaster Recovery Unit

MITCHELL J. LANDRIEU
LIEUTENANT GOVERNOR

State of Louisiana

OFFICE OF THE LIEUTENANT GOVERNOR
DEPARTMENT OF CULTURE, RECREATION & TOURISM
OFFICE OF CULTURAL DEVELOPMENT
DIVISION OF HISTORIC PRESERVATION

PAM BREAUX
SECRETARY

SCOTT HUTCHESON
ASSISTANT SECRETARY

February 2, 2009

Ms. Ann Herring
Environmental Officer
Office of Community Development
Disaster Recovery Unit
150 3rd Street, Suite 700
Baton Rouge, LA 70801

RECEIVED
OFFICE OF
COMMUNITY DEVELOPMENT
2009 FEB 17 PM 2:17
DISASTER RECOVERY

Re: LRA Piggyback Program
Crescent Gardens Housing Design
New Orleans, Orleans Parish, LA

Dear Ms. Herring:

Thank you for your letter of January 29, 2009, transmitting plans for the above-referenced housing development. We have completed our review and it is our opinion that the Crescent Gardens Housing would have no adverse affect on historic properties with the following changes to its design:

1. Use smooth-surfaced (no faux wood grain) fiber cement lap siding (Hardi Plank). No vinyl siding or stucco. Fiber cement siding is the norm for new construction residential exteriors within New Orleans National Register of Historic Places and local Historic District Landmark Commission districts.

2. For all windows, use either two over two, one over one or a combination of two over one divided lights. The divided lights should have raised muntins, not flat or embedded. All window cases should be inset, not flush-mounted.

3. Shutters should be operable hung on hinges of the proper type and design. Shutters may be fixed closed or open with appropriate hardware.

4. Doors should be either solid raised bottom panel\glazed top panel (single or divided four lights with raised muntins) or if security is an issue, solid two over two raised panels.

5. Foundation piers visible to the public should be constructed of brick or brick-clad concrete blocks.

Further insight on new construction in New Orleans Historic Districts can be found at the New Orleans Historic District Landmarks Commission's (HDLC) "New Construction Guidelines" webpage (http://www.cityofno.com/pg-99-14-new-construction-guidelines.aspx).

If you have any questions, please contact Mike Varnado in the Division of Historic Preservation at (225) 219-4596.

Sincerely,

Scott Hutcheson
State Historic Preservation Officer

SH:MV:s

PARAMOUNT
CONSTRUCTION, L.L.C.
Making Dreams Reality

4431 Euphrosine Street
P.O. Box 19998
New Orleans, LA 70125
Phone: (504) 302-9410
Fax: (504) 301-2826

March 2, 2009

Terrell P. Clayton
President
Comprehensive Central City Initiative, Inc.
1832 Felicity Street
New Orleans, LA 70113

RE: Crescent Garden Homes

Dear Mr. Clayton,

Per your request, I've provided the following breakdown of cost, for Crescent Garden Homes, between the stucco exterior and the hardi plank exterior. The Crescent Garden Homes project consists of five (5) different building configurations. We have listed the following cost breakdown by housing type, i.e. Type "A', Type "B", etc.

Housing Type	Number of Houses	Cost of Stucco Per House	Cost of Hardi Plank Per House	Cost Difference Per House	Total Difference
Type "A"	39	$9,112.50	$6,975.00	$2,137.50	$83,362.50
Type "B"	59	$9,315.00	$7,130.00	$2,185.00	$128,915.00
~~Type "C"~~	~~5~~	~~$8,505.00~~	~~$6,510.00~~	~~$1,995.00~~	~~$9,975.00~~
Type "D"	35	$9,517.50	$7,285.00	$2,232.50	$78,137.50
Type "E"	5	$9,720.00	$7,440.00	$2,280.00	$11,400.00
					TOTAL: $311,790.00

The project's reduction in cost, from a stucco exterior to a smooth hardi plank siding is approximately $311,790. Please note, however, that the other design changes required by the State Historic Preservation Office will result in additional costs to the project. Specifically, there will be an increase in cost of approximately $1,200 per house, or a total of $171,600, to accommodate the changes to the project's windows and doors. If you factor these costs into the cost you save on the hardi siding, we estimate that the project's net reduction in cost is approximately $140,190.

If you have any question, please don't hesitate to contact me at (504) 301-0468.

Sincerely,

Mikel Lollar
President
Paramount Contractors, LLC

CGH PARTNERS 2007, LLC

2701 Houma Blvd, Suite C • Metairie, LA 70006 • (504) 782-7161 • Fax: (504) 587-1338

January 28, 2008

Mr. Milton Bailey
President
Louisiana Housing Finance Agency
2419 Quail Drive
Baton Rouge, LA 70808

RE: Crescent Garden Homes - #07/08(FA)-38

Dear Mr. Bailey:

CGH Partners 2007, LLC is requesting that some changed be granted to our initial tax credit application. To reprise you of our situation, Crescent Garden Homes is a Scattered Site development located in Orleans Parish, consisting of 143 single family houses (94 three-bedroom and 49 four-bedroom) within the Central City and Westbank neighborhoods. Crescent Garden Homes was awarded Low Income Housing Tax Credits in the 07/08 competitive funding round as a "Mixed-Income" Project. The project was awarded $405,000 in tax credits, along with $14,717,000 in CDBG funds. Other sources of funds include a $3,000,000 1st mortgage and $1,182,000 in deferred developer fee. The total development cost of the project is estimated at approximately $23,500,000.

We are asking for your consideration on the following changes to our application:

1. **Amend the property addresses identified in the initial application and re-issue the BIN numbers to the proper corresponding addresses.** Most of the properties identified in our original application were awarded to our organization, by the City of New Orleans, as part of the City's Sale of Abandoned Properties Program (herein referred to as the S.O.A.P. program). Because the City's S.O.A.P. program was not very effective in delivering clear title, we were unsuccessful in obtaining ownership to a number of the properties originally identified in our application. Fortunately we were able to secure a number of alternative properties and obtain all 143 sites (143 single family houses). All of the new sites are still located in the Central City neighborhood.

2. **We are requesting that we be allowed to substitute Hardi board siding (cement fiber board) in place of brick or stucco exterior.** In our initial application, under the design features section, we selected "brick and stucco" exterior. We believe that the hardi board exterior would blend in architecturally with the surrounding houses. As previously mentioned, this project is an urban in-fill scattered site located in the New Orleans

Central City neighborhood. Almost every house within this neighborhood has weatherboard siding (wood). We believe that the hardi board siding mimics the existing houses while providing a resilient exterior product. Further, the use of stucco has been discouraged by our architect and general contractor. Consistent problems moisture and improper application has led to numerous lawsuits over this product.

Your consideration of CGH Partners 2007, LLC's request will be greatly appreciated. The approval of these changes will help to ensure the development of much needed affordable in-fill housing within New Orleans.

Thank you,

Terrell Clayton
President
Comprehensive Central City Initiative

General Partner
CGH Partners 2007, LLC

MARK SCHROEDER, ARCHITECT, A.I.A.
228 St. Charles Ave. Suite 1209 New Orleans La 70130 (504) 581-1100

March 25, 2009

Mr. Milton Bailey
President
Louisiana Housing Finance Agency
2415 Quail Dr.
Baton Rouge, La 70808

Re: Crescent Garden Homes #07/08(FA)-38

Dear Sir:

As the project Architect for the Crescent Garden homes Project, I would vehemently support the use of Hardi fiber cement siding for this project. The Hardiboard siding is considerably more resilient than vinyl or wood siding, and is comparable to brick and/or stucco. The Hardiboard siding also provides the extra benefit of having a 50 year warranty. Furthermore, I concur with the State Historic Preservation Office that the "smooth" finish Hardiboard siding best mimics the existing historic houses of New Orleans. I do not believe that the use of Hardiboard siding would lessen the durability of the houses' exterior.

Thank you for your consideration,
Sincerely,

Mark Schroeder, Architect, AIA

cc:
Terrell Clayton
Comprehensive Central City Initiative, Inc.

Jonah Dowling
First NBC Community Development.LLC

Louis Russell
Housing Tax Credit Manager

Brenda Evans
Housing Program Administrator

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution approving an amendment of the 2007/08 GO Zone and Per Capita Credit Qualified Allocation Plans to take advantage of the provisions of the American Recovery and Reinvestment Act of 2009 (the "Stimulus Bill") to distribute competitively a portion of the Capital Funds and the Treasury Grants under the Stimulus Bill while simultaneously increasing funds available to low-income housing projects with allocated credits on a priority basis (i) first, with inefficient syndications and (ii) second, under construction with cost overruns; and providing for other matters in connection therewith.

WHEREAS, the Board of Commissioners of the Louisiana Housing Finance Agency (the "Agency") approved the publication of a Notice of Public Hearing relating to an amendment to the 2007/08 GO Zone and Per Capita Credit Qualified Allocation Plans to provide for the a reprocessing of projects with allocated credits to take advantage of the provisions of the Stimulus Bill to competitively distribute a portion of the Capital Funds (approximately $25 million) and the exchange of Treasury Grants for a return of low-income housing credits while simultaneously increasing funds available to low-income housing projects with allocated credits (i) with inefficient syndications and (ii) under construction but with cost overruns;

WHEREAS, said Notice of Public Hearing was published in the following newspapers on March 12, 2009: (i) The *Advocate*, Baton Rouge, Louisiana; (ii) *Alexandria Daily Town Talk*, Alexandria, Louisiana; (iii) *Daily Advertiser*, Lafayette, Louisiana; (iv) *The Times-Picayune*, New Orleans, Louisiana; *Shreveport Times*, Shreveport, Louisiana; (v) *Lake Charles American Press*, Lake Charles, Louisiana; (vi) *The News Star*, Monroe, Louisiana; and (vii)*The Houma Daily Courier*, Houma, Louisiana; and the public hearing was held on March 26, 2009; and

WHEREAS, the proposed amendment is required to be approved by the Agency and the Agency hereby desires to approve said amendment with such revisions to reflect comments received at the Public Hearing and from staff and members of the Board of Commissioners;

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

SECTION 1. The Agency's staff and Tax Credit Counsel are hereby authorized and directed to revise 2007/08 GO Zone and Per Capita Credit Qualified Allocation Plans

following approval by the Governor of the State or the Attorney General of the State to add the following language:

ALLOCATIONS OF TREASURY GRANTS

Loan or Allocation of a portion of Treasury Grants Related to Projects with inefficient syndications in which the Taxpayer Voluntarily Returns to the Louisiana Housing Finance Agency All or a Portion of Allocated Credits: Inefficient Tax Credit Syndications are hereby deemed to be a pricing of 2007 and/or 2008 Tax Credit allocations for less than eighty cents ($0.80) per tax credit dollar times ten (10). Tax Credits which are returned by a Taxpayer who submits a reprocessing application with respect to a project allocated credits under *the 2007/08 GO Zone and Per Capita Credit Qualified Allocation Plans in connection with Inefficient Tax Credit Syndications shall qualify for a loan or allocation of Treasury Grants in an amount at least equal to the equity evidenced in the most recent feasibility and viability review of the project but not more than an amount based upon a pricing of the returned credits priced at not more than eighty cents ($0.80) if the Taxpayer's Project remains feasible and viable subject to satisfaction of the following conditions:*

(i) Receipt from the Taxpayer of a complete revised electronic Project Application and a determination that the Project remains feasible and viable;

(ii) Receipt from the Taxpayer of a hold harmless and indemnification agreement acceptable to the Agency's general counsel and Tax Credit Counsel that includes specific language stating (i) the Taxpayer will have no recourse against the Agency for any damage or expense incurred by the Taxpayer or parties related to the Taxpayer in the course of being reprocessed for an allocation of a Treasury Grant and (ii) the terms and provisions of the Treasury Grant allocation to the Taxpayer shall be modified and/or amended to comply with any federal guidelines released by the U.S. Treasury Department; and

(iii) Receipt of an opinion of tax counsel to the Taxpayer that the re-allocation of the Taxpayer's returned credits is permissible under the then existing federal income tax code and federal income tax regulations;

(iv) Receipt of confirmation from the syndicator that (i) the pricing of the Tax Credits to the Taxpayer was less than eighty cents ($0.80) and (ii) the exchange of all or a portion of allocated credits for

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a loan or allocation of Treasury Grans is acknowledged and/or approved by the syndicator;

(v) Receipt of a copy of the proposed amended and restated ownership documents.

Upon satisfaction of the foregoing conditions, the Agency and Officers will be authorized and directed to enter into a binding agreement to loan or allocate all of a portion of the Treasury Grant obtained from the returned credits. All Taxpayers receiving Treasury Grant Funds will be required to enter into appropriate agreements with the LHFA in accordance with provisions of the Stimulus Bill in order for the LHFA to comply with its asset management functions.

Returned GO Zone Credits will be exchanged for Treasury Grant Funds to projects located in the GO Zone.

LOAN OR ALLOCATION OF CAPITAL FUNDS

Loan of Capital Funds Related to Projects with Efficient Tax Credit Syndications: Efficient Tax Credit Syndications are hereby deemed to be a pricing of 2007 and/or 2008 Tax Credit allocations for not less than eighty cents ($0.80) per tax credit dollar times ten (10). A Rural Project is any project for residential property located in a rural area (as defined in section 520 of the Housing Act of 1949). Taxpayers who submit a reprocessing application with respect to a project allocated credits under the 2007/08 GO Zone or Per Capita Credit Qualified Allocation Plans in connection with Efficient Tax Credit Syndications shall qualify for a loan of Capital Funds in an amount not greater than (i) $250,000 for Rural Projects and (ii) $1,000,000 for non-Rural Projects subject to satisfaction of the following conditions:

(i) Receipt from the Taxpayer of a complete revised electronic Project Application and a determination that the Project remains feasible and viable; and

(ii) Receipt from the Taxpayer of (A) a certification under penalties of perjury that (i) no other funds are available or required to complete the Project if an allocation of Capital Funds is made, (ii) no increase in Developer Fee or reduction of Deferred Developer Fee above that contained the prior Tax Credit application processed by the Agency has been included in the reprocessing application and (B) a hold harmless and indemnification agreement acceptable to the Agency's general counsel and Tax Credit Counsel that includes specific language stating (i) the Taxpayer will have no recourse against the Agency for any damage or expense incurred by the Taxpayer or parties related to the Taxpayer in the course of being reprocessed for an

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allocation of a Capital Funds and (ii) the terms and provisions of the Capital Funds allocation to the Taxpayer shall be modified and/or amended to comply with any federal guidelines released by the U.S. Department of Housing and Urban Development

Capital Funds will be awarded on a competitive basis in accordance with the following ranking requirements:

A.	*Rural Projects:*	*50 points*
B.	*Readiness to Proceed:*	*45 points*
C.	*Projects Not Closed:*	*40 points*
D.	*Special Need Projects:*	*35 point*
E.	*Elderly Projects:*	*30 points*

Readiness to Proceed: Projects that have building permits and for which public infrastructure is currently available at or adjacent to the site.

***Environmental Clearance**: Any Applicant requesting Capital Funds must have previously completed a Phase I Environmental Assessment, in accordance with 24 CFR Part 58, and have received a Notice to Proceed from an appropriate approving federal or State agency.*

***Other Compliance Requirements for Capital Funds:** Applicants are also reminded that the Davis-Bacon Act is also be triggered with the utilization of Capital Funds. Any applicant intending to apply for Capital Funds must submit by ____, 2009 evidence that the Environmental Assessment has been completed.*

SECTION 2. The Chairman, Vice-Chairman, President, Vice-President and/or Secretary are hereby authorized to make such revision as may be necessary to accomplish the objectives of this resolution.

SECTION. 3. This resolution shall become effective upon its adoption.

The 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 8th day of April, 2009.

_____ _____

Secretary Chairman

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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 April 8, 2009, entitled: "A resolution approving an amendment of the 2007/08 GO Zone and Per Capita Credit Qualified Allocation Plans to take advantage of the provisions of the American Recovery and Reinvestment Act of 2009 (the "Stimulus Bill") to distribute competitively a portion of the Capital Funds and the Treasury Grants under the Stimulus Bill while simultaneously increasing funds available to low-income housing projects with allocated credits on a priority basis (i) first, with inefficient syndications and (ii) second, under construction with cost overruns; 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 8th day of April, 2009.

_____
Secretary

(SEAL)

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Louisiana Housing Finance Agency
2415 Quail Drive, Baton Rouge, Louisiana 70808

Memorandum

Date: **March 31, 2009**

To: **LHFA Board of Commissioners**

From: **Tax Credit Department**

Subject: **UPDATED REVISED DRAFT QAP AND SELECTION CRITERIA**

Commissioners:

Please find attached the updated DRAFT Qualified Allocation Plan and Selection Criteria.

The Draft QAP has three major expansion areas:

1) Clarity on mission and goals of the Agency;

2) An addition or expansion for Development Team Requirements;

3) Expansion on Market Study Requirements.

The Selection Criteria has been indexed and grouped for ease of reading and clarity. You will also note that three (3) criteria have been added for designation by the Agency of “Targeted” or “Superior” projects.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution providing for approval of the State's 2009 Per Capita Draft Qualified Allocation Plan; and providing for other matters in connection therewith.

WHEREAS, Section 42 of the Internal Revenue Code of 1986, as amended (the "Code") provides for a low-income housing credit (the "Housing Credit") that may be claimed as part of the general business credit under Section 38 of the Code; and

WHEREAS, the Housing Credit determined under Section 42 of the Code is allowable only to the extent that the owner of a qualified low-income building receives a housing credit allocation from a housing credit agency such as the Louisiana Housing Finance Agency (the "Agency") unless the building is exempt from the allocation requirements by reason of Section 42(h)(4) of the Code; and

WHEREAS, Section 42(m)(1)(D) provides that Subsection (h)(4) shall not apply to any project unless the project satisfies the requirements for allocation of a housing credit under the Allocation Plan applicable to the area in which the project is located; and

WHEREAS, under Section 42(m)(1)(A) of the Code, the Housing Credit for any building is zero unless (i) such amount was allocated pursuant to a qualified allocation plan (the "Allocation Plan") of the Agency, (ii) the Housing Credit Agency notifies the chief executive officer of the local jurisdiction within which the building located of such project and provides such individual a reasonable opportunity to comment on the project, (iii) a comprehensive market study of the housing needs of low-income individuals is conducted before the credit allocation is made by a disinterested party who is approved by the Housing Credit Agency and (iv) a written explanation is made available to the general public for any allocation of housing credit dollar amount which is not made in accordance with established priorities and selection criteria; and

WHEREAS, pursuant to Section 42(m)(1)(B) of the Code, the Allocation Plan must:

(i) set forth selection criteria to be used to determine housing priorities of the Agency which are appropriate to local conditions;

(ii) also give preference in allocation housing credit dollar amounts among selected projects to---

(I) projects serving the lowest income tenants,

(II) projects obligated to serve qualified tenants for the longest periods, and

(III) projects which are located in qualified census tracts and the development of which contributes to a concerted community revitalization plan, and

(iii) provide a procedure that the Agency will follow in monitoring for non-compliance with the provisions of Section 42 of the Code and in notifying the Internal Revenue Service (the "IRS") of such non-compliance which such agency becomes aware of and in monitoring for non compliance with habitability standards through regular site visits.

WHEREAS, pursuant to Section 42(m)(1)(C) of the Code, the selection criteria set forth in a qualified allocation plan must include:

(i) project location,
(ii) housing needs characteristics including whether the project includes the use of existing housing as part of a community revitalization plan,
(iii) project characteristics,
(iv) sponsor characteristics,
(v) tenant populations with special housing needs,
(vi) public housing waiting lists,
(vii) tenant populations with children, and
(viii) projects intended for eventual tenant ownership.

WHEREAS, Section 42(m)(2)(A) requires the Agency to allocate Housing Credits to a project in an amount which the Agency determines is necessary for the financial feasibility of a project and its viability as a qualified low income housing project throughout the credit period; and

WHEREAS, the Agency is required to take into account in making its determinations under Section 42(m)(2)(A) the following:

(i) the sources and uses of funds and the total financing planned for the project;
(ii) any proceeds or receipts expected to be generated by reason of tax benefits;
(iii) the percentage of housing credit dollar amount used for project costs other than the cost of project intermediaries, and
(iv) the reasonableness of the developmental and operational costs of the project.

WHEREAS, Section 42(m)(1)(A)(i) of the Code requires that the Allocation Plan be approved by the governmental unit in accordance with the rules similar to the rules of Section 147(f)(2) of the Code (other than subparagraph (B)(ii) thereof) of which the Agency is a part; and

WHEREAS, the Agency's Program Rule attached hereto as **Exhibit I** and the Selection Criteria attached hereto as **Exhibit II** utilized in connection with the Agency's Low Income Housing Tax Credit Application Package has been determined to satisfy the requirements of Section 42(m)(1)(B)(i) and (ii) and Section 42(m)(1)(C) of the Code and to satisfy the Agency's responsibilities under Section 42(m)(2); and

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WHEREAS, under Section 42(m)(1)(D) of the Code, the Housing Credit for any project qualifying under Section 42(h)(4) of the Code is zero unless the project satisfies the requirements for allocation of a Housing Credit under the Allocation Plan of the Agency; and

WHEREAS, under Section 42(m)(1)(B)(iii) of the Code, an Allocation Plan is not qualified unless it contains a procedure that the Agency will follow in monitoring compliance with the provisions of Section 42 of the Code and notifying the IRS of any non-compliance of which the Agency becomes aware; and

WHEREAS, Section 42(m)(1)(B)(iii) is effective on January 1, 1992, and applies to all buildings placed in service for which a Housing Credit is, or has been, allowable at any time; and

WHEREAS, final regulations relating to (i) the requirement that State allocation plans provide a procedure for the Agency to monitor for compliance with the requirements of Section 42 of the Code, (ii) how the Agency is to report any non-compliance to the IRS, and (iii) the affect of such regulations on the Agency, owners of buildings or projects for which a Housing Credit is claimed, and taxpayers claiming the Housing Credits are contained at 26 CFR Part 1 (the "Compliance Regulations"); and

WHEREAS, Section 1.42-5 of the Compliance Regulations provides that a procedure for monitoring for non-compliance under Section 42(m)(1)(B)(iii) must include the following:

(i) Recordkeeping and Record Retention Provisions of Section 1.42-5(b) of the Compliance Regulations;

(ii) Certification and Review Provisions of Section 1.42-5(c) of the Compliance Regulations;

(iii) Inspection Provisions of Section 1.42(d)-5 of the Compliance Regulations; and

(iv) Notification of Non-Compliance Provisions of Section 1.42(5)(e) of the Compliance Regulations; and

WHEREAS, the form of the Compliance Monitoring Agreement attached hereto as **Exhibit III**, to be entered into by and between the Agency and owners of low-income housing projects, is sufficient to satisfy the Compliance Regulations relating to the requirements that an owner of a low-income housing project (i) keep and retain records for each qualified low-income building in the project, (ii) certify under penalty of perjury certain matters relating go the operation of the project for prescribed periods, and (iii) make available the project and records in connection with the project for on-site inspection; and

WHEREAS, pursuant to Section 1.42-5(c)(2) of the Compliance Regulations relating to reviews of each low-income housing project by the Agency, the Agency must

(i) review owner certifications under Section 1.45-5(c)(1) for compliance with the requirements of Section 42,

(ii) conduct on-site inspections of all buildings in the project by the end of the second calendar year following the year the last building in the project is placed in

service and, for a least 20 percent of the project's low-income units, inspect the units and review the low-income certifications, the documentation supporting the certifications, and the rent records for the tenants in those units; and

(iii) at least once every 3 years, conduct on-site inspections of all buildings in the project and, for at least 20 percent of the project's low-income units, inspect the units and review the low-income certifications, the documentation supporting the certifications, and the rent records for the tenants in those units; and

(iv) require that the Agency randomly select which low-income units and tenant records are to be inspected and reviewed by the Agency. *[The review of tenant records may be undertaken wherever the owner maintains or stores the records (either on-site or off-site). The units and tenant records to be inspected and reviewed must be chosen in a manner that will not give owners of low-income housing projects advance notice that a unit and tenant records for a particular year will or will not be inspected and reviewed. However, the Agency may give an owner reasonable notice that an inspection of the building and low-income units or tenant record review will occur so that the owner may notify tenants of the inspection or assemble tenant records for review (for example, 30 days' notice of inspection or review).]*

WHEREAS, Section 1.42-5(h) of the Compliance Regulations provides that (i) the requirement of Section 42(m)(1)(B)(iii) that allocation plans contain a procedure for monitoring for non-compliance becomes effective as of June 1, 1992 and applies to buildings for which a low-income housing credit is, or has been, allowable at any time and (ii) Section 42(m)(1)(B)(iii) of the Code and the Compliance Regulations do not require monitoring for whether a building or project is in compliance with the requirements of Section 42 of the Code prior to January 1, 1992; provided, however, if the Agency becomes aware of non-compliance that occurred prior to January 1, 1992, the Agency must notify the IRS of that non-compliance.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency:

SECTION 1. PROGRAM RULE. The Program Rule attached hereto as **Exhibit I** is hereby approved.

SECTION 2. SELECTION CRITERIA. The Selection Criteria attached hereto as **Exhibit II** is confirmed and ratified.

SECTION 3. COMPLIANCE MONITORING AGREEMENT. The Compliance Monitoring Agreement, substantially in the form attached here to as **Exhibit III**, is hereby approved. The staff and Tax Credit Counsel to the Agency are hereby authorized and directed to

distribute the Compliance Monitoring Agreement for execution by owners of qualified low-income buildings which have been placed in service and for which a low-income housing credit is, or has, allowable at any time.

SECTION 4. REVIEW BY AGENCY. The Compliance staff is hereby authorized and directed to:

(i) review owner certifications under Section 1.45-5(c)(1) of the Compliance Regulation for compliance with the requirements of Section 42 of the Code; and

(ii) conduct compliance reviews with respect to low-income housing projects each year in accordance with the requirements of Section 1.42-5(c)(2) of the Compliance Regulations including, but not limited to:

(a) The review of certifications submitted under paragraph 1.45-5(c)(i) of the Compliance Regulations;

(b) On-site inspections of all buildings in the project by the end of the second calendar year following the year the last building in the project is placed in service and, for at least 20% of the project's low-income units, inspect the units and review the low-income certifications;

(c) At least once every three years, conduct on-site inspections of all buildings in the Project and, for at least 20% of the Project's low-income units, inspect the units and review the low-income certifications, the documentation supporting the certifications, and the rent records for the tenants in those units; and

(d) randomly select which low-income units and tenant records are to be inspected and reviewed by the Agency.

SECTION 5. NOTIFICATION OF NON-COMPLIANCE. The Compliance staff is hereby authorized and directed to give the notice described in subparagraph (A) to the owner of a low-income housing project and the notice described in subparagraph (B) to the Internal Revenue Service ("IRS"):

A. Notice to Owner: If the Agency does not receive the certification described in Section 1.42-5(c)(1) of the Compliance Regulations, or does not receive or is not permitted to inspect the tenant income certifications, supporting documentation, and the rent records described in Section 1.42-5(c)(2)(ii) of the Compliance Regulations, or discovers by inspection, review, or in some other

manner, that the project is not incompliance with the provisions of Section 42, the staff shall give prompt written notice to the Owner within 5 business days of the nature and extent of the circumstances constituting non-compliance (including but not limited to the failure to receive the certifications described in paragraph (c)(i) of the Compliance Regulations, or the tenant income certifications, supporting documentation and rent records) and shall further advise the owner as to whether such circumstances may be corrected and the period of time within which such correction must occur (the "Correction Period.")

B. Notice to IRS. The staff is authorized and directed to file Form 8823, "Low-Income Housing Credit Agencies Report of Non-Compliance," with the IRS not later than 45 days after the end of the Correction Period, which Correction Period shall not exceed 90 days from the date of the notice being mailed to the Owner.

SECTION 6. RETENTION OF RECORDS BY THE AGENCY. The staff of the Agency is hereby authorized and directed to provide for the Recordkeeping and Rent Provisions of Section 1.42-5(b) of the Compliance Regulations as follows:

A. Records of Non-Compliance of Failure to Certify: Records of non-compliance or failure to certify shall be retained for at least six (6) full calendar years following the calendar year within which Form 8823 was filed.

B. All Other Cases: Except for records referred to in subparagraph (A), all other records and certifications described in Section 1.42-5(c) of the Compliance Regulations shall be maintained for three full calendar years from the end of the calendar year within which such certifications and records are received by the Agency.

SECTION 7. RURAL HOUSING SERVICE (RHS) EXCEPTION. Compliance Staff is hereby authorized and directed to negotiate an agreement with RHS, pursuant to which the RHS agrees to provide information concerning the income and rent of tenants in low-income buildings to the Agency in accordance with the requirements of Section 1.42-5(c)(4)(ii).

SECTION 8. PUBLIC HEARING. The minutes Notice of the Public Hearing as reflected in staff=s memorandum to the Board will be attached here to as **Exhibit IV** are hereby approved.

SECTION 9. OTHER ACTIONS AND APPROVALS. The officers of this Board of Commissioners and the President or Vice 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 or entity having jurisdiction over the Agency, such applications or requests for approval as may be required by law, in accordance with the requirements of Section 147(f) of the Code.

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 8th day of April, 2009.

_____ _____

Chairman Secretary

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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 seven (7) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on April 8, 2009, providing for approval of the State's Qualified Allocation Plan; 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 8th day of April, 2009.

_____

Secretary

SEAL

LOUISIANA HOUSING FINANCE AGENCY
LOW-INCOME HOUSING TAX CREDIT PROGRAM
2009 QUALIFIED ALLOCATION PLAN

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I. General Program Information

A. Introduction

The Low Income Housing Tax Credit Program (the "LIHTC Program") was enacted to stimulate the development of affordable and workforce housing. The 2009 Qualified Allocation Plan (the "2009 QAP") has been developed by the Louisiana Housing Finance Agency (the "Agency") in compliance with Section 42 of the Internal Revenue Code of 1986, as amended (the Code) and reflects a policy framework within which the Agency will allocate low-income housing credits ("LIHTCs" or "Credits") to taxpayers for the development of affordable housing that addresses the housing needs of Louisiana's citizens.

The Agency will accept applications for the reservation of LIHTCs from the 2009 credit ceiling for qualifying rental residential housing projects located in Louisiana. LIHTCs will be available only with respect to projects or buildings (including certain qualified rehabilitation expenditures incurred through the first taxable year of the credit period) for which an audit by an independent certified public accountant is submitted of sources and uses and eligible basis.

B. Allocation Pools

1. General Allocations: LIHTCs will be awarded on a competitive statewide basis to projects satisfying the highest public purposes measured by the competitively scored selection criteria.

2. Non-profit Allocations: Ten percent (10%) of the Per Capita Component of the State's 2009 credit ceiling will be allocated to a Qualified Non-Profit/CHDO Pool for reservations to qualifying Applications which evidence the material participation of a qualified non-profit organization.

   Qualified Non-profit Pool or CHDO Pool: Applicants for reservations from either the Qualified Non-Profit Pool or the CHDO Pool must submit the following:

   - IRS Determination Letter of 501(c)(3) or 501(c)(4) status
   - Articles and Bylaws
   - CHDO approval letter from participation jurisdiction if applying as a CHDO
   - Non-profit Participation Information as required by the Application
   - Development Services Agreement evidencing that Qualified Non-profit or CHDO will receive at least twenty percent (20%) of the Developer Fee.

3. Rural Development Allocation: Ten Percent (10%) of the State's Per Capita component will be allocated to qualifying applications which submit a letter from RD that project is within a Rural Development Priority Area.

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4. Elderly Project Housing: Ten Percent (10%) of the State's Per Capita component will be allocated to qualifying applications evidencing that the project qualifies as an elderly project under the Fair Housing Act

5. Permanent Supportive Housing Pool: Ten Percent (10%) of the State's Per Capita component will be allocated to qualifying applications which constitute PSH Projects as defined in the Glossary.

6. Hurricane Ike Credit Pool: $3,070,00 of LIHTCs will be reserved exclusively for projects located in Cameron or Calcasieu Parishes.

Balances remaining in the Rural Development and Elderly Project sub-pools after an initial reservation of LIHTCs to feasible and viable projects therein will be transferred to the General Statewide Pool for reservations to qualifying application in their statewide rank order.

Percentage of Credit Ceiling within each Designated Sub-pool. Sub-pool Percentages will be applied against the State's Per Capita Component.

General Statewide Pool

Hurricane Ike Pool	$3,070,000
General Statewide Pool (e)	$7,700,000
Qualified Non-Profit/CHDO Sub-pool(10%)	$1,800,000
Rural Development Sub-pool (10%)	$1,800,000
PSH Sub-pool (10%)	$1,800,000
Elderly Housing Sub-pool (10%)	$1,800,000
	$18,000,000 (rounded)

C. Maximum Tax Credits

1. Project and Developer Limits: No project will be reserved Credits in excess of $800,000.00. No Developer, related persons thereof or agents thereof or any person having an identity of interest with any Developer, related persons thereof or agents thereof or any combination of the foregoing shall be reserved tax credits in excess of ten percent (10%) of the State's Per Capita Authority.

2. Exceptions to Project and Developer Limits:

   a. CHDO Projects: The limitation of 10% of the State's Per Capita Authority per Developer shall not apply to Developers participating in a Project in which a Community Housing Development Organization ("CHDO") is the managing general partner of the Taxpayer and in which the CHDO executes an Agency-approved Purchase Option and Right of First Refusal Agreement. For-profit developers may partner with a CHDO as co-general partner provided that the total allocation to the for-profit partner does not exceed 15% of the State Credit Ceiling.

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b. Rural Development Project: Applicants for a Rural Development Project must submit a letter from RD that project is within a Rural Development Priority Area. The office of Rural Development will only issue a letter stating that a project is within a rural Development Priority Area if it is an existing RD project.

c. Bond Financed Projects: The limitation of tax credits per project shall not apply to the tax credits which are generated from a bond financing if the total number of low income units in the project is described in a notice of public hearing published in a newspaper of general circulation within the parish where the project is located and a public hearing is held in a local forum proximate to where the project is located. The public hearing must follow a Notice of Public Hearing published at least 14 days prior to the hearing. Such Public Notice must specify the number and percentage of low-income units in the project if the project contains fifty or more units or, if not specified in the Public Notice, the number and percentage of low-income units in the Project must be approved by the governing authority of the jurisdiction within which the Project is located.

D. Governing LIHTC Program Document

The Qualified Allocation Plan is the governing document for the LIHTC Program. If any inconsistencies with other program documents, including the electronic Application, are noted, the Qualified Allocation Plan is the controlling document and dictates the Agency's requirements for the LIHTC Program.

E. Modification of Program Instructions, Requirements, and Procedures

The Agency reserves the right to amend, modify or withdraw any of the program instructions, requirements or procedures contained herein that are inconsistent or in conflict with state and federal laws and/or regulations.

F. Section 42 Updates

The Housing and Economic Recovery Act of 2008 implemented a number of reforms to the LIHTC Program as follows:

-Non-federally Subsidized New Buildings: Any new building placed in service by a taxpayer before December 31, 2013 and which is not federally subsidized qualifies for a credit percentage not less than nine percent (9.0%).

-Federally Subsidized Buildings: Federally Subsidized Buildings are only buildings financed with tax-exempt bonds under section 103 of the Code. Any below market Federal loan will not cause a building to be Federally subsidized.

-Increase in Credit For Certain State Designated Buildings: Except with respect to a building financed with tax-exempt bonds under section 103 of the Code, buildings may be designated by the Agency as located in a difficult development area and as requiring an increase in credit in order for such building to be financially feasible as part of a qualified low-income housing project.

-Minimum Rehabilitation Expenditure Requirements: The minimum rehabilitation expenditure during a twenty-four (24) month period required to qualify as a new building or to qualify an existing building for acquisition credits has been increased to the greater of (i) twenty percent (20.0%) of the adjusted basis of a building or (ii) $6,000 if the qualified basis attributed to such rehabilitation expenditures when divided by the number of low-income units in the building is $6,000 or more.

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-Increase in Allowable Community Space for Small Projects: The Community Service Facility limitation for inclusion of basis of property used to provide services for certain non-tenants has been increased from ten percent (10.0%) to the sum of (i) twenty-five percent (25.0%) of so much of the eligible basis of the qualified low-income housing project of which it is a part as does not exceed fifteen million ($15,000,000) plus (ii) ten percent (10.0%) of the eligible basis of such project as is not taken into account under (i).

-Clarification of Treatment of Federal Grants: Federal Grants now reduce eligible basis only if any costs of a building is financed with the proceeds of a federal grant.

-Simplification of Related Party Rules: Related Parties are now determined by the application of 50% in Sections 267(b) and 707(b) in determining whether a building is acquired by purchase under Section 179(d).

-Exception to the 10-Year Non-acquisition Period for Existing Buildings Applicable to Federally- or State-Assisted Buildings: Taxpayers may now apply to the Secretary for a waiver of Federally- or State-Assisted Buildings.

-Repeal of Deadwood:

(i) Ten-year rule for an existing building's eligible basis simplified by eliminating non-qualified substantial improvement as measurement benchmark.

(ii) Reference to 167(k) election to preclude such expenditures from eligible basis deleted.

-Repeal of Prohibition on Moderate Rehabilitation: Prohibition of using moderate rehabilitation assistance under section 8(e)(2) of the United States Housing Act of 1937 in connection with a low-income building is repealed.

-Modification of Time Limit To Incur Ten Percent of Project's Costs: Taxpayers now have a full one year period from the date that an allocation was made under the 10% of cost exception to achieve the taxpayer's reasonably expected basis in a project.

Repeal of Bonding Requirement on Disposition of Buildings: In lieu of discharging a taxpayer from additional tax upon posting a bond upon taxpayer's disposing of an interest in a building, there is no recapture on disposition of a building which continues in qualified use; however, any reduction in the qualified basis of such building for the year of disposition or any subsequent taxable year will toll the statutory period for assessment of any deficiency with respect to such increase in tax for a three year from the date the Secretary is notified by the taxpayer (in the manner the Secretary may prescribe) of such reduction in qualified basis.

Energy Efficiency and Historic Nature Must Be Taken Into Account in Making Allocations: In addition to other statutory mandated selection criteria in a qualified allocation plan, the energy efficiency of a project and the historic nature of a project must be included within the selection criteria set forth in a qualified allocation plan.

Students Who Receive Foster Care Assistance: A student who was previously under the care and placement responsibility of the State agency responsible for administering a plan under part B or part E of title IV of the Social Security Act may now occupy a low-income unit.

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Treatment of Rural Projects: Except in connection with bond financed projects, any project for residential property located in a rural area (as defined in section 520 of the Housing Act of 1949) any income limitation measured be reference to area median gross income shall be measured by reference to the greater of area median gross income or national non-metropolitan median income.

Clarification of General Public Use: A project will not fail to meet the general public use requirement solely because of occupancy restrictions or preferences that favor tenants –

(A) with special needs

(B) who are members of a special group under a Federal program or State program or policy that supports housing for such special group, or

(C) who are involved in artistic or literary activities.

G. Other Funding Sources

1. Tax Credit Assistance Program (the "TCAP Initiative") – The Agency has available up to $14,000,000 for projects under the TCAP Initiative. The maximum amount of funds available to a single project under the TCAP Initiative will be the lesser of $1,000,000.00 or 10% of the projects TDC. Funds under the TCAP Initiative will be made available to the highest ranking projects with funding gaps. TCAP Funds will accrue interest at a rate and will be payable from fifty percent (50.0%) of Surplus Cash that results at the end of the Extended Use Period in the unpaid balance of the TCAP Note combined with any other soft financing not exceeding 80% of the residual value of the project.

Environmental Clearance: Projects requesting funds under the TCAP Initiative are subject to environmental pre-clearance. Applicants must complete a Phase I Environmental Assessment in accordance with 24 CFR Part 58 and must have received a Notice to Proceed prior to taking any choice limiting actions in connection with the project awarded funds under the TCAP Initiative.

Other Compliance Requirements for Funds Under the TCAP Initiative: Compliance with the Davis-Bacon Act is required with the utilization of funds under the TCAP Initiative. Any applicant intending to apply for Funds under the TCAP Initiative must submit by August 12, 2009 evidence that the Environmental Assessment has been completed.

Project Completion Schedules: Projects applying for funds under the TCAP Initiative must evidence in their project schedules a project funding closing by February 1, 2010 and a construction start date of not later than May 3, 2010 and a completion date of not later than December 31, 2011. Failure to start construction by the April 1, 2010 deadline will result in the automatic cancellation of any funds under the TCAP Initiative.

2. HOME Investment Partnership Program – The Agency has available $3,000,000 for Special Needs/Permanent Supportive Housing Projects. **T**he maximum amount of HOME funds available to a single project will be lesser $1,000,000.00 or 10% of the projects TDC. HOME Funds will accrue interest at a rate and will be payable from fifty percent (50.0%) of Surplus Cash that results at the end of the Extended Use Period in the unpaid

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balance of the HOME Note combined with any other soft financing not exceeding 80% of the residual value of the project.

3. Tax Credit Exchange Provision – Subject to further guidance from the Secretary of Treasury, taxpayers may qualify for an award grant of funds made available by the Secretary of Treasury in lieu of obtaining a low-income housing credit award. Grant funds from the Treasury Department will be invested in qualifying low-income housing project in the form of a soft loan payable from Surplus Cash. Awards of Treasury Funds will be made to projects in the following order of priority:

4. 30% Basis Bump Up Determination: Applicants may request that one or more buildings be designated by the Agency as located in a difficult development area and as requiring an increase in credit in order for such building to be financially feasible as part of a qualified low-income housing project. Additional credits will be awarded to such buildings within the maximum credit allocations to projects in the following order of priority:

1. Rural Projects and

2. Permanent Supportive Housing Projects

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II. Allocation Process

A. Instructions for Submission of Applications

1. Competitive Applications: Applicants for a Tax Credit reservation from the Calendar Year 2009 Credit Ceilings must submit one original LIHTC Application with original signatures plus one copy, along with a non-refundable Application Fee and Analysis Fee (and the Subsidy Layering Review Fee, if applicable). A fee must be computed in accordance with the Non-Refundable Fee Schedule specified in Sub-letter C within this section.

2. Bond Financed Applications: Applications desiring to verify that a bond financed project satisfies the Qualified Allocation Plan must submit one original LIHTC Application plus one copy, along with the non-refundable Application and analysis fees (and the Subsidy Layering Review Fee, if applicable) computed in accordance with the Non-Refundable Fee Schedule. Processing of bond financed projects must be submitted to the Agency 45 days in advance of the meeting at which such project will be reviewed by the Agency's Board of Commissioner's in accordance with the latest approved Qualified Allocation Plan. Bond financed projects must satisfy all elements of the Qualified Allocation Plan. Bond Financed Applications may be submitted for projects located in any of the Parishes throughout the state. Cost and profit limitations and minimum score may be waived by the Governor in the executive order allocating private activity volume cap or by the Agency's Board of Commissioners following a review that determines that such additional costs are justifiable and reasonable under the circumstances or are attributable to unique development characteristics (e.g. location in a difficult to develop area, limited commercial space or tenant services or common areas essential to the character of the development). Taxpayer/Owners of bond-financed projects must enter into an appropriate regulatory agreement and compliance monitoring agreement prior to receiving Forms 8609.

3. Applications Must be Complete: Applications must be complete and be accompanied by the appropriate fees in order to be reviewed by the Agency. Fees must be paid only by cashier's check or money order. An Application along with appropriate appendixes/exhibits (in PDF format) must be submitted on the official Agency approved diskette (3.5" disk, CD, zip drive, etc.) along with an additional copy of the diskette. A hard copy of the Application as printed from the completed diskette must also be originally executed and transmitted to the Agency, along with one copy of the executed version. Both the original and copies of each Application shall have every section and/or Appendix tabbed using exposed tabs with a table of contents identifying each section. Failure to tab the Application will result in 10 penalty points being assessed. The Application should not be in a fixed binder. Spiral binding, however, is acceptable. An Application submitted on the Agency's diskettes is not complete if (i) a notarized signature page with original executions of the Application is not submitted with the diskette, (ii) any other certification required to be executed and/or notarized is not submitted by the Application deadline or (iii) Required Exhibits are not submitted for each hard copy of the Application by the Application deadline. An application is not complete if required exhibits are not submitted.

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Failure to submit originally executed and/or notarized documents will result in the Application being deemed incomplete and subject to disqualification. **NOT WITHSTANDING THE USE OF THE AGENCY'S DISKETTE, APPLICANTS REMAIN RESPONSIBLE AND ACCOUNTABLE FOR THE ACCURACY OF INFORMATION SUBMITTED AND FOR COMPLIANCE WITH PRESCRIBED RULES BY IRS AND THE AGENCY**.

4. Application Deadline: The application deadline for delivering complete applications for review is:

4:30pm, Central Standard Time, June 22, 2009

Applications not received at the Agency on or before the deadline date must be postmarked on or before the deadline date and must be received at the LOUISIANA HOUSING FINANCE AGENCY office no later than two (2) business days following the deadline date. Applications are not considered delivered if mailed or delivered to a location other than the offices of the Agency:

Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, Louisiana 70808
Attention: LIHTC Program

B. Timeline of 2009 Credit Ceiling Reservations for Competitive Applications

Estimated Competitive Application Timetable:

April 8, 2009	Board Approves Draft QAP
April 15, 2009	Statewide Publication of QAP Public Hearing Notice
April 30, 2009	Board Conducts Public Hearing on QAP
May 13, 2009	Board Adopts Final QAP- Simultaneous submission to Governor and Joint Legislative Committee on Budget (JLCB)
May 20, 2009	Application Workshop
June 22, 2009	Final Application Deadline
August 12, 2009	Preliminary Rank and Score
August 14, 2009	Begin ten-day challenge period
August 24, 2009	End ten-day challenge period
September 9, 2009	Board Approval of Rank & Reservation of Tax Credits

C. Non-Refundable Fee Schedule

Tax Credit recipients will be required to pay a Credit Award Fee upon award of a Tax Credit reservation by the Agency. The following non-refundable fees govern the Application, processing, reprocessing and reservation of Tax Credits and the fees to monitor and report non-compliance. All fees **must** be paid either with a money order or with a certified check. If any other form of payment is received, the unacceptable form of payment will be returned and the Application will be disqualified.

1.

Application Fee	Stand-Alone Non-Profit	All Others
1 to 4 units	$ 50.00	$ 100.00
5 to 32 units	500.00	1,000.00
33 to 60 units	750.00	1,500.00

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61 to 100 units	1,250.00	2,500.00
Over 100 units	2,500.00	5,000.00

2. Analysis Fee

1 to 4 units	$ 100.00
5 to 32 units	1,000.00
33 to 60 units	1,500.00
61 to 100 units	2,500.00
Over 100 units	5,000.00

3. Reprocessing Fee

The reprocessing fee established in the fee schedule of the Application will be required whenever reprocessing changes occur. The applicant must receive approval of the Agency for any reprocessing change to a project and the fee will be required at the time the reprocessing changes are submitted to the Agency for approval

½ Analysis Fee

4. Credit Award Fee — 5% of Credit Reserved

5. Annual Compliance/Monitoring Fee

The Minimum Fee by project size; provided that the Agency reserves the right to charge such additional amounts at any time as may be required to monitor compliance in accordance with the Internal Revenue Code of l986, as amended, and regulations promulgated pursuant thereto.

Minimum Fee is as follows:

Project Size	Minimum Fee
1-4 units	$ 20.00
5-16 units	$ 80.00
17-32 units	$ 160.00
33 and over	Amount equal to 50% of units in Project times $10.00

6. Subsidy Layering Review Fee

(If HUD or RD Housing Assistance or other Government Assistance is provided to Project) — ½ Analysis Fee

ALL FEES COLLECTED BY THE AGENCY ARE NON-REFUNDABLE

D. Competitive Evaluation

1. Notice to Applicant and Rank Ordering of Applications: The Agency will notify the applicant upon receipt of an Application for review. Information will not be provided as to the Application's processing status during the review and selection process following the Final Application Deadline. However, the Agency's staff will process the score of each Application and submit within sixty (60) days

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following the Final Application Deadline (**not later than August 12, 2009**), the processed score for review to the Board of Commissioners.

Staff will submit to each applicant a copy of its Application's score, a copy of its feasibility and viability analysis and the tentative rank order list of all Applications prior to the submission to the Agency's Board of Commissioners.

10-Day Challenge Period

For a ten (10) calendar day period following publication of the tentative rank order list of each Application, an applicant may challenge in writing the staff's disqualification of a particular Selection Criteria point award. **Written objections during the ten (10) day challenge period may be based only upon the interpretation of information submitted by the Final Application Deadline**. No new or supplemental information will be considered by the Agency in the review process after the Final Application Deadline.

Final Rank Order

Based upon such written challenges, the staff will submit a supplemental report at the next meeting of the Board of Commissioners concerning the scoring of each Application following the processing of written challenges and any revision to the tentative rank order of all Applications. The Board of Commissioners will approve the Final Rank Order of all Applications. No other information will be provided as to an Application's processing status during the review and selection process following the Final Application Deadline. **THE FINAL RANK ORDER OF AN APPLICATION DOES NOT CONSTITUTE ANY ENTITLEMENT TO A RESERVATION OF TAX CREDITS IF A PROJECT IS OTHERWISE NOT FEASIBLE OR NOT VIABLE OR FAILS TO SATISFY THE MINIMUM SCORE UNDER THE QAP.**

2. Agency Request for Supplemental Data and /or Clarification: The Agency retains the right to request supplemental data to support information contained in an Application and/or information to explain or clarify data contained in an Application.

3. Noncompliance in Other Agency Programs: Developers cited for non-compliance in a project/program administered by the Agency or by an Agency or department of the United States at the time of Final Application submittal shall not receive a reservation/allocation of credits unless or until such non-compliance is cleared.

4. Communication with Contact Person: The Agency will communicate only with the contact person listed in the Application. Information received from persons other than the contact person will be disregarded by the Agency.

5. Minimum Score and Threshold Requirements: The qualified allocation plan for the Tax Credit Ceiling for calendar year 2009 requires that an Application evidence a minimum score of **55 points** in accordance with the published selection criteria prior to receipt of a reservation of tax credits.

6. Tie-breaking Procedures: Tax credits for Applications submitted for a competitive funding round will be reserved to projects in descending order of score until all tax credits available for reservation have been reserved. In the event of a tie between Applications for which there are insufficient credits to reserve to each project, the Agency will use the following tie-breaking procedure:

**Projects receiving the same score using the competitive selection criteria of the State Qualified Allocation Plan will be awarded tax credits in the order of a sub-ranking score using the total points for such Projects evidenced in the following categories from the Selection Criteria:

- Selection Criteria II(B)(1) : Projects which promote Project Diversity

- Selection Criteria II(B)(2): Projects which promote geographic diversity

- Selection Criteria VI(A),(B),(C) and (D) Projects which most efficiently leverage tax credits

If the use of the sub-ranking score does not break a tie, the project requesting the lower amount of tax credits will be allocated credits in advance of other projects requesting higher amounts of credits

7. Reservations Pursuant to Qualified Allocation Plan and Federal Regulations: The Agency reserves the right to make, revise, rescind or withdraw any reservations according to the Agency's qualified allocation plan and in accordance with published federal regulations, rulings, guidelines and notices.

E. Threshold Requirements

Threshold review is a review of the full application to determine if it is complete, all necessary forms, supporting evidence, and fees are included, and the project meets minimum program requirements. Many requirements formerly evaluated as part of the point-based competitive review section are now included as threshold items. Unless noted otherwise, projects with tax-exempt bond financing must also meet all threshold requirements to receive Tax Credits.

LHFA will complete threshold reviews of application and offer the applicants the opportunity to correct deficiencies in their applications.

1. **Site Control**: Site control documentation in the form of either a fully executed purchase agreement, an option to purchase or a valid title in the name of the taxpayer or developer.

2. **Zoning**: Appropriate zoning evidence in the form of (i) an official local jurisdiction map that the site is actually zoned for the proposed project type or (ii) a letter from an official of the jurisdiction stating either that (a) the proposed project is consistent with existing zone requirements or (b) if the site is not currently zoned for the project type, that changing the existing zoning requirements to permit the project to be constructed will be completed by a date certain (not later than the date specified in the QAP for tax credit reservations). This documentation must be evidenced by **September 9, 2009**.

3. **Infrastructure**: Evidence of essential infrastructure and proximity to other services:
(i) **Utilities**: Evidence of electrical, water and sewer lines to the property site, or if such facilities are not currently available, how such facilities will be available to the site.

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(ii) **Transportation**: Evidence that reasonable transportation services are currently proximate to the site, or if such transportation services are not, a narrative statement of how tenants will access commercial, educational, recreational and other services upon completion of project:
(iii) **Educational Facilities**: Evidence that (a) primary educational facilities are reasonably available to school-age children of tenants if the project is for family units or, if such facilities are not, a narrative statement of how school-age children will access public educational facilities and (b) the local public school system has been notified about the estimated prospective population count of school age children in the project when the project is placed in service.

4. ***Environmental Review***: All projects involving use of existing structures must submit an Environmental Restrictions Checklist completed by a professional licensed to conduct environmental testing. Any finding that environmental hazards exist must be mitigated or abated in accordance with an Operating and Maintenance plan that addresses how each hazardous material or condition will be addressed, including the training of on-site personnel in accordance with applicable local, State and Federal laws or regulations.

5. **Tenant Referrals from LRA/OCD, PHAs, Louisiana Family Recovery Corps and the Agency**: Taxpayer shall acknowledge and agree to rent low income units to households referred by the LRA/OCD, Louisiana Recovery Corps or the local PHA if the tenants referred to the Taxpayer satisfy the requirements of the Project's Management and/or Operating Plan.

6. ***Minimum Internet/Cable Capacity Requirements****:* All units must have three (3) distinct networks installed in the living area and each bedroom capable of being accessed and activated by tenants: (i) telephone network installed for phones using CAT5e or better wiring, (ii) network for data installed using CAT5e or better, networked from the unit back to a central location or similar configured wireless network and (iii) TV services network using COAX cable. The wiring for such networks should be available to tenants free of charge but tenants may be charged a fee by the Taxpayer for activating and making available any services provided directly by the Project or through third party providers. The equivalent of wireless network access is acceptable.

7. **Energy Efficiency**: Each of the following are minimum project requirements for new construction and rehabilitation projects with the exception of existing historical building that provided documented historic preservation requirements stipulating that required historic designs prevents achievement of these efficiencies. Full support documentation must be submitted or project will automatically be disqualified

(i) All windows and doors Energy Star Qualified & matching correct climate zones
• Windows: U-value of 0.4 or less (R-value 2.5 min.)
• Windows: Solar Heat Gain Coefficient of 0.4 or less
• Windows: Ten-year warranty from date of delivery against breakage of the glazing panel's seal.
(ii) HVAC
• Energy Star furnace (90% AFUE or greater) or heat pump (HSPF 8.2)
• Energy Star air-conditioner (SEER 14 or greater)
(iii) Appliance
• Energy Star refrigerator
• Energy Star dishwasher

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• Water heater: Gas (Energy Factor of 0.62 or higher)
or Electric (Energy Factor of 0.93 or higher)
• All of the above components must be clearly and individually listed in an original stamped letter from either the architect or engineer of record. The letter must state that the entire construction envelope meets or exceeds the 2006 International Energy Conservation Code. Manufacturer's cut sheets must be submitted to document the energy efficiency of each component for which points are claimed.

8. **Design Features:** All projects must contain the following: (1) Exceeds 15-year maintenance-free exterior (2) Has at least 75% brick exterior (3) Have a 30-50 year roof warranty (4) Have storm windows

9. **LIHTC Compliance Certification Training:** Development will be managed by a Property Management Company or On-Site Manager that has received LIHTC Compliance Certification dated no more than 12 months prior to the Application deadline from a program deemed acceptable to the Agency in accordance with industry recognized training standards.

10. **New construction projects** must meet new FEMA Guidelies dated 4/12/2006 for elevation of housing relative to Base Flood Elevation. An Architect's cetification must be provided for any project located inside a levee protected area.

11. **Rehabilitation projects** must include in its scope of work elevation of the project to meet new FEMA Guidelies dated 4/12/2006 for flood elevation with the exception of historic rehabilitation projects. A flood elevation survey for the project must be submitted if it is located inside a levee protected area.

F. Other Program Requirements

1. Local Community Notification: The Applicant must include in the Application evidence that a Public Notice was published in a local newspaper having general circulation in the development area 7-8 days prior to the Application deadline. This notice must run for three (3) consecutive days and must include:

   - The name of the project owner
   - The project name
   - The project address or location
   - The maximum number of units
   - The nature of the project (i.e. new construction or rehabilitation, elderly or family, etc and construction type and occupancy type along with proposed community facility and supportive services
   - State the project is competing for 9% Tax Credits provided by Louisiana Housing Finance Agency.
   - Total development cost including funding sources and amounts

2. **Total Development Cost and Unit Size Limitations:** No project will be reserved credits if the limits and other requirements by type and size of unit specified below are not satisfied.

   a. Minimum Square Footage and Full Bathrooms Per Unit Type:

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Unit Type	Bathrooms	Square Feet
Efficiency	1	450
1 Bedroom	1	600
2 Bedroom	1	750
3 Bedroom	2	900
4 Bedroom	2	1100

(i) Waiver of Minimum Bathroom and Bedroom Size. The minimum bathrooms and bedroom size may be waived for an existing project which is being rehabilitated only if a federal program finances the unit and the federal agency administering the program which finances the unit requests a waiver of such limits.

(ii) Reduction of Minimum Square Footage Per Unit. The minimum square feet per unit may be reduced by 10% for existing units if the local jurisdiction within which the units are located certifies that such units will comply with all applicable zoning and building codes.

b. Maximum Average TDC Per Unit by Development Type:

Acquisition/Rehab (incl. elderly)	$125,000
New Construction/Conversions (incl. elderly)	$200,000
Historic Rehab	$226,900
Scattered Site	FHA Limit

c. Maximum Average Dollar Per Square Foot: The Maximum Average Dollar Per Square Foot for all Development types shall not exceed $150 per square foot unless Project is a Small Project, Scattered Site Project, Special Needs Project or Historic Rehabilitation Project, in which case, the square foot limit shall not exceed $175 per square foot.

d. Exclusion of Governmental Grants and Historic Credit Syndication Proceeds from Cost Limits. The costs of a development funded by a governmental grant or with the proceeds from syndicating historic credits will be excluded from total development costs for the purposes of establishing the Maximum Average TDC Per Unit and Maximum Average Dollar Per Square Foot and for purpose of calculating maximum qualified basis of a building or Project.

e. Exclusion of Costs of Community Facilities and Community Services Facilities from Cost Limits: The costs associated with Community Facilities and Community Service Facilities will be excluded from total development costs for purpose of establishing the Maximum Average TDC Per Unit and Maximum Average Dollar Per Square Foot. The costs of Community Facilities which are functionally related and subordinate to the residential units and the costs of Community Service Facilities not in excess of ten percent (10%) of the eligible basis of the qualified low-income housing project of which it is a part may be included in eligible basis of a building or Project.

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f. SRO Projects: Single Room Occupancy Projects will not be subject to Maximum Average TDC Per Unit Limits or Maximum Average Dollar Per Square Foot Limits if the local governmental unit by resolution or ordinance endorses the SRO Project and certifies that the SRO Project will provide shelter to homeless persons or will receive Stewart-McKinney Act Funds.

g. Projects Reallocated Credits Based on Housing Discrimination: Notwithstanding any other calendar year Qualified Allocation Plan to the contrary, additional costs to projects which are delayed based upon housing discrimination and which are reallocated credits will not be subject to cost limits if the project is otherwise feasible and viable and the Agency's Board of Commissioners acknowledges that the increased costs were due to circumstances beyond the control of the Taxpayer.

h. New Construction Scattered Site Projects: Local city or parish zoning ordinances shall govern subjects such as minimum lot size, side yard, front yard and back yard setbacks. Each Application must evidence the prevailing local ordinance with a letter attached hereto as an Appendix labeled "Local Code Compliance Letter" that states that the proposed development meets all zoning requirements. Applications regarding projects built in Parishes or jurisdictions without zoning ordinances must include, as an appendix, a letter from the local governing authority stating that there are no zoning laws or building codes applicable to the Project. Where zoning laws or ordinances are absent, the following lot sizes and minimum setbacks will take precedent, if and only if the new development is connected to the city sewer system. In Rural areas where there is no local zoning ordinances each residential unit shall have a setback of not less than twenty feet (20') from the front lot line, not less than twenty feet (20') from the rear lot line and not less than a ten feet (10') side yard setback on one side and twenty feet (20') on the other side. In rural areas, lot sizes shall be a minimum of one quarter (1/4) acre or 10,890 square feet. If the new project is not tied into the city sewer system and each site utilizes a well/septic system, then each lot must be one full acre in size. The same minimum setbacks would prevail. Due to fire safety, there will be no exceptions to the setbacks required. Response time to fires in rural areas is critical and fire trucks must be able to traverse between buildings.

i. Construction and Design Standards: All projects must adhere to the Construction and Design Standards as contained in Exhibit A

j. Bond Financed Projects: Bond financed projects are not subject to the Maximum Average TDC Per Unit Limits.

3. Project Amenities: All properties other than SRO Projects must include HVAC systems, refrigerators, stoves, an on-site laundry (1 washer and 1 dryer per every 10 units- except for Elderly Projects). If washers and dryers are installed and maintained in every unit at no additional cost to tenants, an on-site laundry is not required. All amenities, with the exception of the on-site laundry, must be available to the tenants at no additional charge. The requirement of an on-site laundry shall not apply to rehabilitation projects with 12 or fewer units.

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4. **Profit Limits:**

Developer Fees

Developer Fees for a project shall not exceed fifteen percent (15%) of the Developer Fee Base plus either (i) five percent (5%) of the Acquisition Cost Base or (ii) 8% of the Acquisition Cost Base in the case of RD or HUD Distressed Properties.

No Developer Fee, including payments to consultants, will be allowed unless a Development Services Agreement is submitted as an Exhibit to the Tax Credit Application Package. The Developer Fee Base will include only the amount of Builder Profit, Builder Overhead and General Requirements at the maximum limits permitted by the Agency and will exclude all payments to the Developer or persons related to or having an identify of interest with the Developer. Fees paid to CHDOs or non-profits will not be added to the total amount of developer's profit cap.

Builder Profit

Builder Profit shall not exceed six percent (6%) of the Builder Profit Fee Base.

Builder Overhead

Builder Overhead shall not exceed two percent (2%) of the Builder Profit Fee Base.

General Requirements

The actual costs associated with General Requirements shall not exceed six percent (6%) of the General Requirements Base. Bond Premium paid by the Developer or the Taxpayer/Owner will be excluded from the General Requirements.

Syndication Costs

Syndication Costs in excess of ten percent (10%) and fifteen percent (15%) of Gross Equity for privately placed and publicly offered Syndications, respectively, will be treated as part of the Developer Fee.

5. **Self-Owned Equipment Limitations:** Costs deemed to lease self-owned equipment or to lease equipment owned by persons related to or having an identity of interest with the Developer or Builder will be considered as builder profit and overhead; provided, however, that certifications as to costs of fuel, lubrication, normal expenditures for such identified equipment, maintenance, repair and depreciation will be considered as a construction cost.

6. **Subcontractor Limits Related to builder Profit and Overhead:** No overhead and builder profit will be allowed when (i) more than fifty percent (50%) of the contract sum in the construction contract is subcontracted to one subcontractor, material supplier or equipment lesser or (ii) seventy five percent (75%) or more with three or fewer subcontractors, material suppliers or equipment lessors.

7. **Pro Forma Cash Flows:** All projects must submit fifteen year pro forma cash flows complying with the following requirements:

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a. Rate of Increase Assumptions for Revenues and Expenses: Revenues may be projected to increase at a rate not in excess of two percent (2%) and expenses must be projected to increase at a rate of not less than OCAF or three percent (3%).

b. Required Debt Service Ratios: Debt service ratios may not fall below 1.15 (1.10 for RHS Properties) unless the Taxpayer/Owner executes an appropriate escrow or acceptable guarantee in an amount equal to the maximum cumulative cash flow shortfall. If Debt Service Ratios during the compliance period with respect to all debt exceeds 1.4, the excess cash flow must be deposited to the Reserves for Replacement or used to prepay hard debts. The Minimum Reserve Balance shall be increased by such excess cash flow.

c. Maximum Return on Taxpayer Capital for Projects with HOME Funds and Distributions of Surplus Cash: Any project which receives HOME Funds from the Agency and which evidences satisfaction of the Minimum Reserve Balance will be permitted a Capital Recovery Payment on Taxpayer Capital equal to 350 basis points above the comparable Treasury bill yields as of the Closing Date that are coterminous with the return of taxpayer capital over a maximum fifteen year period. Tax Credit equity shall be disregarded as Taxpayer Capital. Surplus Cash evidenced in annual audits may be distributed each fiscal year so long as such distributions are limited to not exceeding fifty percent (50%) of such Surplus Cash.

d. Terms Required for Cash Flow Notes: Any cash flow note associated with the acquisition of an existing project must be accompanied by a schedule establishing the imputed principal of the cash flow note under Section 1274(b) of the Internal Revenue Code and any basis adjustment of the note and project pursuant to Section 1.1275-4(c) of the Treasury Regulations. All cash flow notes must mature on or before the end of the economic life of the project which may not exceed 55 years unless such cash flow note is a Developer Fee Cash Flow Note, in which case such Developer Fee Cash Flow Note must mature by the end of the extended Use Period of 30 years.

e. Vacancy Rate Assumptions: Assume a five percent (5%) vacancy rate and two percent (2%) bad debt unless the project is located in a “soft” market as determined by the Independent Qualified Housing Consultant within which a higher vacancy allowance will be required. Projects in the Mark-to-Market Program may use the allowances established in the HUD approved Restructure Plan.

f. Required Deposit to Reserves for Replacement: Minimum replacement reserves should equal $250 per unit per year for new construction developments for seniors and $300 per unit per year for new construction developments for families and developments involving rehabilitation. If the reserve deposits specified in Physical Needs Assessment exceed the foregoing minimum reserve deposits following rehabilitation, then the deposits to the reserved for replacement shall be the higher amount specified in the Physical Needs Assessment. Notwithstanding the foregoing, if HUD and RD finance the first mortgage, the annual deposit to the Reserves for

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Replacement may be determined in accordance with HUD or RD policies or regulations. Deposits to the Reserves for Replacement will be regulated and monitored in accordance with the Tax Credit Regulatory Agreement.

g. Maximum Rents: Pro forma Rents for Application purposes may not exceed the lower of HUD's most recently published fair market rents (FMR) or the maximum rent permitted by Section 42 or any subsidy program which benefits the project. Actual rents may not exceed the maximum rent permitted by Section 42 of the Code.

h. Minimum Operating and Maintenance Expenses: Minimum operating and maintenance expenses shall not be less than $3,600 per unit per year. For an existing project undergoing rehabilitation the Minimum Operating and Maintenance Expenses shall be increased if, following a review of the prior three years of audits of the project's operations, the expenses exceed the minimums and if the rehab to be completed will not reduce the historic expenses. SRO Projects shall evidence appropriate subsidies to sustain the proposed operating budget.

i. Minimum Reserve Balance: Minimum operating reserves should equal six months of projected operating expenses. Initial operating reserves of up to $2,000 per unit per year may be funded from project development sources. Initial operating reserves exceeding $2,000 per unit must be funded either with deferred developer fees, unsecured debt or soft cash flow debt.

8. **Capital Needs Assessment**: A Capital Needs Assessment by an architect or engineer, dated no earlier than 90 days before the Application deadline, is required for all existing projects.

9. **Receipt of Cost Certifications and GAAP Audits:** Prior to mailing a Form 8609 for a project, the Agency must receive (i) a GAAP Audit, (ii) a Financing Certification, (iii) a Syndication Certification and (iv) a proposed baseline operating budget (including trending assumptions) as of the date sustaining occupancy is to be attained. The GAAP audit and the Financing Certification must certify all sources and uses of funds through the Placed in Service Date of a project and must clearly distinguish and show (a) costs that may be included in eligible and qualified basis and (b) costs which may not be included in eligible and qualified basis.

10. **Subsidy Layering Review:** A subsidy layering review will be conducted in connection with any project receiving Governmental Assistance from HUD or RD in addition to housing tax credits for each of acquisition, rehabilitation and new construction uses.

11. **Processing Projects With Federal Funds or Insurance:** Projects receiving Federal Funds or insurance under a Federal program will be reserved credits only after the federal agency advises the Agency in writing that the federal agency providing such funds or insurance has no objections to the reservation of tax credits to the Project.

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12. **Financing Commitments:** Fully executed Financing Commitments for all sources of funds must be included with the Application.

13. **Debarred Participant:** No Taxpayer utilizing a Debarred Participant in the development or operation of a project may be reserved or allocated tax credits.

14. **Legal Description of Project Property Site:**

Projects in Urban and Rural Areas: The legal description and cost of the portion of a site on which the Project is located must be submitted in the Application involving a Project in Urban and Rural Areas. The legal description shall include parish, municipality, subdivision, tracts, section, ranges, boundaries, directions and measurements.

Scattered Site Projects in Urban Areas: A Scattered Site Project located in an urban area may identify only the street addresses for each separate site.

Consistency of Project Description: The legal description and/or street addresses of the Property Site included with the Application must be consistent with all subsequent documents submitted to the Agency during the development and operation of the Project. If a material inconsistency in the legal description of the Project Site between the Application Deadline and any reservation or allocation of credits is identified and such inconsistency constitutes a Site Change, the tax credits reserved and/or allocated to the Project will be subject to rescission and/or recapture.

Additional Sites: No additional sites may be included in a Scattered Site Project following the Application Deadline unless the Project is located in a Redevelopment Area and the local governmental unit requests the addition of new sites within the Redevelopment Area; however, no additional sites may be included in a Project following carryover allocation.

Map Requirement: A map identifying the Project Site must be included with all legal descriptions and/or street addresses. The map must show parish, municipality, subdivision, tracts, section, ranges, boundaries, directions, and measurements.

G. Project Site Information

1. Certification of Architectural Plans and Specifications: At least 45 days prior to commencement of construction or Substantial Rehabilitation of a project, the owner must submit certification of architect that (i) the unit configuration by bedroom size and square footage by bedroom size is consistent with the configuration in the project's Application, (ii) the project as completed complies with Fair Housing Accessibility Guidelines and design features required by or subject to bonus points awarded in this QAP and (iii) if HOME or other federal funds have been invested, the requirements of Section 504 of the Rehabilitation Act of 1973 are satisfied.

2. Signage on Property**:** Developers will be required to display sign upon start of construction through completion on project site that the project is being financed by Louisiana Housing Finance Agency.

3. Staff Visits: The Agency will make a minimum of three (3) site visits to projects before the issuance of 8609s. This is to ensure that the project is being

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constructed as stated in the application and in accordance to the QAP. The Agency reserves the right to add additional site visits if deemed necessary.

H. Market Study and Appraisals

A detailed Market Study dated as of a date no earlier than 90 days prior to the Application Deadline must be submitted by an Independent Qualified Housing Consultant approved by the Agency.

In compiling the Approved Analyst list, the Agency will send out a Request for Qualifications no later than **April 15, 2009** for Qualfied Market Analyst with a required response date of no later than **April 30, 2009**. Analyst must be a member of the National Council of Affordable Housing Market Analysts (NCAHMA).

This market study should evidence the housing needs of Targeted Households, Large Families, tenants with children, Special Needs Households (if project serves Special Needs Households) in the Market Area and the unmet needs of such individuals and families following the construction and/or development of the Project.

All information submitted in the market study will be compared with the LHFA Housing Needs Assessment. Any items that vary from the analysis may be challenged. In addition, if the market study is found to contain material omissions and clarification is not provided to the Agency within 7 days of request, the Application will be rejected and the Qualified Housing Consultant will no longer be deemed approved by the Agency.

Market Study requirements to include:

1. Color photographs of the site and neighborhood, a map clearly identifying the location of the project and the closet transportation linkages, shopping, schools, medical services, public transportation, places of worship and other services such as libraries, community centers, banks, etc.

2. Local/community perspective of rental housing market and housing alternatives

3. Market analysts must clearly define all sources for data

Format of Market Study

The Market Study must provide information under noted boldfaced captions with tabs and an index to locate the following within the Market Study:

1. **Executive Summary:** A statement summarizing the findings of the market study.

2. **Credentials:** Statement of experience and competence of the market analyst.

3. **Independence and No Identity of Interest:** A certification that the market analyst is independent and has no identity of interest with the developer of the proposed or existing project and that the market analyst was retained to perform the market study without conditions, including compensation based upon finding market need.

4. **Property Site:** A description of the proposed property site along with a map site identifying area of the Project.

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5. **Demographic Analysis**: Analysis of the Income Qualified Renter Demand in the market area.

6. **Market Area**: Geographic definition and analysis of the primary and secondary market area which Project serves.

7. **Operations and Development Comparisons**: A description of comparable developments in the market area served by Project, including the following information or analysis, labeled accordingly:

    a. Subsidy whether or not each comparable development is subsidized.

    b. Rent Levels and Vacancy: a description of rent levels and vacancy rates of comparable properties, including subsidized and non-subsidized developments in market area served by Project.

    c. Operating Comparisons: analysis of operating expenses using data from comparable properties in the market area served by Project, if available, or, if not available, using IREM of ULI data.

    d. Project Operating Statement: projected operating funds and expenses of the subject Project.

    e. Public Housing: a summary of (i) the number and quality of units in developments owned by the local public housing authority and a statement concerning vacancy rates and waiting lists and (ii) the number of vouchers administered by the local public housing authority and the estimate of the households on the waiting list for vouchers.

    f. Absorption Analysis: expected market absorption of the proposed rental housing units in the subject Project each month following certificate of occupancy.

    g. Market Impact Statement: A description of the impact of the proposed housing units in the market area, including the impact of the proposed housing units on tax credit and other existing affordable rental housing in market areas.

8. **Federal Housing Agency Coordination**: The Independent Qualified Housing Consultant must identify all multifamily housing developments in the primary market area of the proposed project, which are financed by HUD, RD and the Agency. The consultant must provide a table evidencing the following information for each such project:

    a. Name of Project
    b. Number of Units in Project
    c. Type of Federal loan or credit enhancement, e.g., 515 loan, 202, 221(d)(4), etc.
    d. Average vacancy rate in comparable projects in prior twelve-month period.

9. **Pipeline Analysis**: Certification of the number of building and demolition permits (or it's equivalent) for multifamily housing units issued over the preceding 24 months by the local jurisdiction within which the project is located and that any planned or construction in progress will not adversely affect the market's absorption of the units in the project.

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10. **Certification of Demand**: A Certification of Demand for New Units and Conversion executed by the Qualified Housing Consultant.

11. **Statement of Housing Needs of Low-Income Individuals and Large Families**: A statement of housing needs of Large Families and tenant populations with children in the primary market area and the extent there will be unmet needs for such individuals and families following construction/rehab of the Project.

12. **Location Characteristics:** Part II of the Selection Criteria contains a number of positive points and negative points relating to the location of a Project. Each Market Study must include a separate section that evidences whether the Project satisfies the positive points listed or incurs the negative points listed.

Appraisals

An Appraisal must be submitted establishing the fair market value of any existing property when the purchase price of such property exceeds $500,000 and the Acquisition Costs are included in Eligible Basis.

Consensus Demand Analysis

In markets where there are multiple applications proposing new unit production that in the aggregate exceed the Certification of Demand for New Units and Conversion, the Agency may require each Qualified Housing Consultant to review the Market Study of other Qualified Housing Consultants evaluating the same or overlapping market areas in order to derive a consensus demand for new units by bedroom size. Upon reaching the consensus demand for new units by bedroom size, the Agency will limit the number of new units by application of the tie-breaking procedures to fund only the number of feasible projects that will produce new units up to the consensus demand.

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III. Post-Award Processes & Requirements

A. Carryover Allocation of Tax Credits

Projects may qualify for a carry-forward allocation of tax credits under the Ten Percent (10%) Basis Exception. A Taxpayer/Owner must deliver to the Agency all carry forward allocation documentation, including an appropriate attorney or CPA opinion in the format prescribed by the Agency, on or before December 15, 2009 of the calendar year of the credit ceiling from which the credits are to be allocated. This deadline may be extended by the Agency to a date not later than June 15th of the following year on a case by case basis in order to assure the allocation of the State's credit ceiling for the calendar year.

B. Placed in Service and Annual Audit

1. Placed in Service Audit: The Financing Certification, Syndication Cost Certification, GAAP Audit and Baseline Operating Budget must be received by not later than the April 1st of the calendar year following the year in which the Project is placed in service. The GAAP audit must specifically identify any unexpended contingency construction reserve and any operating/rent up reserve. The carry forward allocation of credits is subject to recapture if required certifications, audit and Baseline Operating Budget are not received by such date. The Taxpayer/Owner may request only a one-year extension for submission of the certificates and audits from the Agency and only if the Taxpayer has elected to begin the first year of the credit period following the year in which the Project is placed in service. Payment of developer fees to CHDO or non-profit partners partnering with a for-profit as a co-developer must be shown as fully paid in the placed in service audit. CHDOs and non-profit partners must receive not less than twenty percent (20%) of the Developer Fee for transactions receiving tax credits.

2. Annual Audit: Following the placed in service date of a project, Taxpayers must submit annual hard copy and electronic audits to the Agency in a format prescribed in the Agency's audit instructions and using the Chart of Accounts prescribed by the Agency. All cash distributions and withdrawals from operating reserves and/or reserves for replacement must be explained in footnotes to the audit and all payments to Related Persons and contractors with an identity of interests to the Taxpayer/Owner must be identified. Annual audits must be received by not later than April 1st of each calendar year if the fiscal year is a calendar year or not later than ninety (90) days following the end of a fiscal year that is not a calendar year.
   All audits must be submitted to:

   Louisiana Housing Finance Agency
   Attn: Internal Audit Department
   2415 Quail Drive
   Baton Rouge, LA 70808

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C. Compliance Training Requirements

Taxpayer/Owners will be required to evidence to the Agency at least ninety (90) days prior to a Project's Placed In Service Date that the proposed on-site manager or the Management Company has completed compliance training within the prior (12) twelve months in a program deemed acceptable to the Agency in accordance with industry recognized training standards. No Form 8609 will be issued without evidence of such training.

D. Fees to CHDO or Non-profit General Partner

Prior to delivery of Form 8609 a for-profit co-general partner with a CHDO or non-profit general partner must certify payment of the fee paid to the CHDO or non-profit general partner is consistent with Development Services Agreement submitted with the Tax Credit Application. Developer Fees to CHDOs or non-profit general partners in connection with projects receiving an allocation must not be less than twenty percent (20%) of the total Developer Fees. Fees paid to CHDOs or non-profits, up to 20% of the developer's fee, will not be included in the developer's maximum profit cap. Therefore the total developer's fee may be up to 18%.

E. Notification of Material Changes

It is the applicant's responsibility to notify the Agency, in writing, of any occurrence of a material change in a project. Notwithstanding any provision of any other program requirements, no project that the Agency determines to have materially changed shall be deemed feasible or viable. **LHFA Board approval is required on all requests seeking material changes in a project.**

(i) Material Changes Prior to Final Application Deadline: The Agency may receive a new Application for a Project which has materially changed in advance of the Final Application Deadline for a competitive funding round. A new Application, along with the Application and analysis fees must be received by the Final Application Deadline. (This option is applicable only when a preliminary Application review is offered by the Agency.)

(ii) Material Changes After Final Application Deadline: A material change occurring after the Final Application Deadline can result in cancelation of either the tax credit reservation or the carry-forward allocation of tax credits.

F. Notification of Reprocessing Change

It is the applicant's responsibility to notify the Agency, in writing, of any occurrence of a reprocessing change in a Project. A reprocessing change may occur prior to delivery of Form 8609 to a Project; however, Form 8609 will be withheld until the Taxpayer submits a revised Application and Reprocessing Fee. Following receipt of the revised Application and reprocessing fee, the Agency will complete a new legal, feasibility and viability review in order to determine any adjustment of maximum qualified basis and/or the tax credits to be allocated to the Project. Projects subject to reprocessing are at risk

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of credit loss if such Project fails to satisfy the minimum score or if other projects on the waiting list which are not reserved credits have higher scores.

G. Site Change

A Site Change in a Project following the Final Application Deadline will automatically cancel any reservation, commitment or allocation of tax credits to such Project.

H. Deviations from Selection Criteria in Filed Application

When an Applicant requests a deviation from the selection criteria in the filed application and the deviation is not a Material Change as defined by the QAP, the following penalties shall apply:

1. The developer shall select a substitute benefit or enhancement identified in the selection criteria in the QAP of equal or greater point value, the Agency shall approve the request and require the replacement benefit to the project be incorporated into the project, thereby enhancing the project by the same point value. There shall be no additional penalty to the developer.

2. If the developer or the Agency determines there in no appropriate substitute project enhancement of equal or greater point value, the developer and all affiliates shall be subject to penalty points in the applicant's next tax credit funding round equal to the point value of the representation that cannot be satisfied.

When an Applicant requests a deviation from the selection criteria in the filed application and the deviation is a Material Change as defined by the QAP, the following penalties shall apply (e.g. Applicant got funded when someone else would have gotten funded).

1. The developer shall select a substitute benefit or enhancement in the QAP of equal or greater point value, the Agency shall approve the request and require the replacement benefit to the project be incorporated into the project, thereby enhancing the project by the same point value. There shall be no additional penalty to the developer.

2. If the developer does not select a substitute benefit or enhancement in the QAP of equal or greater point value:

    a. The developer may surrender its allocation and there shall be no additional penalty to the developer.

    b. If the developer does not surrender the allocation and no substitute selection criteria is selected, the developer and all affiliates shall be subject to penalty points in a single application in the applicant's next tax credit funding round equal to three times the point value of the selection criteria that cannot be satisfied.

Applicants requesting more than one (1) Material Change relating to selection criteria in a single funding cycle shall be subject to a one year suspension from the applicant's next tax credit funding round.

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Any Material Change requested due to the reliance on a representation made by a Governmental Agency remains at the discretion of the Board and the penalties, if any, to be assessed by the Board.

The Board may waive penalties in extraordinary circumstances.

I. Re-Allocation of Recaptured Tax Credits Based Upon Housing Discrimination

Tax Credits which are recaptured from a Taxpayer will be reserved automatically to a project in an amount approved in a reprocessing of the Project Application (but not greater than the recaptured credits) upon receipt of all of the following:

(i) Evidence that HUD or the Department of Justice has determined to proceed to process a complaint of housing discrimination because such a complaint has merit based upon evidence contained or certified in such complaint,
(ii) A revised Application,
(iii) An opinion of tax counsel to the Taxpayer that the project remains qualified for a Tax Credit reservation, and
(iv) A report that the project remains feasible and viable at the time of the reallocation.

J. Re-Allocation of Returned Credits During Construction Period Following 25% Completion

Tax Credits which are returned by a Taxpayer with respect to a project in which at least 25% construction progress towards completion has been evidenced as certified by the project architect and shall be reserved automatically to such Taxpayer for such Project in construction in an amount equal to the returned credits subject to satisfaction of the following conditions:

(i) Receipt from the Taxpayer of a complete revised Project Application;

(ii) Receipt from the Taxpayer of a hold harmless and indemnification agreement acceptable to the Agency's general counsel; and

(iii) an opinion of tax counsel to the Taxpayer that the re-allocation of the Taxpayer's returned credits is permissible under the then existing federal income tax code and federal income tax regulations.

(iv) Receipt from the taxpayer of the project architects completion certificate evidencing 25% completion of construction.

Upon satisfaction of the foregoing conditions, the Agency and Officers will be authorized and directed to enter into a binding agreement to allocate the Taxpayer's returned credits to such Taxpayer."

K. Reasonable Professional Fees and Other Soft Costs

The Agency retains the right to determine safe harbors for reasonable professional fees and other soft costs that may be included in a project's development cost budget. Absent compelling reasons that professional fees and other costs should exceed such safe harbors, any professional fee or soft cost in excess of Agency approved safe harbors will

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either be excluded from the development cost budget in determining the gap for tax credit underwriting purposes or will be deemed to be paid through a deferred developer fee.

L. Quality Production

The Agency will require each Taxpayer's Architect to certify that the design and materials used to submit the Estimate and Certificate of Costs with the application satisfy the State's new building code.

M. Extended Use Agreement, Compliance Monitoring and Other Requirements

The Agency has approved the form of a Tax Credit Regulatory Agreement to be dated as of December 31 of the calendar year immediately preceding the first year of the Credit Period, pursuant to which the Agency requires the Applicant/Taxpayer to fulfill the commitments and representations made in this Application. An Extended Use Agreement in accordance with the Code and Tax Regulations has been incorporated into the Tax Credit Regulatory Agreement. Upon execution, the Tax Credit Regulatory Agreement must be filed in the mortgage/conveyance records of the Parish within which the Project is located. A separate Compliance Monitoring Agreement also has been approved by the Agency and must be executed and returned to the Agency when the Project is placed in service and prior to the Agency providing Form 8609. The Agency may impose reporting and record keeping requirements, nondiscrimination regulations, and any other special conditions considered desirable by the Agency or the U.S. Department of Treasury.

N. Protocol to Present Matters to Multi-Family Committee/ Full Board

To facilitate the transmission of complete, thorough information and the analysis of requests that staff periodically receives from the development community; a protocol has been implemented for matters to appear on the Multi-Family Committee Agenda.

In order to be considered for the Multi-Family Committee Agenda, requests must be submitted at least two (2) weeks prior to the regularly scheduled meeting. Exceptions to the QAP will be reviewed by staff on a case by case basis. The request should include a clear statement for the developer on why a waiver is necessary, benefits derived from the exception, along with all available documentation to support their position. Within two (2) business days or receipt, the requester will receive a "Receipt of Acknowledgement" restating the issues as presented along with a statement of the staff's position. If additional information is required from the developer, it must be submitted within two (2) working days. Upon analysis of the complete information, staff will be required to include in the Multi-Family Committee material, a complete decision brief outlining the exception request and all other documentation.

Based upon the outcome of the matter presented to the Board, an "Infraction log" will be maintained and will include the developer's name, type of request, and approval/ denial of request.

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IV. Glossary

ABANDONED UNIT: A housing unit which has been certified by the Developer/Owner and the local jurisdiction within which the housing unit is located that the unit is Substandard and has not been occupied for at least ninety (90) days. Evidence must be submitted with the Application that the local jurisdiction specifically identified the unit and stated that the unit is substandard and has been vacant for at least ninety (90) days.

ABANDONED PROJECT: A project in which 100% of the housing units are Abandoned Units.

ACCESSIBLE: A site, building, facility or portion thereof that complies with the accessibility requirements of the Fair Housing Act and is handicap adaptable.

ACCESSIBLE PROJECT: A project in which at least twenty-five percent (25%) of the units are Disability Equipped Units and set aside for Disabled Households and evidencing appropriate Project Based Subsidy to support Disabled Households occupying the Disability Equipped Units whose incomes are at or below thirty percent (30%) of area median income. Accessible Project must provide that five percent (5%) of units be accessible for people with mobility impairment and two percent (2%) for people with hearing or vision impairments.

ACCESSIBLE UNITS: Units which satisfy Section 504 of the Rehabilitation Act of 1973 and fully meet the handicap accessibility requirements of the Uniform Federal Accessibility Standard.

ACQUISITION COSTS: The actual costs of the buildings on the Property Site prior to rehabilitation of such buildings plus any additional indirect costs of acquiring the buildings.

ACQUISITION COST BASE: The Acquisition Costs exclusive of any Developer Fee or Acquisition Fee.

ACQUISITION FEE: Any fee, other than a broker fee to a professional broker listing the Project, for arranging the purchase of the building or Project for which tax credits are requested.

ADAPTABLE: The flexibility of certain building spaces to add features or adjust elements in a short time by unskilled labor without structural or material changes to accommodate the needs of persons with different types or degrees of disability. Examples of adaptable features include counter tops or closet rods that are supported by adjustable supports rather than built into the wall at a fixed level.

ADDITIONAL AFFORDABILITY PROJECT: A Project that agrees have equal twenty percent (20%) set asides for households in each of the following income classes:

(a) at or below twenty percent (20%) or less of the AMI,
(b) above 20% AMI but less than or equal to thirty percent (30%) of the AMI and
(c) above 30% AMI but less than or equal to forty percent (40%) of the AMI and
(d) above 40% AMI but less than or equal to fifty percent (50%) of the AMI.

AFFILIATE: Any corporation, entity, partnership, venture, syndicate, or arrangement in which a local housing authority has an ownership or governance interest of less than a majority either directly or indirectly through one or more subsidiaries.

ADVANCE RESERVATION (FORWARD COMMITMENT): A reservation of credits from a credit ceiling in a calendar year following the competitive funding round in which a project has been evaluated.

AMENITIES: Equipment and/or facilities which are for the exclusive benefit of the residents and which are not essential to constituting a residential rental unit and which are not being submitted as a Community Facility. Examples of such amenities are: 1) recreational facilities such as

basketball or tennis courts, 2) swimming pools, 3) learning centers, 4) day care facilities, 5) family counseling facilities, 6) gates accessible only with ID or other device and 7) non-essential appliances, e.g.: built-in dishwashers, clothes washers and dryers and microwave ovens. (Air conditioning or heating systems are not considered an amenity). If a Project is one phase of a larger development, only the amenities identified on the Project Site of the phase which is being processed may qualify as an amenity for that phase only and such amenity shall not be qualified for any other phase.

AMI: Area median income as determined by HUD and as may be adjusted by family size.

ANALYSIS FEE: The fee by that name as calculated in accordance with the Non-Refundable Fee Schedule.

APPLICATION CHECKLIST: The form by that name contained in the Application for Tax Credits.

APPLICATION FEE: The fee by that name as calculated in accordance with the Non-Refundable Fee Schedule.

AUDIT INSTRUCTIONS: The instructions to be posted to the Agency's web site and to be used by an independent CPA to submit placed in service and annual audits.

BASELINE OPERATING BUDGET: The budget established for a project during the first year of the Credit Period that is formatted in accordance with the Agency's Chart of Accounts.

BEDROOM: An area of a unit to be used for sleeping and not primarily for family activities other than sleeping.

BUILDER: The licensed general contractor or any other entity executing a contract with the Developer/Owner to construct and/or rehabilitate a housing unit.

BUILDER OVERHEAD: Portion of a general contractor's expenses necessary to conduct business which directly concerns the Project and may include such items as office rent, fuel, lights, telephone and telegraph, stationery, office supplies, fire and liability insurance for the office, salaries of office employees such as a bookkeeper, social security taxes, public liability insurance, workmen's compensation insurance, and unemployment compensation taxes for office personnel. The allowance does not include salaries of the builder or executives of the builder.

BUILDER PROFIT FEE BASE: The construction hard costs specified in the Estimate and Certificate of Actual Cost which hard costs must be audited by an independent certified public accountant in accordance with generally accepted auditing standards utilizing generally accepted accounting principles and reduced by any General Overhead.

BUILDING: A discrete edifice or other man-made construction consisting of an independent foundation, outer walls and roof.

CAPITAL FUNDS: Funds appropriated to the Local PHA to carry out capital and management activities in accordance with the provisions of Section 9 of the United States Housing Act of 1937, as amended

CAPITAL NEEDS ASSESSMENT: An inspection report of an existing building or project by an architect or engineer conducted in accordance with Fannie Mae's Physical Needs Assessment Guidance to the Property Evaluation which (i) identifies the age and condition of the building or project and related major systems (including climate control equipment, plumbing and fixtures, cooking and other kitchen equipment, roofs, exterior siding and electrical systems), (ii) specifies the required repair and/or rehabilitation of the buildings and systems (including the estimated costs of each) over at least twenty years following the Placed in Service Date, (iii) estimates the useful remaining life of the project and related major systems following their repair, (iv) specifies

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the minimum amount which must be deposited to the repair and replacement reserve over twenty years to maintain property quality and habitability standards and (v) either identifies the presence of environmental hazards, such as asbestos, lead paint and mold on the property or contains an Exhibit A Phase I Environmental.

CAPITAL RECOVERY PAYMENT(S): The monthly payments, or, if no cash exists for the payment thereof, the monthly accruals to reimburse the Owner, with interest, for the capital contributions made by Owner.

CAPITALIZED COSTS: The expenditures relating to the acquisition, rehabilitation or construction of a building and any facilities functionally related and subordinate thereto which may be included in the adjusted basis of the building for depreciation.

CARRYOVER ALLOCATION: A commitment by the Agency following receipt from the Taxpayer of the ten percent (10%) carryover certification of a portion of the current calendar year credit authority to a project that will not be placed in service by the end of the current calendar year. Projects receiving a carryover allocation must be completed and placed in service in accordance with the Project Schedule and not later than two years after receiving a carryover allocation.

CASH FLOW NOTE: Any evidence of indebtedness which is issued or assumed in connection with the acquisition of a building and which (i) is not payable in whole or in part in accordance with a fixed amortization schedule or (ii) is payable in whole or in part only to the extent of profit or the cash flows of the Project.

CDBG FUNDS: Community Development Block Grant Funds.

CHART OF ACCOUNTS: The standard chart of accounts to be posted to the Agency's web site and which will be used to submit annual audits of a project to the Agency.

CHDO: A community housing development organization as defined at 24 CFR Part 92.2 of the Federal Regulations.

CLOSING DATE: The date that title to the Project transfers to the Taxpayer if not previously conveyed to the Taxpayer and date on which the Construction Contract, all financing agreements and final notes are executed and all mortgages are recorded (or, if not actually recorded, delivered to a recordation agent for recording as appropriate title policies are released).

CODE: The Internal Revenue Code of 1986, as amended.

COMMUNITY FACILITIES: Facilities located on the Project Site which are functionally related and subordinate to a Project and which are intended to primarily (not exclusively) benefit tenants of a Project but which are available to neighborhood residents without charge or a fee. Community facilities must be relative to the type of project and number of units and in compliance with locale codes. It must contain at least 15 net square feet for each residential units. It must also have a kitchen or kitchenette that will be available to all residents. Community facilities may not be amenities. If a Project is a phase of a larger development, only the Community Facility identified on the Project Site of the phase may qualify as a Community Facility for that phase only and shall not be qualified for any other phase. Excluded from receiving Community Facility Selection Criteria points are Scattered Site Rental Projects on Non-Contiguous Land and all Homeownership Projects.

COMMUNITY SERVICE FACILITY: Any facility which is (i) located in a Qualified Census Tract and (ii) designed to serve primarily individuals whose income is sixty percent (60%) or less of area median income within the meaning of section 42(g)(1)(B) of the Code by satisfying the following conditions:

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First, the facility must be used to provide services that will improve the quality of life for community residents.

Second, the taxpayer must demonstrate that the services provided at the facility will be appropriate and helpful to individuals in the area of the project whose income is 60 percent or less of area median income. This may, for example, be demonstrated in the market study required to be conducted under §42(m)(1)(A)(iii), or another similar study.

Third, the facility must be located on the same tract of land as one of the buildings that comprises the qualified low-income housing project.

Finally, if fees are charged for services provided, they must be affordable to individuals whose income is 60 percent or less of area median income.

COMPLETION DATE: The last date permitted in the Construction Contract for completing construction and /or rehabilitation.

CONCERTED COMMUNITY REVITALIZATION PLAN: A plan, including measurable and/or tangible objectives, approved by a local governmental unit following a public hearing which describes an area and the incentives and the measures to coordinate and target resources to the area for purposes of redeveloping or revitalizing the area and which identifies the strategies and organizations to implement revitalization.

CONSTRUCTION CONTINGENCY: An amount not in excess of the lower of ten percent (10%) of the Hard Cost or such lower amount as may be determined by the Agency as reasonable for the construction or rehabilitation of a project.

CONSTRUCTION CONTRACT: Means the agreement between the Taxpayer and the Contractor for construction and/or rehabilitation of the Project.

CONSTRUCTION START DATE: The date on which construction work pursuant to a construction contract actually begins.

CONTACT PERSON: The person listed as the Contact Person by the Taxpayer in the Tax Credit Project Summary or such substitute individual specified in writing by the Managing General Partner. The Contact Person may not be a professional who will render any independent and/or unqualified professional opinion to the Agency.

CONTINGENCY FEE: A fee to be earned by a Developer or other professional in consideration of achieving a specified benchmark for earning such fee.

CONSTRUCTION CONTINGENCY: An amount no in excess of the lower of ten percent (10%) of the Hard Cost or such lower amount as may be determined by the Agency as reasonable for the construction or rehabilitation of a project.

CONTRACTOR: The person who is licensed as a general construction contractor by the state and who has executed a construction contract with the Taxpayer.

CONTROL: Having the capacity or the power to designate 25% or more of the board or management of an entity or general partner of a limited partnership.

CONVERSION: The process of rehabilitating a nonresidential building to residential rental use.

CREDIT CEILING: The dollar amount of credits available in a calendar year for allocation by the Agency.

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DEBARRED PARTICIPANT: Any developer, person, company, firm, staff or development team member or employee thereof, who (i) is currently debarred, suspended, declared ineligible or is prohibited from participating in any housing program sponsored by any federal agency, local government or instrumentality thereof or (ii) is convicted or pleads guilty to any criminal offense related to the construction, development, ownership, management or operation of a housing development.

DEBARMENT CAUSES: Providing fraudulent documents or committing fraudulent acts, failing to fulfill reasonable Agency requests in a prescribed time period following expenditure or use of Agency resources, or having a controlling ownership interest in a project determined to be in material non-compliance with any federal, state or local requirement related to the development or operation of such project. Other causes may be determined by the Agency to constitute cause for debarment following an appropriate administrative hearing on the record which permits the person subject to sanction an opportunity to contest the facts specified as the debarment cause.

DEBARMENT PROCEDURES: The procedures established by the Agency pursuant to which the compliance division recommends debarment of a Developer to the Agency's General Counsel and upon the Agency's General Counsel's concurrence with such recommendation the Board of Commissioners approve the debarment following an opportunity of the Developer to contest the recommended actions at a public meeting of the Board of Commissioners.

DEBARMENT SANCTION: Includes, but is not limited to, suspension from participation in Agency programs, cancellation of reservations or commitments, funding of additional escrows, etc. Agency applied sanctions will be reported to other state, federal or local governments, or instrumentalities thereof.

DEBT SERVICE RATIO: Payments on any amortizing mortgage secured debt divided by the sum of all operating expenses plus Required Reserve Deposit.

DEVELOPER: Any person or entity (including persons or entities which constitute Related Persons to such person or entities or have an identity of interest with such person or entity) which owns or develops a Project, including any general partner of a partnership, any Builder related to or having an identity of interest with the person or entity which owns or develops the project and any consultant receiving any fee or compensation to assist in the development of a Project.

DEVELOPER FEE: Any profit, fee or income realized by the Developer in connection with the development of the project as specified in a GAAP Audit and which satisfy the Developer Fee Terms.

DEVELOPER FEE BASE: The Development Costs of a Project reduced by (i) any Acquisition Costs, (ii) any Land Costs, (iii) any payments deemed lease payments for self-owned equipment, (iv) any payments to related persons or to persons with an identity of interest to the Developer, and (v) any Developer Fees (including Builder Profit and Overhead when there is an identity of interest between the Builder and the Developer).

DEVELOPER FEE TERMS: The fees and income of a Developer as may be specified in the Development Services Agreement between a Developer and the Taxpayer which must meet the following requirements and/or include the following information:

(1) The fee is reasonable and does not exceed the limits on Developer Fees established by the Agency;
(2) The taxpayer is legally obligated to pay the fee;
(3) The portions of the fee, if any, allocable to Land Costs, Organizational Costs, Acquisition Costs and Syndication Costs;
(4) The fee is not paid (or to be paid) by the taxpayer to itself; and

(5) If the fee is paid (or to be paid) by the taxpayer to a related person, and the taxpayer used the cash method of accounting, the taxpayer could properly accrue the fee under the accrual method of accounting (considering, for example, the rules of section 461(h) of the Code).

DEVELOPMENT COSTS: The costs of acquiring land or buildings or constructing and/or rehabilitating buildings and facilities functionally related and subordinate to such buildings as certified in a GAAP Audit by an independent certified public accountant in accordance with generally accepted auditing standards utilizing generally accepted accounting principles as of the placed in service date of the building or as of the end of the first year of the credit period for the building.

DEVELOPMENT PLAN OF ACTION: A plan of action to redevelop an area defined by a local governmental unit in accordance with the requirements of Section 42(i)(3)(E) of the Code.

DEVELOPMENT SERVICES AGREEMENT: The agreement(s) with a Developer, including any consultants, evidencing (i) the Developer Fee Terms, including the amount of the Developer Fee and how it's to be paid, (ii) how the Developer Fee will be determined, (iii) who is the Developer and the Developer's relationship to the Taxpayer or to the general partner of the Taxpayer, (iv) the individuals controlling the Developer who are primarily responsible for performing the services of the Developer and (v) the nature of the services to be performed by the Developer.

DEVELOPMENT TEAM: Any party identified in the Application as such or any other party identified who advances funds to the Developer or Taxpayer prior to an allocation.

DHH: The Louisiana State Department of Health and Hospitals.

DIFFICULT DEVELOPMENT AREAS: Areas designated by HUD as an area which has high construction, land, and utility costs relative to area median gross income.

DISABLED HOUSEHOLD: A household composed of one or more persons at least one of whom has: (1) a disability as defined in Section 223 of the Social Security Act or (2) is determined to have a physical or emotional impairment that is expected to be on long-continued and indefinite duration and the impairment substantially impedes his/her ability to live independently, and is of such a nature that such ability could be improved by more suitable housing conditions **OR** (3) has a developmental disability as defined in Section 102 of the Developmental Disability Assistance and Bill of Rights Act.

DISABILITY EQUIPPED UNITS: Units which satisfy Section 504 of the Rehabilitation Act of 1973 and fully meet the handicapped accessibility requirements of the Uniform Federal Accessibility Standard.

DISTRESSED PROPERTY: Any federally-assisted building for which a waiver of the ten year period described in Section 42(d)(2)(B)(ii) is obtained or a building which qualifies for such a waiver but for the building having been last placed in service more than ten years prior to the Application deadline or any project financed by RD and placed in service 15 years or earlier from the Application Deadline which project requires rehab (exclusive of soft and intermediary costs) of $5,000 or more per unit.

DSS: The Louisiana State Department of Social Services.

ECONOMIC LIFE: The maturity of any debt funded by either HUD or RD; provided that economic life shall not exceed fifty-five (55) years or the period which may be reported for federal income tax purposes as the economic life of a building.

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ELDERLY HOUSEHOLD: A household composed of Elderly Persons; provided that a non-Elderly Person may reside in the household only if such household qualifies pursuant to the Fair Housing Act.

ELDERLY PERSON: A person who is 62 years of age or more at the time of initial occupancy.

ELDERLY HOUSING PROJECT: A project in which all units are occupied by Elderly Households and in which no unit contains more than two bedrooms and which satisfies the requirements of the Fair Housing Act.

ELIGIBLE TARGET POPULATION FOR PERMANENT SUPPORTIVE HOUSING:
Extremely Low Income Households consisting of one or more of the following:

(i) Hurricane displaces in need of permanent supportive housing living in the homeless shelter system or otherwise in temporary housing,
(ii) Households in which an individual or household member has substantial, long term disability as determined by DHH/DSS, including any one of the following:
  (a) Serious Mental Illness
  (b) Addictive Disorder (i.e., individuals in treatment/ recovery from substance abuse disorder),
  (c) Developmental Disability (i.e., mental retardation, autism, or other disability acquired before the age of 22),
  (d) Physical, sensory, or cognitive disability occurring after the age of 22 or
  (e) Disability caused by chronic illness (e.g., people with HIV/ AIDS who are no longer able to work),
(iii) *Frail Elderly Household,*
(iv) Homeless Household in need of permanent supportive housing or a household determined by DSS to be most-at-risk of homelessness an d in need of permanent supportive housing or
(v) An individual or household member aging out of the foster care system and determined by DSS to be in need of permanent supportive housing.

EQUITY: Funds which are provided by investors in a project and which are contingent upon the value attributed to the tax benefits generated by ownership of the project.

EXISTING HOUSING: Housing units which have previously been occupied.

EXPENDITURES EXCLUDED FROM ELIGIBLE BASIS: (A) Items noted in the IRS Audit Guidelines, including Land Costs and the following enumerated items:

- Organization Costs
- Syndication Costs
- Bridge loan interest and origination fees
- Permanent loan credit enhancement, origination fees and closing costs
- Reserves required by the lender
- Marketing/advertising
- Compliance fees

(B) Items noted in Internal Revenue Service National Office Technical Advice Memorandums Nos. 100727-00; 100740-00; 100743-00; 100745-00; and 100748-00; including the following:

- Developer Fees Allocated to Land
- Unused Construction Contingency
- Rent up Costs
- Local Impact Fees (See "C" below which reverses this treatment)

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- Landscaping not affected by replacement of building and considered inextricably associated with the land
- Surveys not used to determine if improvements can be built on site
- Bond Issuance Costs
- Partnership Syndication and Formation

(C) Revenue Ruling 2002-9 now requires impact fees incurred by developer of residential rental building to be capitalized under Section 263A as indirect costs allocable to the building.

EXTREMELY LOW INCOME HOUSEHOLDS: Households in which the household income at initial occupancy is thirty percent (30%) or les of area median income.

FACILITY: A least consisting of a building commensurate with the activities to take place or the services to be provided therein.

FEDERAL HOUSING ACT: The United States Housing Act of 1937, as amended through April 1, 2005.

FHA LIMITS: The 203(b) limits for FHA insurance of single family housing as published by HUD.

FINAL ALLOCATION: The mailing of Form 8609 to the Taxpayer. The Agency must adjust the amount of tax credits specified in a reservation or a carryover allocation based upon the feasibility/viability review and subsidy layering review as of the project's placed in service date.

FINANCING CERTIFICATION: A certification by the Taxpayer on the form provided by the Agency which specifies among other matters (a) Sources of Funds for a Project, (b) Syndication Information, (c) Subsidies provided to a Project and (d) amounts allocated to various development costs as of Application, reservation and placed in service dates.

FLEXIBLE FUNDS: Funds made available by or through the Louisiana Housing Finance Agency that do not impose either rent or occupancy restriction on any units other than Maximum Low-Income Units.

FOSTER PARENT HOUSEHOLD: A household providing shelter to an unrelated child who was assigned for foster parenting to such household by the Department of Social Services.

FRAIL ELDERLY: An elderly person with at least one impairment in *Activities of Daily Living* and/or multiple impairments in instrumental *Activities of Daily Living* as determined by DSS/DHH or the DHH/DSS.

GAAP AUDIT: An audit in accordance with generally accepted auditing standards performed by an independent certified public accountant using the Agency's Chart of Accounts:

I. At Placed in Service Date: At a minimum a GAAP Audit as of a project's placed in service date must contain:

(a) an audit of the certificate of actual cost in accordance with generally accepted auditing standards utilizing generally accepted accounting principles evidencing no line item with a "to be paid" amount in excess of five percent (5%) of such line item;

(b) an audit of the sources and uses through the Placed in Service Date of a project specifying separately (i) uses to be included in eligible basis, (ii) land costs and costs properly capitalizable to land, (iii) Acquisition Costs, (iv) Organizational Costs, (v) Syndication Cost paid by the Taxpayer and (vi) Developer Fees which are properly allocable to (iii), (iv) and (v);

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(c) an identification of all identities of interest and related persons to the Taxpayer receiving payment from the Taxpayer; and

(d) an identification of all subcontractors owned in whole or in part by employees of the developer or the contractor and a statement of the percentage of construction costs subcontracted to a subcontractor.

II. Annual Audit: At a minimum a project's annual audit must (i) identify all transactions involving related persons, (ii) distinguish operating expenditures from capital expenditures and (iii) specify Surplus Cash.

GENERAL REQUIREMENT BASE: Hard cost plus bond premium and miscellaneous fees paid by contractor.

GENERAL REQUIREMENTS: The actual costs for those items incurred in the construction of a Project and directly pertaining to the Project, excluding amounts paid to the Contractor or Developer which may be characterized as Overhead.

GOVERNMENTAL ASSISTANCE: Includes any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit tax benefit, or any other form of direct or indirect assistance from the Federal, State or local government for use in, or in connection with, a specific housing project.

GREEN BUILDING: A building that meets one of the following criteria:

(A) LEED Criteria: Building design and construction emphasizing sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality that achieves the points necessary to qualify as LEED Certified (a minimum of 26 points under the LEED Green Building Rating System® for lodging). The LEED (Leadership in Energy and Environmental Design) Green Building Rating System® is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings created by the US Green Building Council. See the LEED-NC (New Construction) Application Guide for Lodging. For existing buildings, see LEED-EB (Existing Buildings).

(B) Green Communities Criteria: Building's design, construction and location for energy, smart growth, health protection and resource conservation are as follows:

(i) Energy Requirements: A building that has a score of 20 or less on the 2006 Home Energy Rating System Index; provides Energy Star Domestic Appliances; heating and cooling loads per most recent Air Conditioning Contractors of America Manual J and size equipment using Manual S; Energy Star windows and sliding glass doors as standard; Energy Star defined to SEER 13;

(ii) Resource Conservation: Implements storm water protection Best Management Practices outlined in EPA's Guidance for Specifying Management Measures for Sources of Non-point Pollution in Coastal Waters; carpet systems meet or exceed the Carpet and Rug Institute Green Label Plus program Air Quality Test Program; cabinets, counter substrates and trim materials have no added urea formaldehyde or are fully sealed on all six surfaces; bathroom fans exhaust to the outside and are connected to either a timer or a humidistat sensor;

(iii) Reduced Use of Natural Resources: Kitchen and bathroom fixtures exceed 1992 Energy Policy Act gallons/minute requirement; high-efficiency or dual flush toilets; water resistant materials in first floor living spaces;

(iv) Smart Growth: Located on site that is within ¼ mile of public transit or within ½ mile of 5 basic community services (i.e. grocery store, bank, place or worship, pharmacy, post office, etc.).

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GROSS EQUITY: The nominal dollar amount invested in the Taxpayer by the Syndicator.

HABITABILITY STANDARDS: The Physical Conditions Standards promulgated in HUD Regulations at 24 CFR 5.703, including the major areas of housing: the site, the building exterior, the building systems, the dwelling units, the common areas and health and safety conditions.

HARD COSTS: Costs of constructing the project as evidenced in the Estimate and Certificate of Actual Costs reduced by any amount which reduces the Builder Fee Base. Hard Costs do not include Builder Profit, Builder Overhead, Developer Fees or Soft Costs (such as architectural, engineering, consultant, legal fees, etc).

HISTORIC REHABILITATION CREDIT: Tax Credits authorized to be taken by a Taxpayer for the rehabilitation of an historic property in accordance with the requirements of Section 38 of the Code.

HOMELESS PERSON/HOUSEHOLD: A Person or household sleeping in a place not meant for human habitation or in an emergency shelter; and a person or household in transitional housing for homeless persons who originally came from the street or an emergency shelter.

HOMEOWNERSHIP PROJECT: Project consisting of townhouses, duplexes with firewalls or buildings with not more than one unit per building. Applicants for Homeownership Projects must execute the Agency's form of an Option to Purchase and Right of First Refusal Agreement which provides to an individual tenant the option to purchase a unit at the Minimum Purchase Price. No points will be awarded for Community Facilities located in a Homeownership Project.

HOUSEHOLDS IN POVERTY: Households at or below the most recent Poverty Threshold as determined by the U.S. Census Bureau.

HOUSEHOLDS WITH LONG TERM DISABILITY: A household in which a household member has Substantial Long Term Disability.

HOUSING NEEDS ASSESSMENT: The assessment of the State's housing needs will be fully incorporated in the 2007 QAP.

HUD: The U.S. Department of Housing and Urban Development.

HURRICANE DISPLACED HOUSEHOLD: A household displaced from its principal residence and living in a homeless shelter or other temporary housing as a result of Hurricane Katrina or Rita.

IDENTITY OF INTEREST: An identity of interest is construed to exist when:

(i) There is any financial interest of the Developer or Taxpayer in the Builder or any financial interest of the Builder in the Developer or Taxpayer.

(ii) Any officer, director or stockholder or partner of the Developer or Taxpayer who is also an officer, director or stockholder or partner of the Builder.

(iii) Any officer, director, stockholder or partner of the Developer or Taxpayer has any financial interest in the Builder; or any officer, director, stockholder or partner of the Builder has any financial interest in the Developer or Taxpayer.

(iv) The Developer or Taxpayer advances any funds to the Builder.

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(v) The Developer or Taxpayer supplies and pays, on behalf of the Builder, the cost of any architectural services or engineering services other than those of a surveyor, general superintendent, or engineer employed by a Developer or Taxpayer in connection with its obligations under the construction contract.

(vi) The Developer or Taxpayer takes stock or any interest in the Builder cooperation as consideration of payment.

(vii) There exists or comes into being any side deals, arrangements, contracts or undertakings entered into or contemplated, thereby altering, amending, or canceling any of the required closing documents, except as approved by the Agency.

(viii) Any relationship (e.g., family) existing which would give the Builder or Developer or Taxpayer control or influence over the price of the contract or the price paid to any subcontractor, material supplier or lessor of equipment.

(ix) Any member of the Development Team advances any funds to the Developer or Taxpayer at any point prior to an allocation.

For purposes of determining an identity of interest between parties not identified in (i) through (ix), such parties will be identified as either the Developer and Taxpayer or the Contractor as appropriate to establish the identity of interest.

INCOME QUALIFIED RENTER DEMAND: Number of households projected to be at 60% or less of area median income which can afford to pay the rent proposed at subject project provided such rent does not exceed 35% of their household income.

INDEPENDENT QUALIFIED HOUSING CONSULTANT: A disinterested professional housing consultant who has been approved by the Agency and who has no identity of interest with any Builder or Developer participating in the Housing Tax Credit Program in any state and who by virtue of academic training, licensing and/or experience is a recognized expert skilled in the requirements of conducting a market survey and demand study.

IREM: Institute for Real Estate Management.

LAND COSTS: The purchase price related to the purchase of undeveloped land plus the following additional costs:

-excavating and earth-moving expenses
-finders/brokerage fees for assistance in acquiring title to land
-costs for excavation of water retention ponds
-cost of land surveys
-unpaid back real estate taxes and similar assumed costs
-legal and professional fees related to the acquisition of land
-environmental impact tests and perk tests

LARGE FAMILY HOUSEHOLD: A household with at least five persons at initial occupancy of a unit.

LEED: The acronym for Leadership in Energy and Environmental Design.

LLA: Local Lead Agency designated by *DHH*/*DSS* for management of supportive services for *Permanent Supportive Housing*. A *DHH*/*DSS* designated LLA may be a *DHH* Regional Office or human services district/authority.

LOCAL GOVERNMENT: Governing authority of the local governmental unit. A parish or municipality under the Louisiana Constitution of 1974**.**

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LOCAL NON-PROFIT SPONSOR: A 501(c)(3) or 501(c)(4) organization in which not more than fifteen percent (15%) of the members of the governing board are domiciled outside the service area of the non-profit and at least seventy-five percent (75%) of the governing board are domiciled within the Project's Market Area or is a State certified Community Housing Development Organization ("CHDO") with a service area encompassing the Project's market area.

LOCAL PARTICIPATING JURISDICTION (LOCAL PJ): One of any governmental unit or consortium of governmental units receiving HOME Funds directly from HUD and which is not a state recipient.

LOCAL PHA: A local public housing authority organized and existing under the State's Housing Authorities Law at Chapter 30 of Title 40 of the Louisiana Revised Statutes of 1950, as amended.

LOUISIANA DEVELOPER: Any Managing General Partner or Sponsor who submits evidence of having filed Louisiana tax return (Form 990 in the case of a Non-profit) in the two calendar years preceding the year in which an Application for tax credits is submitted, or if no return was required to be filed for the two (2) calendar years preceding the year in which an application for tax credits is submitted, then a CPA's statement to that effect is required.

LOUISIANA FAMILY RECOVERY CORPS: An entity established within the State to coordinate and mobilize a network of providers, organizations and government agencies to deliver comprehensive humanitarian services to displaced residents of the State.

LOW INCOME UNIT: A low-income unit as defined in Section 42(i)(3) of the Code.

LRA: The Louisiana Recovery Authority.

MANAGING GENERAL PARTNER: The entity or individual(s) that controls or owns all of an entity which is designated in the Application as the managing general partner or the primary sponsor/operator of the Project.

MARKET AREA: An area referenced on a map included with the Market Study and certified by the Independent Qualified Housing Consultant to be an appropriate market area to be served by the project in view of geographic and other barriers and demographic and mobility factors for low income households at or below 60% of AMI.

MARKET STUDY: An analysis performed by an Independent Qualified Housing Consultant which evidences demand for the proposed market matrix of a project, including demand capture rate at the subject property by bedroom type and which further the housing needs of the Targeted Households, Large Families, Tenants with children and Special Needs Households if the Project serves Special Needs Households.

MATERIAL CHANGE: Notwithstanding the provisions of any prior Qualified Allocation Plan, a material change for any project, including projects receiving a reservation or allocation from a prior Calendar year credit Ceiling, shall mean any reprocessing change which results (i) in the project deemed not feasible or not viable or (ii) a reduction of points from the Selection Criteria below the minimum score or below the score of the highest ranked project on the waiting list for the year in which the credits were allocated. Any change caused by force majeure or circumstances beyond the control of an Owner will not be a material change if the Agency's Board of Commissioners concurs that such change was beyond the control of the Owner. The Agency also considers the following to be material changes:

Removal of any managing general partner,
Bankruptcy of any managing general partner,
site change, or

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Change in unit design (increase or decrease in number of units, unit mix, square footage etc.
greater than 10%).
Change in building configuration (increase or decrease in the number of buildings greater than 10%; Change in construction type)

MATERIAL PARTICIPATION: Having an ownership interest other than a passive ownership interest and which participation is regular, continuous and substantial.

MILITARY IMPACT AREA: Generally a small or medium size metropolitan housing market area or a remote or isolated non-metropolitan area where:

1. Military-connected households comprise 25 percent or more of the total households in the market area. Military-connected households include active duty military personnel, civilian employees of the military service (Department of Defense) or other Federal agency at or in support of the installation, and employees of contractors and sub-contractors directly associated with the military installation and their dependents. Unaccompanied active duty military personnel housed in military-controlled group quarters housing (barracks, BOQ's) are excluded; and
2. The Department of Economic Development has expressed written concern about the continued stability of the current level of military strength and mission at the installation based on the absence of suitable affordable housing, or public announcement from the Department of Defense or the military service, advise that the stability of the military installation is at risk because of the absence of affordable housing.

MINIMUM RESERVE BALANCE: At least 1/6 of the largest annual deposit to Reserves for Replacement and Repair.

MINIMUM PURCHASE PRICE: An amount equal to the sum of (i) the principal amount of outstanding indebtedness secured by the building (other than indebtedness incurred in the five year period ending on the date of the sale to the tenants) and (ii) all Federal, State and local taxes attributable to such sale. Except in the case of Federal income taxes, these shall not be taken into account under clause (ii) any additional tax attributable to the Application of clause (ii).

MIXED FINANCE PROJECT: A project described in Section 35(d) of the Federal Housing Act that is financially assisted with private resources in addition to amounts provided under the Federal Housing Act.

MIXED INCOME PROJECT: A project that is (i) receiving housing tax credits for the Maximum Low-Income Units, (ii) having Neighborhood Impact and (ii) sponsored by a Substantial Developer. A Mixed Income Project qualifies for CDBG Funds from LRA/OCD only if twenty percent (20%) of the units are set aside for household whose family incomes are not in excess of forty percent (40%) of the area median income. Unless otherwise waived by the LRA/OCD, a Mixed Income Property receiving CDBG Funds must also assure that at least fifty-one percent (51%) of the residents a t initial occupancy have incomes at or below eighty percent t (80%) of the area median income adjusted by family size. For purposed of the Mixed Income Pool, reservations will first be made to Mixed income Projects qualified for CDBG Funds.

MIXED OCCUPANCY PROJECT: A Project involving the occupancy of units by Special Needs Households and the occupancy of units by households which are not Special Needs Households.

MIXED USE BUILDING: A building consisting of units available for residential rental use and other property the use of which is not related to residential rental use, e.g., commercial office space, owner-occupied residences, etc.

NEIGHBORHOOD IMPACT: With respect to a clearly defined neighborhood described on a map outlining such neighborhood, either (i) the construction of at least one hundred (100) new

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residential units or (ii) the demolition of at least fifty (50) functionally obsolete residential units and the construction and/or reconstruction of not less than fifty (50) residential housing units.

NEIGHBORHOOD NETWORK: A multi-service community learning center located in a *facility* of a Project promoting self-sufficiency by (i) improving computer access for tenants, (ii) advancing literacy, (iii) preparing residents to take advantage of employment opportunities and (iv) providing access to healthcare information and other social services.

NEIGHBORHOOD NETWORK FUNDING: Financial commitments or funding evident in the operating pro forma of a Project committed to providing a Neighborhood Network that includes (i) a business plan for staffing, technical support, and ongoing funding, and a strategy for achieving ongoing partnerships with other neighborhood, community, or educational groups, (ii) the location and size of the space to be used for the *facility* to used as a Neighborhood Network, (iii) an estimate of the number and percentage of residents who will benefit directly from the services of the Neighborhood Network and (iv) a detailed estimate of the center's initial cost and ongoing operating expenses.

NET EQUITY: The Gross Equity invested in the Taxpayer as discounted and compounded to the placed in service date.

NEW CONSTRUCTION: Housing units which have not previously been occupied.

OCD: The Office of Community Development in the Office of the Governor.

OCAF: Operating Cost Adjustment Factor published annually for the State of Louisiana.

ON-SITE CHILD DAY CARE SERVICE: A formal contractual agreement must be in place to receive points under this category. The provider must be licensed by the State of Louisiana. The service contract must be on the service provider's letterhead and it must have a designated space for the applicant's acceptance of the contract and agreement to terms of the contract. Points will not be allowed if the formal agreement does not contain the signatures of both parties and allow for a minimum contractual period of no less than 1 (one) year with the option to renew annually; provided such contract must clearly define adequate day care services. Services must be provided Monday through Friday for at least 10 hours and flexible hours on the week-end. Food service must be provided. NOTE: The day care service must be provided continuously for the entire 15-year compliance period.

OPTION TO PURCHASE AND RIGHT OF FIRST REFUSAL AGREEMENT: The Agreement by that name attached as an Appendix to the Application.

ORGANIZATIONAL COSTS: Costs of organizing the Taxpayer, including the legal and accounting costs necessary to organize the Taxpayer and facilitate the filings of the necessary legal and other regulatory paperwork at the state and national level are of a character which, if expended incident to the creation of the taxpayer having an ascertainable life, would (but for Section 709(a) of the Code) be amortized over such life.

OWNER OCCUPIED BUILDING: A Building containing more than one but less than five units in which one of the units is occupied by the owner of such unit and which is located in an area in which the local governmental unit has approved by a Development Plan of Action.

PAYMENT STANDARD: One of the following standards of payment selected by the Taxpayer in connection with a Low Income Unit receiving a *State Project Based Rental Assistance* and occupied by an Extremely Low Income Household: (a) 50% AMI, (b) 55% AMI or (c) 60% AMI.

PERMANENT SUPPORTIVE HOUSING: Housing that is (i) safe and secure, (ii) affordable to the eligible target population, (iii) permanent, with continued occupancy as long as the eligible target population pays the rent and complies with the terms of the lease or applicable landlord/tenant

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laws in the State of Louisiana and (iv) linked with supportive services that are flexible and responsive to the needs of the individual, available when needed by the eligible target population and accessible where the tenant lives, if necessary.

PERMANENT SUPPORTIVE HOUSING PROJECT: A Project in which between five percent (5%) and fifty percent (50%) of the Low Income Units are designated to be occupied by a member of an Eligible Target Population for Permanent Supportive Housing and for which a Taxpayer/Owner) submits with the Tax Credit Application either (i) an irrevocable binding commitment for Project Based Subsidy for units constituting Permanent Supportive Housing or (ii) demonstrates in the the project's operating pro forma that units which are not Permanent Supportive Housing adequately subsidize the units occupied by the Eligible Target Population For Permanent Supportive Housing in a manner consistent with the minimum coverage ratios required by this QAP.

PHA REFERRAL AGREEMENT: The executed form of the PHA Referral Agreement attached as an Appendix to the Application.

PHYSICAL CONDITION STANDARDS: HUD Standards for housing which is decent, safe, sanitary and in good repair.

PLACED IN SERVICE DATE: The date on which the first unit in building of the Project is available for occupancy in accordance with the requirements of the Code and the local jurisdiction within which the Project is located. For rehabilitations which qualify as a separate new building, such date occurs at the end of the 24 month period over which such expenditures are aggregated.

POVERTY CENSUS TRACT: Census tract in which the percentage of Households in Poverty exceed 15% of the total households of such census tract.

PRIORTIY HUD REHABILITATION PROJECT: A project in which the mortgage is either FHA insured or HUD held and which receives a *Project Based Subsidy* or is subject to occupancy restrictions which are as restrictive as the restrictions applicable to a *Low Income Unit.*

PRIORITY NEIGHBORHOOD SUPPORTED PROJECT: A project that is specifically identified to be constructed, reconstructed, or rehabilitated in a neighborhood plan consistent with the LRA Local Planning Process.

PRIORITY ELDERLY REHABILITATION PROJECT: A project (i) that was substantially damaged or destroyed by Hurricane Katrina or Rita, (ii) in which one hundred percent of the units were occupied by elderly or disabled residents an received a *Project Based Subsidy* that has been abated by may be reinstated or moved to another site if the Priority Elderly Rehabilitation Project is rehabilitated or relocated, (iii) cannot be restored or reconstructed with the proceeds of insurance claims alone, according to the capital needs assessment and (iv) currently in financial default.

PRIORITY STRATEGIC PROJECT: A Priority Elderly Rehabilitation Project, a Priority HUD Rehabilitation Project or a Strategic Priority Project.

PROJECT: At least one building together with any facilities functionally related and subordinate on a Project Site. Multiple buildings are part of the same project only if such buildings:

(i) Have similarly constructed units;
(ii) Are proximate, i.e., located on a single tract of land; and
(iii) Are owned by the same person and are financed pursuant to a common plan.

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PROJECT BASED SUBSIDY: Projects receiving operating subsidies based upon either (i) Section 8 project based assistance contract, (ii) rental assistance from RD or (iii) other operating subsidies in connection with housing supported under the Stewart McKinsey Act and (iv) Project Rental Assistance (PRACs), (v) Annual Contribution Contract (ACC) subsidies or other such operating subsidies in connection with a Federal or State operated program.

PROJECT SCHEDULE: A schedule required to enumerate the activities and the timelines or deadlines for completing such activities and placing the project in service. At a minimum, the Project Schedule shall evidence the Closing Date and Construction Start Datefollowing benchmark dates:

(i) date that expenditure of ten percent (10%) of Project's Total Development Costs is to be achieved,
(ii) date that final zoning will be approved,
(iii) date that land and buildings are to be purchased,
(iv) date that environmental clearance will be obtained,
(v) date constituting the Closing Date,
(vi) date that building permits will be obtained,
(vii) date that constitutes the Construction Start Date,
(viii) date that ten percent (10%) of construction will be complete,
(ix) date that fifty percent (50%) of construction will be complete,
(x) date that ninety percent (90%) of construction will be complete,
(xi) date that project will receive certificates of occupancy and be placed in service and
(xii) date for submitting the audited cost certifications.

PROJECT SITE OR PROPERTY SITE: The legal description of the land on which the Project is located as submitted in an Application on or before the Application Deadline.

PSH: Permanent Supportive Housing.

QUALIFIED CENSUS TRACT: Any census tract which is designated by HUD in which either 50% or more of the households have an income which is less than 60% of the area median gross income or which has a poverty rate of at least 25 percent (25%).

QUALIFIED NON-PROFIT ORGANIZATION: An organization (i) described in paragraph (3) or (4) of Section 501(c) of the Code, (ii) exempt from tax under Section 501(a) of the Code, (iii) determined by the Agency not to be affiliated with or controlled by a for-profit organization and (iv) one of the exempt purposes of such organization includes the fostering of low-income housing.

QUALIFIED PURCHASE CONTRACT: A contract defined in Section 42(h)(6)(F) of the Internal Revenue Code.

QUALIFIED REHABILITATION EXPENDITURE: Rehabilitation costs incurred within any 24 month period selected by the building owner and which are allocable to or substantially benefit one or more low-income units in a building and in which the hard costs of such rehabilitation equal or exceed the greater of $6,000 per low-income unit in the building or twenty percent (20%) of the adjusted basis of the building.

RD: Means the Rural Development division of the U.S. Department of Agriculture.

RD TARGET AREA: An area designated in writing by Rural Development of the U.S. Department of Agriculture as a priority area for financing housing under the 515 housing program.

REDEVELOPMENT AREA: An area or areas within Qualified Census Tracts which is specified by a local governmental unit as requiring revitalization and within which the local governmental unit provides incentives and/or resources on a priority basis in order to promote redevelopment pursuant to a Concerted Community Revitalization Plan.

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REDEVELOPMENT PROJECT: A Project which is (i) a Distressed Property, (ii) Redevelopment Property, (iii) Owner-Occupied Property covered by a Development Plan of Action, or (iv) Urban Redevelopment Property.

REDEVELOPMENT PROPERTIES: A Project located in a Redevelopment Area.

RELATED PERSON: Any person bearing a relationship to such person as specified in sections 267(b) or 707(b)(1) of the Code, or if the persons for whom a relationship is being determined are engaged in trades or businesses under common control (within the meaning of subsections (a) and (b) of section 52 of the Code.

RENT UP/LEASE COSTS: Costs, such as advertising, sample unit costs, on site rental managers and staff and initial rental costs, necessary to fully rent a low-income building which may be amortized over the period necessary to rent all units, (e.g. 24 or 36 months).

REPROCESSING CHANGE: Any change other than a material change relating to (i) adjustments of sources or uses of funds greater 5% but less than 10%, (ii) increases or decreases in the number of units, unit mix, square footage, etc. greater than 5% but less than 10%, (iii) increases or decreases in the number of buildings greater than 5% but less than 10%, (iv) an applicant's inability to comply with the project schedule proposed in the Application by more than three months in any element of the Project and (v) any increase in the interest rate of long term debt required to complete the Project.

REPROCESSING FEE: The fee by that name calculated in accordance with the Non-Refundable Fee Schedule.

REQUIRED EXHIBITS: The Exhibits and/or Appendices specified as Required Exhibits in the Application and does not include the Exhibits and/or Appendices to support Selection Criteria items.

REQUIRED RESERVE DEPOSIT: For new construction, assume $200 per unit per year. For projects other than new construction assume $300 per unit per year or the amount specified in Physical Needs Assessment required to be deposited to Reserves for Replacement. Notwithstanding the foregoing, if HUD and RD finances the first mortgage, the annual deposit to the Reserves for Replacement may be determined in accordance with HUD or RD policies or regulations. Deposits to the Reserves for Replacement will be regulated and monitored in accordance with the Tax Credit Regulatory Agreement.

RESERVATION: An agreement on the part of the Agency to allocate tax credits at a future date to a Taxpayer, subject to the Taxpayer satisfying the elements of the Qualified Allocation Plan and all conditions established by the Agency with respect to the submission of all documents and information required by the Agency prior to the delivery of Form 8609 to the Taxpayer.

RESERVES FOR REPLACEMENT: A special reserve to be established for each project from which the costs of replacement and repair of the project is to be funded.

RESIDENT MANAGER UNIT: The unit occupied by a full-time resident manager in the project.

REVITALIZATION: To impart new life or vigor for the purpose of redeveloping an area.

RURAL AREA: Any area outside of a metropolitan statistical area (MSA).

RURAL PROJECT: Any project for residential property located in a rural area (as defined in section 520 of the Housing Act of 1949).

SCATTERED SITE PROJECT: A project consisting of buildings containing housing units in which all such units are rent restricted provided that each building is located on a single lot which is

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subdivided by the local jurisdiction and for which an option to purchase separately may be executed and further provided that a single building may not contain more than two (2) housing units. Evidence of a Scattered Site Project must consist of a subdivision plot or proposed subdivision plot evidencing separate lots for each building. If a Scattered Site Project is located on non-contiguous land, no points will be awarded for Community Facilities.

SERVICES: Benefits made available to the tenants of a Project.

SINGLE PARENT HOUSEHOLD: A household with children in which the parent or guardian of such children resides in the household and in which no other adult resides in such household at initial occupancy.

SITE CHANGE: The addition of any noncontiguous land to the Property Site or the reduction of the Property Site by more than 25% or the addition of contiguous land to the Project Site exceeding 25% of the area of the original Property Site; provided, however, that a Scattered Site Project located in a Redevelopment Area may include additional new sites within the Redevelopment Area if the local governmental unit requests such additional sites prior to a Carryover Allocation of Tax Credits. .

SMALL PROJECT: A project in which the total number of units do not exceed thirty (30) units.

SPECIAL NEEDS HOUSEHOLD: A household which constitutes a Single Parent Household, Large Family Household, a Foster Parent Household, an Elderly Household, a Disabled Household or a Homeless Household.

SPECIAL NEEDS PROJECTS: A Project in which at least twenty-five percent (25%) of the units are set aside for Special Needs Households in accordance with the Tax Credit Regulatory Agreement; provided, however, that a Special Needs Project constituting an Elderly Project must satisfy the requirements of the Fair Housing Act.

SPONSOR: The person(s) owning one hundred percent (100%) of the interests in and who controls the Managing General Partner or Managing Member. A non-profit organization may sponsor another non-profit organization or a for-profit subsidiary entity only if such non-profit sponsor is legally entitled to designate all board members of the sponsored non-profit and/or owns 100% of the stock or ownership interest in the subsidiary as evidenced in the articles of incorporation of the sponsored non-profit or the subsidiary's articles of organization. As this paragraph pertains to PHA's, the PHA must be receiving an Annual Contribution Contract from HUD.

SRO: A Project of single room occupancy providing Supportive Services in dwelling units that do not contain bathrooms or kitchen facilities and are appropriate for use as Supportive Housing.

STAND-ALONE NON-PROFIT: A 501(c)(3) or 501(c)(4) organization or for-profit wholly-owned subsidiary of such organization which serves as the sole general partner of a limited partnership owning a project or the sole and exclusive manager of an LLC which owns the project. The managing agreement must be submitted with Application for LLC-owned projects.

STORM WINDOWS: double paned, double insulated windows.

STUCCO: A durable finish for exterior walls, usually composed of cement, sand, and lime, and applied while wet.

SUBSIDIARY: Any corporation, entity, partnership, venture, syndicate, or arrangement in which a local housing authority receiving an Annual Contribution Contract shall participate by holding a 100% ownership interest or participating in its governance, in which commissioners, officers, employees, and agents of such authority constitute a majority of the governing body of such entity.

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SUBSTANDARD: Any housing unit which does not satisfy the Habitability Standards.

SUBSTANTIAL REHABILITATION: Any rehabilitation in which Hard Costs equal or exceed $20,000 per unit.

SUPPORTIVE HOUSING: Housing designed to meet the special needs of the targeted special needs households occupying the housing and providing Supportive Services targeted to such special needs households.

SUPPORTIVE SERVICES FOR PSH: The range of services tailored to the needs of the category or categories of persons with special needs occupying housing in which such services are provided. The intensity of services delivered may vary based on the target population and individual needs but, for typical individuals would include an intensive service mix covering these types of services:

- Outreach and engagement
- Support in accessing housing (including assistance with applications, arranging for utilities and arranging for relocation)
- Crisis prevention and intervention
- Support in acquiring skills and knowledge for community living including acquiring benefits an money management
- Providing opportunities for social support an peer support
- Advocacy, clinical case management, clinical interventions
- Facilitating arrangement for child care
- Service Coordination including services of a tenant services liaison
- Arranging access for acute and emergency care
- Mental health and substance abuse treatment
- Linkage to education and employment
- Arranging access to transportation and
- Services tailored to the frail elderly including securing access to meal services adequate to meet nutritional needs, housekeeping aid, personal assistance, and other services essential to a frail elder maintaining independent living.

SUPPORTIVE SERVICES FOR SPECIAL HOUSEHOLDS TYPES OTHER THAN PSH: The range of services tailored to the needs of the category or categories of persons with special needs occupying housing in which such services are provided. The costs of Supportive Services must be specified in the Application and separately identified as an expense item in the operating pro-formas or must be provided by a governmental or non-profit agency which evidences in writing a commitment to provide supportive services to special needs households in the Project without charge. For purposes of this definition, Supportive Services are presumed to be provided if such services qualify under HUD Regulations and if HUD informs the Agency in writing that services evidenced in the Application qualify under HUD regulations. Supportive Services must be provided for a period commencing at the placed in service date of a project and ending not earlier than the end of the tax credit compliance period for a project. A description of Supportive Services must contain minimum supportive services required under HUD regulations for such special needs group and may include:

- Daycare
- After-school programs
- Financial and budgeting seminars
- Job training
- Homebuyer training and seminars
- Supervised recreational activities for children
- Transportation to seminars

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- Preventive health care programs/health screening on a regular basis
- Transportation to facilitate access to social services, doctors, shopping
- Computer labs/internet hookup and/or tutors
- Library
- Dry-cleaning and/or laundry
- Grocery pickup and/or delivery
- Continuing education
- Information and senior counseling
- Homemaker/housekeeping
- Meals
- 24 hour security/neighborhood watch programs
- Community pets (cost of care provided by project)
- Community gardening
- Weekly exercise class
- Grandparent mentoring programs
- Weekly "day trips" to shopping centers/specialty shopping
- Reading service and library
- Social and recreational programs planned and overseen by the project manager. (Monthly birthday parties/holiday dinners and/or parties/potluck dinners, movie nights, bingo)

SURPLUS CASH: Any cash remaining at the end of each fiscal year of the Owner after:

1. the payment of : (i) all sums due or currently required to be paid under the terms of (a) the first mortgage and/or the note secured thereby ("First Mortgage") and (b) if applicable, subordinate mortgages with cash flow priority ("Priority Cash Flow Indebtedness") approval by the Agency; (ii) all amounts required to be deposited in the reserve fund for replacements; (iii) all other obligations of the mortgaged property other than the First Mortgage and Priority Cash Flow Indebtedness, unless funds for payment are set aside or deferment of payment has been approved by the Agency; and (iv) the Capital Recovery Payments; and

2. the segregation of: (i) an amount equal to the aggregate of all special funds required to be maintained by the project; and (ii) all tenant security deposits held.

SYNDICATION: The process of acquiring an ownership interest in the Taxpayer by the Syndicator and investing equity in the Taxpayer by the Syndicator.

SYNDICATION COSTS: Costs which are not includable in the tax credit basis for either the low income housing credit or the rehabilitation tax credit nor are allowable for depreciation purposes and which are the costs of syndicating a partnership and its related investment units.

SYNDICATION COST CERTIFICATION: A certification by the Taxpayer and Syndicator on the form provided by the Agency which specified among other information costs or items incurred for the packaging of the investment units and the promotion as an investment, including any marketing of the actual units, the production of any marketing memorandums or promotional materials, the mobilization of any broker/dealers who will sell the investment units and the actual sales commissions paid to the sellers of the partnership (whether they are unrelated third parties or the individuals who promoted the investment), including due diligence related aspects of the syndication and legal costs associated with the offering, opinions, inquiries as to certain aspects of the syndication, etc.

SYNDICATION PROCEEDS: The funds generated by the Syndicator from investors seeking to acquire tax benefits in Projects through the Syndicator.

SYNDICATOR: The person or agent involved in directly providing equity to the Taxpayer or the person which owns or controls the person providing such equity Syndication Costs.

TARGETED HOUSEHOLDS: The households identified in a Market Study for which the Project will provide housing.

TAX CREDIT REGULATORY AGREEMENT: The form of Tax Credit Regulatory Agreement provided by the Agency pursuant to which the requirements of Section 42 of the Code are satisfied and pursuant to which the Agency enforces the commitments and representations made by the Taxpayer in the Application.

TAXPAYER: The legal entity which will own and operate a project and which will be identified on Form 8609 as the Taxpayer.

TAXPAYER CAPITAL: Amounts other than Gross Equity as evidenced in the audit of the Taxpayer as of the Placed-in-Service Date of the Project as paid-in capital.

TOTAL DEVELOPMENT COSTS: Development Costs plus the cost of land.

ULI: Urban Land Institute.

UNIT: Any accommodation containing separate and complete facilities for living, sleeping, eating, cooking and sanitation. Such accommodations may be served by centrally located equipment, such as air conditioning and heating.

URBAN REDEVELOPMENT AREA: An area or areas (i) which are within a city of 20,000 or more but which are outside of a Qualified Census Tract, (ii) which do not exceed in the aggregate 5% of the geographic area of the city and, (iii) which are specified by a local governmental unit as requiring redevelopment or revitalization pursuant to a Concerted Community Revitalization Plan.

URBAN REDEVELOPMENT PROPERTY: A project which is located within an Urban Redevelopment Area.

VACANT UNIT: A housing unit which is certified by the Developer/Owner and the local jurisdiction to have not been occupied for a period of at least 90 days and which is reasonably expected to remain vacant for an indefinite duration because the unit is substandard.

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Exhibit A- Construction and Design Standards

GENERAL

These standards establish both general and minimum criteria for the design and construction of housing developments that receive financing assistance from the Louisiana Housing Finance Agency under this QAP.

The Agency requires full conformance with current federal, state and locally adopted building, plumbing, electrical, fire protection, and engineering codes and standards. The Agency also requires full conformance with all federal, state and local regulations regarding zoning and subdivisions, floodplains, wetlands and other environmental concerns.

The Agency recognizes and endorses the Federal *Energy Star Programs*.[1] The Agency also encourages the incorporation of *Universal Design* and *Green Building* design initiatives into the project.[2] The Agency's standards will complement or supplement national, state or local regulations. In any situation where conflicting standards exist, the more stringent standard will apply.

All construction related contracts shall be in American Institute of Architects (AIA) formats, including the contract between the Applicant and Architect and/or other consulting professionals, the Applicant and General Contractor, and the contracts between the General Contractor and all subcontractors.

All drawings and specifications shall be completed utilizing these standards, and stamped by a licensed architect or professional engineer registered with the appropriate State of Louisiana Licensing Board. All other professionals involved with the project will be responsible to the primary "professional of record." These professionals may include architects, land surveyors, and civil, structural, mechanical, and electrical engineers.

All design and construction shall be done in accordance with the most current edition of the following standards and codes as they may apply:

1. Uniform Federal Accessibility Standards and Section 504 requirements.
2. State of Louisiana Fire Code including various National Fire Protection Association (NFPA, NFPA 101) Codes.
3. State of Louisiana Plumbing and Mechanical Codes.
4. State of Louisiana, Division of Water Supply and Pollution Control, Standards of Design for Sewerage and Water Treatment Systems, Design Standards for Small Public Drinking Water Systems, Department of Environmental Services, Water Well Board Standards.
5. State of Louisiana Energy Code.
6. International Building Code (IBC) current edition as adopted by the State of Louisiana.
7. HUD 24 CFR Part 5 Uniform Physical Conditions Standards.
8. HUD Housing Quality Standards (24 CFR Part 982.401).
9. HUD Requirements for the Notification, Evaluation, and Reduction of Lead- Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance (24 CFR Part 35).
10. Energy Star Program Standards relating to indoor air quality, HVAC systems, insulation, lighting and appliances.

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[1] Energy Star website – www.energystar.gov

[2] Universal Design website – www.aarp.org/families/home_design
Enterprise Foundation website – www.greencommunitiesonline.org
Green Building Council website – www.usgbc.org

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CONSTRUCTION DOCUMENTS

The Applicant may make arrangements with the Agency to have staff review the construction documents for completeness prior to submission of the application. Agency staff may review preliminary information about the proposed site and construction plan, and may assist in identifying potential problems prior to the submission of the application. It is suggested that local code and fire prevention officials review the property prior to submission of final plans.

Buildings constructed prior to 1978 should be tested for lead-based paint hazards via risk assessment by a Louisiana licensed risk assessor unless all paint films will be assumed to contain lead and will be removed during construction. Soil testing for lead-based paint hazards will be required prior to submission of preliminary plans for the rehabilitation of any building constructed prior to 1978.

Upon receipt of the completed application, the Agency will review the construction documents and will notify the Applicant within twenty-one (21) days if there are any deficiencies. Incomplete drawings and specifications will not be accepted for final review. The review is performed solely to ensure that the application addresses the requirements stipulated in this QAP. **The review is for completeness only.** After the review, the Applicant will be asked to submit an updated construction time-schedule. The Agency and its staff assume no responsibility or liability for errors or omissions in the construction documents as prepared by the Applicant.

Construction Documents to be submitted in response to this QAP shall be at the "Design Development" stage. Drawings and Specifications are part of the application. Specifications shall follow either the "Master Spec" or "CSI" formats, and drawings shall be prepared in conformance with these standards and shall be of uniform size and numbered consecutively. The specifications shall be in **pdf** digital format, and include a current copy of this "LHFA Design and Construction Standards." Drawings shall be 11" x 17" in size, and must also be in **pdf** digital format. The Drawings should include the following:

A. Cover Sheet

1. Proposed building(s) by type, size and construction type as defined by IBC.
2. Project name and participants; including the names of the financing institutions, developer, architect, and consulting engineers.
3. Code review summary, including Life Safety and Zoning requirements.
4. Dwelling unit distribution by floor, size, bedroom/bath number and handicapped designation.
5. Square footage breakdown between commercial, residential, community and other usage in the development.
6. Number of parking spaces, parking ratio proposed and required by zoning.
7. Dwelling units per acre proposed and allowed under zoning.
8. Floor/Area Ratios (FAR).
9. Height restrictions (if any).
10. Percentage breakdown of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas.

B. Site Plan

1. Physical location of the development; including a vicinity map.
2. Civil Drawings that include Lot lines, streets, existing buildings.
3. Proposed building footprint, parking, site improvements and general dimensions.
4. Adjacent buildings' footprints, heights.
5. Zoning restrictions (e.g. setback requirements, easements, height limits, etc.).
6. Environmental constraints (e.g. wetlands edge, ledge, existing vegetation, aquifer protection zones.).
7. Proposed site improvements including landscaping, fences, paving, retaining walls, etc.
8. Approval of stamped site plan by local jurisdiction.
9. Location of test borings, with boring reports.

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C. Floor Plans

1. All floor plans; or if repetitive, a typical floor-plan.
2. Typical dwelling unit furniture layout with square foot tabulations.
3. Typical unit and accessible unit plans with elevations and dimensions. ADA compliant units shall be dispersed throughout a project to the greatest degree feasible

D. Exterior Elevations, Perspective and/or Photographs

1. Typical unit and accessible unit plans with elevations and dimensions. ADA compliant units shall be dispersed throughout a project to the greatest degree feasible.

E. Typical Building, Wall and Floor Sections

1. Building materials, construction type, insulation levels with tabulation of R values.
2. Wall sections and floor/ceiling assemblies, with fire ratings, UL # and STC ratings.

F. Civil, Landscape, Structural, Mechanical, and Electrical Drawings as necessary.

GENERAL-CONTRACTOR SELECTION PROCESS

A. Competitive Bid

This is the preferred method, where the Applicant contracts with a registered Architect for standard architectural services that include construction management and preparation of bid-documents. Once the bid-documents are completed and advertised, sealed bids shall be accepted for the selection of a General Contractor. There shall be a minimum of three (3) bids. The Applicant shall award the contract to the lowest bidder, provided that the lowest bid meets all requirements specified in this QAP, as well as those of the bid-documents. Applicant shall ask for a "Bid-Bond" from all bidders. If the lowest bid is deemed unacceptable, the Applicant may select the next lowest bidder. If there are other circumstances that prevent the selection of the second lowest bidder, re-bidding will be required.

In the event that the lowest bid exceeds the budgeted amount for construction by ten percent (10%) or less, the Applicant may negotiate changes with the selected bidder. If the changes deviate from what was specified in the original application, then the changes must be approved by the Agency. Negotiated changes requiring modification of the approved plans and specifications that are in excess of ten percent (10%) of the project construction budget will have to be approved by the LHFA Board of Supervisors.

If the negotiated changes to the plans and specifications do exceed ten percent (10%) of the construction budget, then redesign by the architect (and approved by the Agency) and re-bidding may be required. Additional bids may also be required should the Agency consider the costs excessive.

B. Design-Build

If a Design-Build contractual arrangement is proposed, the Applicant shall also enter into contract with a **Project Manager** (PM) for construction management services to act as an "independent agent" on behalf of the Applicant.[3] The contract between the Applicant and PM shall be AIA format. There shall be a minimum of three proposals from entities that propose to offer the construction management services.

[3] The Applicant may NOT enter into contract with a Project Manager if they have an in-house Project Manger and/or Architect. Verifiable documentation such as the architectural license number of the in-house architect must be submitted to the Agency.

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The Design-Build entity shall use the competitive bid process for selection of all subcontractors.

In the event that construction costs exceed the budgeted construction cost by ten percent (10%) or less once all subcontractors' bids are tabulated, the Applicant may negotiate changes with the selected Design-Build entity. If the changes deviate from what is specified in this application, then changes must be approved by the Agency. Negotiated changes requiring modification of the submitted and approved plans and specifications will have to be approved by the Agency.

If the negotiated changes to the plans and specifications exceed ten percent (10%) of the construction budget, then redesign by the Design-Build entity (and approved by the Agency) and re-bidding may be required. Additional bids may also be required should the Agency consider the costs excessive.

PRECONSTRUCTION CONFERENCE

Prior to the commencement of construction, a preconstruction conference shall be arranged. The Applicant shall notify the Agency in writing of the time and place for the conference. The Applicant shall prepare an agenda and submit to the Agency prior to the meeting. Applicant shall also submit "minutes' of the preconstruction conference to the Agency.

BONDING

All construction projects consisting of eleven (10) or more units will require a 100% **Payment and Performance** bond from a qualified U.S. bonding company, or a letter of credit valued at 25% of the total construction loan. If a letter of credit is used it must be kept in place for one year after "Substantial Completion."

For projects of ten (10) or fewer units the Agency may, at its discretion, require a 100% Payment and Performance bond, a letter of credit valued at 25% of the construction loan amount, or other security deemed appropriate.

CONSTRUCTION MONITORING

In order for the Agency to effectively monitor construction progress, the Applicant shall submit:

A. Schedule of Values

Prior to the start of construction the Applicant shall submit to the Agency a "Schedule of Values" that uses AIA and/or CSI format.

B. Initial Application for Payment

Administrative actions and submittals that must precede or coincide with submittal of the first application for payment include:

List of subcontractors.
Schedule of Values per above.
Copies of building permits.
Copies of licenses from governing authorities.
Certificates of insurance and insurance policies.
Performance and Payment bonds.

C. Monthly Applications for Payment

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Each monthly application for payment shall be consistent with previous applications and payments as certified by the Architect and/or Project Manager, and paid for by the Applicant. The form shall be *AIA Document G702* and *G703*, and shall adhere to the following:

1. *Application Preparation:* Complete every entry, including notarization and execution by a person authorized to sign on behalf of the Applicant. Entries shall match data on the schedule of values. Use updated schedules if revisions have been made.
2. *Transmittal:* Submit an executed copy of each monthly application. Copies shall include waivers of lien and similar attachments.
3. *Waivers of Lien:* With each application, submit waivers of lien from every entity who may file a lien arising out of the contract, and related to the work covered by the payment. Affidavit of waiver of lien shall be properly executed and signed by contractor or construction manager and all subcontractors prior to release of any payment. All lien waivers must total the amount of the application for payment.
4. *Progress Payments:* The Applicant will agree that the total contract price shall be paid in one or more progress payments based upon the value of the work satisfactorily completed at the time the progress payment is made. Such progress payments shall be disbursed on a monthly basis, after inspection and approval of the work by the Applicant and/or duly authorized representative, less a holdback of 10% of the price of the work completed. Prior to receiving any progress payment, the contractor or construction manager shall furnish the Applicant with AIA Document G702, Application and Certificate for Payment Owed to Date, for the materials and labor procured under this contract. A registered architect or professional of record must personally sign each application form.
5. *Retainage*: There shall be a ten (10) percent retainage for each Application for Payment. Upon completion of a final "punch-list", and acceptance of the work by the Applicant and the Agency, and compliance by the General Contractor or Design-Build entity of all contract terms, all amounts due shall be paid including the retainage. Partial completion of a project shall not entitle the General Contractor to partial release of remaining retainage. Final payment shall not be made until the Applicant delivers to the Agency a complete release of all liens arising out of the contract, or payment receipts in full covering all labor and materials for which a lien could be filed.
6. *Withholding of Payment*: Payments otherwise due may be withheld on account of defective work not remedied, liens filed, damage by the contractor or construction manager to material or labor, material removed from site, or for failure to make payments properly to subcontractors and/or agents.

D. Change Orders

Change Order Requests

The Agency shall receive a copy of all Change Order requests. A Change Order request is for information only and shall not be considered as instruction to stop work in progress, or to execute the change. The request shall use *AIA Document G*709.

Change Orders

Change Orders shall use *AIA Document G701*. All changes from the original contract shall be in writing and approved by the Agency. Claims for extra cost must be made in writing to the Agency for approval before executing the work involved. The Change Order shall include:

The cost or credit to the Applicant resulting from a change in the work shall be by cost, plus a percentage of 5% for overhead (including and increase in general conditions) and 5% for profit. All invoices for material and labor as computed in hours must accompany change order.

The allowance for combined overhead and profit for both the General Contractor and subcontractor(s) shall not exceed 15%. The General Contractor shall be allowed 5% for overhead and profit on work performed by a subcontractor. If the bonding company requires the General Contractor to provide a performance bond for the change order, the General Contractor shall be reimbursed for the cost of the bond in addition to the percentage for overhead and profit.

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E. Progress Meetings

Notify the Agency of day and time of all monthly and/or weekly progress meetings. Submit to the Agency copies of minutes of all progress meetings.

F. Product Substitution

Requests for changes in products, materials, equipment, and methods of construction required by contract documents proposed by the Applicant after award of a construction contract between the Applicant and a General Contractor are considered requests for "substitutions". The following are not considered substitutions:

Substitutions requested during the bidding period, and accepted prior to award of contract through the issuance of an Addendum.
Revisions to the construction documents requested by the Applicant.
Specified options of products and construction methods included in the construction documents.
Compliance with governing regulations and orders issued by governing authorities.
The submittal and acceptance of shop drawings, product data or samples that relate to construction activities not complying with the contract documents does not constitute an acceptable or valid request for substitution, nor does it constitute approval.

G. Substantial Completion

1. The Application for Payment that coincides with the date substantial completion should show 100% completion for the portion of the work claimed to be substantially complete.
2. Submit copies of all warranties, workmanship bonds, maintenance agreements, final certifications and similar documents, including occupancy permits from local jurisdiction.

H. Final Acceptance

Provide copies of the following:

1. Final payment request with final lien releases.
2. Executed *AIA Form G704, Certificate of Substantial Completion*.
3. Architects certification that “punch-list items” have been completed.
4. Written certification of final approval of the project by the Architect and all engineers of record (civil, structural, mechanical, and electrical).
5. Certified as-built site survey.
6. Architect’s certification that Section 504, Fair Housing, and other applicable accessibility requirements have been satisfied.
7. Written approval from local building/zoning department.
8. Written one year warranty.
9. Proof that taxes, fees and similar obligations have been paid.

I. WAIVERS

The Agency recognizes that due to unique or unusual circumstances in the real estate and construction industries, strict application of the Agency’s requirements may cause an undue burden. The Agency’s Board and/or President or designee may, for good cause, waive provisions as appropriate.

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DESIGN STANDARDS

These standards are for new construction, renovations and/or adaptive reuse. The goal is to establish a basis for providing safe, sanitary, cost effective, energy efficient, sustainable, and decent housing. The standards are meant to enhance and/or compliment existing local, sate, and federal construction guidelines. The project should adhere to the design standards outlined by HUD's "Affordable Housing Design Advisor" (http://www.designadvisor.org/home.html). A summary of the guidelines is shown in Attachment I.

A. General

Drawings must be stamped by a licensed professional architect or engineer registered in the State of Louisiana.

Hazardous materials, when discovered, shall be abated in conformance with applicable local, state and federal law. The Agency requires total and complete abatement of both the interior and exterior for all lead-based products. In the case of a building with both commercial and residential uses, complete abatement of the entire building exterior shall be required, regardless of the designated use. Manifests will be required when hazardous materials are being disposed of.

A review of the development site by an environmental scientist may be required by the Agency. At the discretion of the Agency, a Phase I, Phase II and abatement plan may be required prior to final commitment.

Accessible dwelling units shall be designed and constructed to Dept. of HUD 24 CFR Chapter I Fair Housing Accessibility Guidelines, and/or Dept. of HUD 24 CFR Part 8 non-discrimination in federally assisted programs (504 Uniform Federal Accessibility Standards) and/or in conjunction with the State Building Code. Fair Housing laws provide that failure to design and construct certain residential dwelling units to include certain features of accessible design will be regarded as unlawful discrimination. In the case of a conflict between different accessibility codes or regulations, the more stringent, as determined by the Agency, shall apply.

Non-toxic treatment for termite control is required.

B. SITE

1. Sensitive treatment and/or preservation of any existing natural or man-made amenities such as mature trees, natural foliage, surface contours, streams, ponds, landmarks, etc.
2. Developments consisting of 50 units or more must have a site-office of at least 200 square feet adequate to provide an opportunity for on-site management.
3. Developments of 100 units or more must have a structure and/or space designated for community space. Applicant will receive additional points for other amenities such as basketball courts, pools, patios, and pick-nick areas that will enhance the quality of life for the residents.
4. Family developments consisting of 50 units or more must have an appropriate on-site playground area. Plans and specifications for the playground area must show the design, layout, size, fencing, and equipment to be installed
5. Properly engineered grading and storm drainage to ensure against flooding or standing surface water. Stormwater runoff shall be retained on site and used for irrigation using an engineered collection system; unless subsurface conditions (i.e. ledge) or local jurisdiction prohibit installation.
6. Preservation and integration of existing grade-changes that enhance the landscape.
7. Materials that are sustainable and avail ease of maintenance.

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8. Landscaping and planting which is practical, drought resistant, and native to the area. Drawings shall include fully developed grading and landscaping plans stamped by a licensed landscape architect or engineer. If an irrigation system is used, it must be designed to use all available retained storm water runoff before utilizing other water sources.
9. Site-lighting that enhances visibility for parking facilities, walkways, and traffic lanes, and is not obtrusive to onsite tenant units or surrounding properties.
10. Common areas (site office, community space, playgrounds, etc.) shall be on an accessible route and shall be designed for use by the disabled.

Parking areas that are "pedestrian friendly," with soft surfaces and landscaping for shading of both pedestrians and parked automobiles.

11. The use of permeable paving and pavers for parking lots and walkways is allowed to enhance water retention on site is encouraged.

Storage shed(s), with architectural finishes that match or exceed those of the main structure(s).

12. Opaque fencing at all areas that pose a safety hazard, as well as serve as physical and visual separation from areas where garbage and/or waste is stored and/or collected.
13. A construction project-sign shall be erected in a visible location on the job site as soon as possible after a "notice to proceed' is issued to the General Contractor or Design Builder (see Attachment III).

C. INSULATION AND MOISTURE PROTECTION

Installation methods for insulation and requirements for air sealing shall follow the most current Energy Star Program Standards. Innovative energy systems such as "radiant barriers" are encouraged. For new construction as well as renovations, the following **minimum** requirements shall apply:

1. Exterior walls: R-21.
2. Roof/ceiling assemblies: R-49.
3. Floors above unconditioned spaces: R-21.
4. Slab on grade beneath conditioned spaces (perimeter): R-13.
5. All hot water and heating pipes: R-5.
6. Cold water pipes: R-2.
7. HVAC ducts, energy & heat recovery ducts and local exhaust ducts in conditioned spaces: R-6.
8. HVAC ducts, energy & heat recovery ducts and local exhaust ducts in unconditioned spaces: R-8.
9. Heating and conditioned air duct joints are to be sealed with mastic.
10. Door and window perimeters and air gaps in all surrounding framing shall be sealed with a non-expanding foam product.
11. Building wrap shall have a built-in drainage plane. All building wrap and vapor barrier seams shall be taped.
12. All roof coverings (shingles, rubber, metal, etc.) shall have a minimum 25 year warranty.
13. A waterproofing membrane (ice & water shield) shall be installed over roof sheathing a minimum of 72" in from all exterior walls. Valleys shall have a 36" membrane in the center of the valley, with an additional 36" membrane lapping each edge. Wall/roof intersections shall have minimum 18" membrane extending up the wall.
14. Metal drip edge shall be provided at entire roof perimeter – minimum .026 thickness.
15. Roofing felt shall be 30# weight minimum.

D. INTERIOR

1. Consideration must be given to solar and prevailing wind orientation to maximize natural ventilation and lighting.
2. Entrances must be protected from the elements by canopies, covered entrance-ways and/or porches.
3. Overhangs and eaves that protect exterior openings and walls are encouraged.
4. Porches, covered walkways, and/or stoops are encouraged.

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5. Units must have a “coat closet” near the main entrance, and a “mud area” near the rear entrance.
6. Bedrooms are to have adequate closet space, and at least one window which complies with current NFPA Life Safety Code egress requirements. **Minimum** dimensions of bedrooms (excluding closet space) are as follows:
    a. Primary bedroom - 10’ x 12’
    b. Secondary bedrooms - 8’ x 10’

7. New operable windows must be double hung, awning or casement, have a full screen, and meet current AAMA standards or at a minimum AAMA-101/I.S.2-97. Windows shall be Energy Star rated, with a U-Factor less than or equal to .30, as determined by the NFRC (National Fenestration Ratings Council). Warranty period to be lifetime for both components and glass seal.
8. All bath areas to have moisture resistance gypsum board.
9. When metal stud wall framing is used, 2x treated wood-reinforcing members shall be installed at the perimeter of all dwelling unit interior and exterior openings, including cased-openings.
10. Lever style hardware shall be provided on all interior and exterior doors.
11. Accessible units shall be provided with a roll-in shower.
12. Buildings that have an elevator shall provide a generator capable of providing backup power in case of an emergency.

PLUMBING SYSTEMS

1. There must be at least one accessible interior main shutoff for each dwelling unit. In case of multiple-unit buildings, hot and cold copper branch lines shall have accessible shutoffs in the common area.
2. Lever style handles shall be provided for all plumbing fixtures.
3. Low flow shower heads and faucets shall be required.
4. High Efficiency Toilets shall be required.

MECHANICAL SYSTEMS

1. Thermostats shall be provided with enlarged numbers and scale for easy reading.
2. Central air conditioning shall have a minimum Seasonal Energy Efficiency Ratio rating of 14.
3. Exhaust fans in baths and kitchens shall be ducted to the exterior of the building. When fans are ducted to a common duct within the dwelling unit, the common duct shall be required to be mechanically exhausted to the exterior of the building.
4. The use of alternative energy sources for heat and electricity (i.e. solar, wind, geothermal) shall be designed to supplement the primary conventional system. Project that incorporate these systems will receive additional points.

ELECTRICAL SYSTEMS

1. All living units shall be provided with appropriate wiring capable of providing residents with cable access to the internet. A receptacle outlet shall be provided at each telephone jack.
2. Wall switches shall be provided for fan and light on all kitchen range hoods.
3. All interior and exterior lighting shall be Energy Star certified.
4. All dwelling units shall be wired for, and include, at least one combination horn/strobe fire and CO2 alarm unit wired to the common alarm.
5. Electric power shall be provided in the attic area to serve exhaust fans for a radon mitigation system.

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MISCELLANEOUS
Provide large building and apartment identification numbers (6” high minimum).
All appliances shall be Energy Star certified.

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ATTACHMENT I

HUD's Design Checklist

1.0 BUILDING APPEARANCE

Image

Avoid creating a building that look strange or out of place in its neighborhood. Consider a building image that that fits in with the image of middle income housing in the community where the project is located.

Visual Complexity

Consider providing visual and architectural complexity as possible to the building's appearance. Consider breaking a large building into smaller units or clusters. Consider variations in height, color, setback, materials, texture, trim, and roof shape. Consider variations in the shape and placement of windows, balconies and other façade elements. Consider using landscape elements to add variety and differentiate units from each other.

Windows

Maximize window number and size (within budget constraints) to enhance views and make spaces feel larger. Use minimum number of different size windows, but consider varying where and how they are used. Consider ways to screen and physically separate ground floor windows from walkways – through screens or plantings - to provide privacy.

Front Doors

Pay careful attention to the design and detailing of front doors. Consider what the front doors convey about the quality of the project and its residents. To the extent possible, respect the placement and detailing of good quality front doors in neighboring homes.

Facade

Relate the character of the new building façade to the façades of similar, good quality buildings in the surrounding neighborhood or region. Horizontal buildings can be made to relate to more vertical adjacent structures by breaking the façade into smaller components that individually appear more vertical. Avoid strongly horizontal or vertical façade expression unless compatible with the character of the majority of the structures in the immediate area.

Roof Shape

Consider relating the roof forms of the new building to those found in similar, good quality buildings in the neighborhood or region. Avoid introducing roof shapes, pitches or materials not found in the neighborhood or region.

Size and Rhythm of Openings

Respect the rhythm, size and proportion of openings - particularly on the street facades – of similar, good quality buildings in the neighborhood or surrounding area. Avoid introducing drastically new window patterns and door openings inconsistent with similar, good quality buildings in the neighborhood or surrounding area.

Trim and Details

Trim and details can provide warmth and character to a building's appearance, particularly on street facades. Carefully consider the design of porch and stair railings, fascia boards, corners, and areas where vertical and horizontal surfaces

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meet – for example where a wall meets the roof. Generally put trim around windows. Consider adding simple pieces of trim to the top and bottom of porch columns.

Materials and Color

Use materials and colors for the façade (including foundation walls) and roofing that are compatible with those in similar, good quality buildings in the surrounding neighborhood or region. Avoid introducing drastically different colors and materials than those of the surrounding area. Consider using materials that do not require repeated or expensive maintenance, especially those that residents can easily maintain themselves. Consider using materials with high levels of recycled content where possible.

Individual Identity

To the extent possible, provide individual identities and addresses for each dwelling unit. Consider ways to break large, repetitive structures into smaller, individually identifiable clusters. Ensure that all dwelling units have clear, individual addresses. Consider design strategies that allow residents to enhance and individualize the exterior appearance of their own units.

2.0 BUILDING LAYOUT

Entries

Provide as many private, ground level entries to individual units as possible. Ensure that all building entries are prominent and visible and create a sense that the user is transitioning from a public to a semi-private area. Avoid side entries and those that are not visually defined. At all entries consider issues of shelter, security, lighting, durability, and identity. For apartment buildings, allow visual access from manager's office and/or 24 hour desk. Allow visual access to stairs and elevators from the lobby. For buildings with clustered and individual unit entries, consider providing small "porch" areas that residents can personalize with plants, etc. Limit "shared entries" to less than eight households. Consider providing some form of storage – for strollers, bikes, shopping carts, etc. – at or close to all main entries.

Central Facilities and Common Rooms

Consider locating central facilities – such as community rooms and laundries - in a central part of the development or building. Common rooms should be linked to common outdoor space. Ensure that community rooms are comfortable, accessible, durable, and, most important, flexible places. Community room should have access to toilet rooms, a kitchenette, and should have good storage. Consider whether or not a childcare program will be provided and whether the community room will accommodate it. Provide access to daylight and natural ventilation in all common rooms.

Support and Service Areas

Carefully consider the design and location of key support/service areas such as the manager's office, maintenance rooms, janitor's facilities, mechanical equipment rooms and trash collection areas. Provide access to bathrooms and kitchens, and adequate space, furniture and storage for each of these uses, together with access to bathrooms and kitchens as appropriate. The manager's office should supervise the main entrance and should be located centrally, next to community and maintenance rooms. Provide screened trash collection areas that are convenient and easy to access from all of the units. Consider the path of travel of trash from source to removal area.

Stairs

Ensure stairs are durable, attractive and safe. Avoid treating stairs as an afterthought. Instead, consider them, particularly entry stairs, as major design

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elements. Consider how they relate to the street and neighborhood, how they accommodate users and visitors, and what they "say" about the project and its occupants. Consider how the area under the stairs will look and be used. Ensure that all stairs can accommodate moving furniture without damage to finishes.

Elevators

Locate elevators in sight of manager's office if possible. Design adequate space in front of elevator to allow waiting and passage.

Access Corridors

Avoid corridors of excessive length; i.e. greater than 100 feet unbroken length. Break up long corridors with lobbies, lighting, benches, materials and color changes, offsets, artwork. To the extent possible, provide corridors with access to natural daylight and ventilation. Ensure that all corridors can accommodate moving furniture without damage to finishes.

Security

Consider ease of visual and physical surveillance by the residents of areas such as the street, the main entrances to the site and the building, children's play areas, public open space and parking areas. Consider locating windows from actively used rooms such as kitchens and living rooms so that they look onto key areas. Also consider containing open spaces within the building layout and using the selection and layout of plant materials to enhance, rather than hinder, surveillance and security. Consider specific design strategies to maximize the security of the building, including adequate lighting, lockable gates and doors at all entrances to the site and the buildings, and video cameras and monitors.

3.0 BUILDING LOCATION

Site Entry and Circulation

The entry to the site is critical to the public image of the development. Emphasize the main entrance and place central and shared facilities there if possible. Respect the street and locate buildings on the site so that they reinforce street frontages.

Setbacks

To the extent possible, maintain the existing setback patterns within the immediate vicinity of the building. Avoid locating a building far in front of or far behind the average setback lines of the four to five properties located on either side of the proposed project. Respect the prevalent side yard and rear yard setback lines prevalent in the area.

Climate Considerations

Consider placing buildings on the site so as to maximize solar access during cooler months and to control it during warmer months. Also consider maximizing natural ventilation and access to views from within the site. Avoid a layout in which adjacent buildings obstruct one another. Design the building so that sun directly enters each dwelling unit during some part of the day year round.

4.0 BUILDING SHAPE

Building Height

Relate the overall height of the new structure to that of adjacent structures and those of the immediate neighborhood. Avoid new construction that varies greatly in height from other buildings in the area, except where the local plan calls for redeveloping the whole area at much greater height and density. To the extent feasible, relate individual floor-to-floor heights to those of neighboring buildings. In particular, consider how the first floor level relates to the street and whether this is consistent with the first floors in neighboring buildings.

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Building Scale and Massing

Relate the size and bulk of the new structure to the prevalent scale in other buildings in the immediate neighborhood.

Building Form

Consider utilizing a variety of building forms and roof shapes rather than box-like forms with large, unvaried roofs. Consider how the building can be efficiently manipulated to create clusters of units, and variations in height, setback and roof shape.

5.0 LANDSCAPING

Landscaping is not a Secondary Consideration

Good landscaping is critical to the quality of any project. Consider how landscaping and planting will be handled from the very beginning of the design process. Avoid considering landscaping as an "extra" that can be added in at the end of the project or, worse, eliminated in the name of cost control.

Plantings

Provide as rich a variety of plantings – trees, shrubs, groundcover, and grass areas – as possible. Anticipate mature sizes and avoid crowding trees, shrubs and buildings. Use hardy, native species of trees and plants that are well suited to the project location and are easy to water and maintain.

Appropriate Plantings

Consider how the landscape will be used by project occupants and specify appropriate plantings. In general, assume heavy use in all landscaped areas. Avoid delicate plants and shrubs in heavily trafficked areas, especially in locations where they can be trampled by children. Instead, consider such plantings in areas that are out of the main traffic flow (e.g., as privacy planting next to buildings). Avoid providing only grass areas for children to play in. Consider a mix of grass and paved areas instead. Also, consider raising or otherwise protecting grass areas that are not meant for play.

Paved Areas

Recognize that some paved area will be necessary in family housing to facilitate children's play. However, large, empty paved areas should be avoided. Consider using alternative landscape approaches – plantings and grass – to break these areas up into smaller functional units.

Edges

Where planted areas, other than lawns, meet hard surfaces include some form of raised edge to contain the soil and discourage cutting across the bed. Consider designing the edges so they can also serve as outdoor seating areas.

Outdoor Seating

Outdoor seating should be an integral part of any landscape plan and should be thoughtfully designed and located. Avoid simply scattering seats at random through the site. Consider what the seating looks at and what looks at it. Consider how the seating is oriented with respect to the sun and breezes and whether it needs protection from rain or wind. Avoid "one type fits all" solutions, particularly in larger projects. Consider providing different seating for different users.

Paths

Pedestrian paths and walkways are critical to the smooth functioning of any affordable housing project, particularly larger, multi-unit developments. Consider the wide range of uses that any path must accommodate – children, adults, bicycles, skate boards, shopping carts, walkers, pets, furniture moving, etc. – and design with

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this range of uses in mind. Avoid paths that are too narrow to accommodate multiple users at the same time. Consider rounded corners at all intersections and direction changes, especially in projects with children. Ensure that paths are well lighted so that users can see where they are going and be seen by other people. Consider designing path edges so that they encourage users to stay on the path and not trample on adjacent plantings (e.g. through changes in slope or materials or by providing raised edges). Remember that the shortest route from point A to point B is usually a straight line. Avoid forcing people to follow circuitous routes to their destinations or be prepared for the new, unplanned paths that will inevitably appear to accommodate occupant use patterns.

Storage

Provide adequate space to store landscape maintenance equipment and materials.

6.0 PARKING

Overall Impact

Avoid letting garages, driveways and parking lots dominate the streetscape. Consider placing them at the rear or side of the site to allow a majority of dwelling units to "front on" the street. Consider planting trees and shrubs to soften the overall impact of parking areas and to provide shade and noise reduction. At buildings with parking garages, avoid large areas of blank wall facing the street. Consider incorporating decorative elements above the garage door to soften its visual impact. Consider improving unavoidable blank walls with decorative artwork, display cases, vines, and good quality durable materials to minimize graffiti and deterioration.

Access and Surveillance

Provide locations for parking that minimize walking distance between dwelling units and cars and that allow for casual surveillance of cars from a number of different units. Avoid remote parking. Avoid large lots. Consider breaking them into multiple, smaller lots to enhance safety and accessibility and minimize the aesthetic impact of large, unbroken rows of cars. Locate handicapped and elderly parking with immediate access to their respective units. Locate visitor drop off and parking near main entrances and clearly mark all visitor parking spaces.

Vehicle/Pedestrian Interaction

Design to minimize conflicts between vehicles and pedestrians. Consider separating bicycle and pedestrian paths from vehicular traffic. Consider linking open spaces so that they form an uninterrupted network of vehicle-free areas. Avoid parking layouts that erode a project's open space until only "leftover" areas are available for pedestrian use. Consider traffic calming strategies to slow down cars within the project.

Car Maintenance

Recognize that parking areas will be used for car repair and maintenance. Consider providing a space, with access to water and electricity and with adequate drainage, for this purpose.

Security

In underground or multi-story parking structures, provide a limited number of secure entry points. Ensure that all parking areas are well-lighted, but avoid lighting strategies that cause glare or otherwise negatively impact surrounding buildings. Consider locating parking in areas that can be informally observed by passersby.

Parking Podiums

On parking podiums provide adequate landscaping and site furniture. Landscaping should try to include naturalistic features to mask the artificial character of the podium, if permitted by budget. Consider integrating planters, lighting, trellises,

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benches and other site furniture with unit and building entries into a coherent open space plan. Make planters at least 30” high to protect plants.

PRIVATE OPEN SPACE

Private Outdoor Space for All Dwelling Units

Provide each household in the project with some form of private open space: patio, porch, deck, balcony, or yard. In certain instances, consider shared entry porches and/or shared balconies. Avoid building layouts where front yards face back yards.

Access

Ensure that private open space is easily accessible – physically and visually – from individual units.

Adequate Size

Ensure that private open space is large enough so that it can actually be used. Avoid spaces, particularly balconies and/or decks and porches that are too narrow to accommodate furniture.

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Balconies

Attempt to locate balconies adjacent to living rooms. Avoid screening balconies with solid walls. Instead, consider screening materials that provide privacy but also allow residents, particularly small children, to look out. Avoid horizontal railings and other designs which enable children to climb up. Carefully consider how and where balconies will drain.

Fencing

Consider providing fencing around all yards and patios to provide privacy and to help define boundaries between public and private open space.

Storage

Provide outdoor storage for outdoor tools, equipment and furniture.

PUBLIC OPEN SPACE

Outdoor Rooms

Think of public open space – shared outdoor areas intended for use by all residents – as "outdoor rooms," and design them as carefully as any other rooms in the project. Avoid undifferentiated, empty spaces. Consider the types of activities that will occur in the "rooms," including cultural or social activities unique to specific user groups, and design the shared open space accommodate these activities.

Access

Provide direct access to open space from the dwelling units that the open space is intended to serve. At the same time consider designing in ways to control nonresident access to these spaces. When terraces or balconies are used as shared open space, consider locating so they serve as extensions of indoor common areas.

Boundaries

Provide clear boundaries between publicly controlled spaces (streets), community controlled spaces (shared open space) and privately controlled spaces (dwellings and private open space). Consider enclosing or partially enclosing open space with project building(s) to provide clear boundaries.

Surveillance

Provide visual access to shared open spaces from individual units, preferably from the kitchen, living room or dining room.

Play Areas

Consider play – and play areas – as critical to the successful functioning of any family housing project. Avoid placing a low priority on these spaces and leaving their design until the end of a project. In particular, consider how play areas will be used by different age children (2-5 years, 5-12 years, and teenagers) and design these areas accordingly. Avoid "one space fits all" solutions. Locate play areas for small children so that they allow for adult supervision from dwelling units and/or from a central facility such as a laundry. Design play areas so that adults can also congregate and provide supervision.

Nighttime Lighting

Consider a lighting plan for shared open spaces that provides light from a variety of sources. Match lighting intensity and quality to the use for which it is intended (i.e. the lighting required for a pedestrian path is substantially different from that required to illuminate a parking garage). Avoid lighting which shines directly into dwelling units or is overly intense and bright. Consider energy efficient lighting whenever possible.

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UNIT LAYOUT

Entry

Consider recessing or otherwise articulating unit entries so as to provide individual identities for each unit and to allow residents to personalize their entry areas.

Room Relationships

Unit layout and room organization will be partly determined by the building type, orientation, location on the site and user profile. Consider activities and behaviors in each space to allow adequate room and durable materials for these activities. Create a clear separation of the private sleeping areas from the less private living areas. Avoid excessive circulation space. To the extent possible in multi-unit buildings, locate similar rooms adjacent to each other; for example, place the bedrooms of one unit adjacent to the bedrooms of the neighboring unit. Try to stack “wet” rooms so that plumbing-runs are efficient.

Room Design

Consider how individual rooms will be used. Test furniture arrangements, outlet, telephone and cable jack, and light fixture locations to ensure that all rooms can be reasonably furnished. Consider partly enclosing kitchen to allow flexibility in dining/living room use. The master bedroom may have a private bath; other bedrooms will share bathrooms. Consider how rooms can be arranged to accommodate working at home. Avoid through traffic in living rooms.

Unit Mix

Unless local requirements dictate otherwise, consider providing a variety of unit types – studios, 1, 2, 3 and four bedrooms. The proportion of each type should take into account the population being served and the prevalent mix of units in the area surrounding the project. In multi-story buildings, try to locate larger family units on the ground floor to allow easy access and surveillance of children.

Dining Rooms

Provide enough space to accommodate a large table and enough chairs for occupants and guests. Consider how the space might be used for other activities such as homework.

Bathrooms

Provide visual screening of bathrooms from the entry and from the living and dining areas. When more than one bedroom shares a bathroom, consider separating the lavatory from the toilet/tub area to allow use by more than one person at a time.

Daylight and Ventilation

Access to natural light in all bedrooms and the living room is essential and cross ventilation throughout the unit is encouraged. Consider layouts that allow natural light to the kitchen and allow the natural ventilation and lighting of bathrooms.

Storage Space

Provide as much storage space as possible. At a minimum provide an amount of bulk storage commensurate with the size of the unit and the number and ages of residents it is expected to accommodate, including: coat closets in the entry area, large closets in the bedrooms, linen closets, pantry spaces, and storage rooms adjacent to exterior balconies or patios. Assume two occupants per bedroom for storage purposes.

Window Views

Consider what residents will see when they look out the window. To the extent possible orient the most used rooms to the best views.

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Materials

Avoid materials that require frequent maintenance, especially by specialists. Consider materials that residents can maintain themselves. Provide floor coverings appropriate to use in room - generally use resilient flooring in kitchens, bathroom, laundries, dining rooms and entries. Consider “healthy” building materials for interior finishes and materials, such as: carpet, resilient flooring, paint, glues, cabinets. Evaluate selection of materials in terms of lifecycle cost.

Appliances and Mechanical Systems

Avoid appliances that require frequent care at short intervals by specialists. Provide heavy-duty, energy-efficient appliances and fixtures. Consider providing washer/dryer hookups, especially for families and disabled households. Provide adequate duct/chase space for both vertical and horizontal duct runs, especially for ranges and bathroom fans.

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ATTACHMENT II

DELIVERABLES

In addition to the documents outlined previously in this QAP, where applicable, Applicants shall deliver the following documents at the appropriate time when requested by the Agency, and/or as outlined in this QAP:

A. ORGANIZATIONAL DOCUMENTS:

1) Limited Partnership (Applicant): _____
   a. Initial Limited Partnership Agreement
   b. Certified Certificate of Limited Partnership
   c. Certificate of Good Standing
   d. Tax I.D. # _____

2) General Partner – LLC (Applicant):
   _____
   a. Certified Certificate of Formation
   b. Limited Liability Company Agreement
   c. Certificate of Member (re: LLC Agreement and Member Resolutions)
   d. Certificate of Good Standing
   e. Tax I.D. # _____

3) Applicant and Guarantor:
   a. Certified Articles of Agreement
   b. By-Laws
   c. Certificate of Good Standing
   d. Certificate of Secretary re: Resolutions/Authorization/By-Laws
   e. Tax ID # _____
   f. Financial Statements
   g. 501(c)(3) status

B. TAX CREDIT DOCUMENTS:

1) *Evidence of Low-Income Housing Tax Credit*
2) *Application for Low Income Housing Tax Credits*
   a. Tax Credit Reservation
   b. Land Use Restriction Agreement (LURA) for LIHTC
   c. Qualified Non Profit Letter from LHFA

C. SYNDICATION DOCUMENTS:

1) Partnership Documentation
   a. First Amended and Restated Agreement of Limited Partnership
   b. Development Services Agreement
   c. Investor Services Agreement
   d. Guaranty Agreement

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e. Unconditional Construction Completion Guaranty Agreement
f. Partnership Administration Agreement
g. Right of First Refusal to _____ & LHFA

D. CONSTRUCTION/ PERMANENT FINANCING DOCUMENTS:

1) **Construction Loan** from _____ ($ _____)
   a. Commitment Letter
   b. Construction and Permanent Loan Agreement
   c. Promissory Note
   d. Mortgage Deed and Security Agreement
   e. Collateral Assign. of Approvals, Licenses, Permits, Agreements, Warranties and Approvals
   f. Collateral Assignment of Leases and Rents
   g. Collateral Assignment of Construction Contract
   h. Collateral Assignment of Architect's Contract
   i. Guaranty from _____
   j. Environmental Indemnity Agreement
   k. UCC-1 Financing Statements
   l. Multi-Party Agreement

2) LHFA – HOME
   a. Commitment Letter
   b. Promissory Note
   c. Mortgage and Security Agreement
   d. Absolute Assignment of Leases and Rents
   e. Construction Loan Agreement
   f. Regulatory Agreement
   g. HOME Land Use Restriction Agreement (LURA)
   h. Disclosure of Finance and Other Charges
   i. Intercreditor Agreement

3) Permanent Loan – **$**_____ (_% / ____ yr term/ __ yr amortization)
   Commitment Letter dated _____

4) _____ Loan (Construction/Permanent) – **$** _____ (AFR / __ yrs
   a. Promissory Note
   b. Mortgage and Security Agreement
   c. 399-B Disclosure

5) CDBG Loan (Construction/Permanent) – **$** _____ (0% / ___ yrs)
   Grant Agreement between City of _____ and _____ dated _____
   a. Sub-recipient Agreement between City of _____ and _____
   b. Mortgage Deed
   c. Promissory Note

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F. REAL ESTATE DOCUMENTS:

1) Appraisal
2) Rental Market Study
3) Reliance Letter to Equity Fund from _____ (re: Market Study)
4) Warranty Deed

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G. TITLE AND SURVEY DOCUMENTS:

1) Title Insurance Commitment **$** _____ million
   a) Fairways ***and*** Non-Imputation Endorsements
   b) Additional Endorsements as required
2) Copies of all Encumbrances
3) Easements
4) UCC Search:
   a. Limited Partnership
   b. Developer & Guarantor
   c. General Partner
5) Survey & Surveyor's Certificate
6) Legal Description Title and Survey same

I. CONSTRUCTION DOCUMENTS:

Contractor: _____

a. Construction Contract dated
b. Construction Schedule
c. List of Subcontractors
d. Schedule of Values
e. Performance Bond
f. Payment Bond
g. Dual Obligee Rider
h. Certificate of Liability Insurance
i. Building Permits
j. Notice to Proceed

1) Architect: _____
   a. AIA Contract for Architectural Professional services
   b. Assignment of Contract (if applicable)
   c. Architect Liability Insurance (LP and Equity Fund) to be identified as "certificate holder"
   d. Drawings & Specifications
   e. Approved Site Plan as signed by the City
   f. Geotechnical Report

3) Environmental Report, Phase I by _____
4) Reliance Letter from Environmental Consultant to Equity Fund
5) Asbestos and Lead Paint Survey (if renovation)
6) LP's Insurance – Certificates in accordance with NNEHIF requirements
   a. Liability
   b. Builder's Risk

J. TENANT/LEASE DOCUMENTATION:

3) Property Management Agreement
4) Management Plan
5) Tenant Selection Plan (Reasonable Accommodation Policy)
6) Affirmative Fair Housing Marketing Plan
7) Lease Agreement

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K. POST CONSTRUCTION CLOSING DOCUMENTS:

1) Applicant's Title Insurance Policy (in conformance with approved Title Commitment)
2) Copies of all title encumbrances and exceptions (as recorded).
3) 2008 LIHTC Carryover Allocation Agreement dated _____

4) 10% test by _____, 2009

L. PERMANENT LOAN CLOSING DOCUMENTS:

1) Unconditional Certificate of Occupancy for each unit
2) Architect's Certification re: Substantial Completion
3) Accountants Cost Certification
4) IRS Form 8609
5) As-Built Survey & Updated Surveyors Certificate
6) Title Insurance Policy - Updated
7) Property and Liability Insurance
8) Requisitions (copies of all)
9) Executed FINAL lien waiver from General Contractor
10) Closing Statement
11) General Partner's Certificates from LP Agreement

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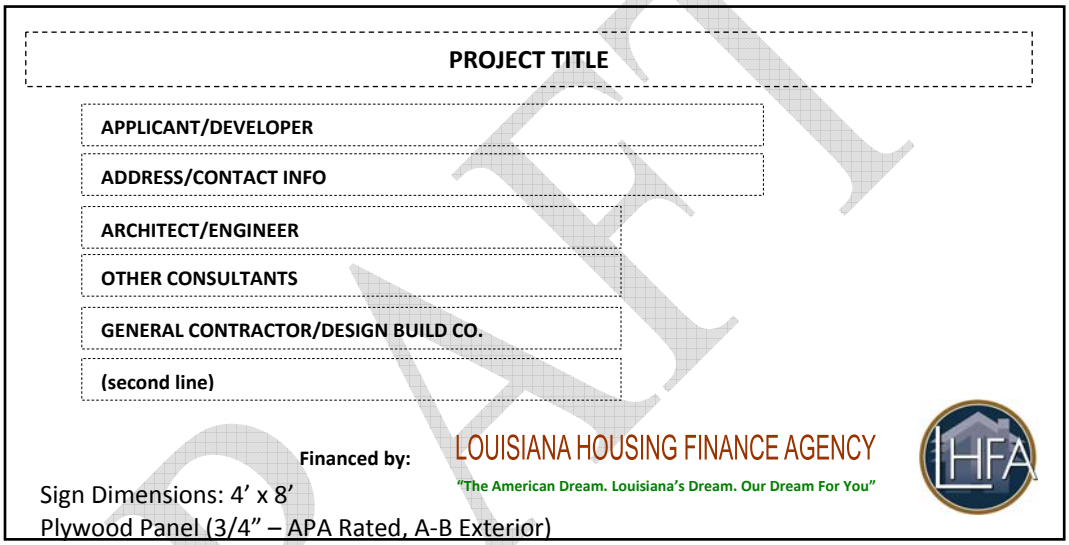
ATTACHMENT III

Guidelines for Temporary Construction Signage of LHFA-financed Projects

Signage should adhere to the following guidelines:



Sign Dimensions: 4' x 8'
Plywood Panel (3/4" – APA Rated, A-B Exterior)
Logo artwork and color specs as determined and furnished by the Agency Agency

LHFA reserves the right of approval for any signage prior to its placement.

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ATTACHMENT IV
ARCHITECT'S CERTIFICATION

Development Name: _____ LHFA No.: _____

Check Appropriate Type: ____ New Construction ____ Renovation ____ Other

____ Elevator ____ Non-Elevator

I, _____, to the best of my knowledge and professional
(Architect's Name, Printed)
judgment, do hereby certify to the following:

1. The referenced development contain(s) _____ (___) complete residential units.

2. _____ have (has) no interest in a proprietary system
(Architectural Firm)
of construction, patented building design or business that manufactures materials specified for the _____.
(Development Name)

3. The drawings and specifications submitted under this QAP are for the development identified above.

4. The drawings and specifications have been titled _____
(Development Name)
and stamped with my seal as the Architect responsible for their preparation and are more particularly described as follows:
Drawings consisting of _____ sheets, dated _____, 20___, designated as LHFA Development No._____.

Specifications consisting of _____ pages, dated _____ 20___,
Revision Dates:
_____
Addenda:
No.: _____ Date: _____ No. of Pages: _____
No.: _____ Date: _____ No. of Pages: _____
No.: _____ Date: _____ No. of Pages: _____

5. The proposed work described by these drawings and specifications are, to the best of my knowledge, in compliance with all applicable zoning, building, housing and other Federal, State and Local laws, codes, ordinances and regulations, including, but not limited to, all applicable accessibility standards, all HOME Program requirements, the PHFA Submission Guide for Architects

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or Local standards, where more restrictive, as modified by waivers obtained from the appropriate officials.

The following waiver(s) of zoning ordinance, codes, etc., were obtained (include attachments as necessary):

_____

_____

_____

_____

_____

_____

By: _____

License Number: _____

Firm: _____

Title: _____

Date: _____

Attach a list of the drawings, listing **each** drawing sheet.

Accepted for LHFA by: _____

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ATTACHMENT V

ARCHITECT'S CERTIFICATION OF COMPLIANCE WITH DESIGN REQUIREMENTS FOR ACCESSIBLE HOUSING

Project: _____ **LHFA No**.:_____

Check Appropriate: _____ New Construction _____ Substantial Renovation _____ Other

_____ Moderate Renovation
_____ Townhouse _____ Elevator
_____ Walk-Up Apartments _____ Non-Elevator
_____ Low-Rise

To the best of my knowledge and belief, I certify that I have designed the referenced project in conformance with the following rules and regulations as they apply to this development and as amended by Federal, State and Local authorities.

CHECK ALL THAT APPLY	**APPLICABLE**
1. The Fair Housing Act of 1988 Fair Housing Design Manual	_____
2. ANSI A117.1 (2003)	_____
3. International Building Code	_____
4. Uniform Federal Accessibility Standard (UFAS) of the Architectural Barriers Act of 1968	_____
5. Section 504 of the Rehabilitation Act of 1973	_____
6. Americans with Disabilities Act Accessibility Guidelines (ADAAG)	_____
7. Any other State or Local code or regulation pertaining to design or inclusion of rental housing accessibility features (Include name of locality and citation for applicable requirements)	

_____
_____
_____
_____
_____
_____
_____
_____

In reference to the above, I hereby further certify as follows:

The project contains a total of _____ rental dwelling units.
Of this total, _____ units are accessible (as set forth in 24 CFR Part 8).
Of this total, _____ units have been designated to be adaptable as defined in

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_____.

Of this total, _____ units have been designed to include features for individuals with hearing or vision impairment as defined in:

_____.

ARCHITECT:

Name *(printed)*: _____ Firm: _____

Signed: _____ Date: _____

(To be signed by an authorized officer of Architectural firm)

Acknowledged and accepted by Applicant or Developer:

Name *(printed)*: _____

Signed: _____ Date: _____

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Exhibit B- Compliance Monitoring Agreement

I

WHEREAS, the undersigned taxpayer-owner (the "Owner") of the qualified low-income buildings and/or project described in **Exhibit A** hereto acknowledges and agrees that, pursuant to §42(l) of the Internal Revenue Code of 1986, as amended (the "Code"), the Secretary of Treasury (the "Secretary") may require certifications concerning information in such form and such manner as the Secretary prescribes with respect to any qualified low-income building under §42 of the Code; and

II

WHEREAS, §42 of the Code provides for a low-income housing credit (the "Housing Credit") that may be claimed as part of the general business credit under §38 of the Code; and

III

WHEREAS, the Housing Credit determined under §42 of the Code is allowable only to the extent that the Owner receives a housing credit allocation from a housing credit agency such as the Louisiana Housing Finance Agency (the "Agency"), unless the building is exempt from the allocation requirements by reason of §42(h)(4)(B) of the Code; and

IV

WHEREAS, under §42(m)(1)(A) of the Code, the Housing Credit for any building is zero unless the amount was allocated pursuant to a qualified allocation plan (the "Allocation Plan") of the Agency; and

V

WHEREAS, under §42(m)(1)(D) of the Code, the Housing Credit for any project qualifying under §42(h)(4) of the Code is zero unless the project satisfies the requirements for allocation of a Housing Credit under the Allocation Plan of the Agency; and

VI

WHEREAS, under §42(m)(1)(B)(iii) of the Code, an allocation plan is not qualified unless it contains a procedure that the Agency (or an agent of, or private contractor hired by, the Agency) will follow in monitoring compliance with the provisions of §42 of the Code and notifying the Internal Revenue Service (the "IRS") of any non-compliance of which the Agency becomes aware; and

VII

WHEREAS, §42(m)(1)(B)(iii) of the Code is effective on January 1, 1992, and applies to all buildings placed in service for which a Housing Credit is, or has been, allowable at any time; and

VIII

WHEREAS, final regulations relating to (i) the requirement that State allocation plans provide a procedure for the Agency to monitor for compliance with the requirements of §42 of the Code, (ii) how the Agency is to report any non-compliance to the IRS, and (iii) the affect of such regulations on the Agency, owners of buildings or projects for which a Housing Credit is claimed,

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and taxpayers claiming the Housing Credits are contained in Section 1.42-5 of the Treasury Regulations (the "Compliance Regulations"); and

IX

WHEREAS, the Compliance Regulations provide that a procedure for monitoring for non-compliance under §42(m)(1)(B)(iii) must include the following:

A. Record-keeping and Record Retention Provisions;

B. Certification and Review Provisions;

C. Inspection Provisions; and

D. Notification of Non-Compliance Provisions.

X

WHEREAS, pursuant to the Record-keeping provisions of §1.42-5(b)(1), the Agency must require the Owner to keep records for each qualified low-income building that show for each year in the compliance period:

(i) the total number of residential rental units in the building (including the number of bedrooms and the size in square feet of each residential rental unit);

(ii) the percentage of residential units in the building that are low income units;

(iii) the rent charged on each residential rental unit in the building (including any utility allowances);

(iv) the number of occupants in each low-income unit, but only if rent is determined by the number of occupants in each unit under §42(g)(2) (as in effect before the amendments made by the Revenue Reconciliation Act of 1989;

(v) the low-income unit vacancies in the building and information that shows when, and to whom, the next available units were rented;

(vi) the annual income certification of each low-income tenant per unit, unless an exception to the annual re-certification is available because an entire building is occupied by low-income tenants under Section 42(g)(8)(B) of the Code;

(vii) documentation to support each low-income tenant's income certification; for example, a copy of the tenant's federal income tax return, Forms W-2, or verifications of income from third parties such as employers or state agencies paying unemployment compensation, unless an exception to the annual re-certification is available because an entire building is occupied by low-income tenants under Section 42(g)(8)(B) of the Code. *[Tenant income is calculated in a manner consistent with the determination of annual income under §8 of the United States Housing Act of 1937 ("Section 8"), not in accordance with the determination of gross income for federal income tax liability.]* In the case of a tenant receiving housing assistance payments under Section 8, the documentation requirement of this subparagraph (vii) is satisfied if the public housing authority provides a

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statement to the building owner that the tenant's income does not exceed the applicable income limit under Section 42(g) of the Code.

(viii) the eligible basis and qualified basis of the building at the end of the first year of the credit period; and

(ix) the character and use of the nonresidential portion of the building included in the building's eligible basis under §42(d) (e.g., tenant facilities that are available on a comparable basis to all tenants and for which no separate fee is charged for use of the facilities, or facilities reasonably required by the project).

XI

WHEREAS, pursuant to the Record Retention provisions of §1.42(5)(b)(2), the Agency must require the Owner to retain records described in §1.42-5(b)(1) for at least six years after the due date (with extensions) for filing the federal income tax returns for that year; provided, however, that the records for the first year of the credit period must be retained for at least six years beyond the due date (with extensions) for filing the federal income tax return for the last year of the compliance period of the building; and

XII

WHEREAS, pursuant to the Certification provisions of §1.42-5(c)(1) the Agency must require the Owner to certify at least annually to the Agency that, for the preceding 12-month period:

(i) the project met the requirements of:

(a) the 20-50 test under §42(g)(1)(A) or the 40-60 test under §42(g)(1)(B), whichever minimum set-aside test was applicable to the project; and

(b) if applicable to the project, the 15-40 test under §42(g)(4) and 142 (d)(4)(B) for "deep rent skewed" projects;

(ii) there was no change in the applicable fraction (as defined in §42(c)(1)(B)) of any building in the project, or that there was a change, and a description of the change;

(iii) the Owner has received an annual income certification from each low-income tenant, and documentation to support that certification; or, in the case of a tenant receiving §8 housing assistance payments, the statement from a public housing authority described at 26 CFR 1-42-5(b)(1)(vii), unless an exception to the annual re-certification is available because an entire building is occupied by low-income tenants under Section 42(g)(8)(B) of the Code;

(iv) each low-income unit in the project was rent-restricted under §42(g)(2);

(v) all units in the project were for use by the general public (as defined in Section 1.42-9 of the Treasury Regulations), including the requirement that no finding of discrimination under the Fair Housing Act, 42 U.S.C. 3601-3619, occurred for the Project. A finding of discrimination includes an adverse final decision by the Secretary of the Department of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by a

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substantially equivalent sate or local fair housing agency, 42 USC 361a(a)(1), or an adverse judgment from a federal court;

(vi) the buildings and low-income units in the project were suitable for occupancy, taking into account local health, safety, and building codes (or other habitability standards), and the State or local government unit responsible for making local health, safety or building code inspections did not issue a violation report for any building or low-income unit in the project. If a violation report or notice was issued by the governmental unit, the owner must attach a statement summarizing the violation report or notice or a copy of the violation report or notice to the annual certification submitted to the Agency under paragraph (c)(1) of the Compliance Regulations. In addition, the owner must state whether the violation was corrected;

(vii) there was no change in the eligible basis (as defined in §42(d)) of any building in the project, or if there was a change, the nature of the change (e.g., a common area has become commercial space or a fee is now charged for a tenant facility formerly provided without charge);

(viii) all tenant facilities included in the eligible basis under §42(d) of any building in the project, such as swimming pools, other recreational facilities, and parking areas, were provided on a comparable basis without charge to all tenants in the building;

(ix) if a low-income unit in the project became vacant during the year, that reasonable attempts were or are being made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units in the project were or will be rented to tenants not having a qualifying income;

(x) if the income of tenants of a low-income unit in the project increased above the limit allowed in §42(g)(2)(D)(ii), the next available unit of comparable or smaller size in the project was or will be rented to tenants having a qualifying income; and

(xi) an extended low-income housing commitment as described in section 42(h)(6) of the Code was in effect (for buildings subject to section 7108(c)(1) of the Omnibus Budget Reconciliation Act of 1989, 103 Stat. 2106, 2308 - 2311 (1989)), including the requirement under section 42(h)(6)(B)(iv) that an owner cannot refuse to lease a unit in the project to an applicant because the applicant holds a voucher or certificate of eligibility under section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437f (for buildings subject to section 13142(b)(4) of the Omnibus Budget Reconciliation Act of 1993, 107 Stat 312, 438 - 439 (1993)); and

(xii) all low-income units in the project were used on a non-transient basis (except for transitional housing for the homeless provided under section 42(i)(3)(B)(iii) or single-room-occupancy units rented on a month-by-month basis under section 42(i)(3)(B)(iv)).

XIII

WHEREAS, pursuant to the Review provisions of §1.42-5(c)(2), the Agency must:

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(i) review owner certifications under Section 1.45-5(c)(1) for compliance with the requirements of Section 42,

(ii) conduct on-site inspections of all buildings in the project by the end of the second calendar year following the year the last building in the project is placed in service and, for a least 20 percent of the project's low-income units, inspect the units and review the low-income certifications, the documentation supporting the certifications, and the rent records for the tenants in those units; and

(iii) at least once every 3 years, conduct on-site inspections of all buildings in the project and, for at least 20 percent of the project's low-income units, inspect the units and review the low-income certifications, the documentation supporting the certifications, and the rent records for the tenants in those units; and

(iv) require that the Agency randomly select which low-income units and tenant records are to be inspected and reviewed by the Agency. *[The review of tenant records may be undertaken wherever the owner maintains or stores the records (either on-site or off-site). The units and tenant records to be inspected and reviewed must be chosen in a manner that will not give owners of low-income housing projects advance notice that a unit and tenant records for a particular year will or will not be inspected and reviewed. However, the Agency may give an owner reasonable notice that an inspection of the building and low-income units or tenant record review will occur so that the owner may notify tenants of the inspection or assemble tenant records for review (for example, 30 days' notice of inspection or review).]*

XIV

WHEREAS, pursuant to the Frequency and Form of Certification provisions of §1.42-5(c)(3), the Agency must require that Owners submit certifications under penalty of perjury at least annually covering each year of the 15-year compliance period under §42(i)(1); and

XV

WHEREAS, pursuant to the Inspection provisions of §1.45-5(d), the Agency must have the right to perform an on-site inspection of any low-income housing project at least through the end of the compliance period of the buildings in the project, which inspection is a separate requirement from any tenant file review under paragraph (c)(2)(ii) of the Compliance Regulations; and

XVI

WHEREAS, pursuant to the Notification of Non-Compliance provisions of 1.42-5(e)(2) and (3), the Agency agrees to give notice to the Owner and to the IRS, respectively, if the Agency (i) does not receive required certifications of the Owner, (ii) does not receive or is not permitted to inspect the tenant income certifications, supporting documentation, and rent records or (iii) discovers by inspection, review, or in some other manner, that the project is not in compliance with the provisions of §42; and

XVII

WHEREAS, pursuant to the provisions of §1.45-5(e)(4), relating to the correction period, the Owner will be permitted by the Agency to supply any missing certifications and bring the project into compliance with the provisions of §42 within a period which ends not later than 90 days from the date the Agency mails a Notice of Non-Compliance to the Owner; and

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XVIII

WHEREAS, pursuant to the provisions of §1.45-5(g), the Owner acknowledges that compliance with the requirements of §42 is the responsibility of the Owner and that the Agency's obligation to monitor for non-compliance pursuant to §42 and the Compliance Regulations does not make the Agency liable for the Owner's non-compliance.

XIX

WHEREAS, this Compliance Monitoring Agreement is intended to comply with the requirements of §42(m)(1)(B)(iii) and the Compliance Regulations with respect to the procedures which the Agency (or an agent or other private contractor of the Agency) will follow in monitoring for non-compliance and in notifying the IRS of such non-compliance of which the Agency becomes aware;

NOW, THEREFORE, the Louisiana Housing Finance Agency, acting through its duly authorized officers, and the undersigned Owner hereby agree, covenant and represent as follows:

SECTION 1. Record-keeping by the Owner. The Owner agrees to develop and maintain, for each qualified low-income building for each year of the compliance period for such buildings or project described in **Exhibit A** the records and information which the Agency must require the Owner to keep as described in paragraph X of the preamble hereof and as required pursuant to §1.42-5(b)(1) of the Compliance Regulations.

SECTION 2. Record Retention by the Owner. The Owner agrees to maintain and retain the records and information described in paragraph X of the preamble hereof for the time described in paragraph XI of the preamble hereof and for the time which the Agency must require the Owner to maintain and retain such records and information pursuant to §1.42-5(b)(2) of the Compliance Regulations.

SECTION 3. Certifications by the Owner. The Owner agrees to submit by February 15th of each calendar year the certifications of the form attached hereto as **Exhibit B** with respect to the immediately preceding calendar year which the Agency must require from the Owner as described in paragraph XII of the preamble hereof and as required pursuant to §1.42-5(c)(1) of the Compliance Regulations.

SECTION 4. Submission of Low-Income Tenant Annual Income Certification Documentation and Rent Records. The Owner agrees to submit (i) by February 15th of each calendar year on the form attached hereto as **Exhibit C** information on tenant income and rent for each low income

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unit and (ii) within fifteen (15) calendar days of a written request of the Agency (a) a copy of the annual income certifications, and the documentation the owner has received to support that certification, with respect to the number and/or percentage of low-income tenants and (b) the rent record for each low-income tenant in the percentage (not less than 20%) of low-income units in the project described in **Exhibit A** as specified by the Agency.

SECTION 5. Project Inspection. The Owner agrees, acknowledges and specifically provides that the Agency has the right to perform an on-site inspection of the project described in **Exhibit A** at least through the end of the latter of the compliance period or extended use period.

SECTION 6. Delivery of IRS Forms. The Owner agrees to provide to the Agency the following:

(a) Copy of IRS Form 8609 for each qualified low-income building;

(b) Copy of Schedule A to Form 8609 for each qualified low-income building;

(c) Copy of IRS Form 8586.

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SECTION 7. Annual Compliance/Monitoring Fee. The Owner agrees to submit on or before December 31 of each year, beginning with the year any building in the Project is placed in service, the Annual Compliance Monitoring Fee constituting a minimum fee to be computed as follows:

Project Size	Minimum Fee
1-4 units	$ 20.00
5-16 units	80.00
17-32 units	160.00
33-60 units	*
61-100 units	*
Over 100 units	*

*Minimum fee is amount equal to 50% of units in Project times $10.00.

The Agency reserves the right to charge such additional amounts at any time as may be required to monitor compliance in accordance with the Internal Revenue Code of l986, as amended, and regulations promulgated pursuant thereto.

The Owner further acknowledges and agrees that failure to submit the Annual Compliance/Monitoring Fee will result in the Agency reporting that the Owner has failed to deliver the appropriate certifications and/or other documentation necessary to satisfy the Compliance Regulations.

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SECTION 8. Captions. The captions or headings in this Compliance Monitoring Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Compliance Monitoring Agreement.

SECTION 9. Counterparts. This Compliance Monitoring Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 10. Acceptance by Owner. The undersigned Owner hereby acknowledges receipt of an executed counterpart of this Compliance Monitoring Agreement and hereby approves the terms and provisions thereof and agrees to be bound by all the provisions thereof applicable to Owner.

LOUISIANA HOUSING FINANCE AGENCY

_____

PRESIDENT

(Name of Owner)

_____

By: _____

Title: _____

Dated: _____, 200__

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Glossary

AIA – The American Institute of Architects

Applicant -- Any entity, person, or affiliate of a person who files a Pre-Application or an Application with the Agency requesting a Housing Tax Credit Allocation in response to this QAP.

Application -- A response to this QAP submitted by an Applicant in the form prescribed by the Agency, including exhibits or other supporting material.

Application for Payment – The General Contractor's written monthly request for payment of amount due for completed portions of the work.

Application Round -- The period beginning on the date that the Agency begins accepting Applications in response to this QAP, and continuing until all available Housing Tax Credits from the State Housing Credit Ceiling (as stipulated by the Department) are allocated, but not extending past the last day of the calendar year.

Architect -- An individual or entity licensed by the state of Louisiana to practice Architecture, as defined by the Louisiana Architectural Licensing Board. For purposes of this QAP, the architect is the consultant that enters into a contract with the Applicant and/or Developer.

Bid -- An offer to perform the construction work described in the construction bid documents at a specified cost and/or a specified length of time.

Bid Bond -- A form of bid security executed by a bidder as principal and by a surety.

Bid Documents -- The drawings, specifications, and addendums that are used to formulate a bid from a qualified General Contractors for the construction work specified in the bid documents.

CSI -- Construction Specification Institute.

Construction Documents -- The architectural and engineering drawings (including landscaping and furniture and/or fixture layouts), specifications, addendums, and change orders used for construction of a new Development, or the adaptive reuse and/or addition to an existing facility.

Design-Build -- A "project delivery system" where the design and construction aspects are contracted for with a single entity known as the **design-builder** or **design-build contractor**. The design-builder is usually the General Contractor, but in many cases can be the design professional (architect or engineer). This system is used to minimize the project risk for an owner and to reduce the delivery schedule by overlapping the design phase and construction phase of a project. The major characteristic of the Design-Build method is that the design professionals are retained directly by the design-builder instead of the Owner/Applicant.

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General Contractor -- An individual or entity licensed by the Louisiana Contractors Licensing Board to perform construction work. A General Contractor contracts for the construction or Rehabilitation of an entire Development, rather than a portion of the work. The individual or entity hires subcontractors, such as plumbing contractors, electrical contractors, etc., coordinates all work, and is responsible for payment to the subcontractors. This party may also be referred to as the "contractor."

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Selection Criteria Index Page

Mission and Allocation Goals - The Louisiana Housing Finance Agency shall administer the LIHTC Program to encourage the development and preservation of appropriate types of rental housing for households that have difficulty finding suitable, accessible, affordable rental housing in the private marketplace. The Agency's intent is to maximize the number of suitable, accessible, affordable residential rental units that are added to the state's housing supply and at the same time to prevent the loss of such housing by enabling the rehabilitation of affordable rental housing. The Agency encourages the participation of for-profit organizations and non-profit organizations in the acquisition, development and operation of accessible affordable housing developments in rural and urban communities.

It shall be the goal of this Agency and the Board, through the allocation process and provisions of this 2009 Per Capita Qualified Allocation Plan, to encourage diversity through broad geographic allocation of tax credits within the state, and in accordance with the goals and objectives stated above; to promote maximum utilization of the available tax credit amount; and to allocate credits to different entities as practicable without diminishing the quality of the housing that is being built.

Based on information contained within LHFA's current Housing Needs Assessment, and in accordance with the Agency's mission to provide safe, sanitary, and affordable housing, this QAP will target and give funding priority to the following:

1. The Louisiana Delta Region
2. Parishes with increased population due to Katrina/Rita related out-migration
3. Previously under-served Parishes
4. Rural Developments
5. Special Priority Projects

I. Targeted Project Type (Max of One)

A.	Deconcentration Project	10 Points
B.	Rehabilitation Project	4 Points
C.	Redevelopment Project	4 Points
D.	Abandoned Project	10 Points
E.	High Vacancy Projects	6 Points
F.	Scattered Site Project	2 Points

II. Targeted Population Type (Max of One)

A.	Single Room Occupancy Shelter	10 Points
B.	Elderly Housing	3 Points
C.	Accessible Project	10 Points
D.	Special Needs	10 Points
E.	Lease to Own	3 Points

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III. **Priority Development Areas and Other Preferences (All That Apply)**

A.	Extended Affordability Agreement	4 Points
B.	Increased Unit Affordability	5 Points
C.	Difficult Development Area (QCT/DDA)	4 Points
D.	Rural Target Area (RD)	2 Points
E.	Other Governmental Priority	9 Points
F.	PHA Referrals and Sponsorship	9 Points
G.	LHFA Targeted Parishes	5 Points

IV. Location Characteristics

A.	Neighborhood Features	10 Points
B.	Superior Site (Assigned by LHFA)	5 Points

V. Project Characteristics

A.	Green Buildings	5 Points
B.	Community Facilities	2 Points
C.	Optional Amenities	5 Points
D.	Additional Accessible Units	3 Points
E.	Onsite Child Day Care Services	5 Points
F.	Superior Design and Quality (Assigned by LHFA)	5 Points

VI. Leverage and Other Considerations

A.	Local Government Support	4 Points
B.	Ratio of Project's Intermediary Cost to Development Costs	4 Points
C.	Leverage Ratio	5 Points
D.	Leverage for Disability Funding	3 Points

VII. Penalty Points

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SELECTION CRITERIA AND EVIDENTIARY MATERIALS

PLEASE NOTE THAT THE CRITERIA SELECTED BY APPLICANT WILL BE ENFORCED IN THE TAX CREDIT REGULATORY AGREEMENT. CRITERIA SELECTED BY APPLICATION DEADLINE CONSTITUTE AN IRREVOCABLE COMMITMENT WITH RESPECT TO THE CONSTRUCTION AND OPERATION OF A PROJECT. **EVIDENCE TO SUPPORT QUALIFICATION FOR SELECTION CRITERIA MUST BE ATTACHED AS AN EXHIBIT TO THE APPLICATION "EVIDENTIARY MATERIALS FOR SELECTION CRITERIA".**

Points

I. TARGETED PROJECT TYPE (Select Maximum of One)

A. ***Deconcentration Projects*** (maximum of 10 Points)

(i) *Project Diversity - Percentage of Low Income Units in Project does not exceed:*
(Not Qualified for Selection Criteria in I-F Scattered Site Project and II-E Lease to Own)

(a)	60% of the Total Project units	2 ____
(b)	50% of the Total Project units	3 ____
(c)	40% of the Total Project units	4 ____

(ii) *Geographic Diversity*: Project is located in census tract in which the median income of the census tract exceeds 120% of the area median income 6 ____

B. ***Rehabilitation Project*** *which constitutes:*

(i) *Substantial Rehabilitation:* (for acquisitions only) 2____

- *Capital Needs Assessment* must evidence Substantial Rehabilitation

(ii) *Rehab of Historic Property* 2____

- *Must evidence Historic Designation by SHPO*

C. ***Redevelopment Project*** 4____

- Provide written certification from HUD or RD if property is Distressed Property

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D. ***Abandoned Project*** (For Acquisitions Only - Not Qualified for Selection Criteria II-E Lease to Own) 10 ____

- Submit letter from local governmental unit that all units in the Project are substandard and have been vacant for at least six months
- Capital Needs Assessment must certify 100% vacancy

E. ***High Vacancy Projects*** (For acquisitions only)

(i)	Minimum of 25% but less than 50%	2 ____
(ii)	Minimum of 51% but less than 75%	4 ____
(iii)	75% or above	6 ____

* Submit letter from local jurisdiction that unit has been vacant for at least 90 days and is likely to remain vacant because unit is substandard.
* Capital Needs Assessment must evidence inspection of vacant units.

F. ***Scattered Site Project*** 2 ____

- Submit list of each separate address and square footage and costs of each separate building.

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II. TARGETED POPULATION TYPE (Select Maximum of One)

A. ***Single Room Occupancy Shelter*** 10____

- Submit evidence from local governmental unit or appropriate continuum of care district that project satisfies need for homeless shelter

B. ***Elderly Housing*** and provides support services 3____

- Application must include the following:

(i) Description of Supportive Services tailored to each Elderly Household (See Supportive Services Definitions)
(ii) Costs per annum of Supportive Services per Elderly Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost
(iii) Experience of Taxpayer/Owner in developing Projects servicing Elderly Households
(iv) Evidence in market study that demand for Elderly Household Units may be satisfied by Project.

C. ***Accessible Project*** (Not qualified for VD Additional Accessible Units) 10_____

- Application must include the following:

(i) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions)
(ii) Costs per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost
(iii) experience of Taxpayer/Owner in developing Projects servicing Special Needs Households
(iv) evidence in market study that demand for Special Needs House-holds Units may be satisfied by Project
(v) evidence of Project Based Subsidy for Handicapped Households

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D.Special Needs Households *other than Elderly Households and provides Supportive Services*
(Check one or more)

(i)	Homeless Households	_____
(ii)	Handicapped Households	_____
(iii)	Single Parent Households	_____
(iv)	Large Family Households	_____
(v)	Foster Parent Households	_____

(a)	One Hundred Percent serve such households	10____
(b)	Fifty Percent serve such households	6____
(c)	Twenty-Five Percent serve such households	4____

- Application must include the following:

(i) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions)

(ii) Costs per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost

(iii) Experience of Taxpayer/Owner in developing Projects servicing Special Needs Households

(iv) Evidence in market study that demand for Special Needs Households Units may be satisfied by Project

E. ***Lease To Own*** 3____

- Owner must agree to sell units at Minimum Purchase Price.
- Not eligible if executing extended use agreement

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III. PRIORITY DEVELOPMENT AREAS AND OTHER PREFERENCES (All That Apply)

A. *Extended Affordability Agreement*

Project will execute agreement in which Owner irrevocably waives its rights under the provisions of I.R.C. §42(h)(6)(E) and (F) until after the (not eligible for lease-to-own projects)

(i)	25th year	2____
(ii)	30th year	3____
(iii)	35th year	4____

*Not eligible if executing Agency's Option to Purchase and Right of First Refusal Agreement

B. *Increased Unit Affordability*

Twenty-Five percent or more of project units serve households whose incomes satisfy the following percentages of median income

(i)	less than 20%	5 ____
(ii)	more than 20% but less than 30%	4 ____
(iii)	more than 30% but less than 40%	3 ____
(iv)	more than 40% but less than 45%	2 ____

* Cash flows must use maximum rent at 30% of imputed income at 50% AMI for all units in Project

C. *Difficult Development Area (QCT/DDA)*

(i) *Project Located in Qualified Census Tract/Difficult Development Area (QCT/DDA)* 2_____

Census Tract Number: _____ Parish Location:_____

(ii) Copy of Final Concerted Community Revitalization Plan adopted by local governmental unit included in Application 2_____

D. *Rural Target Area (RD)*

(i) Project located in Rural Development Target Area 2_____

Census Tract Number: _____ Parish Location:_____

(ii) Copy of Final Concerted Community Revitalization Plan adopted by local governmental unit included in Application 2_____

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E. ***Other Governmental Priority*** *listed below:*

(i) Enterprise Community or Renewal Community 6_____
(ii) HUB Zone 3 _____

F. ***PHA Referrals and Sponsorship***

(i) *Developer submitted an certified agreement stating they will accept referrals from local PHA to which Developer agrees to rent low income units to households at the top of PHA's waiting list (See Attachment to Application for Form of Referral Agreement)* 2_____

(ii) *PHA Sponsored Project* 7_____

- Project is sponsored by local PHA

G. ***LHFA Targeted Parishes (TBD)***

- Project is located in a priority parish as established by the LFHA

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IV. LOCATION CHARACTERISTICS

A. *Neighborhood Features*

(i) Points Gained*: (maximum of 10 Points)

Points will be awarded for the following services located within the specified distance of the site. Distance will be measured by odometer from the automobile entrance of the proposed project site to the closest automobile entrance to the parking lot of the applicable service. Applicant should ensure that the service is suitable for the targeted population. Points will only be awarded for the services listed below. One Half (0.5) points will be awarded for any service listed that is located over 1 mile but is within 2 miles.

1 point <= (1) mile

Grocery Store	____	Public Library	____
Public Transportation	____	Convenience Store	____
Hospital/Doctor Office	____	Bank/Credit Union	____
Elementary School	____	Post Office	____
Pharmacy/Drug Store	____		
Adult/Child Day Care/ After School Care	____		

Total Positive Points ____

(ii) Points Deducted*: (No Maximum for Deductions)

(There **is no limit** on the amount of points that can be deducted for negative neighborhood services.) Five points **each** will be deducted if any of the following incompatible uses are adjacent to the site; two points **each** will be deducted if any of the following incompatible uses listed are within ½ mile of the site.

Junk yard/dump	____	Pig/chicken farm	____
Salvage yard	____	Processing plants	____
Wastewater treatment *facility*	____	Industrial	____
Distribution facilities	____	Airports	____
Electrical utility substations	____	Liquor Store	____
Railroads	____	Prisons	____
Adult entertainment/video/ theater	____	Solid waste disposal	____

Total Negative Points ____

*The Market Study for every project must include a separate section that evidences whether the Project satisfies the positive points listed or incurs the negative points listed above. If this section remains unaddressed in the market study, maximum negative points will be assessed.

B. ***Superior Site Designation*** (Assigned by LHFA) _____5

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V. PROJECT CHARACTERISTICS

A. *Green Buildings* (See Attached List)

5____

See Glossary for definition of "Green Building."

B. *Community Facilities* 2____

(Community facilities must be consistent with definition contained in QAP)

C. *Optional Amenities*

(i)	Washers and dryers are installed and maintained in every unit	3____
(ii)	Dishwashers maintained in each unit	1____
(iii)	Disposals maintained in each unit	1____

D. Additional Accessible Units

Accessible Units in excess of Section 504 of II C Accessible Project Rehabilitation Act of 1973 (Not Qualified for Selection Criteria II-C Accessible Project) Assume Section 504 applies to all Projects, i.e.,5% of units must be accessible for people with mobility impairments and 2% for people with hearing or vision impairments.

(i)	Number of Units:_____ = more than 8% of the total units but less than or equal to 10% of the total units	1____
(ii)	Number of Units:_____ = more than 10% of the total units but less than or equal to 15% of the total units	2____
(iii)	Number of Units:_____ = more than 15% of the total units	3____

- Submit number, percentage and description of construction and/or equipment provided for each Accessible Unit.
- ***** Unit count must represent at least (1) one unit above the 504 requirement

E. O*n-site Child Day Care Service* 5____

- Attach (i) the defined scope of service and costs, if any, to the tenant and (ii) Day Care Services Agreement. NOTE: Child Day Care must be either a Class A or B licensed facility. It is the intent that this day care service will be in place the entire 15 year compliance period.

F. *Superior Design and Quality Designation (Assigned by LHFA)* 5____

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VI. LEVERAGE AND OTHER CONSIDERATIONS

A. *Local Government Support*

Local Government reduces project development costs by providing CDBG, local HOME or other local governmental assistance/funding in the form of loan, grants, rental assistance, or a combination of these forms or by:

- Waiving water and sewer tap fees;
- Waiving building permit fees;
- Foregoing real property taxes during construction;
- Contributing land for project development;
- Providing below market rate construction and/or permanent financing;
- Providing an abatement of real estate taxes;
- Providing other project operational cost subsidies, and/or, Making other financial contributions.

**This funds must be "awarded funds" and must be evidenced by a signed/commitment obligating the funds to project*

(i)	7% or more of total project development cost reduction	4____
(ii)	Greater than or equal to 4% but less than 7% of total project development cost reduction	3____
(iii)	2% but less than 4% of total project development cost reduction	2____

B. *Ratio of Project's Intermediary Cost to Development Costs*

(See Project Summary for Formula to calculate ratio)

(i)	Less than or equal to 10%	4____
(ii)	More than 10% but less than or equal to 15%	3____
(iii)	More than 15% but less than or equal to 20%	2____

C. *Leverage Ratio* *(Divided Total Dollars from Sources by Net Equity and round down to nearest whole multiple)*

(a)	Equals 1	1____
(b)	Equals 2	2____
(c)	Equals 3	3____
(d)	Equals 4	4____
(e)	Equals 5	5____

Specify Sources:_____ ÷ Net Equity:_____=_____Leverage Ratio

D. *Leverage for Disability Funding -* *Leverage consists of federal or other funds for persons with disabilities:*

*List:*_____ 3____

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VII. PENALTY POINTS

A. Any project which utilizes a condominium or division of a site for the purpose of receiving Low Income Housing Tax Credits in excess of the QAP stated maximum -15____

B. Any project involving repair of physical damage on which an insurance claim is made and received but applicant fails to disclose and utilize insurance proceeds in the development budget to reduce the use of Low Income Housing Tax Credits -15____

- Attach Insurance Certification for any Redevelopment Project (III.F.) or Rehabilitation Project (III.G.)

C. *Viability Penalty Points*

(i) Net Equity is less than or equal to five (5) times Developer Fee -3____

_(a)__÷ _(b)_ must be greater than _(c)_

(a) Specify Net Equity from Syndication Information
(b) Specify Developer Fee
(c) Must be greater than five (5) or penalty points apply

(ii) Rehabilitation Hard Costs are less than $20,000 per unit -5___

Specify Total Rehab Hard Costs: $_____ ÷ Number of Units: _____ = $_____/unit

(iii) Development fee exceeds 25% of hard costs for rehabilitation -5___

D. Incomplete or Missing Exhibits, Appendices or Documents -4___

- Does not include Required Exhibits which must be submitted by Application Deadline. Missing Required Exhibits will result in Application being rejected.

Applications for a project that will have units in more than one local government jurisdiction must provide resolutions from all jurisdictions in which there are project units.

E. Failure to properly tab appendixes in final application -10___

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Low Income Housing Tax Credit Exception Log

(Reprocessing Changes)

Count	Project No.	Project Name	Parish	Status	Original			Reprocessing			App Rec'v'd	App Sent to F&J	Feasible Amount	Comments
					Award	Bldgs	Units	Request	Bldgs	Units				
1	#06-14	St. Landry Place	St. Landry	APPROVED	$300,000.00	30	30	$300,000.00	28	28	yes	yes	$300,000.00	Project has HOME Funds ($400,000)
2	#06-44	Oakmont Village	Rapides	APPROVED	$299,999.00	18	36	$299,999.00	17	34	yes	yes	$299,999.00	
3	#06-46	Northern Heights	Caddo	APPROVED	$288,025.00	20	40	$288,025.00	40	40	yes	yes	$288,025.00	
4	#06-47	Orchard Heights	Lincoln	APPROVED	$288,025.00	20	40	$288,025.00	40	40	yes	yes	$288,025.00	
5	#06-49	Camelot Villa	Caddo	APPROVED	$285,198.00	6	40	$300,000.00	6	36	yes	yes	$300,000.00	Project has HOME Funds
6	#06(2)-123	Canterbury House Apts	St. Tammany	APPROVED	$1,229,073.00	5	120	$1,250,000.00	4	120	yes	yes	$1,229,073.00	
7	#06(2)-125	West Crowley	Acadia	No Action Needed	$1,226,272.00	68	68		65	65	no			less than 5%
8	#06(2)-126	North Abbeville II	Vermilion	No Action Needed	$1,064,947.00	60	60		57	57	no			Project recently received approval for site change/less than 5%
9	#06(2)-127	North Shore Subdivision	St. Tammany	APPROVED	$1,229,631.00	4	84	$1,249,999.50	2	84	yes	yes	$1,228,731.00	
10	#06(2)-128	St. Paul Estates	Tangipahoa	APPROVED	$1,250,000.00	70	70	$1,250,000.00	64	64	yes	yes	$1,250,000.00	
11	#06(2)-129	Pine Grove	Tangipahoa	APPROVED	$1,101,447.00	59	59	$1,101,447.00	54	56	yes	yes	$1,101,447.00	Developer originally requested to correct basis
12	#06(2)-134	Pine Crest	St. Tammany	APPROVED	$1,204,021.00	4	84	$1,249,999.50	2	84	yes	yes	$1,204,021.00	
13	#06(2)-159	South Church Point	Acadia	No Action Needed	$735,662.00	40	40		38	38	no			less than 5%
14	#06(2)-161	South Rayne Subd.	Acadia	No Action Needed	$968,495.00	52	52		50	50	no			less than 5%
15	#06(2)-168	Audrey Heights	St. Tammany	APPROVED	$619,128.00	22	40	$619,128.00	19	36	yes	yes	$616,146.00	
16	#06(2)-170	Frenchmen's Creek	Calcasieu	No Action Needed	$593,988.00	40	40	$605,000.00	40	40	yes	yes	$593,988.00	Developer would like to waive scattered site requirement
17	#06(2)-190	Country Lane	St. Tammany	APPROVED	$1,168,139.00	64	64	$1,177,272.00	60	60	yes	yes		
18	#06(2)-260	Flint Goodridge	Orleans	APPROVED	$941,489.00	1	89	$1,000,500.00	2	89	yes	yes	$952,268.00	Developer changed unit mix
19	#06(2)(N)-333	England Drive Subd.	Rapides	No Action Needed	$721,095.00	41	41		39	39	no			less than 5%
20	#06(2)(N)-334	Southeast Oakdale Subd.	Allen	No Action Needed	$641,786.00	34	34		33	33	no			less than 5%

Low Income Housing Tax Credit Exception Log

(Reprocessing Changes)

Count	Project No.	Project Name	Parish	Status	Original			Reprocessing			App Rec'v'd	App Sent to F&J	Feasible Amount	Comments
					Award	Bldgs	Units	Request	Bldgs	Units				
21	#06(2)(N)-338	Pecan Grove I	Rapides	APPROVED	$717,260.00	40	40	$750,000.00	36	36	yes	yes	$717,260.00	
22	#06(R)-414	Richland East Subdivision	Richland	No Action Needed	$339,485.00	24	24		23	23	no			less than 5%
23	#06(R)-440	S Range Homes I	Tangipahoa	APPROVED	$369,901.00	15	30	$380,396.00	9	30	yes	yes	$372,123.00	
24	#06(R)-441	S Range Homes II	Tangipahoa	APPROVED	$369,901.00	15	30	$380,396.00	10	30	yes	yes	$372,123.00	
25	#06(R)-467	Bobby Smith I	Acadia	No Action Needed	$333,939.00	24	24		23	23	no			less than 5%
26	#06(R)-468	Bobby Smith II	Acadia	No Action Needed	$332,194.00	24	24		23	23	no			less than 5%
27	#07/08(FA)-07	Lakeside Apartments	St. Tammany	Awaiting application	$1,633,750.00	13	250		6	250	no			Project has CDBG Funds
28	#07/08(FA)-10	The Preserve	Orleans	No Action Needed	$1,560,899.00	1	183	$1,566,666.00	1	183	yes	yes	$1,566,666.00	Converted one market unit to low income
29	#07/08(FA)-11	The Crescent Club	Orleans	No Action Needed	$1,934,044.00	2	226	$1,941,189.00	2	228	yes	yes	$1,941,189.00	Converted one market unit to low income
30	#07/08(FA)-13	200 Carondelet	Orleans	No Action Needed	$1,939,337.00	1	190	$1,939,337.00	1	190	yes	yes	$1,939,337.00	Reduced Eligible Basis
31	#07/08(FA)-36	Levy Gardens	Orleans	APPROVED	$250,000.00	100	100	$250,000.00	15	100	yes	yes	$250,000.00	Sq. Foot increase by 3%/Name Change
32	07/08(FA)-42	Rivergarden CSII	Orleans	AOC	$2,267,146.00	26	310	$2,361,109.00	31	310	yes	yes		Increase in # of bldgs
33	#07/08(FA)-47	Marquis Apartments	Orleans	No Action Needed	$2,062,352.00	4	250		3	250	no			Project has CDBG Funds
34	#07/08(FA)-48	Sulphur Retirement Comm.	Calcasieu	APPROVED	$750,722.00	2	60	$750,722.00	2	60	yes	ys	$750,722.00	Project restructured CDBG Funds
					$31,017,350.00	**949**	**2872**		**815**	**2741**				

Low Income Housing Tax Credit Exception Log
(MATERIAL CHANGES)

Count	Project No.	Project Name	Parish	Status	Original			Reprocessing			App Rec'v'd	App Sent to F&J	Feasible Amount	Comments
					Award	Bldgs	Units	Request	Bldgs	Units				
1	#06-13	Springhill Senior	Webster	APPROVED	$273,000.00			***NOT NECESSARY***						Reduction in eligible age of elderly residents to 55
2	#06-15	Broadmoor Village	Tangipahoa	APPROVED	$293,137.00	32	32	$299,000.00	24	24	yes	yes	$293,889.00	25% Change in units
3	#06-16	Belvedeere Estates	Tangipahoa	APPROVED	$293,137.00	32	32	$299,000.00	24	24	yes	yes	$293,889.00	25% Change in units
4	#06-20	Meridian Court	Caddo	APPROVED	$299,528.00	27	27	$299,999.00	27	27	yes	yes	$299,563.00	**SITE CHANGE** due to City Council opposition (only 1.3 miles change)/Projects serves Households in Poverty
5	#06-22	Orchard Creek	Lincoln	APPROVED	$212,090.00	5	40	$212,090.00	6	30	yes	yes	$212,090.00	25% Change in units/Project also has HOME Funds
6	#06-35	Southern Woods	EBR	DENIED	$300,000.00	15	60		1	54	no			SITE DECREASE (43%)
7	#06(2)-77	Filmore Parc I	Orleans	APPROVED	$ 889,142.04	21	108	***NOT NECESSARY***						GARBAGE DISPOSAL WAIVER
8	#06(2)-78	FIlmore Parc II	Orleans	APPROVED	$ 460,202.00	10	56	***NOT NECESSARY***						GARBAGE DISPOSAL WAIVER
9	06(2)-150	St. Martin Manor	Orleans	Pending	$1,204,069.00	2	140	$2,052,769.00	3	140	yes	yes	$2,024,878.00	Increase in Credits
10	06(2)-151	St. John Berchman's	Orleans	Pending	$814,958.00	1	149	$1,084,930.00	1	149	yes	yes	$1,084,930.00	Increase in Credits
11	06(2)-152	Delille Inn	Orleans	Pending	$422,257.00	1	51	$530,998.00	1	51	yes	yes	$530,555.00	Increase in Credits
12	#06(2)-165	Falstaff Apartments	Orleans	AOC	$1,210,755.00	7	156	$1,210,755.00	5	147	yes	yes	$1,210,755.00	Households in Poverty waived
13	#06(2)-250	Bayou Gardens	Orleans	DENIED	$1,111,674.00	6	160		5	110	no			Requested (160 units to 110/31% Change)
14	#06(2)-303	Bywater Art Lofts	Orleans	APPROVED	$765,000.00	5	54	$736,191.00	1	37	yes	yes	$736,191.00	41% Change
15	#06(2)-328	River Apartments	St. Tammany	DENIED	$803,911.00	30	48		30	48	no			**SITE CHANGE**/Denied July 2007
16	#06(2)-330	Brickwood Apartments	Jefferson	DENIED	$1,196,075.00	9	72		9	72	no			**SITE CHANGE/**Denied July 2007
17	#06(2)-331	Westover Apartments	Jefferson	DENIED	$1,120,179.00	9	72		9	72	no			**SITE CHANGE/**Denied July 2007
18	#06(2)(N)-351	Passman Plaza III	Ouachita	APPROVED	$402,930.00	10	60	***NOT NECESSARY***						Project built contrary to application
19	#06(R)-459	Melrose Peppermill II	EBR	APPROVED	$246,807.00	5	29	$290,000.00	5	29	yes	yes	$228,177.00	LOT CHANGE (delete 2, add 3)

Low Income Housing Tax Credit Exception Log
(MATERIAL CHANGES)

Count	Project No.	Project Name	Parish	Status	Original			Reprocessing			App Rec'v'd	App Sent to F&J	Feasible Amount	Comments
					Award	Bldgs	Units	Request	Bldgs	Units				
20	07-05BF	New Savoy I	Orleans	Awaiting approval	$1,308,879.00	84	158	$1,459,624.00	84	158	yes	yes	$0.00	Increase in 4% Credits
21	#07/08(FA)-02	Forest Towers II	Jefferson	APPROVED	$3,413,506.00	2	200	$3,413,506.00	1	200	yes	yes	$3,413,506.00	**SITE CHANGE** (Jefferson to Orleans)/HAP Contract/Project has Set-Aside for Deep Affordability/Elderly Project
22	#07/08(FA)-02	The Terraces	Orleans	DENIED	$3,413,506.00	1	200	***NOT NECESSARY***						Elimination of Garbage Disposals/Substitution of HVACs
23	#07/08(FA)-04	St. Joe Lofts	Orleans	APPROVED	$1,250,000.00	2	63	$1,250,000.00	5	61	yes	yes	$1,250,000.00	Developer wants to split allocation
24	07/08(FA)-08	Villas at Lake Forest/The Muses	Orleans	Awaiting analysis	$1,483,522.00	11	230	$1,483,522.00	1	230	yes	yes		**SITE CHANGE** (Same Parish)/City Council Support/Project has Set-Aside for Deep Affordability/PSH Project
25	#07/08(FA)-09	750 Jeff Davis	Orleans	APPROVED	$1,619,782.00	1	72	***NOT NECESSARY***						GARBAGE DISPOSAL WAIVER
26	#07/08(FA)-10	The Preserve	Orleans	APPROVED	$1,560,899.00	1	183	***NOT NECESSARY***						GARBAGE DISPOSAL WAIVER
27	#07/08(FA)-11	Crescent Club	Orleans	APPROVED	$1,934,044.00	3	228	***NOT NECESSARY***						GARBAGE DISPOSAL WAIVER
28	07/08(FA)-12	Cypress Manor I	Orleans	Awaiting analysis	$1,013,770.00	3	56	$1,053,081.00	1	51	yes	yes	$0.00	Increase in Credits
29	#07/08(FA)-14	McCaleb Supportive	Orleans	APPROVED	$712,206.00	1	43	***NOT NECESSARY***						GARBAGE DISPOSAL WAIVER
30	07/08(FA)-21	St. Bakhita	Jefferson	APPROVED	$1,085,491.00	28	55	$1,751,666.00	20	100	yes	yes	$1,748,118.00	Consolidated w/ #06(R)-471, Ninth Ward (10 bldgs, 20 units, $266,359) & #06(R)-472, Ninth Ward (13 bldgs, 25 units, $394,509)
31	07/08(FA)-24	BW Cooper I	Orleans	Pending	$ 6,676,761.00	178	410	$6,676,761.00	178	410	yes	yes	$6,676,761.00	Site increases of 12%/Unit mix changes
32	07/08(FA)-25	CJ Peete III	Orleans	Pending	$ 7,012,377.00	178	410	$8,125,700.00	121	460	yes	yes	$8,125,700.00	Consolidated w/ #06(2)-184, CJ Peete I (25 bldgs, 50 units, $1,113,316)
33	07/08(FA)-26	St. Bernard	Orleans	Pending	$ 7,069,243.00	209	465	$7,400,000.00	209	465	yes	yes	$7,400,000.00	Small decrease in acreage of project
34	#07/08(FA)-45	The AMOS Project	Orleans	DENIED/RECAPTURED	$1,182,756.00	70	70	$1,182,756.00	70	70	yes	yes		PBRA Issues/Project is requesting $1.05m in CDBG Funds
35	07/08(FA)-46	Renaissance Place	Orleans	APPROVED	$ 2,576,528.00	3	307	***NOT NECESSARY***						Reduction of washers/dryers

Low Income Housing Tax Credit Exception Log
(MATERIAL CHANGES)

Count	Project No.	Project Name	Parish	Status	Original			Reprocessing			App Rec'v'd	App Sent to F&J	Feasible Amount	Comments
					Award	Bldgs	Units	Request	Bldgs	Units				
36	#07/08(FA)-49	Oak Villa	Jefferson	APPROVED	$1,250,000.00	1	80	$1,250,000.00	1	80	yes	yes	$1,215,756.00	**Site Change**(Jefferson to Orleans)/Project has set-aside for deep affordability/Elderly Project
37	#07/08(FA)-30	Lafitte Redevelopment	Orleans	APPROVED	$12,800,000.00	206	568	$12,800,000.00	253	568	yes	yes	$ 12,800,000.00	Project split into 6 phases

Low Income Housing Tax Credit Exception Log
(EXTENSIONS)

SINCE JULY 2008

Count	Project No.	Project Name	Parish	Status	Award	Bldgs	Units	Type of Extension	Extension Request	Comments
1	06(R)-440	S Range Homes I	Tangipahoa	APPROVED	$369,901.00			PIS	12/31/2009	
2	06(R)-441	S Range Homes II	Tangipahoa	APPROVED	$369,901.00			PIS	12/31/2009	
3	06(2)-329	Elmwood Homes	Orleans	APPROVED	$703,415.00			PIS	12/31/2009	
4	07/08(PC)-054	Macadoo SRO	Caddo	APPROVED	$417,470.00			Carryover	6/30/2008	
5	06(2)-317	LOR/ROS Residences	Jefferson	APPROVED	$915,412.00			Closing	7/31/2008	
Blanket Extension for all Projects scheduled to close on 6/30/08								Closing	9/30/2008	
6	07/08(FA)-08	The Muses	Orleans	APPROVED	$1,483,522.00			Closing	11/1/2008	
7	06(2)-150	St. Martin Manor	Orleans	APPROVED	$1,204,069.00			Carryover	11/15/2008	

Low Income Housing Tax Credit Exception Log

(Project Swapping Credit Years)

Count	Project No.	New Project No.	Project Name	Parish	Original Reservation	Additonal Award	Application Rec'v'd	Application Sent to F&J	Feasible Amount	New Reservation	Reservation Letter Sent
1	#06-73	07-04(R)	Southern Place	Evangeline	$213,903.00	$86,095.00	yes	yes	$299,998.00	$299,998.00	9/28/2007
2	#06(2)(N)-351	07-06(R)	Passman Plaza III	Ouachita	$402,930.00	$0.00	yes	yes	$402,930.00	$402,930.00	7/26/2007
3	06(R)-407	07-11(R)	St. Landry Crossing	St. Landry	$354,000.00	$0.00	yes	yes	$354,000.00	$354,000.00	11/20/2007
4	06(R)-409	07-12(R)	Hideaway Crossing	Rapides	$354,000.00	$0.00	yes	yes	$354,000.00	$354,000.00	11/20/2007
5	06-34		Southern Breeze	St. Landry	$300,000.00						