
Louisiana Housing Finance Agency



Multifamily Rental Housing Program

Brenda Evans, Program Administrator
Loretta Wallace, Program Administrator

October 13, 2010

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MEMORANDUM

To: Chairman Guy T. Williams
Commissioner J. Mark Madderra
Commissioner Allison A. Jones
Commissioner Susan Sonnier
Commissioner Katie Anderson

From: Loretta Wallace, Program Administrator
Brenda Evans, Program Administrator

Date: October 6, 2010

Re: Multifamily Rental Housing Program Committee

There will be a Multifamily Rental Housing Program Committee meeting, Wednesday, October 13, 2010 at 10:30 A.M. at the Louisiana Housing Finance Agency, V. Jean Butler Board Room, located at 2415 Quail Drive, Baton Rouge, LA.

The following Resolutions will be presented to the Board:

- A resolution approving the selection of the AIA Certified Architect to analyze Superior Design submittals; and providing for other matters in connection therewith.
- A resolution providing for the approval of the Fifth Competitive Tax Credit Assistance Program (TCAP) Round and providing for other matters in connection therewith;
- Update on the 2010 LIHTC Funding Round and providing for other matters in connection therewith.

Other Business.

October 6, 2010

MULTIFAMILY RENTAL HOUSING COMMITTEE MEETING

Notice is hereby given of a regular meeting of the Multifamily Rental Housing Program Committee will be held on **Wednesday, October 13, 2010 at 10:30 A.M.**, at Louisiana Housing Finance Agency, V. Jean Butler Board Room, located at 2415 Quail Drive, Baton Rouge, LA by order of the Chairman.

FINAL AGENDA

1. Call to order, roll call and introduction of guests.
2. Approval of the September 8, 2010 Multi-Family Committee meeting minutes.
3. Multifamily Update
 - A resolution approving the selection of the AIA Certified Architect to analyze Superior Design submittals; and providing for other matters in connection therewith.
 - A resolution providing for the approval of the Fifth Competitive Tax Credit Assistance Program (TCAP) Round and providing for other matters in connection therewith;
 - Update on the 2010 LIHTC Funding Round and providing for other matters in connection therewith.
4. Other Business
5. Adjournment

Milton J. Bailey, LHFA President

If you require special services or accommodations, please contact Barry E. Brooks at (225) 763-8773 or via email bbrooks@lhfa.state.la.us

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

**Louisiana Housing Finance Agency
Multifamily/Tax Credit Meeting Minutes
Wednesday, September 8, 2010
2415 Quail Drive
Baton Rouge, LA 70808
10:30 A.M.**

Commissioners Present

Chairman Guy T. Williams
Vice-Chairman J. Mark Madderra
Commissioner Katie Anderson
Commissioner Michael Airhart
Commissioner Tyrone A. Wilson
Commissioner Mason Foster
Commissioner Donald Vallee
Commissioner Adena Boris

Commissioners Absent

Commissioner Allison A. Jones

Staff Present

MaKeisha Johnson-August
Milton J. Bailey
Alesia Wilkins-Braxton
Ronald Burrough
Nicole Carter
Annie Clark
Brenda Evans
Urshala Hamilton
Wendy Hall
LaTosha Overton
Ricky Patterson
Annie Robinson
Louis Russell
Leslie Strahan
Loretta Wallace
Marjorianna Willman

Counsel Present

Wayne Neveu, Foley & Judell

Guests Present

Attached

Multifamily Chairman Guy Williams called the meeting to order at 10:30 a.m. The first item for approval by the Commissioners was the August 11, 2010 Multifamily Committee minutes. There was no discussion of this item and Chairman Williams requested approval of the minutes by his fellow Commissioners. Commissioner Madderra made a motion and it was seconded by Commissioner Anderson and was unanimously approved for recommendation to the Full Board.

Ms. Brenda Evans presented the following resolutions to the Committee:

- Resolution regarding the **GO Zone Addendum**; and providing for other matters in connection therewith.

Commissioner Vallee asked how much money might be returned if the addendum did not pass and Ms. Evans responded that \$34.2 million would be returned. Commissioner Vallee then concluded that those affected projects would not be able to close because they are at the mercy of the extension passing. He then asked were there alternate uses for the money if it had to be returned. Ms. Evans clarified that the affected projects have not begun construction and it would be highly unlikely that they would be able to place in service with the current deadline of December 31, 2010. During the March and April Board meetings the Board did consider how some of the returned credits could be used and a competitive round was administered for Go Zone projects to request additional credits. That is how the additional credit list was yielded and staff was able to fund through the list with the credits currently on hand. Under the current 2010 QAP projects were asked to come back in and update their financial information so that staff can have a pipeline should the extension come into fruition. Commissioner Vallee asked of the projects that have been approved had staff determined that they will reach the PIS (placed-in-service) date. Ms. Evans replied that as part of the criteria for the additional credits the developer had to certify that they would be able to meet the deadline and staff looked at the construction reports from compliance as well as the percentage of completion achieved by the development. On the list however, there was one questionable project, The Meadows but staff feels all the other projects will be able to meet the deadline. Commissioner Vallee interjected that the The Meadows had issues with misuse of funds that came from CDBG and asked if it was disqualified. Ms. Evans responded that there was a question concerning the use of CDBG funds for the Meadows, but as she understands the issue had been resolved with LRA. Kelly Longwell of Coats Rose came forward and replied that she represents the investor on the transaction and the loan has been reinstated because the GP (general partner) had been removed and replaced with a new GP and the loan was reinstated the previous week. According to Mrs. Longwell the project is now in compliance with OCD.

Commissioner Vallee questioned the May list and asked did Ms. Evans feel certain that all the projects on the list would meet the PIS (placed-in-service) deadline. She replied that at this juncture she felt certain that they would. Commissioner Vallee asked how much would be utilized out of the \$34.2 million and Ms. Evans answered about \$1.9 million. Vice-chairman Madderra requested clarification of which projects would place in service on time and Ms. Evans responded that the May list would be placed in service by the December 31, 2010 deadline. Vice-chairman Madderra intoned that the \$34.2 million dollars in credits will be lost if the extension isn't passed because we would not have time to re-invest them. Commissioner Vallee interjected that staff needed to find a solution or alternative to losing those credits if the extension did not pass in Congress. He continued by asking Ms. Evans to identify any other projects that are currently in the pipeline that could possibly reach the deadline and utilize the additional funds. Ms. Evans responded that she could not commit to naming any projects that would be able to do that because the projects would have to be able to support the additional credits, as well as a syndicator. Commissioner Vallee then posed the same question to Mr. Neveu who responded that the Agency had been routinely making returned credits available for recycling. He stated that there may be other developments that expect to be completed and placed-in-service by the year's end but may find one or more building's not being placed-in-service in which case they could not support the credits that they have and some of those credits could be at risk. Projects that are large and have multiple buildings may not place all buildings in service at the same time although absolute clarity will not be reached today. Commissioner Vallee suggested that sufficient information is not being reported from all the projects on a monthly basis. He feels like the Agency will lose too much money that could have been otherwise utilized. Mr. Neveu interjected that there is a presumption that projects that needed additional credits would have requested those monies in the April/May round. Staff's strategy is to fully allocate all the credits. Kelly Longwell interjected that if the extension is not granted in Congress that the Agency should have two parameters in place for developers requesting additional funds: will your syndicator buy additional credits and can the credits be used per your eligible basis. There will be so much money being returned that everyone should be able to get what they need. Vice Chairman Madderra intoned that although it is an important issue for us, Washington will move at its own pace and Congress may retroactively extend the measure.

Chris Dischinger with LDG Development representing The Muses asked that if the \$34 million dollars will be recaptured and reprocessed that staff allocate to those next on the waiting list because he has a syndicator available at this time.

Chairman Williams requested approval of the resolution by his fellow Commissioners. Commissioner Scontrino moved that the **GO Zone Addendum** be accepted as presented and a second was provided by Commissioner Anderson and was unanimously approved for recommendation to the Full Board.

Chairman Williams then paused to let the newest addition to the Board of Commissioners, Mrs. Adena R. Boris, give a short introduction.

- Resolution authorizing and approving the requests for buildings to be treated as located in a **Difficult Development Area (DDA)**; and providing for other matters in connection therewith.

Ms. Evans explained that staff is suggesting that the Committee approve the list preliminarily allowing the projects to apply for the 30% basis bump up contingent upon receiving the F&V from Foley & Judell as well as the market study reports being received and reviewed. Staff felt conditional approval would be prudent based upon the information received although it appeared that the requests were justified.

Chairman Williams requested approval of the resolution by his fellow Commissioners. Commissioner Vallee moved that the **Difficult Development Area (DDA)** resolution be accepted as presented and a second was provided by Commissioner Scontrino and was unanimously approved for recommendation to the Full Board.

- Resolution providing for an award of **Tax Credit Assistance Program Funds ("TCAP Funds")** to certain residential rental facilities; and providing for other matters in connection therewith.

Ms. Evans explained that the Agency was awarded \$39 million dollars in TCAP funds and have hosted several competitive funding rounds in order to allocate all of the TCAP funds and that the spreadsheet included in the books was evidence of the last round. Staff recommended approval of the top four (4) projects being awarded; North Abbeville Subdivision II, Plumtree Estates, Classic Construction of New Orleans and Mount Carmel Gardens. Commissioner Vallee questioned North and Northern Abbeville's request to combine the projects in order to receive more funding. Staff has suggested that a precedent regarding the TCAP cap would be set which is primarily why the projects were denied any additional allocations. There is a \$1 million dollar cap on TCAP funding. He then asked Ms. Evans to clarify the policy of having the funds capped at \$1 million dollars and she replied that the Agency had a policy in place regarding the TDC cap but that she would have to research the issue and provide an update. Commissioner Vallee then asked what would happen to the TCAP funds if they were not allocated and Ms. Evans responded that according to the TCAP guidelines 75% of the money has to be expended by February 1, 2011. Commissioner Vallee expressed his concern that he would rather money be available towards the end of the program but not during it, he would rather see those first four (4) projects receive over the cap. President Bailey interjected that it is important to get those first four (4) projects done with 100% funding and that if there is residual funds available, then those additional funds can be provided to deplete the TCAP funds so that we don't run the risk of losing them. Commissioner Vallee motioned to amend the resolution to approve the first four (4) projects not exceeding the \$1 million dollar cap to allow the next two (2) projects to receive an amount greater than the \$1 million dollar cap after the next round of funding if funding is available. Commissioner Scontrino provided the second. At that time Vice chairman Madderra interjected that there would be a problem created by letting two (2) projects exceed the historically \$1 million dollar cap. He continued that all of the other developers who could have had a chance to do so were unable and precedent would be set that could

negatively impact the Agency. Commissioner Vallee replied that the Agency could then just open another round where whoever needed the additional funds could apply and it would not necessarily be just for the other two (2) projects on the waiting list. (Comments made by Ms. Evans were not captured on audio and therefore inaudible) Commissioner Anderson interjected that the original resolution is correct as presented and then President Bailey asked that not taking in to account the 110% threshold, that the issue be revisited in October once an analysis is done to determine how the excess funds could be expended. Commissioner Vallee rescinded his motioned amendment to the resolution.

Chairman Williams requested approval of the resolution by his fellow Commissioners. Commissioner Vallee made the motion and Commissioner Anderson provided the second. The resolution was unanimously approved for recommendation to the Full Board.

- Resolution clarifying the intent of the Board in relation to **waivers of brick/stucco requirements** for any project subject to or covered by the State Historic Preservation Office; and providing for other matters in connection therewith.

Ms. Evans explained that the resolution presented before the committee was to clarify the issue of waivers of brick/stucco requirements. She explained that the previously presented resolution was narrowly defined and there is a project that is adjacent to a state historic district and according to SHPO it would fall under the same guidelines. In order to remove all doubt the resolution will clarify the intent of the Board relative to waivers of brick/stucco that if it is covered by SHPO, the same waiver would apply. Commissioner Vallee suggested that staff should locate all historic districts to avoid further confusion in this issue.

Chairman Williams requested approval of the resolution by his fellow Commissioners. Commissioner Vallee moved that the **waivers of brick/stucco requirements** resolution be accepted as presented and a second was provided by Commissioner Anderson and was unanimously approved for recommendation to the Full Board.

- Resolution regarding the return of 2009 GO Zone Credits and the award of the Carryover Allocation for **C. J. Peete Apartments 07/08(FA)-25, (2520 Washington Avenue, New Orleans, Orleans Parish, Louisiana)**; and providing for other matters in connection therewith.

Ms. Evans explained that CJ Peete wants to voluntarily return their GO Zone credits to get a reallocation of GO Zone credits. A technical issue was noted by the investor and staff wanted to bring it to the attention of the Board. She made note that a summary was included in the Board material outlining the issues. Chairman Williams explained that a priority was received from the Governor's office that the Big 4 in New Orleans were done because of their high priority to the Mayor of New Orleans and the Governor.

Chairman Williams requested approval of the resolution by his fellow Commissioners. Commissioner Vallee moved that the resolution for **C. J. Peete Apartments** be accepted as presented and a second was provided by Commissioner Anderson and was unanimously approved for recommendation to the Full Board.

Other Business

Charles Tate came forward and requested clarification about the PHA referral letter; according to him some competing projects may not be able to receive a referral from the PHA because of the relationships some PHA's have with other developers. Chairman Williams asked that Ms. Evans research the issue and provide an update to the committee. Commissioner Anderson tried to explain the PHA's position because a PHA has to fill their units first. Commissioner Anderson mentioned that the PHA is competing for clients and will not provide a referral if they are not meeting their housing requirements. Commissioner Vallee intoned that HUD has asked for a list of PHA's that deal with the Agency and Ms. Evans stated that the list was being worked on and would be provided. President Bailey suggested that a discussion group may be needed to find a solution to this problem. Kelly Longwell of Coats Rose asked what could a developer submit in lieu of a PHA referral letter and Ms. Evans replied that if the community could wait until that afternoon, information would be provided to them regarding that issue.

Since there were no other issues to be heard the meeting was adjourned at 11:26 a.m.



LOUISIANA HOUSING FINANCE AGENCY

MULTIFAMILY RENTAL COMMITTEE MEETING

WEDNESDAY, SEPTEMBER 8, 2010 @ 10:30AM

Guest Sign-In Sheet

GUEST NAME

FIRM

PLEASE, PLEASE PRINT

- | | |
|---------------------|----------------------------------|
| 1. Matthew Stephens | Regions Bank - Corp. Trust |
| 2. TY CARLOS | BNY MELLON |
| 3. Al Gratlin | Unity Village |
| 4. Jack K. Tolson | Architects A, G, & T, Ltd |
| 5. STEPHEN FAVORITE | SAF GRAD CONSULTING |
| 6. Dale Lancaster | Arrington Developers |
| 7. Ricky Patterson | Staff |
| 8. MIKE VALES | MIRABEAN FAMILY LEARNING CENTER. |

MFCM
PLEASE PRINT CLEARLY

	GUEST NAME	FIRM
9.	Kelly Longwell	Coats Rose
10.	Abby Johnson	UNITY
11.	Charlotte Bougeois	AAHP
12.	Am DuO	LDB
13.	Deborah Davis	Elkins, PLC
14.	Nicole Carter	LHEA
15.	Lawrence Triggs, Jr.	MCR C
16.	Mayonnaise Wilman	Staff
17.	Ushda Smith	Staff
18.	Dussell	STAFF
19.	Ben Guides	Coats Rose
20.	Ronald Burrough	Staff
21.	Art Schuist	CenterPointe

MFCM
PLEASE PRINT CLEARLY

GUEST NAME

FIRM

22. _____

23. Makeisha August

staff

24. Michelle Whelan

Enterprise

25. Chris Clement

HRT

26. Wendy Hall

staff

27. Sidni Lloyd-Shorter

Prodigy

28. JOSEPH STEBBINS

CCND Development

29. Byron Turner

Fannie Mae

30. LaJasha Overton

Staff

31. Nicole Carter

Staff

32. _____

33. _____

34. _____

35. _____

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution awarding the contract for the Architect for review of Superior Design; 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 Section 42 of the Internal Revenue Code; and

WHEREAS, the Agency issued a Request for Proposals for Architect for review of Superior Design on September 28, 2010, attached as "Exhibit A and Amendment" and has scored and ranked all of the respondents; and

WHEREAS, Agency's staff seeks approval to award a contract for Architect for review of Superior Design to _____, the respondent with the highest scoring proposal in response to the Agency's RFP for contract for Architect for review of Superior Design.

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. The Board approves the awarding of a contract for Architect for review of Superior Design to _____, subject to satisfactory negotiation between staff and the firm pursuant to the requirements of the Request for Proposals and not to exceed two thousand dollars (\$2,000.00) per applicant requesting review for superior design.

SECTION 2. Agency's staff and counsel are authorized and directed to prepare such documents and agreements as may be necessary to carry out the directive of the Board.

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.

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

YEAS:

NAYS:

ABSENT:

And the motion was declared adopted on this, the 13th day of October 2010.

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 October 13, 2010, entitled "A resolution awarding the contract for the Architect for review of Superior Design 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 13th day of October 2010.

Secretary

(SEAL)

EXHIBIT A

**LOUISIANA HOUSING FINANCE AGENCY
LOW INCOME HOUSING TAX CREDIT PROGRAM
Architect's Review of Proposed Affordable Housing
Developments for Superior Design**

**REQUEST FOR PROPOSALS
September 28, 2010**

Key Proposal Dates

Date Issued:	September 28, 2010
Last Day to Submit Proposals:	October 5, 2010

Contents

- I. Announcement**
- II. Purpose**
- III. Proposal Guidelines**
- IV. Selection Criteria**

I. ANNOUNCEMENT

LOUISIANA HOUSING FINANCE AGENCY REQUEST FOR PROPOSALS September 28, 2010

The Louisiana Housing Finance Agency (the "Agency") hereby gives notice that it is seeking proposals from architects certified by the American Institute of Architects (AIA) for review of applications for Low Income Housing Tax Credits in which the applicant requested points for its project's having "Superior Design" in comparison to other affordable housing developments and for supplying an opinion for the LHFA Board of Commissioners to review in order for it to determine which projects qualify as "Superior Designs."

A. Proposal Submittal Information

1. Interested parties may obtain a Request for Proposal (RFP) by submitting their Name, Street Address, City, State, Zip, Telephone Number, Fax Number, and e-mail address to LHFA at the address below or by visiting the LHFA's web page at www.lhfa.state.la.us

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

Attn: Brenda Evans, Program Administrator

Re: Architect/Superior Design

Voice: 225.763.8700

Website: www.lhfa.state.la.us

E-mail: bevans@lhfa.state.la.us

2. Deadline for RECEIPT of proposals. Proposals in their entirety must be received at the Agency no later than 4:00 P.M. (CST) on **October 5, 2010**.
3. Proposals are to be submitted in PDF format via e-mail to architect@lhfa.state.la.us.
4. Proposals arriving after the deadline will not be accepted. Please be advised that proposals arriving after the 4:00 P.M. (CST) deadline will not be accepted for any reason. The proposer assumes the full responsibility of any costs incurred in responding to this RFP.

B. Distribution of RFP

Notice of this RFP is being distributed to individuals that the Agency believes may be interested in serving as the contractor for the purpose of this RFP. Notice of this RFP is being posted to the LHFA website at www.lhfa.state.la.us.

C. Proposal Requirements:

The Proposer shall respond to all requirements in accordance with the terms and conditions, description, information, instructions, and all sections and schedules:

1. Agree with the terms and conditions of this RFP.
2. Comply with the requirements of and submit information and documentation (including executed forms), as required by this RFP.
3. Properly execute the Proposal.
4. Be knowledgeable of, and comply with, applicable local, state, and federal laws, regulations, codes, permits and ordinances.
5. Be a member in good standing with the AIA.
6. Be a licensed and registered architect in the State of Louisiana with at least three years post-licensure experience.
7. Be or have on staff a LEED certified architect.
8. Must not have worked as architect on any of the eighty-three (83) projects which are competing for Low Income Housing Tax Credits under this current funding round. Please see attached listing for the names and addresses of projects applying under the current funding round.
9. Meet and comply with all other requirements specified in this RFP.

D. Option to Reject Any and All Proposals

This announcement does not commit the Agency to award a contract or to pay costs incurred in the preparation of responses. Furthermore, the Agency reserves the right to accept or reject, in whole or in part, all proposals submitted and/or to cancel this announcement.

II. Purpose

A. Purpose of RFP

The Low Income Housing Tax Credit (LIHTC) is a dollar-for-dollar tax credit in the United States for affordable housing investments. It was created under the Tax Reform Act of 1986 (TRA86) that gives incentives for the utilization of private equity in the development of affordable housing aimed at low-income Americans. LIHTC accounts for nearly 90% of all affordable rental housing created in the United States today.

Through the issuance of a Qualified Allocation Plan, LHFA provides applicants the ability to compete for a tax credit reservation. One point category in the current Qualified Allocation Plan is for projects with “Superior Design.” This standard is not defined and will be determined subjectively by the architect chosen as the result of this RFP and the LHFA Board of Commissioners.

“Superior Design” might include creative designs achieving functional objectives which are meritorious to the LHFA, the community in which the project is located, and/or the tenants who will be residing in the development. “Superior Design” should go beyond the norms currently published in the current Qualified Allocation Plan. The current Qualified Allocation Plan may be found at the Agency’s web site at www.lhfa.state.la.us.

LHFA is seeking a qualified architect to review documentation for each applicant requesting points for “Superior Design” and to provide standards for what constitutes “Superior Design” in affordable housing. There are twenty-six (26) Low Income Housing Tax Credit applicants requesting points for “Superior Design” in this funding round.

The chosen architect will review all twenty-six (26) applications and will make written recommendations to the LHFA Board of Commissioners about whether or not the design should be designated a “Superior Design” in comparison to other affordable housing designs. The chosen architect will prepare a narrative that expands upon the justification of projects designation as “Superior Design.” The chosen architect will also be expected to participate in the LHFA Board of Commissioners’ meetings on November 10, 2010, December 8, 2010, and/or any other meeting in which the architect’s findings will be the subject of discussion. In addition, if there are any legal challenges, the Architect will be expected to provide testimony about his or her determinations without additional charge to the LHFA.

The costs per applicant cannot exceed two thousand dollars. The total contract amount for all services will be fifty-two thousand dollars (\$52,000.00).

All architectural review services and written opinions regarding whether or not the architect believes that the designed proposed are superior to other affordable housing developments must be completed by October 19, 2010 to comply with LIHTC program timelines. All work under this contract should be concluded by December 31, 2010.

B. Evaluation Procedures

All RFP submissions will be reviewed to determine if they meet the mandatory proposal requirements. Those RFP submissions not meeting the mandatory requirements will be deemed “non-responsive”. The “responsive” RFP submittals will be evaluated and ranked.

The Agency reserves the right to not make a selection of “responsive” proposals should it believe that respondents to the RFP will be incapable of delivering the necessary level of services within an acceptable price range and/or time period. The Agency also reserves the right to reject any and all proposals submitted in response to the RFP and to enter into negotiations with the respondents to the RFP as may be necessary or appropriate to refine the scope of services, fee arrangements, or any other aspect of the services to be provided hereunder. The Agency reserves the right to negotiate any line item on the proposal.

LHFA reserves the right to award the applicant that provides LHFA the most effective combination of qualifications, services to be provided, understanding of the services needed, demonstration of the ability to identify and analyze key issues, assurances and availability of key personnel and costs.

The Agency will produce public records within the restraints of LA. R. S. Title 44.

III. Proposal Guidelines

A format for the contractor's response to this Request for Proposals is indicated below. These guidelines are intended to facilitate the review and evaluation of the contractor's responses. Contractors are required to follow these guidelines. Contractor will be graded on each category set forth in the guidelines. Overly lengthy proposals are discouraged; however, the proposal at a minimum shall include the information listed below. The response shall not be longer than ten (10) pages single spaced in twelve (12) point font.

A. Guidelines shall include:

1. Proposer's complete name, business address, telephone number and e-mail address as well as the name, mailing address, telephone number, and e-mail address the Agency should contact regarding the proposal.
2. A description of the proposer's organization, if applicable, including longevity, client base, areas of specialty and expertise and any other pertinent information that will assist in formulating an opinion about the architect's experience. Please

specify any qualifications which would demonstrate the proposer's capacity to determine "Superior Design."

3. A listing of all affordable housing experience the architect has had in the last ten years, if any.
4. Three (3) references for which proposer performed similar services of similar scope over the past three years. Include the organization name and address, name and telephone number of the contact person, and a brief description of the services performed.
5. A plan and specifications for implementation of the services, including in detail the manner and mechanisms the architect will use to determine "Superior Design."

B. Contact Prohibitions

It is the express policy of the Agency that prospective respondents to this RFP refrain from initiating any direct or indirect contact or communication with Agency staff or members of the Agency's Board of Commissioners with regard to selection of the contractor. Any violation of this policy will be considered a basis for disqualification.

In addition, the selected architect should refrain from discussing his or her findings about which projects are "Superior Design" with anyone other than the LHFA staff or LHFA Board Members. In no instance should the architect discuss his determinations with project developers without the express approval of the LHFA in writing.

IV. SELECTION CRITERIA (Maximum of 100 points)

1. Qualifications and Experience (Maximum of 30 points)

Describe experience and all applicable certifications and credentials. Please attach resume. Please describe applicable experience in regards to similar services rendered. Please include the following items:

- a. Location and size of architectural projects,**
- b. Number of years of operation,**
- c. Organizational structure,**
- d. Number of years experience providing similar architectural services,**
- e. List of current clients and number of years in service, and**
- f. Number of years in practice and include a description of types of projects including size of projects, and other relevant information.**

2. Implementation (Maximum of 50 points)

Describe in detail the methodology that will be utilized in determine what will constitutes “Superior Design” on the proposed twenty-six (26) projects with projected timelines that conform with those stated in the RFP. Please be as specific as possible about how you would determine which projects would earn the “Superior Design” designation and the criteria that you would establish for this point category. LHFA anticipates entering into three month contract, based upon review and evaluation of performance.

3. Presence in State of Louisiana (Maximum of 20 points)

Describe in detail the extent of your presence in Louisiana in terms of physical locations, employment of Louisiana citizens, utilization of Louisiana resources and economic benefit to Louisiana.



AMENDMENT TO REQUEST FOR PROPOSAL FOR ARCHITECT'S REVIEW OF SUPERIOR DESIGN

The Agency issued a Request for Proposal (RFP) for an Architect for the Low Income Housing Tax Credit Program on September 28, 2010. The RFP stated that an architect will be chosen to review **twenty-six (26) applications** for "Superior Design". Be advised that the total number of application designs to be reviewed is **thirty-seven (37)**. Therefore, the total contract amount for all services will be **seventy-four thousand dollars (\$74,000.00)**. Please be further advised that no other changes are being made to the RFP -- such as the dates for submitting the response to the RFP or the date for completing the architectural review services and written opinions.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution approving staff's recommended strategies for awarding the balance of tax credit assistance funds ("**TCAP Funds**") granted to the Louisiana Housing Finance Agency (the "**Agency**"), and providing for other matters in connection therewith.

WHEREAS, the Agency has been ordered and directed to act as the housing credit agency under Section 42 of the Internal Revenue Code of 1986, as amended (the "**Code**") on behalf of the State of Louisiana (the "**State**") in allocating and administering low-income housing credits ("**Tax Credits**") made available pursuant to the Section 42 of the Code (the "**LIHTC Program**"); and

WHEREAS, Title XII of Division A of the American Recovery and Reinvestment Act of 2009 (the Recovery Act") appropriated \$39 million of TCAP Funds to the Agency to facilitate the development of qualified low-income housing projects ("**LIHTC Projects**") that will be completed by February 16, 2012 in accordance with HUD Notice CPD-09-03 – REV issued May 4, 2009 but revised July 27, 2009 (the "**HUD TCAP Notice**"); and

WHEREAS, Agency has awarded approximately \$37.5 million of such TCAP Funds to LIHTC Projects and has approximately \$1.7 million of TCAP Funds remaining due to developers returning previously allocated funds; and

WHEREAS, the HUD TCAP Notice requires the Agency to distribute TCAP Funds competitively under the Recovery Act and pursuant to the existing Qualified Allocation Plans ("**QAP**"), including a written description of all selection criteria and any weightings assigned to competitively award its TCAP Funds and how the Agency will redistribute TCAP Funds to more deserving projects from projects which are not in compliance with deadlines established in the written agreement between the Agency and project owners; and

WHEREAS, Agency staff has recommended that the Agency (i) provide additional TCAP Funds for increases in construction costs for existing TCAP-awarded projects as evidenced in a change order to be approved by the LHFA, (ii) allow projects with a current allocation of TCAP funds to exceed the current \$1 million maximum amount up to \$1.5 million and (iii) limit the initiative only to projects that have achieved a prior Environmental Clearance pursuant to the prior commitment of HOME, CDBG, TCAP and projects that received an allocation of LIHTC between October 1, 2006 and September 30, 2009; and

WHEREAS, the Board of Commissioners of the Agency desires to approve the recommendations of staff and to authorize and direct staff and counsel to implement the allocation of

TCAP funds in accordance with the limits and specifications contained in the attached staff memorandum (Exhibit A) entitled "Memorandum for allocation of returned Tax Credit Assistance Program Funds" dated October 13, 2010 (the "**Staff Memorandum**");

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. The staff recommendations embodied in the attached Staff Memorandum with respect to the terms, conditions and parameters for awarding TCAP Funds to projects (i) with a current allocation of TCAP funds, (ii) that have achieved a prior Environmental Clearance pursuant to the prior commitment of HOME, CDBG, TCAP, and (iii) that received an allocation of LIHTC between October 1, 2006 and September 30, 2009 and as contained in the Staff Memorandum are hereby adopted and approved by the Board.

.SECTION 2. The Agency staff and legal counsel are authorized and directed to prepare the forms of such notices, documents and/or agreements as may be necessary to implement the strategies described in this resolution and the Staff Memorandum.

SECTION 3. The Chairman, Vice Chairman, President, Vice President and/or Secretary of the Agency 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 Tax Credit Counsel, Foley & Judell, L.L.P.

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 13th day of October 2010.

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 four (3) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on October 13, 2010, approving staff's recommended strategies for allocating the balance of tax credit assistance funds ("TCAP Funds") granted to the Louisiana Housing Finance Agency (the "Agency"); 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 13th day of October 2010.

Secretary

(SEAL)



LOUISIANA HOUSING FINANCE AGENCY

MEMORANDUM

TO: Board of Commissioners

FROM: Tax Credit Department

DATE: October 13, 2010

SUBJECT: Memorandum for allocation of remaining returned Tax Credit Assistance Program Funds

Issue: LHFA Strategy for allocating remaining TCAP funds of approx. \$1.7M

On February 17, 2009, President Obama signed the American Recovery and Reinvestment Act of 2009. Title XII of the Recovery Act appropriated \$2.250 billion dollars under the HOME Program heading for a grant program to provide funds for capital investments in Low-Income Housing Tax Credit (LIHTC) projects. The State of LA received approximately \$39,383,397 in TCAP funds from HUD.

The Agency has allocated \$37.5m with approximately \$1.7M of TCAP remaining due to developers returning previously allocated funds. The Agency is currently implementing this initiative to provide additional TCAP funds for increases in construction costs for existing TCAP-awarded projects as evidenced in a change order to be approved by the LHFA. Additionally, this initiative will allow projects with a current allocation of TCAP funds to exceed the current \$1M maximum amount. The maximum TCAP Funds (including the additional approved TCAP Funds per this initiative) per project will be \$1.5M. Note: Only projects that have achieved a prior Environmental Clearance pursuant to the prior commitment of HOME, CDBG, TCAP and are eligible to apply.

Staff processing strategy:

Timeline

- 1) Send out notice of fund availability to developers by no later than close of business on Friday, October 15th, advising of the existence of additional Tax Credit Assistance Program Funds.

- 2) Applications will be due by close of business on Friday, October 29th.
- 3) Staff will rank and score applications and post preliminary rankings by no later than close of business on November 1, 2010.
- 4) Submission of recommended awards to be present to BOC on November 10, 2010.

Rank and Scoring

Projects will be scored and ranked according to the following criteria:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| A. Projects that have expended 100% of prior TCAP Funds award and that can expend all TCAP Funds (including any additional TCAP Funds by December 30, 2010 as verified by Foley and Judell. | 50 points |
| B. Projects that have expended 50% or more of prior TCAP Funds and that can expend all TCAP Funds including any additional TCAP Funds by December 30, 2010 as verified by Foley and Judell | 30 points |
| C. Projects requesting less than an \$100,000 of additional resources all TCAP Funds including any additional TCAP Funds by December 30, 2010. | 40 points |
| D. Projects requesting more than \$100,000 but less than \$250,000 all TCAP Funds including any additional TCAP Funds by December 30, 2010. | 30 points |
| E. Rural Projects | 25 points |

In the event of a tie in scoring, the project requesting the lower amount of TCAP funding will be allocated the funds in advance of projects requesting higher amounts of funds.

Submissions

1. Two (2) disk submission of updated AMEC model.
2. Identification of all eligible costs in the construction/rehabilitation budget that may be filled with an increase in TCAP funds

The Developer/Taxpayer must certify that no other resources are available to fill the identified funding gap.



2010 Funding Round

Wednesday, September 22, 2010

Pool Selection	Parish	Project Number	Project Name	Project Address	Congressional District	Contact Name	Construction Type	Tax Credit Requested	Home Funds Requested	Buildings	Units
General											
	East Baton Rouge	2010-01	Hooper Pointe II	Hooper Road, Baton Rouge, LA 70811-3903	6	Bill Truax	Conversion/New Construction	\$899,770.00	\$0.00	6	60
	Acadia	2010-10	Gateway Subdivision	W. Branch Street Rayne, 70578	7	Robert Rowan	Conversion/New Construction	\$1,348,500.00	\$0.00	60	60
	East Baton Rouge	2010-11	Rainbow Springs	8178 GSRI Ave Baton Rouge, LA 70820	6	June Britton	Scattered Site/New Construction	\$586,000.00	\$0.00	34	34
	Caddo	2010-20	The Renaissance	1411 Miliam Street Shreveport, LA 71103	4	Richard Herrington	Conversion/New Construction	\$1,130,000.00	\$0.00	14	60
	East Baton Rouge	2010-22	The Garden Senior Apartments	4863 Hooper Road Baton Rouge, LA 70811	6	Jay Bernstein	Conversion/New Construction	\$794,570.00	\$0.00	1	80
	Bossier	2010-25	Cloverdale Plaza Apartments	2213 Shed Road Bossier City, LA 71111	4	W. Carr Hagan, III	Acquisition Rehab	\$1,410,047.00	\$0.00	19	180
	Orleans	2010-40	Canal Street Apartments	1501 Canal Street New Orleans, LA 70112	2	Michael Gross	Historic Rehab	\$1,500,000.00	\$0.00	1	108
	Rapides	2010-41	Canterbury Crossing	England Drive at Enterprise Road Alexandria, LA 71303	5	James Freeman	Conversion/New Construction	\$760,000.00	\$0.00	40	40
	Lincoln	2010-42	Oak Hill Subdivision	1477 West MKL Jr. Ave Grambling, LA 71245	5	John Steed	Conversion/New Construction	\$800,000.00	\$0.00	40	40
	Orleans	2010-49	Renewal Homes II	3223-25 Dryades Street New Orleans, LA 70115	2	Neal Morris	Historic Rehab	\$886,000.00	\$0.00	16	32
	Orleans	2010-50	Renewal Homes III	8819-21 Willow Street New Orleans, LA 70115	2	Neal Morris	Historic Rehab	\$475,770.00	\$0.00	10	15
	Tangipahoa	2010-55	Oakwood Estates II	Rogers Moore Parkway, Hammond, LA 70401	1	Dale Lancaster	Scattered Site/New Construction	\$643,000.00	\$0.00	32	32

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Pool Selection	Parish	Project Number	Project Name	Project Address	Congressional District	Contact Name	Construction Type	Tax Credit Requested	Home Funds Requested	Buildings	Units
	Caddo	2010-56	Audrey Park II	Audrey Lane and Freddie Street Shreveport, LA 71107	4	Edward Taylor	Conversion/New Construction	\$412,407.00	\$0.00	24	24
	Orleans	2010-57	Southwood Patio Homes	4300 Sullen Place New Orleans, LA 70131	2	Paul Ponte	Acquisition Rehab	\$1,500,000.00	\$0.00	19	132
	Orleans	2010-58	Forest Tower	10101 Lake Forest Blvd New Orleans, LA 70127	2	Donald Denham	Acquisition Rehab	\$982,653.00	\$0.00	1	200
	Richland	2010-59	Villages of Trinity Oaks	Greer Road Rayville, LA 71269	5	Jerrey Mears	Acquisition Rehab	\$676,791.00	\$0.00	32	32
	Concordia	2010-60	Legacy Park Apartments	4190 Carter Street Vidalia, LA 71373	5	Clifton Bates	New Construction	\$814,044.00	\$0.00	4	56
	Lafayette	2010-61	Joie de Vivre	519 S. Pierce Street Lafayette, LA 70501	7	Greg Gachassin	Conversion/New Construction	\$1,500,000.00	\$0.00	4	72
	Franklin	2010-62	Gary Street Village	Gary Street Winnsboro, LA 71295	5	Jerrey Mears	Acquisition Rehab	\$822,978.00	\$0.00	40	40
	Lafayette	2010-63	Lafayette Gardens	900 Provost Street Scott, LA 70583	2	Clifton Bates	Acquisition/Reha b-Scattered Site	\$499,281.00	\$0.00	14	56
	Morehouse	2010-64	Hill View Homes	Daisy Street Bastrop, LA 71220	5	Steve Perry	Conversion/New Construction	\$839,398.00	\$0.00	40	40
	Lafayette	2010-66	Villas at Angel Point	323 Patterson Street Lafayette, LA 70501	7	Kacee Thompson	Conversion/New Construction	\$733,770.00	\$0.00	10	50
	St. Tammany	2010-67	Artesia Way Apartments	4151 Ponchartrain Drive Slidell, LA 70458	1	Winton Yerby	Conversion/New Construction	\$1,052,699.00	\$0.00	3	64
	Bienville	2010-68	Arcadia Village	Madden Street Arcadia, LA 71001	4	Ervin Turner	Conversion/New Construction	\$618,908.00	\$0.00	28	28
	Terrebonne	2010-70	Barataria Station Apartments II	338 Barataria Ave Houma, LA 70360	3	Chris Clement	Conversion/New Construction	\$770,861.00	\$0.00	1	43
	Orleans	2010-71	Bywater Art Lofts II	3726 Dauphine Street New Orleans, LA 70117	2	Chris Clement	Historic Rehab	\$551,529.00	\$0.00	2	30

Pool Selection	Parish	Project Number	Project Name	Project Address	Congressional District	Contact Name	Construction Type	Tax Credit Requested	Home Funds Requested	Buildings	Units
	Franklin	2010-72	Meadowbrook Subdivision Phase II	Corner of Robinson Road & Riser Road, Winnsboro, LA 71295	5	Louis Journey	Scattered Site/New Construction	\$824,720.00	\$0.00	40	40
	Caddo	2010-73	Ogilvie Hardware Lofts	217 Jones St. Shreveport, LA 71101	4	Matt Harris	Historic Rehab	\$1,500,000.00	\$0.00	1	90
	Orleans	2010-77	Gold Seal Lofts	520 South Alexander Street, New Orleans, LA 70119	2	Matthew Schwartz	Historic Rehab	\$446,294.00	\$0.00	1	31
	Livingston	2010-80	The Flats at 447	Glenn Ellis Road, Walker, LA 70785	6	Fred Banks	New Construction	\$1,500,000.00	\$0.00	5	120
	Ouachita	2010-81	Evangeline Plaza Apartments	3000 Evangeline Street, Monroe, LA 71201	5	Robert Whittington	Acquisition Rehab	\$1,250,000.00	\$0.00	30	212
	East Baton Rouge	2010-82	1854 North Street LLC	1854 North Street, Baton Rouge, LA 70802	6	Cornelius Payne	Historic Rehab	\$650,000.00	\$0.00	1	32
			32								
GO Zone											
	Tangipahoa	2010-07	The Villas of Hammond	Richsmith Lane, Hammond, LA 70401	1	Arby Smith	New Construction	\$1,428,000.00	\$0.00	1	64
	Calcasieu	2010-33	Havens of Lake Charles	NE Corner of 5th Ave. and Power Center Pkwy., Lake Charles, LA 70607	7	Jeffrey Spicer	Multifamily	\$890,802.00	\$0.00	18	72
	Iberia	2010-53	Bacmonila Gardens	Bacmonila Gardens	3	Tim Smith	Multifamily	\$1,499,999.00	\$0.00	15	150
			3								
GO Zone (Reprocessing)											
	St. Bernard	2010-13	Parc Place	Chalmette, LA 70043	3	Matt Harris	Conversion/New Construction	\$1,079,710.00	\$0.00	4	72

Pool Selection	Parish	Project Number	Project Name	Project Address	Congressional District	Contact Name	Construction Type	Tax Credit Requested	Home Funds Requested	Buildings	Units
	St. Bernard	2010-14	Magnolia Park	Chalmette, LA 70043	3	Matt Harris	Conversion/New Construction	\$1,079,710.00	\$0.00	4	72
	Vermilion	2010-15	Acadian Village	Maurice, LA 70555	7	Matt Harris	Conversion/New Construction	\$1,019,005.00	\$0.00	4	72
	St. Bernard	2010-16	Riverview	Chalmette, LA 70043	3	Matt Harris	Conversion/New Construction	\$1,079,710.00	\$0.00	4	72
	St. Bernard	2010-17	The Woodlands	Chalmette, LA 70043	3	Matt Harris	Conversion/New Construction	\$1,079,710.00	\$0.00	4	72
	Orleans	2010-26	Lafitte Redevelopment Adjudicated Housing	Multiple Sites	2	Terri North	Scattered Site/New Construction	\$3,704,025.00	\$0.00	94	148
	Orleans	2010-27	Lafitte Redevelopment Off-Site Rehabilitations	Multiple Sites	2	Terri North	Acquisition Rehab	\$474,461.00	\$0.00	24	44
	Orleans	2010-28	Lafitte Senior Housing	700 N. Galvez New Orleans, LA 70112	2	Matt Morrin	Conversion/New Construction	\$2,211,000.00	\$0.00	1	100
	Orleans	2010-29	Lafitte Redevelopment Blocks 5-8	Multiple Addresses	2	Matt Morrin	Conversion/New Construction	\$3,312,756.00	\$0.00	77	142
	Vermilion	2010-30	Havens of Abbeville	Rodeo Road, Abbeville, LA	7	Jeffrey Spicer	Multifamily	\$885,665.00	\$0.00	18	72
	Calcasieu	2010-31	Villas of Lake Charles	NE Corner of 5th Ave. and Power Center Pkwy., Lake Charles, LA 70607	7	Jeffrey Spicer	Multifamily	\$915,767.00	\$0.00	4	72
	St. James	2010-32	Sugar Hill Crossing	20 Acres off Hwy. 70 in St. James Parish St. James, LA 70086	3	Jeffrey Spicer	Multifamily	\$959,841.00	\$0.00	100	100
	Calcasieu	2010-34	Stonebridge of Lake Charles	Approximately 1995 E. McNeese Street Lake Charles, LA 70607	7	Jeffrey Spicer	Multifamily	\$1,427,769.00	\$0.00	8	140

Pool Selection	Parish	Project Number	Project Name	Project Address	Congressional District	Contact Name	Construction Type	Tax Credit Requested	Home Funds Requested	Buildings	Units
	Orleans	2010-35	Oak Villa II	3600 Bender Blvd Algiers, LA 70114	2	Murray Childers	Conversion/New Construction	\$1,094,187.00	\$0.00	1	80
	East Baton Rouge	2010-51	Wesley Chapel	10008 Avenue L Baton Rouge, LA 70807	6	Richard Murray	Substantial Rehab	\$1,014,925.00	\$0.00	8	82
	Calcasieu	2010-65	Dogwood Place Subdivision	324 South Lambert Street Iowa, LA 70647	7	Larry Hoss	Scattered Site/New Construction	\$1,463,269.00	\$0.00	60	60
	Calcasieu	2010-75	The Meadows	Southside Intersection of E McNeese @ 5th Ave	7	Jonah Dowling	Conversion/New Construction	\$850,000.00	\$0.00	2	180
	Orleans	2010-76	Crescent Garden Homes	Multiple addresses – scattered site	2	Jonah Dowling	New Construction	\$405,000.00	\$0.00	143	143
	Orleans	2010-83	BW Cooper I	3402 Earhart New Orleans, LA 70125	2	Judith Moran	Conversion/New Construction	\$6,676,761.00	\$0.00	159	410
			19								
Ike											
	Calcasieu	2010-37	Lakewood Manor Apartments	1124 Giovanni Street Lake Charles, LA 70601	7	Adrian Iglesias	Acquisition Rehab	\$550,644.00	\$0.00	15	60
	Calcasieu	2010-46	Kingsley Court	2331 Cline Street Lake Charles, LA 70601	7	Ben Taylor	Conversion/New Construction	\$568,000.00	\$0.00	24	24
	Calcasieu	2010-47	Bayou Bluff	2228 Old Highway 171 Lake Charles, LA 70615	7	Ben Taylor	Conversion/New Construction	\$712,000.00	\$0.00	30	30
	Cameron	2010-54	Gulf Breeze Estates	Highway 1142, Cameron, LA 70631	2	Dale Lancaster	Scattered Site/New Construction	\$706,000.00	\$0.00	32	32
			4								
PHA											
	Rapides	2010-24	Legacy Heights Phase II	Loblolly Lane, Alexandria, LA 71303	5	Brian Swanton	Conversion/New Construction	\$739,393.00	\$0.00	2	40

Pool Selection	Parish	Project Number	Project Name	Project Address	Congressional District	Contact Name	Construction Type	Tax Credit Requested	Home Funds Requested	Buildings	Units
	Orleans	2010-36	St. Bernard IIB	4100 Duplessis Street New Orleans, LA 70122	2	Monika McKay	Conversion/New Construction	\$740,000.00	\$0.00	8	48
	Lafayette	2010-39	Residences at Pont Des Mouton	East Side of Birdsong Road, West Pont Des Mouton Lafayette, LA 70507	7	Gary Hassenflu	Conversion/New Construction	\$823,404.00	\$0.00	6	48
	East Baton Rouge	2010-48	Willow Creek Townhomes	5876 Quida Mae Drive Baton Rouge, LA 70812	6	Richard Murray	Conversion/New Construction	\$750,000.00	\$0.00	10	42
			4								
QNP/CHDO											
	Orleans	2010-12	Lykes Steamship Apartments	1770 Tchoupitoulas Street New Orleans, LA	2	Victor Smeltz	Historic Rehab	\$945,000.00	\$0.00	1	56
	Rapides	2010-21	Arbor Hill Senior Apartments	300 Block of East Shamrock Avenue Pineville, LA 71360	5	Jay Bernstein	Conversion/New Construction	\$704,691.00	\$0.00	1	56
	Jackson	2010-43	Golden Meadows Subdivision	Bond Street Jonesboro, LA 71251	5	Herbert Simmons	Conversion/New Construction	\$680,000.00	\$0.00	32	32
	Ouachita	2010-44	Sycamore Point	Burg Jones Lane at Sycamore Street Monroe, LA 71202	5	James Freeman	Conversion/New Construction	\$740,000.00	\$0.00	39	39
	East Baton Rouge	2010-45	Autumn Place Townhomes	5656 McClelland Drive Baton Rouge, LA 70805	6	Richard Murray	Conversion/New Construction	\$750,000.00	\$0.00	10	42
	Ouachita	2010-69	Garden Grove Subdivision	Churchill Street Monroe, LA 71203	5	Ervin Turner	Conversion/New Construction	\$724,689.00	\$0.00	34	34
			6								
Rural											
	St. Landry	2010-02	Southern Breeze Apartments	Nile Street & Wilson Street, Eunice, LA 70535	7	Bill Truax	Conversion/New Construction	\$600,227.00	\$475,000.00	1	42
	Lafourche	2010-03	Tarpon Heights Apts	16932 West Main, Cut Off, LA 70345	3	Murray A. Calhoun	Acquisition Rehab	\$345,480.00	\$0.00	6	48

Pool Selection	Parish	Project Number	Project Name	Project Address	Congressional District	Contact Name	Construction Type	Tax Credit Requested	Home Funds Requested	Buildings	Units
	Jefferson	2010-04	Floral Acres Apts. I	733 Dandelion Drive, Waggaman, LA 70094	2	Murray A. Calhoun	Acquisition Rehab	\$269,497.00	\$0.00	21	42
	Avoyelles	2010-05	Bunkie Seniors Apartments II	120 Seniors II Street, Bunkie, LA 71322	5	Murray A. Calhoun	Acquisition Rehab	\$207,170.00	\$0.00	11	32
	Jefferson	2010-06	Floral Acres Apartments II	733 Dandelion Drive, Waggaman, LA 70094	2	Murray A. Calhoun	Acquisition Rehab	\$209,889.00	\$0.00	16	32
	Red River	2010-08	Red River Apartments	914 East Carroll Street Coushatta, LA 71019	4	Kerry Banks	Acquisition Rehab	\$205,392.00	\$0.00	6	32
	Jackson	2010-09	Jonesboro Villas	300 Leon Drive, Jonesboro, LA 71251	5	Kerry Banks	Acquisition Rehab	\$157,161.00	\$0.00	4	32
	DeSoto	2010-18	Bridgestone I & II Apartments	3852 Hwy 171 Gloster, LA 71030	4	Kay Miller	Acquisition Rehab	\$190,000.00	\$0.00	7	32
	Natchitoches	2010-19	Miller Creek and Riverbend Apartments	324 Miller Creek Drive Natchitoches, LA 71457	4	Kay Miller	Acquisition Rehab	\$260,000.00	\$0.00	14	48
	Richland	2010-23	Ashford Place Subdivision	Golson Road, Delhi, LA 71232	5	Patrick Temple	New Construction	\$720,000.00	\$64,262.00	32	32
	Avoyelles	2010-38	Richardson Place II	Hwy 115, So. Main Street Marksville, LA 71351	5	Donnie Richardson	Conversion/New Construction	\$426,779.00	\$0.00	20	20
	Evangeline	2010-52	Meadow Run Apartments	1640 Cajun Drive Mamou, LA 70554	7	David Morrow	Acquisition Rehab	\$464,296.00	\$228,640.00	7	47
	Acadia	2010-74	Highland Common Apartments	302 Francis Prejean Cir., Duson, LA 70529	7	Robert Whittington	Acquisition Rehab	\$250,000.00	\$0.00	4	36
	Lincoln	2010-78	Edgewood Square Apartments	713 McDonald Ave, Ruston, LA 71270	5	Mike Roderer	Acquisition Rehab	\$735,502.00	\$628,540.00	12	60
	West Baton Rouge	2010-79	Katherine Square Apartments	250 North 14th Street, Port Allen, LA 70767	6	Mike Roderer	Acquisition Rehab	\$724,410.00	\$703,432.00	11	60

Pool Selection	Parish	Project Number	Project Name	Project Address	Congressional District	Contact Name	Construction Type	Tax Credit Requested	Home Funds Requested	Buildings	Units
		83	83					\$79,631,686.00	\$2,099,874.00		