
Louisiana Housing Finance Agency



Multifamily Rental Housing Program

Brenda Evans, Program Administrator
Loretta Wallace, Program Administrator
Marjorianna Willman, Program Manager

September 14, 2011

Table of Contents

Memo to Commissioners.....	3
Agenda.....	4
Minutes from July 13, 2011 Multifamily Committee Meeting	6
Decision Brief – BW Cooper Ib Project (Bond).....	14
Resolution – BW Cooper Ib Project (Bond).....	15
Project Summary – BW Cooper Ib Project (Bond)	21
Hanover Apartments Resolution	30
GO Zone Credit Initiative.....	42
2011/2012 Application Log.....	45
Status of LIHTC.....	57

MEMORANDUM

To: Chairman Guy T. Williams
Commissioner Donald B. Vallee
Commissioner Adena R. Boris
Commissioner Mayson H. Foster
Commissioner Katie Anderson
Commissioner Neal P. Miller

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

Date: September 1, 2011

Re: Multifamily Rental Housing Program Committee

There will be a Multifamily Rental Housing Program Committee meeting, Wednesday, September 14, 2011 at 11:00 A.M. at the Louisiana Housing Finance Agency, V. Jean Butler Board Room, located at 2415 Quail Drive, Baton Rouge, LA 70808.

The following Resolutions will be presented to the Board:

- A resolution accepting the proposal of such purchaser as may be designated by the Developer for the purchase of not to exceed Twenty Million Dollars (\$20,000,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**BW Cooper Ib Project located at 3400 Earhart Blvd., New Orleans, Orleans Parish, Louisiana**) in one or more series.
- A resolution authorizing Kathleen A. Dorgan, AIA, LEED-AP with Judith Kinnard, FAIA to review and score the Superior Design submittal for the 2011/2012 Low Income Housing Tax Credit Application for **Hanover Apartments located at the corner of 72nd Avenue and Howell Blvd, Baton Rouge, East Baton Rouge Parish, Louisiana.**
- Update on the **GO Zone Credit Initiative.**
- Update on **2011/2012 Funding Round.**
- Update on **Status of LIHTC and Other Projects.**

Other Business.

Adjournment.

September 7, 2011

MULTIFAMILY RENTAL HOUSING COMMITTEE MEETING

Notice is hereby given of a regular meeting of the Multifamily Rental Housing Program Committee to be held on **Wednesday, September 14, 2011 at 11:00 A.M.**, Louisiana Housing Finance Agency, **V. Jean Butler Board Room**, located at 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

AGENDA

1. Call to order, roll call, and introduction of guests.
2. Approval of the Minutes of the August 10, 2011 Multi-Family Committee Meeting.
3. Multifamily Update.
 - A resolution accepting the proposal of such purchaser as may be designated by the Developer for the purchase of not to exceed Twenty Million Dollars (\$20,000,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**BW Cooper Ib Project located at 3400 Earhart Blvd., New Orleans, Orleans Parish, Louisiana**) in one or more series.
 - A resolution authorizing Kathleen A. Dorgan, AIA, LEED-AP with Judith Kinnard, FAIA to review and score the Superior Design submittal for the 2011/2012 Low Income Housing Tax Credit Application for **Hanover Apartments located at the corner of 72nd Avenue and Howell Blvd, Baton Rouge, East Baton Rouge Parish, Louisiana.**
 - Update on the **GO Zone Credit Initiative.**
 - Update on **2011/2012 Funding Round.**
 - Update on **Status of LIHTC and Other Projects.**
4. Other Business.

5. Adjournment.

Alesia Y. Wilkins-Braxton
LHFA Acting-President

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

Pursuant to the provisions of LSA-R.S. 42:17, upon two-thirds vote of the members present, the Board of Commissioners of the LHFA 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 Committee Meeting Minutes
Wednesday, August 10, 2011
2415 Quail Drive
Baton Rouge, LA 70808
9:30 A.M.

Committee Members Present

Chairman Guy T. Williams
Commissioner Katie Anderson
Commissioner Mayson H. Foster
Commissioner Donald B. Vallee
Commissioner Adena R. Boris

Committee Members Absent

Commissioner Neal P. Miller

Other Commissioners Present

Commissioner Joseph M. Scontrino, III
Commissioner Allison A. Jones
Ms. Alice Washington designee for Commissioner John N. Kennedy

Staff Present

Alesia Y. Wilkins-Braxton
Brenda Evans
Leslie Strahan
Marjorianna Willman
Loretta Wallace
Ricky Patterson
Joseph Durnin
Louis Russell
Nicole Carter
LaTosha Overton
Annie Robinson
Jessica Guinn
E. Keith Cunningham
Christine Bratkowski
Danny Veals

Counsel Present

Wayne Neveu, Foley & Judell

Guests Present

Attached

Call to order, roll call and introduction of guests. Chairman Guy T. Williams called the meeting to order at 9:38 a.m. and a quorum was established.

Approval of the Minutes. Commissioner Donald B. Vallee moved to approve the July 13, 2011 Multifamily Committee minutes. Commissioner Katie Anderson seconded the motion, and the motion was unanimously approved for recommendation to the Full Board.

- A resolution accepting the proposal of JPMorgan Chase Bank, N.A. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Nine Million Dollars (**\$9,000,000**) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**The Elysian, LLC Project, North 13th Street & Spanish Town Road, Baton Rouge**) in one or more series; and providing for other matters in connection therewith.

Commissioner Vallee moved to approve the resolution for The Elysian, which was seconded by Commissioner Anderson and was unanimously approved for recommendation to the Full Board.

- A resolution accepting the proposal of Capital One or such other purchaser as may be designated by the Developer for the purchase of not to exceed Eight Million, Six Hundred Thousand Dollars (**\$8,600,000**) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**Cypress Springs Senior Apartments Project, 5140 Hooper Road, Baton Rouge, LA 70811**) in one or more series; **and** a resolution establishing the maximum qualified basis and low-income housing credits; 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.

This resolution was deferred until the September 14, 2011 Committee Meeting.

- A resolution accepting the proposal of Merchant Capital, L.L.C. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Seven Million, Three Hundred Fifty Thousand Dollars (**\$7,350,000**) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**Garden Oaks Tower Project, 3200 Garden Oaks Drive, New Orleans, LA**) in one or more series; **and** a resolution establishing the maximum qualified basis and low-income housing credits; authorizing the Agency staff's 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.

Commissioner Vallee moved to approve both resolutions for Garden Oaks Tower, which was seconded by Commissioner Mayson H. Foster and was unanimously approved for recommendation to the Full Board.

- Discussion and resolution authorizing and approving the continued allocation of GO Zone Credits until October 1, 2011 for the re-development of the **BW Cooper Housing Development, 3402 Earhart Blvd., New Orleans LA 70125** ("BW Cooper") sponsored by the Housing Authority of New Orleans (HANO); approving the maximum qualified basis and low-income housing credits in accordance with their feasibility and viability reports; **and** a resolution of intention to issue not

exceeding Twenty Million Dollars (**\$20,000,000**) Multifamily Housing Revenue Bonds in one or more series to finance the acquisition, construction and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection therewith.

Commissioner Vallee moved to approve both resolutions for BW Cooper, which was seconded by Commissioner Anderson and was unanimously approved for recommendation to the Full Board.

- A resolution establishing the maximum qualified basis and low-income housing credits to **Garden Senior Apartments #2010-05BF, 4863 Hooper Road, Baton Rouge, LA 70811**; authorizing the Agency's 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.

Commissioner Vallee moved to approve the resolution for Garden Senior Apartments, which was seconded by Commissioner Foster and was unanimously approved for recommendation to the Full Board.

- A resolution authorizing the addition of Four Thousand, Five hundred Three dollars (**\$4,503.00**) in **4% Low Income Housing Tax Credits** for a total reservation of one hundred one thousand, two hundred thirty-four dollars (**\$101,234.00**) of 4% Low Income Housing Tax Credits to **Belmont Village Apartments, #09-04BF (720 Carrollwood Village Drive, Gretna, LA 70056)**; and providing for other matters in connection therewith.

Commissioner Vallee moved to approve the resolution for Belmont Village Apartments, which was seconded by Commissioner Anderson and was unanimously approved for recommendation to the Full Board.

- A resolution regarding the request to extend the GO Zone closing deadline for **Southwood Patio Homes #2010-57, 4300 Sullen Place, New Orleans, LA 70131**; and providing for other matters in connection therewith.

There was discussion between members of the committee and members of the development team regarding the project. Commissioner Vallee moved to approve the resolution for Southwood Patio Homes, which was seconded by Commissioner Anderson and was unanimously approved for recommendation to the Full Board.

- Discussion and resolution regarding the request of the Housing Authority of New Orleans (“HANO”) for the continued allocation of GO Zone Credits related to the re-development plans for the **Lafitte Housing Developments** in accordance with their feasibility and viability reports; authorizing the Agency's staff and counsel to prepare the forms of such documents and agreements as may be necessary to the confirmation and/or return of such GO Zone Credits; and providing for other matters in connection with in accordance with the feasibility/viability analysis; and providing for other matters in connection therewith.

There was discussion between members of the committee and Mr. David Gilmore regarding the issues Lafitte faced and what the project hoped to accomplish. Commissioner Vallee moved to approve the resolution for Lafitte Housing Developments, which was seconded by Commissioner Foster and was unanimously approved for recommendation to the Full Board.

- Discussion and resolution regarding a **Waiver of the Minimum Score Requirement for the 2011/2012 LIHTC Funding Round**; and providing for other matters in connection therewith.

There was discussion by members of the staff, committee and Mrs. Kelly Longwell of Coats Rose regarding the language of the resolution. It was determined by staff that the language would be changed to reflect both 4% and 9% credits. Commissioner Vallee moved to approve the resolution for the waiver of minimum score, which was seconded by Commissioner Foster and was unanimously approved for recommendation to the Full Board.

- Discussion and resolution regarding projects approved for the **30% Basis Bump-Up**; and providing for other matters in connection therewith.

Commissioner Anderson moved to approve the resolution for the waiver of minimum score, which was seconded by Commissioner Foster. Commissioner Vallee abstained from voting and the resolution was approved for recommendation to the Full Board

- Discussion and resolution regarding **Notice of Future Point Reduction for Failure to Utilize Agency Resources**; and providing for other matters in connection therewith.

Commissioner Anderson proposed a motion to amend the resolution to include a 14 day calendar notice to allow developers a longer timeframe in which to respond. The motion was seconded by Commissioner Vallee and received a unanimous vote of approval.

- Discussion and resolution regarding a **Strategy for Awarding Returned GO Zone Credits**; authorizing the Agency's staff and counsel to prepare the forms of such documents and agreements as may be necessary and providing for other matters in connection therewith.

Commissioner Anderson proposed a motion to amend the resolution to include giving priority to rehabilitation projects in the upcoming GO Zone initiatives. The motion was provided a second by Commissioner Vallee and received a unanimous vote of approval.

- Update on **2011/2012 Funding Round**.

Ms. Evans provided a brief update.

- Update on **Status of LIHTC and Other Projects**.

Ms. Evans provided a brief update.

- **Adjournment**

The meeting was adjourned by Chairman Williams at 10:39 p.m.



LOUISIANA HOUSING FINANCE AGENCY

MULTIFAMILY RENTAL COMMITTEE MEETING

WEDNESDAY, AUGUST 10, 2011 @ 9:30A.M.

Guest Sign-In Sheet

GUEST NAME

FIRM

PLEASE, PLEASE PRINT

- | | |
|-------------------------------|---------------------------------|
| 1. <u>Wayne J Neveu</u> | <u>Foley + Judell, LLP</u> |
| 2. <u>Paul Ponte</u> | <u>TRIUMPH MANAGEMENT GROUP</u> |
| 3. <u>Sujit Patel</u> | <u>Beck Stahl</u> |
| 4. <u>Ken Calame</u> | <u>Summit Housing Partners</u> |
| 5. <u>Charlotte Bourgeois</u> | <u>LAAHP</u> |
| 6. <u>Steve Brooks</u> | <u>IDP Housing, LLC</u> |
| 7. <u>Steve Wilson</u> | <u>Stratford Capital Group</u> |
| 8. <u>Rhett Holmes</u> | <u>IDP Housing, LLC</u> |

MFC
PLEASE PRINT CLEARLY

GUEST NAME	FIRM
9. Yvonne Emerson	USDA-RD
10. Terri Dawzat	USDA-RD
11. Len Hency	HANO
12. Dale Lancaster	Arrington Developers
13. Terri North	Providence
14. Marjorianna Willman	Staff
15. Ronald Burrough	Staff
16. DIANA HOLLY	RND C
17. TY CARLOS	BNM MELON
18. KATHY LABORDE	GCHP
19. Robert Whittington	Tosco R / Power
20. Andy HATNER	NATIONAL EQUITY FUND
21. MIKE RODRIGUEZ	HKL, INC.

MFC
PLEASE PRINT CLEARLY

GUEST NAME	FIRM
22. _____	_____
23. Kelly Longwell	Coats Rose
24. Michelle Witten	Enterprise
25. Kerry Banks	Bon Classe
26. Chris Clement	HRT
27. STEPHEN FALONITE	F3 MANAGEMENT
28. James Hunter	Hunter Law Firm
29. MURRAY CALHOUN	MAN-RECO
30. Matty Jones	Coats Rose
31. Debra A. Washington	NHCS
32. DONNA COLLINS LEWIS	CD I,
33. MICHAEL VALES	MFLC
34. Dan Winters	Allent Capital
35. Stephen Craver	NHPF

MFC
PLEASE PRINT CLEARLY

GUEST NAME

FIRM

36. _____

37. *VERNON MARTIN*

MARTIN & PSON / ROBERT ROWEN

38. _____

39. _____

40. _____

41. _____

42. _____

43. _____

44. _____

45. _____

46. _____

47. _____

48. _____

49. _____

DECISION BRIEF:

The sale of \$20,000,000 in Multifamily Housing Revenue Bonds for Marrero Commons a/k/a BW Cooper Phase Ib located in New Orleans, Louisiana in Orleans Parish

Issue

On August 10, 2011, the Louisiana Housing Finance Agency's Board of Commissioners approved a resolution authorizing the issuance of \$20,000,000 in Multifamily Housing Revenue Bonds for Marrero Commons a/k/a BW Cooper Phase Ib, approval of 4% Tax Credits (Phase Ib) and the reprocessing of 9% tax credits for (Phase Ia) for the purpose of constructing a 160 unit/62 building multifamily residential complex located at 3400 Earhart Blvd., New Orleans, LA, Orleans Parish, Louisiana. Louisiana Bond Commission approved this project at the August 18, 2011 meeting.

This resolution requests the Board's approval in considering the proposal of such purchaser as may be designated by the Developer for the purchase of not to exceed Twenty Million Dollars (\$20,000,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds in one or more series.

The Residential unit mix is fifty-three (53) public housing units (60% AMI or less); fifty-nine (59) LIHTC units (60% AMI or less); and forty-eight (48) Market rate units. The unit mix breakdown: Twenty-six (26) one bedroom units; forty-seven (47) two bedroom units; seventy-three (73) three bedroom units; and fourteen (14) four bedroom units. Thirteen of the units will be fully accessible. Average bedroom size for the one bedroom size will be 727 sq ft; two bedroom size will be 981 sq ft; three bedroom size will be 1,201 sq ft.; and the 4 bedroom size will be 1,364 sq ft.

The developer closed on the entire 410 unit development for BW Cooper on June 16, 2011. This 160 unit portion of the 410 unit financing is within those closed documents. In addition to the

Bond Proceeds, other sources of funding to be utilized in the construction of this development will be \$17,435,665 from HANO Development Loan; \$15,600,000 in OCD/CDBG funds; and \$7,326,925 from USBDCDC. Total Development Cost for the development is \$38,154,899 with the TDC per square foot being \$222.12 per sq ft.

One hundred five (105) Townhomes and fifty-five (55) Garden units all private entrances; front porch and rear patio area, village green with play areas and public art; Community Supportive Services Programs; Energy Star appliances including dishwasher, washer & dryer, central air and electric heat; 15 year maintenance free exterior finishes 30-50 year roof warranty and storm windows and shutters.

Pros:

- Provides for an alternative financing method for the 160 units already approved for tax credits by LHFA (included in the total approval of 410 units).
- Provides for timely construction and delivery of the remaining 160 units in accordance with the current schedule applicable to the 410 unit approval by LHFA.
- Provides for 160 new affordable multifamily units in the much needed Orleans Parish market.

Cons: None

Recommendation:

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

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution accepting the proposal of such purchaser as may be designated by the Developer for the purchase of not to exceed Twenty Million Dollars (\$20,000,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (BW Cooper Ib Project, located at 3400 Earhart Blvd., New Orleans, LA, Orleans Parish, Louisiana.) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

WHEREAS, the Board of Commissioners (the **“Board”**) of the Louisiana Housing Finance Agency (the **“Agency”**) on August 10, 2011, adopted a resolution approving and authorizing the issuance of not exceeding Twenty Million Dollars (\$20,000,000) of Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (BW Cooper Ib Project) in one or more series and authorized the publication of a Notice of Intention to Sell at Private Sale (the **“Notice”**) in connection therewith; and

WHEREAS, said bonds are being designated as “Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (BW Cooper Ib Project) in one or more series” in the aggregate principal amount of not to exceed \$20,000,000 (the **“Bonds”**) and are being issued for the purpose of providing funds to (i) pay the cost for the acquisition, construction and equipping of a multifamily residential rental facility serving low and moderate income special needs households in New Orleans, Orleans Parish, Louisiana (the **“Project”**), (ii) fund such reserve accounts as may be required and (iii) pay the costs of issuance associated with the Bonds; and

WHEREAS, as set forth in said resolution, the Notice of Sale was published on August 31, 2011 in “The Advocate” and in the “Daily Journal of Commerce” for an amount not to exceed \$20,000,000; and

WHEREAS, in accordance with the aforesaid resolution adopted by the Agency on August 10, 2011, the sale of the Bonds was scheduled for September 14, 2011; and

WHEREAS, the Agency did meet on September 14, 2011, at 12:00 p.m., Louisiana time, for the purpose of receiving and considering the parameter sale proposal of such purchaser (the **“Purchaser”**) as may be designated by B.W. Cooper I, LLC, a limited liability company, organized in the State of Louisiana (the **“Developer”**), and taking action with respect to the parameter sale of not exceeding Twenty Million Dollars (\$20,000,000) of the Bonds pursuant thereto;

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 parameter terms submitted this day by such other purchaser as may be designated by the Developer, for the purchase of bonds designated “Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (BW Cooper Ib Project)” in on more series in the aggregate principal amount of not exceeding \$20,000,000, at an interest rate not exceeding 12% per annum, and for a maturity not exceeding 40 years, authorized under and pursuant to the provisions of a Bond Trust Indenture (the “**Indenture**”), by and between a trustee to be determined (the “**Trustee**”), and the Agency be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds are conditioned upon approval by the State Bond Commission and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Bonds in accordance with said Indenture is hereby authorized and approved. The Chairman, Vice Chairman, President, Vice President and/or Secretary of this Board are hereby authorized and directed for, on behalf of and in the name of the Agency, to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Bonds on file with the Agency:

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

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with Chapter 3-A of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and with the approval of Counsel to the Agency or Bond Counsel. As provided in the resolution of intention adopted by the Agency on August 10, 2011, 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 of Louisiana (the “**State**”), or any political subdivision thereof within the meaning of any provision or limitation of the Constitution or statutes of the State, nor shall the same give rise to a pecuniary liability of the 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.

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 2. A bank is to be designated as Trustee and Paying Agent with respect to the Bonds in accordance with the provisions of the Indenture.

SECTION 3. In order to accomplish the sale of the Bonds in accordance with the terms of this resolution, either the Chairman or Vice Chairman of this Agency or the President or Vice President, acting on his behalf, be and they are hereby authorized and directed to execute and deliver, for and on behalf of the Agency, the Indenture in substantially the form thereof which is

now before this Agency and filed with the Secretary of this Board of Commissioners with such revisions or changes as may be approved by Bond Counsel.

SECTION 4. The Bonds will be dated, will be in the denominations and will have all the terms set forth in the Indenture.

SECTION 5. The Bonds shall be subject to redemption in accordance with the Indenture.

SECTION 6. The Chairman, Vice Chairman, President, Vice President and/or Secretary, be and they are hereby approved, authorized and directed to execute and deliver or cause to be executed and delivered all documents required to be executed on behalf of the Agency and delivered to effect delivery of the Bonds to the Purchaser or deemed by any of them necessary or advisable to implement this resolution or the Indenture, or to facilitate the sale of the Bonds.

SECTION 7. The Chairman, Vice Chairman, President, Vice President and/or Secretary of the Agency shall cause to be executed for and on behalf of the Agency the aforementioned Bonds in accordance with the Indenture, and shall effect the delivery thereof to the Purchaser in accordance with the Indenture. The President and/or such other officer of the Agency shall receive from the Purchaser for the account of the Agency the purchase price of the Bonds and shall deposit the same with the Trustee under the Indenture in accordance with the provisions thereof.

SECTION 8. This resolution shall take effect immediately.

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 14th day of September, 2011.

Chairperson

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 September 14, 2011, entitled: “A resolution accepting the proposal of such purchaser as may be designated by the Developer for the purchase of not to exceed Twenty Million Dollars (\$20,000,000) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (BW Cooper Ib Project) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 14th day of September, 2011.

Secretary

(SEAL)

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

Date: July 27, 2011

- (1) **PROJECT NAME:** **Marrero Commons (aka BW Cooper Phase Ib)**
- (2) **AMOUNT OF BOND
ISSUE REQUESTED
(NOT TO EXCEED):** \$20,000,000
- (3) **PROJECT DESCRIPTION:**
- 1) Number of Units -160
 - 2) Total Land Area – 13.9
 - 3) Density: 11.5 # of Units per Acre Low Rise 160 units High Rise None
 - 4) New Construction: Yes
Rehabilitation: None
 - 5) Land Control: Current Legal Owner of Land: 99 year Ground Lease from HANO to BW Cooper I, LLC
 - 6) Number of Parking Spaces Per Unit 2.1
 - 7) Census tract where Project located 69
 - 8) State Representative District 98
Representative Neil Abramson
 - 9) State Senatorial District 5
Senator Karen Carter Peterson
- (4) **LOCATION:
(STREET ADDRESS OR
LEGAL DESCRIPTION OF
LAND AND PARISH):** **Legal description attached
Address is 3400 Earhart Blvd., New Orleans**

- (5) **CONTACT PERSON
FOR PROJECT:** **Mike McCroskey, KBK Enterprises**
Phone: 614-476-3548
- (6) **DEVELOPMENT TEAM:**
- Developer: KBK Enterprises LLC
Contact: Mike McCroskey
Phone: 614-476-3548
- Architect: Moody Nolan Inc.
Contact: Brian Tibbs
Phone: 615-620-4770
- General Contractor: Gibbs Construction
Contact: Rob Wooderson
Phone: 504-733-4336

Attorney: Nixon Peabody
Contact: Tom Giblin
Phone: 617-345-1102

Lending Institution
to Originate Mortgage
Loan (if known): To Be Determined
Contact: _____
Phone: _____

Provider of Credit
Enhancement on Mortgage
Loan (if known): To Be Determined
Contact: _____
Phone: _____

Investment Banker for
Bonds Publicly Offered
(if known): To Be Determined
Contact: _____
Phone: _____

Purchaser of Bonds
for Bonds Privately
Placed (if known): To Be Determined
Contact: _____
Phone: _____

(7) **ZONING:** **Zoned RM-3**

(8) **UTILITIES:** **Electric, Water, Sewer, Phone, Cable**
Available at the site

(9) **FAIR MARKET VALUE** \$10,500,000 (Land only)
OF PROJECT PROPERTY: Specify date of most recent appraisal: Dec 2006

(10) **FINANCIAL INFORMATION:** Amount

A. **SOURCES OF FUNDS:**

Bond Proceeds	\$20,000,000	52.42% Dev. Cost
Other Sources (list)		
HANO Development Loan	\$17,435,665	_____ % Dev. Cost
OCD/CDBG Loan	\$15,600,000	_____ % Dev. Cost
USBCDC Equity	\$7,326,925	_____ % Dev. Cost
TOTAL SOURCES OF FUNDS	\$60,362,590	

B. USES OF FUNDS:

(1)	LAND COSTS	\$4,100,000	\$23.36 per sq. ft.
(2)	BUILDING ACQUISITION COSTS (less Land costs)	\$ _____	\$ _____ per D/U
(3)	CONSTRUCTION (or Rehabilitation Costs)	\$23,818,169	\$148,864 per D/U
(4)	PROFESSIONAL FEES:		
		<u>Amount</u>	<u>% of Total Funds</u>
	Architectural	\$1,775,000	_____ %
	Engineering	\$ _____	_____ %
	Legal:		
	Counsel to Issuer	\$ _____	_____ %
	Bond Counsel	\$ _____	_____ %
	Special Tax Counsel (specify firm name)	_____	_____ %
	_____	\$ _____	_____ %
	Other Legal (specify firm & purpose)		
	Developer Counsel	\$249,497	
	_____	\$ _____	
	_____	\$ _____	
	_____	\$ _____	_____ %
	_____	\$ _____	_____ %
	Total Professional Fees	\$2,024,497	_____ %
(5)	UNDERWRITING:		
	Management Fee	\$ _____	
	Sales Commission	\$ _____	
	Underwriter's Counsel	\$ _____	
	Net to Underwriters Expenses (list)	\$ _____	

	_____	\$ _____	
	Total Underwriting Fee:	\$ _____	

(6) COSTS OF ISSUANCE:

Printing	\$ _____
Publishing/Advertising/ Recording	\$ _____
Rating Expense	\$ _____
Letter of Credit Fees and other credit expenses	\$ _____
Consultants	\$ _____
Insurance	\$ _____
Issuer's Financing Fees	\$ _____
Trustee Bank's initial fee and expenses	\$ _____
Other:	
Total cost of issuance	

(7) OTHER:

Pay down construction loan	\$20,000,000	
Other Soft Costs	\$8,212,233	
Reserves	\$2,207,691	
TOTAL USES OF FUNDS	\$60,362,590	\$377,266 per D/U
Amount of Permanent Mortgage Requested	\$None	% _____ of Total Costs

(11) UNIT TYPES:

<u>All (100%) Units</u>			<u>Low Income Units</u>			
<u>Unit Type</u>	<u>No.</u>	<u>Total Sq. Ft.</u>	<u>No. of Unit Types Set Aside for 50% or less Area Median Income</u>	<u>Total Sq. Ft.</u>	<u>No. of Unit Types Set Aside for 60% or less Area Median Income</u>	<u>Total Sq. Ft.</u>
1 BR	26	18,902	10	7,270	22	15,994
2 BR	47	46,107	12	11,772	28	27,468
3 BR	73	87,673	17	20,417	51	61,251
Other	14	19,096	6	8,184	11	15,004
Total	160	171,778	45	47,643	112	119,717

**Please note that 13 of the 160 units will be fully handicap accessible.

Estimate Market Rents For
Non-Low Income Units:

<u>Unit Type</u> Eff.	<u>Total Units</u>	<u>Total Monthly Rent Per Non-LIU</u>	<u>Total Annual Rent of Non-LIU's</u>
1 BR	4	\$715	\$34,320
2 BR	19	\$815	\$185,820
3 BR	22	\$890	\$234,860
Other	3	\$980	\$35,280
Total	48	\$851	\$490,280

(12) **CURRENT RENTAL COSTS AND RELOCATION PLAN:** Not applicable
 (For Acquisition and/or Rehabilitation Projects Only)

<u>Unit Type</u> Eff.	<u>Monthly</u>	<u>Present Rent Annual</u>	<u>Sq. Ft./Month</u>
1 BR	_____	_____	_____
2 BR	_____	_____	_____
3 BR	_____	_____	_____
Other	_____	_____	_____
TOTAL	_____	_____	_____

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 _____

Please briefly describe relocation plan (Submit detailed relocation plan when completed)
HANO relocation plan approved in accordance with HUD guidelines for Mixed Income/Mixed Finance program.

(13) **VACANCY RATE:** The present vacancy rate in the general market area is 7 %.

(14) **AREA MEDIAN INCOME:** Median income in area according to HUD is \$61,100.

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

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

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

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

(16) **OPTIONAL ELECTION:**

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

(17) **EQUAL OPPORTUNITY:**

Do you agree to provide equal opportunity to members of minority groups and to employ such groups in the Project's development in the roles of, including but not limited to, contractor, subcontractor, employee, laborer, agent, appraiser, or supplier?
Yes X No _____

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

State Bond Commission Rule No. HS2-1993 "Rule Relative to State Bond Commission Multifamily Housing Applicants" 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.

The staff of the State Bond Commission shall use the following criteria when evaluating defined tenant benefit programs.

A. Nonspecial Needs Multifamily Housing.

A developer shall select at a minimum two of the seven options listed below for the set-aside units.

1. Material Rent Differentials.

In order to be deemed material, a rent differential must satisfy the federal tax credit guidelines which specify that rent for set-aside unit should not exceed 30 percent of the imputed income limit for the set-aside unit.

2. Deposit Waivers and/or Application Fee Waivers.

Deposit or application fee waivers may be applied to either an

application fee, a security deposit, or both.

3. Rent Cap.
Rent caps may be applied which limit the dollar and/or percentage of increase in rent upon renewal of a lease. Such rent caps must be equal to or less than one-half the scheduled rent increase for such lease renewal.
4. Rent Deferral.
Rent deferral programs would apply to those tenants which become unemployed during the term of their lease. Rent deferral programs can reschedule rent payments at reduced amounts or have a 100 percent deferral either until six months after the resident is no longer receiving unemployment compensation. This program may be funded with a reserve set aside for this specific purpose and clearly delineated in the bond documents.
5. Educational Programs or Other Socialization Programs.
These programs may include literacy or tutorial programs, re-education assistance for the unemployed or other such assistance which would increase opportunities for the targeted income class.
6. Day-care Related Programs.
These programs may either be located on site or subsidized off site day care centers. Programs may include after school care and/or supervision for the children of working parents.
7. Other such benefit programs as may be proposed by the developer, such as:
 - a. tenant security programs;
 - b. energy conservation programs.

B. Special Needs Multifamily Housing.

The commission recognizes the development of special needs housing for the elderly, disabled, homeless, etc., is essential to the welfare of the citizens of the State. Therefore, the criteria for the defined tenant benefit program shall be based on the total package to be offered to the special needs group, including, but not limited to the following:

1. Meals Programs.
Depending upon the special needs group targeted, this benefit can include one or more meals provided in a central dining area or some other meal program included as part of the total benefit package.
2. Transportation Assistance.
3. On-site Health Services.
4. Housekeeping.
5. Social Activities.

6. Trained and Certified Staff.
7. Rent Differentials.

C. Multifamily Housing in Qualified Redevelopment Areas.

The commission recognizes the importance of encouraging the redevelopment and/or revitalization of urban and inner city areas. Therefore, additional consideration will be given to the following:

1. A Qualified Redevelopment Area.
A qualified redevelopment area shall be defined by the governing authority of the local jurisdiction and as approved by the State Bond Commission.
2. Project Plan.
The project plan must include whether it is new construction or a redevelopment of an existing property. The plan must also include a defined tenant benefit package if the project targets a special income class. If the project requires the relocation of current residents, the plan must show how the relocation will be addressed.

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.

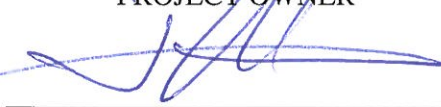
Moderate Income--households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined and adjusted from time to time by HUD.

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.

BW Cooper LLC
PROJECT OWNER

By: 

Dated: 7-27-11

Authorized Representative
Mike W. Cassin
Vice President
KBK Enterprises LLC
Sponsor and Developer.

LOUISIANA HOUSING FINANCE AGENCY

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

RESOLUTION

A resolution authorizing Kathleen A. Dorgan, AIA, LEED-AP with Judith Kinnard, FAIA to review and score the Superior Design submittal for Hanover Apartments, located at the corner of 72nd Avenue and Howell Blvd., Baton Rouge, East Baton Rouge Parish, Louisiana; 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 on April 19, 2011 a Request for Proposals for Architect attached as "Exhibit A" for the review of Superior Design submittals during the 2011/2012 Low Income Housing Tax Credit Funding Round, in which Kathleen A. Dorgan, AIA, LEED-AP with Judith Kinnard, FAIA's proposal was scored and ranked among the final three top submittals; and

WHEREAS, Agency's staff seeks approval to authorize Kathleen A. Dorgan, AIA, LEED-AP with Judith Kinnard, FAIA to review and score the Superior Design submittal for Hanover Apartments due to an identity of interest between Hanover Apartments and a member of Le Architect, LLC as disclosed in the correspondence dated August 26, 2011 attached as "Exhibit B".

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 Kathleen A. Dorgan, AIA, LEED-AP with Judith Kinnard, FAIA to review and score the Superior Design submittal for Hanover Apartments 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) for superior design review.

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 14th day of September 2011.

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 September 14, 2011, entitled "A resolution authorizing Kathleen A. Dorgan, AIA, LEED-AP with Judith Kinnard, FAIA to review and score the Superior Design submittal for Hanover Apartments, located at the corner of 72nd Avenue and Howell Blvd., Baton Rouge, East Baton Rouge Parish, 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 14th day of September 2011.

Secretary

(SEAL)

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

**REQUEST FOR PROPOSALS
April 19, 2011**

Key Proposal Dates

Date Issued:	April 19, 2011
Last Day to Submit Proposals:	May 4, 2011

Contents

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

I. ANNOUNCEMENT

**LOUISIANA HOUSING FINANCE AGENCY
REQUEST FOR PROPOSALS
April 19, 2011**

The Louisiana Housing Finance Agency (the “Agency”) hereby gives notice that it is seeking proposals from architects for review of applications for Low Income Housing Tax Credits in which the applicant requests points for projects having “Superior Design” in comparison to other affordable housing developments and for supplying an opinion to the LHFA Board of Commissioners to review in determination of which projects qualify and to what extent 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 **May 4, 2011**.
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 architect 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 licensed and registered architect in the State of Louisiana with at least three years post-licensure experience.
6. Be or have on staff a LEED certified architect.
7. Will be prohibited from working with any developer/development group that is submitting an application under the 2011/2012 QAP.
8. 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 and should not reflect any duplication of selection criteria points as outlined in the 2011/2012 Qualified Allocation Plan. The draft Qualified Allocation Plan may be found at the Agency’s web site at www.lhfa.state.la.us.

LHFA is seeking a qualified architect (or architect team) to review documentation for each applicant requesting points for “Superior Design” and to provide standards for what constitutes “Superior Design” in affordable housing. The chosen architect will be required to hold a “Superior Design” workshop for all developers interested in applying for the Superior Design category. The chosen architect will review all applications applying for the Superior Design category 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 and assign a point designation between 0 (zero) and 10 (ten) to each submitted project. 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 September 14, 2011 and November 9, 2011 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.

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 September 1, 2011 to comply with LIHTC program timelines. All work under this contract should be concluded by December 31, 2011. The selected architect shall submit all invoices in writing to Brenda Evans and will be paid within thirty days approval of the invoices.

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 the 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 written approval of the LHFA.

IV. SELECTION CRITERIA (Maximum of 100 points)

1. Qualifications and Experience (Maximum of 40 points)

Describe experience and all applicable certifications, credentials and awards. Please attach resume. Describe in detail 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 constitute “Superior Design” on the proposed 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.

3. Presence in State of Louisiana (Maximum of 10 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.



August 26, 2011

To: **Ms. Brenda Evans**
LOUISIANA HOUSING FINANCE AGENCY
2415 Quail Dr.
Baton Rouge, LA 70808

Fr.: **Phong Le, AIA, LEED AP**
& Ken Jones, AIA, NCARB, GMB

Re: **LHFA Superior Design Architect Review**
Disclosure of Ownership Interest
& Plan to Avoid Conflict of Interest

Dear Ms. Brenda,

The Humanities Foundation, a non-profit housing development organization, is proposing to build apartment homes in Baton Rouge. The project is called Hanover Apartments and they have selected a site located on the corner of 72nd Avenue and Howell Boulevard. The purchase agreement was executed on August 25th, 2011 with Howell Airport Development, LLC, a company in which I own an interest. Through our realtor I found out yesterday that The Humanities Foundation may apply for low income tax credits through the program administered by the Louisiana Housing Finance Agency.

In the interest of transparency, I hereby disclose that I own a ten-percent interest in Howell Airport Development, LLC. Please note that until advised by our realtor, I had no knowledge that the purchasers intended to apply to LHFA.

After discussing this matter with Mr. Ken Jones, we are providing you with this disclosure and with our plan to help mitigate and/or avoid any conflicts of interest. Since we are involved in the design, construction and development businesses, it is virtually impossible to avoid conflicts a 100-percent of the time in the Baton Rouge area. The scoring card matrix and checklists have significantly standardized the scoring process with there being a formula in place to give points to each category to generate points for Superior Design. These procedures will provide for a

level playing field for scoring all proposed projects. We propose that should The Humanities Foundation actually makes application to LHFA, I will recuse myself from reviewing this project from the beginning to end. Accordingly, Mr. Ken Jones and other members of the team will visit this site and he will head up the review team assigned to this project. If Humanities follows through with their application, I will not discuss nor will I be involved in any way with the review of this project.

If it is recommended by your counsel, I will provide an "Affidavit of No Involvement" setting forth these particular facts which demonstrate our professionalism and commitment to provide unbiased review of those projects entrusted to us by LHFA.

Please let us know if this satisfactorily sets forth your understanding of the disclosure of the ownership interest and attempt to avoid any perceived conflict of interest. Mr. Ken and I would be glad to meet with you and Leslie, if you feel this matter warrants further discussion.

Sincerely,

Phong Le, AIA, LEED AP
LE ARCHITECT, LLC

Acquisition / Rehab Submittals

Count	Project Name / Project Location	Contact Person / Address	Project Parish	Number of Rehab Units	Amount of Credits Requested
1	Starks Place Apartments 4738 Evangeline Hwy. Starks, LA 70661	Kerry Banks Starks Affordable Housing, ALPIC 104 East Mississippi Ruston, LA 71270	Calcasieu	32	\$ 277,007.00
2	Willow Park Phase I 1408 W. Willow Street Lafayette, LA 70506	Clifton E. Bates Willow Partners, LP 124 One Madison Plaza Madison, MS 39110	Lafayette	88	\$ 1,015,276.00
3	Floral Acres Apartments I 733 Dandelion Drive Waggaman, LA 70094	Murray A. Calhoun Floral Acres Housing 2010, L.P. 3224 26th Street Metairie, LA 70002	Jefferson	42	\$ 260,307.00
4	Floral Acres Apartments II 733 Dandelion Drive Waggaman, LA 70094	Murray A. Calhoun Floral Acres Housing 2010, L.P. 3224 26th Street Metairie, LA 70002	Jefferson	32	\$ 206,395.00
5	Village du Lac d/b/a Rue du Lac, LLC (Phase II) 1404 Carmel Drive Lafayette, LA 70501	Archie Jones TBD TBD TBD	Lafayette	200	\$ 1,000,000.00
6	1500 Westwood 1500 Westwood Drive Marrero, LA 70072	Rhett J. Holmes 1500 Westwood, LP 1709 A Gronto Rd., PMB#343 Valdosta, GA 31601	Jefferson	132	\$ 942,596.00
7	Abita East Apartments 22516 Highway 36 Abita Springs, LA 70420	Robert Whittington Abita Springs Limited Partnership P.O. Box 77930 Baton Rouge, LA 70879	St. Tammany	32	\$ 238,858.00
8	Bent Tree Manor Apartments 12778 Plank Road Baker, LA 70714	Robert Whittington BTM Limited Partnership P.O. Box 77930 Baton Rouge, LA 70879	East Baton Rouge	32	\$ 254,401.00
9	Clinton Manor Apartments 9800 Plank Road Clinton, LA 70722	Robert Whittington Clinton Manor Limited Partnership P.O. Box 77930 Baton Rouge, LA 70879	East Feliciana	32	\$ 235,474.00
10	Maringouin Manor Apartments 77225 Landry Street Maringouin, LA 70879	Robert Whittington MMA Limited Partnership P.O. Box 77930 Baton Rouge, LA 70879	Iberville	24	\$ 178,207.00

Acquisition / Rehab Submittals

Count	Project Name / Project Location	Contact Person / Address	Project Parish	Number of Rehab Units	Amount of Credits Requested
11	Oakgrove Apartments 119 Bankers Court Pierre Part, LA 70339	Robert Whittington Oakgrove Limited Partnership P.O. Box 77930 Baton Rouge, LA 70879	Assumption	32	\$ 245,137.00
12	Rainbow Acres Apartments 18916 Florida Street Albany, LA 70711	Robert Whittington Rainbow Acres Limited Partnership P.O. Box 77930 Baton Rouge, LA 70879	Livingston	32	\$ 237,504.00
13	Westlake Manor Apartments 1801 Gandy Street Westlake, LA 70669	Robert Whittington Westlake Manor Limited Partnership P.O. Box 77930 Baton Rouge, LA 70879	Calcasieu	32	\$ 232,778.00

Additional GO-Zone Credit Request

Count	Project Name / Project Location	Contact Person / Address	Project Parish	Number Units	Amount of Credits Requested
1	Canterbury House Apartments (Slidell) 301 Spartan Drive Slidell, LA 70458	Michael A. Roderer Canterbury House - Slidell, LP 500 E. 96th Street, Suite 300 Indianapolis, IN 46240	St. Tammany	120	\$ 611,787.00
2	Sugar Hill Crossing 20 Acres off HWY. 70 Slidell, LA 70458	Lisa Kortkamp Sugar Hill Crossing, LLC 103 West Lockwood, Suite 218 St. Louis, MO 63119	St. James	100	\$ 335,000.00



2011-2012 LIHTC Application Log

Tuesday, September 06, 2011

4:50:29 PM

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-01	Lakeway Apartments	Sabine	J. Kirk Calhoun	4	Lakeway Housing 2011, L.P.	3805 Gilbert Drive Shreveport, LA 71104	Rural	Rural	<input type="checkbox"/>	Acquisition/Rehab-Multifamily	\$253,423.00	\$0.00	4	32	74
1112-02	Logansport Seniors Apartments	Desoto	J. Kirk Calhoun	4	Logansport Seniors Housing 2011, L.P.	3805 Gilbert Drive Shreveport, LA 71104	Rural	Rural	<input type="checkbox"/>	Acquisition/Rehab-Multifamily	\$239,083.00	\$0.00	16	32	62
1112-03	Collinston Apartments	Morehouse	KAY MILLER	5	COLLINSTON, LLC	712 Milam St., Ste. 201 Shreveport, LA 71101	Rural	Rural	<input type="checkbox"/>	Acquisition/Rehab-Multifamily	\$132,000.00	\$0.00	6	20	54.5
1112-04	Green Terrace Apartments	LaSalle	KAY MILLER	5	GREEN TERRACE, LLC	712 Milam St., Ste. 201 Shreveport, LA 71101	Rural	Rural	<input type="checkbox"/>	Acquisition/Rehab-Multifamily	\$250,000.00	\$0.00	16	32	52.5
1112-05	Polk Place Apartments	Jefferson Davis	Murray A. Calhoun	3	Polk Place Housing, A Louisiana Partnership In Commendam	3224 26th Street Metairie, LA 70002	Rural	Rural	<input type="checkbox"/>	Substantial Rehab-Multifamily	\$0.00	\$500,000.00	1	12	55
1112-06	Arcadia Village Subdivision Single Family Housing Development	Bienville	Patrick M. Temple	4	Arcadia Village Subdivision Limited Partnership	192 Bastille Lane, Suite 300 Ruston, LA 71270	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$750,000.00	\$500,000.00	36	36	73
1112-07	Sherwood Village Subdivision Single Family Housing Development	Rapides	Patrick M. Temple	5	Sherwood Village Subdivision Limited Partnership	192 Bastille Lane, Suite 300 Ruston, LA 71270	General	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$954,000.00	\$400,000.00	46	46	72
1112-08	Meadow Run	Evangeline	David Morrow	7	Mamou II Housing, LLLP	809 22nd Avenue Tuscaloosa, AL 35401	Rural	Rural	<input type="checkbox"/>	Acquisition/Rehab-Multifamily	\$507,448.60	\$0.00	7	47	71.5

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-09	Hooper Pointe II	East Baton Rouge	Chance Hobbs	6	Hooper Pointe II Limited Partnership	4110 Eaton Ave, Ste. A Caldwell, ID 83607	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$1,000,000.00	\$0.00	4	64	72
1112-10	Southern Breeze	St. Landry	Bill Truax	7	Southern Breeze Limited Partnership	4110 Eaton Ave. Ste. A Caldwell, ID 83607	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$664,772.00	\$0.00	1	42	72
1112-11	Garden Grove Subdivision	Ouachita	Ervin Turner	5	Garden Grove Subdivision L.P.	2920 Louberta Monroe, LA 71201	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$725,000.00	\$0.00	34	34	82
1112-12	Oakwood Estates Phase II	Tangipahoa	Dale Lancaster	1	Oakwood Estates Phase II, L.P.	212 Waterford Square Madison, MS 39110	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$750,000.00	\$0.00	36	36	88
1112-13	Richland Community Centre	Richland	Kerry Banks	5	Rayville Affordable Housing, ALPIC	104 E Mississippi Ruston, LA 71270	Rural	Rural	<input type="checkbox"/>	Substantial Rehab-Multifamily	\$299,915.00	\$0.00	2	35	82
1112-14	Levee View Estates	East Carroll	Dale Lancaster	2	Levee View Estates, L.P.	212 Waterford Square Madison, MS 39110	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$743,900.00	\$0.00	36	36	89
1112-15	The Ridge at Carencro	Lafayette	KRISTINA KNIGHT	7	THE RIDGE AT CARENCRO, LIMITED PARTNERSHIP	9800 MAUMELLE BOULEVARD NORTH LITTLE ROCK, AR 72113	General	PSH (with 15% PSH Units)	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$1,000,000.00	\$0.00	3	72	68
1112-16	Mansfield Estates	Lincoln	John Steed	5	Mansfield Estates, ALPIC	1800 Trade Dr. Ruston, LA 71270	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$740,000.00	\$0.00	34	34	83

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-17	Byers Estates IV	Ouachita	James Freeman	5	Byers Estates IV, ALPIC	3104 Breard St. Monroe LA 71201	General	Other - Describe Below	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$890,000.00	\$0.00	44	44	85
1112-18	The 141 Lofts	Ouachita	Matt Harris	5	DeSiard Court, LLC	5400 LBJ Freeway, Ste 975 Dallas, TX 75240	General	General	<input checked="" type="checkbox"/>	Historic Rehab-Multifamily	\$1,000,000.00	\$0.00	1	67	90
1112-19	Northbrook Apartments	Franklin	Louis Jurney	5	Riser Road Partners, LP	149 Concourse Drive Pearl, Mississippi, 39208	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$750,000.00	\$500,000.00	6	48	83
1112-20	Summerlin Apartments	Morehouse	Chris Valsamakis	5	Bastrop Partners, LP	119 Woodland Heights Aberdeen, MS 39730	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$750,000.00	\$0.00	6	48	87
1112-21	Pine Trails	Morehouse	Steve Bien	5	Pine Trails, L.P.	3315 West Bearss Avenue Tampa, FL 33618	Rural	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$743,900.00	\$0.00	36	36	87
1112-22	McDonogh 16	Orleans	Joseph A Stebbins, II	5	McDonogh 16, LLC	4127 S. Claiborne Ave. New Orleans, LA 70125	General	Priority Elderly Rehab Project	<input checked="" type="checkbox"/>	Historic Rehab-Multifamily	\$1,000,000.00	\$0.00	6	68	90
1112-23	The Marine Lofts	Orleans	Matt Harris	2	Berkley Court, LLC	5400 LBJ Freeway, Ste 975 Dallas, TX 75240	General	General	<input checked="" type="checkbox"/>	Historic Rehab-Multifamily	\$1,000,000.00	\$0.00	1	45	84
1112-24	Katherine Square Apartments	West Baton Rouge	Mike Roderer	6	Katherine Square Apartments LP	500 East 96th Street, Suite 300 Indianapolis, IN 46240	Rural	Rural	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$708,500.00	\$450,000.00	11	60	82
1112-25	Edgewood Square Apartment	Lincoln	Mike Roderer	5	Edgewood Square Apartments, LP	500 East 96th Street, Suite 300 Indianapolis, IN 46240	Rural	Rural	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$689,400.00	\$492,901.00	12	60	88

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-26	Arcadia Village	Bienville	Ervin Turner	4	Arcadia Village Limited Partnership	2920 Louberta Monroe, LA 71201	Rural	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$605,901.00	\$0.00	28	28	84
1112-27	Canterbury Crossing	Rapides	Rosa Jacobs	5	Canterbury Crossing, ALPIC	4305 Pecan St. Alexandria LA 71302	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$780,000.00	\$0.00	40	40	85
1112-28	Phoenix Square Homes	Tangipahoa	Andrew R. Lauber	1	GCHP-Hammond, L.L.C.	1610A Oretha Castle Haley Blvd New Orleans, LA 70113	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$750,000.00	\$500,000.00	39	39	82
1112-29	Jericho Homes	Orleans	Jonathan Leit	2	Jericho Homes LLC	839 St Charles Avenue, Suite 100 New Orleans, LA 70130	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$685,994.00	\$0.00	26	33	80
1112-30	GCHP-MIDCITY	East Baton Rouge	CORNELIUS PAYNE	6	GCHP-MIDCITY, LLC	1610A ORETHA CASTLE HALE BLVD NEW ORLEANS, LA. 70113	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$562,843.00	\$0.00	4	32	87
1112-31	1854 North Street	East Baton Rouge	Cornelius Payne	6	1854 North Street, LLC	1610A Oretha Castle Haley Blvd New Orleans, LA. 70802	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	Historic Rehab-Multifamily	\$640,000.00	\$0.00	1	38	101
1112-32	Claiborne Lofts	Orleans	Sara Meadows Tolleson	2	GCHP-Claiborne, LLC	1610-A Oretha Castle Haley Blvd New Orleans, LA 70117	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	Historic Rehab-Multifamily	\$497,655.00	\$0.00	1	26	93
1112-33	Parkway Single Family Housing Development	Acadia	Robert Rowan	7	Parkway Subdivision, LLC	P.O. Box 7357 Monroe, LA 71211	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$750,000.00	\$500,000.00	36	36	66

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-34	Northern Duson Single Family Housing Development	Acadia	Robert Rowan	7	Northern Duson Subdivision, LLC	P.O. Box 7357 Monroe, LA 71211	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$750,000.00	\$500,000.00	36	36	66
1112-35	Bayou Oaks Homes	Ascension	Stephen Favorite	3	Bayou Oaks Homes, LP	741 South Clark Street, Suite A New Orleans, LA 70119	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$750,000.00	\$0.00	40	40	79
1112-36	Roosevelt Terrace	East Baton Rouge	Richard Murray	6	EBRPHA Development 4, LP	4731 North Boulevard Baton Rouge, Louisiana 70806	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$685,000.00	\$0.00	4	40	82.5
1112-37	Chateau Deville	Rapides	James Freeman	5	Chateau Deville, ALPIC	3104 Breard St. Monroe LA 71201	General	Other - Describe Below	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$960,000.00	\$0.00	10	160	87
1112-38	Hickory Hills Apartments	Rapides	Rosa Jacobs	5	Hickory Hills, ALPIC	4305 Pecan Dr. Alexandria, LA 71302	Non-Profit	Other - Describe Below	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$550,000.00	\$0.00	6	96	87
1112-39	Preston Place	Ouachita	Clarence Smith	5	Preston Place, ALPIC	105 Bernice Monroe LA 71201	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$700,000.00	\$0.00	33	33	82
1112-40	Lake Renior I	East Baton Rouge	Ryan M. Juneau	6	Lake Renior I	4101 Plaza Tower Drive Baton Rouge, LA 70816	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$985,637.48	\$0.00	9	72	79
1112-41	Lake Renior II	East Baton Rouge	Ryan M. Juneau	6	Lake Renior II	4101 Plaza Tower Drive Baton Rouge, LA 70816	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$956,469.76	\$0.00	9	72	79
1112-42	Carver Estates	Avoyelles	Ron Litton	5	Carver Estates, LP	P. O. Box 720296 Byram, MS 39272	Rural	Other - Describe Below	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$750,000.00	\$0.00	40	40	72

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-43	Pecan Grove	Madison	Ron Litton	5	Pecan Grove Partners I, L.P.	204 North Cedear Street Tallulah, LA 71282	PHA	Other - Describe Below	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$653,000.00	\$0.00	32	32	76
1112-44	Booker T. Washington Homes	Calcasieu	S. Benjamin Taylor, Jr.	7	LCHA Development III, LP	800 Bilbo Street Lake Charles, LA 70601	PHA	PHA Redevelopment	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$989,000.00	\$0.00	23	46	77
1112-45	Ardenwood Village	East Baton Rouge	Richard Murray	6	EBRPHA Development 3, LP	4731 North Boulevard Baton Rouge, Louisiana 70806	PHA	PHA Redevelopment	<input checked="" type="checkbox"/>	Substantial Rehab-Multifamily	\$988,000.00	\$0.00	12	93	85
1112-46	Clear Horizon	Caddo	Sara Rucker	4	Summit Clear Horizon Apartments, LP	105 Tallapoosa Street, Suite 300 Montgomery, AL 36104	General	General	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$889,044.00	\$0.00	9	84	80.5
1112-47	Brighton Estates	Rapides	Warren J. Kahoa	5	Brighton Estates Partnership, A Louisiana Partnership in Commendam	P.O. Box 80659 Baton Rouge, La 70898	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$909,864.00	\$0.00	22	44	79
1112-48	Brighton Village	Rapides	Warren J. Kahoa	5	Brighton Village Partnership, A Louisiana Partnership in Commendam	P.O. Box 80659 Baton Rouge, La 70898	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$910,201.00	\$0.00	22	44	79
1112-49	Legacy Park Apartments	Concordia	Clifton E. Bates	5	Vidalia Partners, LP	124 One Madison Plaza Suite 1500 Madison, MS 39110	Rural	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$750,000.00	\$0.00	4	56	84.5
1112-50	The Lodge at Artesia Way	St. Tammany	Winton Yerby	1	The Lodge at Artesia Way, LP	210 Lenwood Road Decatur, AL 35603	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$995,202.00	\$0.00	3	60	45.5

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-51	Willow Park Phase I	Lafayette	Clifton E. Bates	7	Willow Partners, LP	124 One Madison Plaza Suite 1500 Madison, MS 39110	General	Other - Describe Below	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$1,000,000.00	\$0.00	11	88	80
1112-52	The Gardens of Baton Rouge	East Baton Rouge	Gary D. Hinton	6	The Gardens of Baton Rouge 2011, LP	110 Dalton St. Shreveport, LA 71106	General	Additional Affordability	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$999,999.00	\$0.00	50	50	82
1112-53	Gulf Breeze Estates	Lafayette	Stuart S. Rose	2	Gulf Breeze Estates, LP	2349 Manhattan Blvd., Suite 301 Harvey, LA 70058	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$952,803.00	\$0.00	48	48	79
1112-54	Hickory Place Patio Homes	East Baton Rouge	Will J. Belton	6	Hickory Place Patio Homes Limited Partnership	6747 Renoir Avenue, Suite A Baton Rouge, LA 70896	General	NP/CHDO	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$1,000,000.00	\$0.00	60	60	86
1112-55	Potier Place Apartments	Lafayette	Gary Hassenflu	7	Carencro Housing Partners, L.P.	416 E 3rd Street Kansas City, MO 64106	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$1,162,087.00	\$0.00	7	72	72
1112-56	Northpoint Apartments	Calcasieu	Gary Hassenflu	7	North Lake Charles Housing Partners, L.P.	416 E 3rd Street Kansas City, MO 64106	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$754,764.00	\$0.00	5	40	72
1112-57	Serenity Place Elderly Community	Lincoln	Will J. Belton	5	Serenity Place Elderly Limited Partnership	6747 Renoir Avenue, Suite A Baton Rouge, LA 70896	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$576,000.00	\$0.00	1	39	99
1112-58	Filhiol Housing	Ouachita	Marc Jinks	5	Filhiol Housing Partnership, A Louisiana Partnership in Commendam	P.O. Box 185 Fairbanks, La. 71240	General	General	<input type="checkbox"/>	New Construction/Conversions-Scattered Site	\$481,451.00	\$0.00	12	24	67

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-59	LaSalle Apartments	Orleans	Robert Jackson	2	Reliance - LaSalle Associates, LP	46 Haywood Street, Suite 200 Asheville, NC 28801	Non-Profit	General	<input checked="" type="checkbox"/>	Historic Rehab-Multifamily	\$922,250.00	\$0.00	1	33	81
1112-60	The Residences at Pilette Trace	Lafayette	Terry L. Mount	7	The Residences at Pilette Trace, LP	210 Lenwood Road Decatur, AL 35603	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$900,936.00	\$0.00	12	60	50.5
1112-61	Tangi Village	Tangipahoa	R.B. Coats III	1	Quick Blvd Apartments, LP	1709 A Gornito RD, PMB# 343 Valdosta, GA 31601	Non-Profit	NP/CHDO	<input type="checkbox"/>	Acquisition/Rehab-Multifamily	\$1,000,000.00	\$0.00	24	96	63.5
1112-62	South College Homes	Ouachita	John Mitchell	5	South College Homes, A Louisiana Partnership in Commendam	1605 Lamy Lane, Ste D Monroe, LA 71201	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$907,360.00	\$0.00	44	44	79
1112-63	University Village	Ouachita	John Mitchell	5	University Village, A Louisiana Partnership in Commendam	1605 Lamy Lane, Ste. D Monroe, La 71201	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$908,000.00	\$0.00	22	44	79
1112-64	Monique Estates	Ouachita	Wardell Coward	5	Monique Estates Partnership, A Louisiana Partnership in Commendam	206 Atkinson Street Monroe, Louisiana 71202	General	General	<input type="checkbox"/>	New Construction/Conversions-Scattered Site	\$830,215.00	\$0.00	20	40	66
1112-65	Village du Lac d/b/a Rue du Lac, LLC (Phase II)	Lafayette	Le Centre Evangeline Corporation	7	TBD (probably Rue du Lac Apartments LLC or similar)	TBD	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$1,000,000.00	\$0.00	42	199	80
1112-66	Hillview Homes	Morehouse	Steve Perry	5	Hillview Homes, LP	109 E. Madison Bastrop, LA	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$750,000.00	\$0.00	38	38	89

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-67	Cypress Parc	Orleans	Catherine "Tasse" Spahr	2	FBT Community Development Corporation, LLC	909 Poydras Street, Suite 1700 New Orleans, LA 70112	General	General	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$1,000,000.00	\$475,000.00	4	68	80
1112-68	Gary Street Village	Franklin	Jeremy Mears	5	Gary Street Village, Ltd.	6517 Mapleridge Houston, TX 77081	Rural	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$743,945.00	\$0.00	35	35	82.5
1112-69	Villages of Trinity Oaks	Richland	Jeremy Mears	5	Villages of Trinity Oaks, Ltd.	6517 Mapleridge Houston, TX 77081	Rural	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$674,879.00	\$0.00	32	32	84
1112-70	Windchase Homes	Jefferson	Stuart S. Rose	1	Windchase Homes, LP	2349 Manhattan Blvd., Suite 301 Harvey, LA 70058	Non-Profit	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$951,774.00	\$0.00	54	54	79
1112-71	Elm Street Apartments	East Baton Rouge	Rainer Andrews	6	Elm St. Apartments, LP	105 Tallapoosa Street; Suite 300 Montgomery, AL 36104	General	Priority Elderly Rehab project	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$501,246.00	\$0.00	1	60	73
1112-72	Kerwin Homes	Orleans	Verlyn Foley	2	Kerwin Homes partners LP	8960 Old Southwick Pass Johns Creek GA 30022	General	PSH (with 15% PSH Units)	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$995,000.00	\$0.00	29	58	96
1112-73	Preston Estates Subdivision	St. Landry	Lisa Kortkamp	7	Preston Estates, LP	103 West Lockwood, Suite 218 St. Louis, Missouri, 6319	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$705,409.00	\$300,000.00	34	34	73
1112-74	Iberville Onsite Phase I	Orleans	Chris Clement	2	On Iberville Phase I, LLC	909 Poydras Street, Suite 3100 New Orleans, LA 70112	Transformational	Mixed Income with 30-60% at market	<input checked="" type="checkbox"/>	Historic Rehab-Multifamily	\$1,500,000.00	\$0.00	9	166	92

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-75	Riverfront Lofts	Orleans	Diana Holly	2	1770 Tchoupitoulas Apartments Limited Partnership	4162 Canal Street New Orleans, LA 70119	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	Historic Rehab-Multifamily	\$976,000.00	\$0.00	1	48	83.5
1112-76	Blooms Apartments	Madison	Jeremy Mears	5	Blooms Apartments, Ltd.	6517 Mapleridge Houston, TX 77081	Rural	General	<input checked="" type="checkbox"/>	Historic Rehab-Other (explain)	\$550,000.00	\$0.00	30	30	96
1112-77	Riverscape Veterans Apartments	Caddo	Patrick Sheridan	4	Riverscape VOA Veterans Housing LLC	1660 Duke Street Alexandria, VA 22314-3427	Non-Profit	PSH (with 15% PSH Units)	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$915,818.00	\$0.00	8	57	75
1112-78	Woodcrest Apartments II	East Baton Rouge	Michael B. Gross	6	Woodcrest Apartments II, LP	1469 South 4th Street Louisville, KY 40208	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$766,000.00	\$0.00	2	48	72.5
1112-79	Wellington Square Apartments	Caddo	Al Aizman	4	Wellington TC Apartments, LP	4530 E Thousand Oaks Blvd Ste 100 Westlake Village, CA 91362	General	Priority HUD Rehab Project	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$1,000,000.00	\$0.00	3	170	80
1112-80	Vision Heights	Plaquemines	Larry Barnett or Mattye Jones	3	Vision Heights, LLC	1112 Engineers Rd. Belle Chase, LA 70037	General	General	<input type="checkbox"/>	New Construction/Conversions-Scattered Site	\$900,000.00	\$0.00	25	50	68.5
1112-81	Natchez Place	Tangipahoa	Diana Holly	1	To Be Formed Entity	4162 Canal Street New Orleans, LA, 70019	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$750,000.00	\$250,000.00	2	48	67
1112-82	Riverview Homes	Rapides	Steve Perry	5	Riverview Homes, LP	109 E. Madison Bastrop, LA	General	Other - Describe Below	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$885,177.00	\$0.00	45	45	85

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-83	Patton Place	Plaquemines	Larry Barnett	3	Riley Riley Antoine Way, LLC	1112 Engineers Rd. Belle Chase, LA 70037	Non-Profit	NP/CHDO	<input type="checkbox"/>	New Construction/Conversions-Scattered Site	\$720,000.00	\$0.00	20	40	71.5
1112-84	The Promenade at Jackson	Orleans	Clifton Phillips	2	RST Promenade at Jackson, LP	2010 Valley View Lane, Suite 210 Farmers Branch, Texas 75234	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$847,619.00	\$0.00	1	76	80
1112-85	Casa Del Mar	Lafayette	Rene Cresconie	2	Casa Del Mar, LP	2601 8th Street Harvey, LA 70058	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$825,977.00	\$0.00	17	50	77
1112-86	Creeks at Hazel Arrington	Natchitoches	Theresa Gibson	4	Creeks at Hazel Arrington, LLC	525 Fourth Street Natchitoches, LA 71457	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$750,000.00	\$0.00	7	48	77
1112-87	2101 Louisiana Ave.	Orleans	James E. Neville	2	2101 Louisiana Apartments, LLC	2475 Canal St., suite 300 New Orleans, LA 70119	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$856,618.00	\$0.00	1	42	87
1112-88	Esplanade Delille								<input type="checkbox"/>						
1112-89	Hanover Apartments	East Baton Rouge	Charles F. Irick	6	Hanover Apartments, LLC	474 Wando Park Blvd. Suite 102 Mt. Pleasant, SC 29464	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$998,000.00	\$0.00	4	80	78
1112-90	Jaguar Plaza	East Baton Rouge	Elizabeth Young	6	Artisan American JPA, LP	5325 Katy Freeway, Suite One Houston, Texas 77007	General	General	<input checked="" type="checkbox"/>	Substantial Rehab-Multifamily	\$996,658.00	\$0.00	1	95	81
1112-91	Avondale Commons	Tangipahoa	Charles F. Irick	1	Avondale Commons, LLC	474 Wando Park Blvd. Suite 102 Mt. Pleasant, SC 29464	Rural	Rural	<input checked="" type="checkbox"/>	New Construction/Conversions-Scattered Site	\$750,000.00	\$0.00	45	55	76

Project Number	Project Name	Parish	Contact Name	District	Taxpayer Name	Company Address	Pool	Development Type	Applied for Superior Design	Type of Construction	Credits Requested	Home Requested	Buildings	Total Units	Self Score
1112-92	Cypress Landing	Caddo	Richard Herrington	4	Cypress Landing, LLC	2500 Line Avenue Shreveport, LA 71104	General	PHA Redevelopment	<input checked="" type="checkbox"/>	Substantial Rehab-Multifamily	\$1,000,000.00	\$0.00	12	124	80
1112-93	The Renaissance at Allendale	Caddo	Richard Herrington	4	The Renaissance at Allendale, LLC	2500 Line Avenue Shreveport, LA 71104	General	General	<input checked="" type="checkbox"/>	New Construction/Conversions-Multifamily	\$823,297.00	\$0.00	15	50	74
1112-94	Copper Ridge Apartments	East Baton Rouge	Neal Drobenare	6	Copper Ridge 313, LLC	122 East 42nd Street, #3605 New York, New York 10168	Non-Profit	NP/CHDO	<input checked="" type="checkbox"/>	Acquisition/Rehab-Multifamily	\$2,000,000.00	\$500,000.00	36	301	72
1112-95	Magnolia Trace Apartments	East Baton Rouge	Neal Drobenare	8	Magnolia Trace 244, LLC	122 East 42nd Street, #3605 New York, NY 10168	General	General	<input checked="" type="checkbox"/>	Substantial Rehab-Other (explain)	\$2,000,000.00	\$500,000.00	38	244	61
1112-96	Augustine School	Orleans	Monika McKay	2	Augustine School, LLC	720 Olive St., ste 2500 St Louis, MO 63101		Mixed Income with 30-60% at market	<input type="checkbox"/>	Historic Rehab-Multifamily	\$1,000,000.00	\$0.00	8	79	
96									82		\$76,514,434.83	\$6,367,901.00			

Projects Status Report for all Non-Closed LHFA Programs

GO-Zone Projects (4 projects have not closed)

- **Lafitte Off-Site Rehabs**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Lafitte Off-Site Rehabs	New Orleans	Valerie Brown	Orleans	40		5/2008	8/30/2011	0%	12/31/11	\$5,390,466			\$571,307

May 4, 2011

Developer Remarks:

- Rehabs will place in service by 12/31/2011

Staff Comments

- PHA Project – Resolution provided until June 30th to either return credits if PIS date is not extended beyond 12/31/11

May 25, 2011

Developer Remarks:

- Developer continues to move forward and expects to close no later than July 1, 2011.

June 28, 2011

Developer Remarks:

- Developer is moving forward, closing is expected by end of August 2011.

July 21, 2011

Staff's Comments:

- Developer submitted information expressing a possible return of credits due to the projects challenges to meet PIS deadline Staff is expecting a detailed update from the developer after the meeting on 7/28/11. (See Report)

August 29, 2011

Staff's Comments:

- Developer Submitted Reprocessing Applications proposing changes to the development and possible alternatives for utilization of credits.

o **Lafitte Redevelopment Adjudicated**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Lafitte Redev.	New Orleans	Valerie Brown	Orleans	118		5/2008	7/31/2011	0%	12/31/11	\$28,959,234			\$3,269,475

May 25, 2011

Developer Remarks:

- Developer will have units placed in service by 12/31/2012 if PIS extension is granted.

Staff Comments

- PHA Project – Resolution provided until June 30th to either return credits if PIS date is not extended beyond 12/31/11

June 28, 2011

Developer Remarks:

- Developer is preparing to come to the Agency to provide an update on the progress and relevant issues regarding the development.

July 21, 2011

Staff's Comments:

- Developer submitted information requesting a reprocessing to close by October 1, 2011. Staff is expecting a detailed update from the developer after the meeting on 7/28/11.

August 29, 2011

Staff's Comments:

- Developer Submitted Reprocessing Applications proposing changes to the development and possible alternatives for utilization of credits.

○ **Southwood Patio Homes**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Southwood Homes	New Orleans	Mack Hancock	Orleans		132	2/2011	October 2011	0%	12/31/11	\$17,519,575.			\$1,500,000

May 4, 2011

Developer Remarks:

- Does not see any issues preventing closing by May 23, 2011

Staff's Comments:

- Recently reserved from GO Zone Waiting List must close by May 23, 2011
- Staff continues to follow-up with the developer

May 25, 2011

Staff's Comments:

- Project did not close as of 5/23/11

Developer Remarks:

- The developer is working with HUD to resolve issues regarding the project's finances and possibly the Mark to Market program.
- Staff continues to monitor the progress of the project.

June 28, 2011

Staff's Comments:

- Spoke to the developer, he indicated that the Project did not meet closing deadline of May 23rd.

July 21, 2011

Developer Remarks:

- Developer submitted information requesting a reprocessing to close by October 1, 2011 (See Report) There is a proposal being submitted to LHFA from a group that would like to step in and try to get the Go Zone credits "re-activated" The plan was being submitted today by the new group and a request is being made to be on the Board Meeting calendar for the 8/10/11 meeting.

August 29, 2011

Staff's Comments:

- Developer received approval at the August board meeting to extend the closing deadline to October 1, 2011.

○ Wesley Chapel

Project Name	Project Addresses	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Wesley Chapel	Baton Rouge	Morise Duffin	EBR	82		11/2008	9/2011	0%	12/31/11	\$10,113,600			\$1,014,925

May 4, 2011

Developer Remarks:

- Developer expects to close before the end of May 2011
- Presently, the progress towards closing was delayed due to litigation beyond the control of the Development Team involving the City of Baton Rouge’s North Wastewater Treatment Plant and residents of the neighborhood adjacent to the plant.
- Developer expects to meet the December 2011 PIS deadline

Staff Comments:

- This project is a PHA project and was provided additional time to close
- Staff continues to follow-up with developer as progress is made

May 25, 2011

Developer Comments:

- Developer is waiting on closing date from Investor (Enterprise) / Staff continues to monitor the development for obstacles or delays.

June 28, 2011

Staff’s Comments:

- Project is expected to close in late August. Staff continues to monitor project’s progress.

July 21, 2011

Developer Remarks:

- Developer indicated that the project is on target to close August 31st. Project has recently informed the agency that the project has had to acquire new investor.

August 29, 2011

Developer Remarks:

- Developer has indicated the project is expected to close within the first week of September 2011. Developer is expected to meet the PIS date.

IKE Disaster Credit Project (3 projects have not closed)

○ **Bayou Bluff**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Bayou Bluff	Lake Charles	Ben Taylor	Calcasieu	30		12/2010	Sept/Oct 2011	0%	9/1/12	\$6,259,204			\$712,000

May 4, 2011

Developer Remarks:

- Waiting approval from HUD regarding financing structure
- Expected to Close 7/1/2011

Staff's Comments:

- The developer indicated that they are moving forward and on schedule

May 25, 2011

Staff's Comments:

- Staff will continue to make inquiries and monitor projects progress

Developer Remarks:

- Developer indicates the project is still on current closing schedule of July 2011

June 28, 2011

Staff's Comments:

- Project is expected to close in late September/October. Staff continues to monitor project's progress.

July 21, 2011

Developer Remarks:

- No change – The developer indicates the project is moving ahead toward the closing as expected with no hindrances to the progress. Lenders and syndicators continue due diligence requirements.

August 29, 2011

Developer Remarks:

- No change – The developer indicates the project is moving ahead toward the closing in September/October 2011 as expected with no hindrances to the progress.

○ **Kingsley Court**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Kingsley Court	Lake Charles	Ben Taylor	Calcasieu	24		12/2010	Sept/Oct 2011	0%	10/11/12	\$5,026,154			\$568,000

May 4, 2011

Developer Remarks:

- Waiting approval from HUD regarding financing structure
- Expected to Close 7/1/2011

Staff Comments:

- PHA Project - The developer indicated that they are moving forward and on schedule

May 25, 2011

Developer Remarks:

- Developer indicates the project is still on current closing schedule of July 2011.

Staff's Comments:

- Staff will continue to make inquiries and monitor projects progress. (Same developer as above – Ben Taylor LC-PHA)

June 28, 2011

Staff's Comments:

- Project is expected to close in late September/October. Staff continues to monitor project's progress

July 21, 2011

Developer Remarks:

- No change – The developer indicates the project is moving ahead toward the closing as expected with no hindrances to the progress. Lenders and syndicators continue due diligence requirements.

August 29, 2011

Developer Remarks:

- No change – The developer indicates the project is moving ahead toward the closing in September / October 2011 as expected with no hindrances to the progress.

○ **St. Bernard II-B**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
St. Bernard II-B	New Orleans	Ben Stevenson	Orleans	48		12/2010	July/Aug2011	0%	8/15/12	\$10,283,383			\$740,000

May 25, 2011

Developer Remarks:

- Correspondence from the developer indicates the project is moving forward and on schedule

Staff Comments:

- Project should meet projected PIS date.

June 28, 2011

Staff's Comments:

- Staff is continuing to monitor progress of development. As updated by the developer, the project is expected to close in late July or early August.

July 21, 2011

Developer Remarks:

- The developer stated they are on target to close between 8/16/11 and 8/23/11. They have no major hindrances to the projected closing at this point.

September 7, 2011

Developer Remarks:

- The developer indicated that the project is scheduled to close September 7th or 8th. They have no major hindrances to the projected closing at this point.

Per Capita Projects (7 projects have not closed)

○ **Arbor Hill**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Arbor Hill	Pineville	Pete Harper	Rapides	56		12/2010	9/2011	0%	7/01/12	\$6,450,300			\$704,691

May 25, 2011

Developer Remarks:

- Correspondence from the developer indicates the project is moving forward and on schedule.

Staff Comments:

- The developer indicated that they are moving forward and on schedule.

June 28, 2011

Developer Remarks:

- Developer indicated the project is expected to close in 60 Days, by September 2011. This reflects a change from the previous June closing date.

July 21, 2011

Developer Remarks:

- The developer explained that there have been challenges getting through the due diligence. There have been challenges to the site and staying within the proposed budget. They have acquired a contractor through the bid process and are moving forward to close by October 15, 2011.

August 25, 2011

Developer Remarks:

- Developer indicated that the project is moving forward and still on target to close by October 15.

○ **Autumn Place**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Autumn Place	Baton Rouge	Richard Murray	EBR	42		12/2010	October 2011	0%	9/1/12	\$7,150,200			\$750,000

May 4, 2011

Developer Remarks:

- Correspondence from the developer indicates the project is moving forward and on schedule.
- Developer is awaiting HUD approval for Demolition.

Staff's Comments:

- PHA Project - The developer indicated that they are moving forward and on schedule.

May 25, 2011

Staff's Comments:

- Staff is requesting more information from the developer regarding the closing date.

Developer Comments:

- As of 5/25/11 the developer indicated the expected closing date has changed to October 2011.

June 28, 2011

Staff's Comments:

- No Change in status of projects perspective closing date. Staff continues to monitor project's progress.

July 21, 2011

Developer Remarks:

- The developer has indicated that the project continues to make progress. Recently received approval from HUD on the demolition and is expected to close in October 2011. Developer, contractor and sponsors are having monthly meetings to continue to move the development forward. No major hindrances affecting the project at this time.

August 30, 2011

Developer Remarks:

- The developer stated that the project is still on track to close in October 2011.

○ **Barataria Station Apts. II**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Barataria Station II	Houma, LA	Chris Clement	Terrebonne	43		7/2011		0%	7/12	\$9,694,299			\$770,861

July 21, 2011

Staff's Comments:

- Project awarded last month July 2011

September 7, 2011

Staff's Comments:

- Was unable to reach Mr. Clement for an update. Staff continues to monitor and follow-up with the developer.

○ **Joie de Vivre**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Joie de Vivre	Lafayette	Greg Gachassin	Lafayette	72		12/2010	8/2011	0%	8/1/12	\$16,279,072			\$1,500,000

May 4, 2011

Developer Remarks:

- Correspondence from the developer indicates the project is moving forward and on schedule.

Staff Comments:

- The developer indicated that they are moving forward and on schedule

May 25, 2011

Developer Remarks:

- Project is currently finalizing the designs.
- Project is expected to close as stated above in August 2011.

June 28, 2011

Staff's Comments:

- No Change in status of projects perspective closing date. Staff continues to monitor project's progress.

July 21, 2011

Developer Remarks:

- The developer submitted reprocessing application in response to the agency's request. The developer has had some delays. According to the application the developer is expected to close by December 2011. However, the developer has expressed to Staff that they fully expect to close by September 2011.

September 7, 2011

Staff's Comments:

- Was unable to reach Mr. Gachassin for an update. Staff continues to monitor and follow-up with the developer.

○ **Macadoo SRO**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Macadoo SRO	Shreveport		Caddo	45		10/2007		0%	12/31/11	\$5,174,977		\$3,140,832	

July 21, 2011

Developer Remarks:

- Developer and partners in review of financing docs.
- In a discussion with the developer – Staff was informed of the following:
 - Project is moving forward
 - Financing is complex due to the combining of 1602 funds and State Historic Tax credits
 - Expected closing possibly 3 weeks
 - Contractors are set and prices are fixed – waiting on NTP
 - Rehab with a short construction period. Developer will complete and PIS well ahead of 12/31/11 deadline

Staff Comments:

- Developer has indicated that they will close the week of July 25.
- As of the end of July this project still has not closed. There continue to be issues surrounding the developer’s ability to close. The agency and underwriting team are continuing to work diligently with the developer.

September 7, 2011

Staff’s Comments:

- Staff continues to monitor the project’s progress. As of this month the developer is targeting the week of September 19th for closing. There have been continuous conference calls between the agency staff and counsel relative to this project’s closing.

○ **Ogilvie Hardware Lofts**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Ogilvie Hardware Lofts	Shreveport	Matt Harris	Caddo		90	12/2010	August 2011	0%	4/1/12	\$17,383,555			\$1,500,000

May 4, 2011

Developer Remarks:

- Correspondence from the developer indicates the project is moving forward and on schedule
- Developer indicated that the project is awaiting Approval from both state and federal historic preservations office.
- On schedule to get permits by end of May to begin construction

Staff's Comments:

- The developer indicated that they are moving forward and on schedule.

May 25, 2011

Staff's Comments:

- Developer is expected to close before August 2011 possibly as early as the end of June 2011
Staff continues to monitor the progress of the project.

June 28, 2011

Developer Remarks:

- Developer indicated project status remains unchanged and on schedule as stated above.

July 21, 2011

Developer Remarks:

- No Change in status of projects perspective closing date. The Developer indicated that the lender and syndicator are making progress relative to the due diligence process. Closing is expected to be in August 2011. Developer has stated that there are no major hindrances to the project at this time.

August 25, 2011

Developer Remarks:

- The Developer indicated that Capital One is aiming to close by mid September 2011.

○ Willow Creek

Project Name	Project Address	Developer Contact Info	Parish	New Units	Rehab Units	Award Date	Anticipated Financial Closing Date	Construction Percentage	Expected Completion Date	Total Development Cost	HOME Award	1602 Exchange Award	LIHTC 9% ALLOCATION
Willow Creek	Baton Rouge	Richard Murray	EBR	42		Oct/2010	October 2011	0%	9/1/12	\$7,150,200			\$750,000

May 4, 2011

Developer Remarks:

- Correspondence from the developer indicates the project is moving forward and on schedule.
- Developer is awaiting HUD approval for Demolition.

Staff Comments:

- PHA Project - The developer indicated that they are moving forward and on schedule.

May 25, 2011

Developer Remarks:

- Developer indicated an expected closing date of October 2011.

June 28, 2011

Staff's Comments:

- No Change in status of projects perspective closing date. Staff continues to monitor project's progress.

July 21, 2011

Developer Remarks:

- The developer has indicated that the project continues to make progress. Recently received approval from HUD on the demolition and is expected to close in October 2011. Developer, contractor and sponsors are having monthly meetings to continue to move the development forward. No major hindrances affecting the project at this time.

August 30, 2011

Developer Remarks:

- The developer stated that the project is still on track to close in October 2011.

4% Non-Competitive Low Income Housing Tax Credits (9 projects have not closed)

○ **1501 Canal Apartments**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Award Date	Anticipated Financial Closing Date	Const. %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
1501 Canal Apartments	1501 Canal Street New Orleans, LA 70112	David Garcia dgarcia@kfkgroup.com 504-585-1535	Orleans	111	March 2011	Fall 2011	0%	Late 2012	\$27,929,550	\$22,000,000	\$857,033

May 4, 2011

Developer Remarks:

- Developer is waiting to close until Legislature and Governor extends the State Historic Tax Credit. This is expected to occur this summer.

May 25, 2011

Developer Remarks:

- Status has not changed and project is still expecting to close in fall 2011. However, due to delays stated above, the developer is considering submitting as a 9% deal in upcoming 2011/2012 per capita funding round.

July 21, 2011

Developer Remarks:

- After getting approval from the State Bond Commission, the developer has indicated that the project is moving forward for a fall 2011 closing as indicated. There are no major impediments to the progress of the project at this time.

September 6, 2011

Staff's Remarks:

- Was unable to reach Mr. Garcia for an update. Staff continues to monitor and follow-up with the developer.

○ **Burnette Place Subdivision**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Award Date	Anticipated Financial Closing Date	Const %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
Burnette Place Subdivision	Payne Street Houma, LA 70363	Will Belton Aamagin1@aol.com 225-936-8124	Terrebonne	35	April 2011	9/30/11	0%	5/1/12	\$6,627,096	\$4,100,000	\$185,416

May 4, 2011

Developer Remarks:

- No impediments to closing.

Staff Comments:

- Project was awarded in April 2011.

June 28, 2011

Developer Remarks:

- Developer indicated project is expected to close by September 2011. Closing date reflects a change from the June 2011 date stated earlier. Developer is completing environmental clearance requirements through OCD.

July 21, 2011

Developer Remarks:

- No Change in status of projects perspective closing date. Staff continues to monitor project's progress.

August 29, 2011

Developer Remarks:

- Developer is currently in the process of working on closing documents with their tax counsel. Developer has indicated they are still in position to meet the late September closing, but may have to push back to October.

○ **Douglas & Andry**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Award Date	Anticipated Financial Closing Date	Const. %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
Douglas & Andry	5413 N. Peters Street New Orleans, LA	Victoria Welch welch@gchp.net 504-525-2505	Orleans	18	July 2009	TBD	0%	TBD	\$9,094,178	\$4,800,000	\$236,680

*Project also has Housing Trust Fund Dollars in the amount of \$864,934. *

May 2, 2011

Developer Remarks:

- The project is currently held up at State Bond Commission due to the market study.

May 25, 2011

Developer Remarks:

- No change in status.

June 28, 2011

Developer Remarks:

- No change in status regarding closing date. Staff continues to monitor project's progress.

July 21, 2011

Staff's Comments:

- Developer received notification from OCD dated June 23rd 2011 requiring the project to close by September or OCD's funding will be recaptured.

August 30, 2011

Developer Remarks:

- Developer indicated that the project is still being held up at State Bond Commission. No change in status regarding closing date. Staff continues to monitor project's progress.

○ **Garden Oaks Tower**

Project Name	Project Address	Developer Contact Info	Parish	Rehab Units	Award Date	Anticipated Financial Closing Date	Const %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
Garden Oaks Tower	3200 Garden Oaks Drive New Orleans, LA 70114	Kea Calame kcalame@summithousingpartners.com 334-954-4458	Orleans	99	May 2009	September 2011	0%	TBD	\$12,983,443	\$7,350,000	

*Project has a 4% application pending.

May 3, 2011

Developer Remarks:

- Project is held up in Bond Commission.

May 25, 2011

Developer Remarks:

- Project approved at Bond Commission in May 2011.

Staff's Comments:

- Developer is expected to submit 4% LIHTC application by the end May 2011.

June 28, 2011

Developer Remarks:

- Developer did submit 4% application and developer expects to close by September 2011.

July 21, 2011

Developer Remarks:

- Project is currently on the LHFA agenda for the August Board Meeting for LIHTC approval. According to the developer the project is expected to close in September 2011.

August 29, 2011

Developer Remarks:

- Developer working diligently toward a September closing. They are still working through some due diligence items, but are making progress.

○ **Garden Senior Apartments**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Award Date	Anticipated Financial Closing Date	Const %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
Garden Sr. Apts.	4863 Hooper Road Baton Rouge, LA 70811	Jay Bernstein jbernstein@humanitiesfoundation.org 843-284-5124	EBR	55	2011	November 2011	0%	TBD	\$7,673,246	\$4,500,000	\$285,751

July 21, 2011

Staff's Comments:

- Project is currently on the LHFA agenda for the August Board Meeting for LIHTC approval. This development is set to close in October 2011.

August 30, 2011

Developer Remarks:

- Developer is working out the details everything is moving forward to close in mid November.

○ **GCHP - Esplanade**

Project Name	Project Address	Developer Contact Info	Parish	Rehab Units	Award Date	Anticipated Financial Closing Date	Const %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
GCHP-Esplanade	2535 Esplanade Avenue New Orleans, LA 70119	Cornelius Payne payne@gchp.net 504-525-2505	Orleans	42	July 2009	TBD	0%	TBD	\$5,382,598	\$4,500,000	\$218,926

Project also has CDBG Funds in the amount of \$3,278,000.

May 3, 2011

Developer Remarks:

- Project is currently held up in Bond Commission. All funding sources remain in place.

May 25, 2011

Developer Remarks:

- Projects remains held up in Bond Commission.

June 28, 2011

Developer Remarks:

- No change in status

July 21, 2011

Developer Remarks:

- Developer received notification from OCD dated June 23rd 2011 requiring the project to close by September or OCD's funding will be recaptured.

August 29, 2011

Developer Remarks:

- No change in status. Developer indicated that they are trying to get on the State Bond Commission's agenda for September.

○ **Mallard Crossing**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Award Date	Anticipated Financial Closing Date	Const %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
Mallard Crossing	11316 Greenwell Springs Road, Baton Rouge, LA 70815	Michael Gross mgross@ldgdevelopment.com 502-638-0534	East Baton Rouge	192	October 2007	July 18-25, 2011	0%	March 2012	\$21,266,528	\$14,107,000	\$905,977

Project also has TCAP Funds in the amount of \$1,500,000 and CDBG Funds in the amount of \$4,350,000.

April 26, 2011

Staff's Comments:

- Developer is awaiting the Bond Closing, expected to take place in July 2011.

May 25, 2011

Developer Remarks:

- Developer has indicated that the project is still expected to close early in July 2011

June 28, 2011

Developer Remarks:

- Developer indicated the project should close before the end of this month.

August 30, 2011

Developer Remarks:

- Developer indicated that the project has a closing date for September 15 & 16, 2011 scheduled.

○ **Peltier Gardens**

Project Name	Project Address	Developer Contact Info	Parish	Rehab Units	Award Date	Anticipated Financial Closing Date	Const %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
Peltier Gardens	14639 Saigon New Orleans, LA 70129	A.K. Gordon III crownprop@aol.com 504-460-9109	Orleans	42	May 2009	TBD	0%	TBD	\$36,907,086	\$18,000,000	\$1,514,072

May 3, 2011

Developer Remarks:

- Project is currently involved in litigation of Katrina insurance proceeds. After a win at the 5th Circuit Court of Appeals, the trial date was set for March 21-25, 2011. That date got postponed due to a personal matter with the Judge. The new trial date is scheduled for October 3, 2011. Pending the outcome of litigation, developer anticipates closing 60 to 90 days after the trial.

May 25, 2011

Developer Remarks:

- Developer indicated there is no change in status. Still awaiting trial in October 2011.

June 28, 2011

Developer Remarks:

- No change in status

July 21, 2011

Staff's Comments:

- No Change in status of projects perspective closing date. Project continues in litigation of Katrina insurance proceeds. Pending the outcome of litigation, developer anticipates closing 60 to 90 days after the trial. Staff continues to monitor project's progress.

August 29, 2011

Developer Remarks:

- No change in status.

○ **The Elysian**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Award Date	Anticipated Financial Closing Date	Const %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
The Elysian	N. 13 th St & Spanish Town Rd Baton Rouge, LA 70802	Victoria Welch welch@gchp.net 504-525-2505	East Baton Rouge	100	March 2011	4 th Quarter 2011	0%	Approx. 16 months following start of construction	\$5,500,000	\$9,000,000	\$448,240

May 4, 2011

Developer Remarks:

- Developer is awaiting approval from SHPO for environmental clearance.

May 25, 2011

Developer Remarks:

- Developer indicated status has not changed and project is still expecting to close in October 2011.

June 28, 2011

Developer Remarks:

- No change in status.

July 21, 2011

Developer Remarks

- The developer has indicated that the project is still on target to close in October. There are no major impediments to the project moving forward as planned.

August 30, 2011

Developer Remarks

- Developer indicated that the project just received the environmental clearance from HUD. The project is still on target to close in October.

○ **Woodcrest Apartments**

Project Name	Project Address	Developer Contact Info	Parish	New Units	Award Date	Anticipated Financial Closing Date	Const %	Expected Completion Date	Total Development Cost	MRB Award	LIHTC 4% ALLOCATION
Woodcrest Apartments	1900 Lobdell Avenue, Baton Rouge, LA 70806	Michael Gross mgross@ldgdevelopment.com 502-638-0534	East Baton Rouge	48	January 2010	July 2011	0%	March 2012	\$6,486,307	\$7,872,000	\$440,123

Project also has TCAP Funds in the amount of \$1,500,000 and CDBG Funds in the amount of \$2,250,000.

April 26, 2011

Staff Comments:

- Developer is awaiting the Bond Closing, expected to take place in June 2011.

May 25, 2011

Developer Remarks:

- As of 5/25/11 Developer has indicated that the project is expected to close early in July 2011.

June 28, 2011

Developer Remarks:

- Developer indicated the project should close before the end of this month.

July 21, 2011

Developer Remarks:

- Developer indicated the project is expected to close by Mid-August. They are still finalizing documents to facilitate the closing. Developer is moving forward to close.

July 21, 2011

Developer Remarks:

- Developer indicated the project is expected to close by late-August/Mid September. They are issues with Bank of America still to be resolved involving further review by the bank's credit committee. Developer is moving forward and expects to close.

August 30, 2011

Developer Remarks:

- Developer indicated that the project is waiting on the TCAP draw then they can move forward to schedule closing.