

**LOUISIANA
HOUSING
CORPORATION**

BOARD OF DIRECTORS

Agenda Item #5

Roger Tijerino, Architect

FULL BOARD MEETING MATERIALS

April 11, 2012

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LOUISIANA HOUSING CORPORATION

The following resolution was offered by _____ and seconded by

_____ :

RESOLUTION

A resolution authorizing the Louisiana Housing Finance Agency (“Agency”) to select **Multi-family Mission Ministries, Inc.** as property managers for the Agency owned property Mid-City Gardens (formerly known as the Capital City South Project); and providing for other matters in connection therewith.

WHEREAS, on July 26, 2008 Congress passed H.R. 3221 (commonly referred to as the Housing and Economic Recovery Act of 2008) awarding funds to the state of Louisiana to implement the Neighborhood Stabilization Program (“NSP”) for the assistance and redevelopment of abandoned and foreclosed property; and

WHEREAS, the Louisiana Housing Finance Agency Board of Commissioners (“BOC”) on April 8, 2009 and April 14, 2010, approved NSP funding for the demolition, redesign, and redevelopment of a sixty-eight (68) residential unit apartment complex, Capital City South; and

WHEREAS, the Board of Directors of the Louisiana Housing Corporation authorized the issuance of Request for Proposals for property management services at the Mid-City Gardens Apartments by resolution dated February 8, 2012.

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

SECTION 1. Multi-family Mission Ministries Inc. be selected as property manager for the Mid-City Gardens Apartments.

SECTION 2. The Agency's staff and counsel are authorized, empowered, and directed as may be necessary to create, change, amend, and revise any existing documents, agreements and/or commitments as may be necessary to effectuate this resolution.

SECTION 3. The Chairman, Vice Chairman, LHFA President, Executive Director, 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.

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 11th day of April 2012.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation, do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on April 11, 2012, entitled: “A resolution authorizing the Louisiana Housing Finance Agency (“Agency”) to select Multi-family Mission Ministries, Inc. as property managers for the Agency-owned property, Mid-City Gardens Apartments (formerly known as the Capital City South Project); and providing for other matters in connection therewith.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 11th day of April 2012.

Secretary

**LOUISIANA HOUSING FINANCE AGENCY
2415 Quail Drive Baton Rouge LA 70808**

**Scoring Summary for Responses
to the
Request For Proposals for Management of Mid-City Gardens**

March 2012

| No. | RESPONDENT | R1 | R2 | R3 | R4 | R5 | R6 | R7 | R8 | TOTAL | Comments |
|-----|-------------------------------------|-----|-----|-----|----|----|----|----|----|---------|--|
| | | | | | | | | | | | |
| 1 | Multifamily Mission Ministries, Inc | 120 | 120 | 136 | | | | | | 376/450 | Fee: min of \$1750 or 5.75% of gross income per month whichever is greater; plus \$3.50 per unit bookkeeping fee; 1.0% incentive fee for 94 or better occupancy; experience company-manages 1400 units in TX & LA; located in Conroe, Texas; LA properties since 1994; Initial staffing will be 1 site manager, 1 leasing agent, 1 maintenance supervisor; at 50% occupancy will add 1 porter and at 90% occupancy leasing agent will go PT. |
| 2 | Nationwide Real Estate Corporation | | | | | | | | | | Received at 5:07 pm after the 4:00 deadline |
| 3 | Multifamily Management | | | | | | | | | | Did not attend mandatory Pre Conference |
| | | | | | | | | | | | |