

**LOUISIANA
HOUSING
CORPORATION**

BOARD OF DIRECTORS

Agenda Item #11

UPDATES AND REPORTS

March 14, 2012

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LHFA Programs (HOME, NSP and NRPP) Update for Louisiana Housing Corporation March 2012's Board Meeting

Program Administrator: Charlette Minor

HOME Program Update

- Staff managing activities for 108 HOME funded projects to include Environmental; Davis Bacon; payment requisitions and HOME federal regulation compliance; CHDO activities are included; Projects includes Rental Development; Homeownership Development; Soft Seconds; Tax Credit Projects with HOME funding, Homeowner Rehab, and Tenant Based Rental Assistance
- HOME staff released a Notice Of Funding Availability due March 16, 2012 ; \$16 Million
- NOFA Review Schedule:
Provide Recommended List of Awards to Board in April 2012: CHDO and Continuous Project
Provide Recommended List of Award to Board in May 2012: Rural Rental and Urban Rental
Funding spend to date various across funding years- The HOME PR27 is available upon request.

Neighborhood Stabilization Program (NSP) I Update

- \$34,183,994 cooperative endeavor agreement with OCD
- Benefit households whose income does not exceed 120% AMI; Twenty-five percent of the funds (8,545,999) must be used to benefit persons below 50%.
- 18 sub-grantees –
- Rental Developments - 3 our 6 rental projects are completed; 144 rental units completed out of 253 projected
- Homeownership Developments - 81 projected and 36 completed; and 14 are sold
- Land banking – 9 units; 1 donated to nonprofit; 1 sold; 2 under contracts 5 are on the market for sale
- Homeownership Education – 1 remaining grantee providing Education Classes
- Capitol City South; represents 41% of the funding and 76% completed

Nonprofit Pilot Rebuilding Program Update NRPP

- \$20 Million – Multi-Parish – Population I & Reload
- \$4 Million Plaquemines Parish – Population I & Reload
- Cooperative Endeavor Agreement with OCD to provide funding to 9 nonprofits rehab homes damaged by hurricane storms Katrina/Rita
- Total Projected Units Served: 155 all Population
- Total number of Homes completed to date: 90(Population I and Reload)
- All homes are under construction for Population I and Reload

Energy Programs Activity Summary

As of January 31, 2012 According to HES Budget Tracking

2012 DHHS/LIHEAP

Grantor: U.S. Department of Health & Human Services (\$43,421,892)

Programs	Grant Period	Grant Award	Expended	Balance	Households Served	New Clients
LIHEAP*	10/1/2011-9/30/2013	\$36,908,608.20	\$4,820,420.93	\$32,088,187.27	17,256	2,565
DHHS/WAP**	7/1/2012-6/30/2013	\$6,513,283.80		\$6,513,283.80		
Total:		\$43,421,892.00	\$4,820,420.93	\$38,601,471.07	17,256	2,565
Percentage:			11.10%			

*NOTE: On 2/2/2012 - Released the remaining LIHEAP funds (\$28,011,391)

**NOTE: LIHEAP Funds budgeted (15%) to supplement the 2012 DOE/WAP Program.

2011 DHHS/LIHEAP

Grantor: U.S. Department of Health & Human Services (\$54,895,161)

Programs	Grant Period	Grant Award	Expended	Balance	Households Served	New Clients
LIHEAP	10/1/2010-9/30/2012	\$48,512,332.50	\$47,170,840.95	\$1,341,491.55	111,065	27,669
DHHS/WAP*	7/1/2011-6/30/2012	\$4,651,867.51	\$44,719.14	\$4,607,148.37		
Energy Special Needs	10/1/2010-9/30/2012	\$1,730,961.00	\$287,252.17	\$1,443,708.83	497	
Total:		\$54,895,161.01	\$47,502,812.26	\$7,392,348.75	111,562	27,669
Percentage:			86.53%	15.56%		

*NOTE: LIHEAP Funds budgeted (8%) to supplement the 2011 DOE/WAP Program.

2011 DOE/WAP

U.S. Department of Energy (\$1,708,765) Units projected - 165 + (408 LIHEAP Only) - 573

Programs	Program Year	Grant Award	Expended	Balance	Units Completed
DOE/WAP*	7/1/2011-6/30/2012	\$1,708,765.00	\$163,862.68	\$1,544,902.32	7
Percentage:			9.59%		

*NOTE: To increase ARRA/WAP production, the regular WAP contracts were released on a case-by-case basis according to the strategy outlined in the approved production proposal.

DOE/ARRA-WAP

U.S. Department of Energy (\$50,657,478) Units projected - 5136

Programs	Grant Period	Grant Award	Expended	Balance	Units Completed
ARRA/WAP	4/1/2009-3/31/2012	\$50,657,478.00	\$44,143,779.02	\$6,513,698.98	5034
Percentage:			87.14%	14.76%	98.01%

MONTHLY REPORT TO
LOUISIANA HOUSING CORPORATION (LHC)
FROM
LOUISIANA ASSOCIATION OF COMMUNITY ACTION PARTNERSHIPS (LACAP)
IN ACCORDANCE WITH CONTRACT FOR PROFESSIONAL SERVICES
FOR THE ARRA WAP MAX
ADMINISTRATION REQUIREMENTS: EXPECTATION NUMBER 19
March, 2012

Expectation Number 19: In accordance with the provisions of the contract under Article 4, Statement of Work, Expectation Number 19 which states that “Contractor shall present an in-person monthly overview of the progress of the administration and production of the Louisiana WAP MAX Plan to the Energy Assistance Committee of the Board of Commissioners each month. We have submitted the written report to LHC on February 24, 2012.

Monthly Desk Reviews

Expectation Number 5: Contractor shall conduct monthly desk reviews of the Subgrantees using information in the HES database and reports, as requested by Contractor, of Subgrantees. Protocol for monitoring must be agreed upon by LHC and Contractor. LACAP conducted a desk review for the month of January, 2012, for all subgrantees.

One Month Failure to Produce

Expectation Number 6: For the month of January, 2012, no agency fell into this category.

Two Months Failure to Produce

Expectation Number 7: For the month of January, 2012, no agency fell into this category.

Four Months Failure to Produce

Expectation Number 8: For the month of January, 2012, no agency fell into this category.

At this point in the contract, it could be considered less valuable to discuss the month or months that an agency failed to produce than it is to discuss agencies that are experiencing management problems, training voids and most importantly, workmanship quality. All 17 agencies have either attained production goals or are close to those goals. LACAP has identified five agencies that warrant heightened attention. These agencies are at some level of disciplinary action. (1) Due to a failure to adequately manage its program, the Lafourche Parish Council has contracted with St. Mary CAA to complete its ARRA obligations and its Regular DOE obligations. St. Mary CAA has completed its ARRA program in good standing. (2) SMILE CAA is in the process of contracting its ARRA and Regular DOE obligations to St. Mary as well. SMILE is close to

finishing out work on 16 units that had already commenced. LACAP is closely overseeing the work on those last few completed units. From that point on, St. Mary CAA will complete the ARRA and Regular DOE production in SMILE’s contracted areas. (3) St. John the Baptist DHHS ARRA and Regular WAP programs are under suspension currently. Workmanship quality and void of leadership are the most pressing issues. LACAP is working with St. John’s administration to solve these problems and will be identifying another provider to finish production in this area. (4) Total Community Action’s ARRA and Regular WAP programs are under suspension. Again, workmanship quality is the most pressing issue. LACAP has internally discussed corrective options, but no formal action has taken place. (5) East Baton Rouge Parish/Office of Community Development is on LACAP’s Watch List and will be downgraded to Probationary status. Lack of adequate post inspections and workmanship quality are the primary issues.

See attached table for Subgrantee ARRA Production.

Expectation Number 14: In accordance with the provisions of the contract under Article 4, Statement of Work, Expectation Number 3 which states that “Contractor shall fully execute the training and technical assistance activities included in the state plan.... Contractor shall document all training by subgrantee, by individual trained, by training course and by certificate/ diploma. Contractor shall seek to maintain 60% attendance rates for the classes submitted in the submitted training schedule...”

<u>COURSE:</u>	<u>DATE:</u>	<u>HOURS:</u>	<u>TRAINEES/ CERTIFICATIONS:</u>	<u>COURSE DESCRIPTION:</u>
OSHA 10	01/18-01/19	10	11/11	This course covers the wide range of health and safety concerns to the weatherization worker and to the home occupant. Participants learn firsthand what to expect in real-world weatherization situations so that they are prepared to work safely.

CAZ	01/31-2/01	16	8/8	This course covers the testing and documentation of combustion appliance zone (CAZ) depressurization tests. Participants receive an advanced understanding of air leakage, air pressure dynamics, CAZ depressurization tests, calculation minimum ventilation levels, and proper reporting requirements.
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Expectation Number 18: Contractor shall provide a monthly inventory list of all vehicles, tools and equipment purchased with ARRA funds (10 CFR 440.18, WPN 09-1B) Contractor shall obtain all prior approvals as necessary for equipment purchases in compliance with DOE and State rules and regulations. Also see attached.

Submitted By: Jon Phelps, Energy Director, LACAP

**ARRA WAP Production Summary Report
As of January 31, 2012**

Agency		Allen Action Agency			APAC, Inc.			EBR/OCD			Caddo CAA			DeSoto Parish Police Jury		
Year	Month	Contracted	Completed	% Complete	Contracted	Completed	% Complete	Contracted	Completed	% Complete	Contracted	Completed	% Complete	Contracted	Completed	% Complete
2012	January	0	0	N/A	6	2	33%	11	15	136%	9	9	100%	12	12	100%
Inception to Date Totals		39	39	100%	135	145	107%	422	417	99%	485	486	100%	375	375	100%
Program Totals		39	39	100%	135	145	107%	422	417	99%	494	486	98%	386	375	97%

Agency		JeffCAP			Lafourche Parish Council			LaSalle CAA, Inc.			Quad Area CAA, Inc.			SMILE CAA		
Year	Month	Contracted	Completed	% Complete	Contracted	Completed	% Complete	Contracted	Completed	% Complete	Contracted	Completed	% Complete	Contracted	Completed	% Complete
2012	January	15	47	313%	3	0	0%	15	15	100%	11	11	100%	15	0	0%
Inception to Date Totals		491	479	98%	108	94	87%	402	403	100%	462	462	100%	442	409	93%
Program Totals		503	479	95%	108	94	87%	414	403	97%	462	462	100%	447	409	91%

Agency		St. John the Baptist DHHS			St. Landry Parish CAA			St. Mary CAA			St. Tammany CAA			Terrebonne Parish DHHS		
Year	Month	Contracted	Completed	% Complete	Contracted	Completed	% Complete	Contracted	Completed	% Complete	Contracted	Completed	% Complete	Contracted	Completed	% Complete
2012	January	5	2	40%	5	5	100%	5	0	0%	10	11	110%	0	0	N/A
Inception to Date Totals		158	163	103%	121	131	108%	147	148	101%	292	302	103%	128	128	100%
Program Totals		163	163	100%	121	131	108%	147	148	101%	301	302	100%	128	128	100%

Agency		Total CAA, Inc.			Vernon CAC		
Year	Month	Contracted	Completed	% Complete	Contracted	Completed	% Complete
2012	January	18	5	28%	10	11	110%
Inception to Date Totals		534	550	103%	308	311	101%
Program Totals		549	550	100%	317	311	98%

Statewide		
Contracted	Completed	% Complete
150	145	97%
5,049	5,042	100%
5,136	5,042	98%

LHC Board of Directors' Meeting
March 14, 2012

To: LHC Board of Directors
From: Victoria Hilton
Date: March 6, 2012
Re: Willowbrook Apartments Status Update

Total Units= 408

Occupancy as of March 3, 2012:

1 Bedroom units = 161

2 Bedroom units = 165

Total number of occupied units = 326

Total occupancy rate as of March 3, 2012 is 80%

Willowbrook Apartments is operating within the budget approved by the Board, with the exception of the plumbing work that was approved by the Board for buildings W,X,Y and Z. It has been brought to our attention by the current bidder performing the work that additional problems were identified with Building W and the cost to repair would be around \$59,000.00. Staff has advised the management company to seek additional bids for this building.

PROJECT NAME:		Capital City South							
BUDGET:		\$14,736,800.00							
						DRAW REQUEST (February 2012)			
SERVICE	SERVICE PROVIDER	CONTRACT AMOUNT	VALUE ENGINEERING	ADDITIONS CREDITS	TOTAL CONTRACTS	Draw Amount	Total Retainage	Requested to Date	Work in Place (Completed & Stored)
General Contractor	D.HONORE' CONSTRUCTION	\$12,178,000.00	(\$320,956.40)	\$47,511.18	\$11,904,554.78	\$733,572.02	\$456,097.20	\$9,121,943.99	77%
Surveyor	GWS ENGINEERING	\$20,950.00		\$1,800.00	\$22,750.00				100%
Asbestos Abatement	ALLIED REMEDIATION & REST.	\$168,335.00		\$32,831.00	\$201,166.00				100%
Demolition	ZIMMER-ESCHETTE SERVICES	\$124,800.00		\$32,294.98	\$157,094.98				100%
Market Study	VWB RESEARCH	\$4,500.00		\$0.00	\$4,500.00				100%
Environmental	ENVIRONMENTAL AUDITORS	\$3,800.00		\$0.00	\$3,800.00				100%
Geotechnical	ARDAMAN & ASSOCIATES	\$14,610.00		\$0.00	\$14,610.00				100%
Acquisition Costs	Purchase, Legal, Fire Marshall	\$154,709.00		\$0.00	\$154,709.00				100%
Architectural	POST/EOA ARCHITECTS	\$1,140,000.00		\$0.00	\$1,140,000.00	\$8,684.69		\$1,017,554.98	89%
LEED	USGBC, Post/EOA, Engineers	\$399,100.00	(\$149,460.00)	\$0.00	\$249,640.00	\$1,073.00		\$184,901.00	74%
Test Lab	Southern Earth Sciences	\$29,491.00		\$0.00	\$29,491.00	\$0.00		\$16,096.00	55%
Civil Engineering*	GOTECH, INC	\$75,000.00		\$0.00	\$75,000.00	\$0.00		\$70,312.50	94%
Landscape Architecture*	McKNIGHT	\$10,000.00		\$0.00	\$10,000.00	\$0.00		\$9,375.00	94%
TOTALS		\$14,323,295.00	(\$470,416.40)	\$114,437.16	\$13,967,315.76	\$743,329.71		\$10,420,183.47	
					Contingency	\$769,484.24			
					Total	\$14,736,800.00			

* Consultant to Architect



Louisiana Housing Finance Agency
2415 Quail Drive, Baton Rouge, Louisiana 70808
Phone: (225) 763-8700 Fax: (225) 763-8738

Memorandum

Date: March 3, 2012
To: Don Hutchinson, Bradley Sweazy
Subject: Village-de-Jardin Update
From: Roger Tijerino

Don, Brad,

An update of Village de Jardin shows that:

- Latter & Blum expects the first tenant to move-in around the **middle of April 2012**.
- Landscaping is complete.
- Other than the multi-story towers, all interior and exterior work is complete.
- Access to the site is now available through the secured gates at Lake Forest Boulevard.
- The Property Manager's office is furnished and the Property Manager is at the site on a daily basis.
- A "model unit" is furnished.
- RTA is now stopping at the VdJ "exclusive" covered bus-stop at the Lake Forest main entrance.
- The US Post Office has changed their database to incorporate the new Lake Forest address in lieu of the old I-10 Service Road address.
- All Fire Marshall approvals have been issued, including the elevators.
- Punch-List items are being addressed by the contractor.

The work remaining at the towers is exterior work, and it includes parking clean-up and striping, completion of rear fence and gates, and completion of masonry work. These are relatively minor items that should be completed in a few days. The major item that is holding the Substantial Completion Certificate (SCC) is related to electrical and mechanical verifications by the engineers. Facility Planning has stated that they need those items completed before issuing the SCC.

Louisiana Housing Corporation Board of Directors Meeting

Single Family Department Update

View First Mortgage Allocations

PROGRAM	ALLOCATION AMOUNT	AMOUNT USED	AVAILABLE AMOUNT
Assisted	\$47,640,628	\$42,969,805	\$4,670,823
Unassisted	\$2,206,309	\$710,532	\$1,495,777
HOME	\$10,000,000	\$8,933,737	\$1,066,263
CDBG	\$3,975,955	\$902,702	\$3,073,253
TOTAL	\$63,822,892	\$53,516,776	\$10,306,116

Single Family Delinquencies

Delinquent Status	Bank of America	Standard Mortgage	US Bank	TOTAL
30	12	133	207	340
60	3	35	59	94
90	1	11	21	33
> 90	2	208	31	333
TOTAL	18	387	318	705
BK	0	53	61	114
FCLS	0	134	24	158
Total Loans in Portfolio	173	2388	3283	5671
Total Principal Balance	\$21,057,742	\$281,521,172	\$274,192,239	\$576,771,530
Overall Delinquency	10.40%		16.21%	9.69%

Single Family Whole Loan Monthly Status

We have a total of 25 loans totaling \$271,691.35. All are current.