



LOUISIANA
HOUSING
CORPORATION

BOARD OF DIRECTORS

Agenda Item 7

Barry Brooks, Secretary

September 12, 2012

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LOUISIANA HOUSING CORPORATION

The following resolution was offered by Director _____ and approved by Director _____.

RESOLUTION

A resolution approving the preliminary rankings of applicants under the 2013 Qualified Allocation Plan to certain residential rental facilities; and providing for other matters in connection therewith.

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

WHEREAS, the Corporation approved certain application and other forms, documents and proceedings related to the LIHTC Program; and

WHEREAS, the Corporation has solicited applications for awards of housing credit dollar amounts under the 2013 Qualified Allocation Plan (the "2013 QAP"); and

WHEREAS, the staff of the Corporation has processed applications in accordance with the Implementation Guidelines and is prepared, subject to the preliminary feasibility analysis of Foley & Judell, L.L.P., to provide a preliminary ranking of the applications received under the 2013 QAP for each of the residential rental projects described in Exhibit I:

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation (the "Board"), acting as the governing authority of said Corporation that:

SECTION 1. The preliminary rankings contained in Exhibit I be hereby recognized as the Corporation's preliminary rankings for the 2013 QAP. The staff will present its final rankings for approval of this Board at the November meeting.

SECTION 2. The Chairman, Vice Chairman, President, Interim Executive Director and/or Secretary of the Corporation 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 Corporation,

the terms of which are to be consistent with the provisions of this resolution as approved by LIHTC Program Counsel and Foley & Judell, L.L.P.

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

YEAS:

ABSTAIN:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 12th day of September 2012.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Corporation (the "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 September 12, 2012 entitled, "A resolution approving the preliminary rankings of applicants under the 2013 Qualified Allocation Plan to certain residential rental facilities; and providing for other matters in connection therewith".

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 12th day of September 2012.

Secretary

(SEAL)

LOUISIANA HOUSING CORPORATION
2013 LIHTC PRELIMINARY RANKING BY POOL

Qualified Non-Profit Pool (\$1.2M available in LIHTC)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
1	TC2013-006	Iberville Offsite Rehab 2	926-28 N. Tontit, New Orleans LA	Orleans	23	Iberville Offsite Rehab 2, LLC	Neal Morris	\$ 588,000.00	\$ -00	\$ 155,206.00	\$ 5,686,699.00	\$ 247,247.78	90	90
2	TC2013-044	Pecan Villa Senior Housing	611 South Bonner Street, Ruston, LA	Lincoln	61	Pecan Villa Senior Housing Limited Partnership	Christina Sanchez	\$ 594,575.00	\$ -00	\$ -	\$ 7,723,503.10	\$ 126,614.80	83	76.5
3	TC2013-004	Southern Breeze	1100 Nile Street	St. Landry	42	Southern Breeze Limited Partnership	Bill Truax	\$ 599,871.00	\$ -00	\$ -	\$ 5,355,853.00	\$ 127,520.31	76	74
4	TC2013-012	Bearkat Cove	E. Maryland Ave. Ruston, LA	Lincoln	28	Bearkat Cove, ALPIC	Clarence Smith	\$ 599,999.00	\$ -00	\$ -	\$ 5,448,150.00	\$ 194,576.79	92	70.5
5	TC2013-040	Cherry Meadows	West Cherry Street, Opelousas, LA	St. Landry	30	Cherry Meadows, LP	Pat Dobbins	\$ 530,155.00	\$ -00	\$ 976,960.00	\$ 5,888,232.00	\$ 196,274.40	71	70
6	TC2013-027	Gert Town Partnership for Progress	Gert Town Neighborhood New Orleans (Scattered Site)	Orleans	26	Gert Town Partnership for Progress, L.L.C.	Andrew R. Lauber	\$ 439,835.00	\$ 860,000.00	\$ -	\$ 4,691,708.00	\$ 180,450.31	88	68
7	TC2013-051	Creeks at Hazel Arrington	Vacant land, See attached property	Natchitoches	48	Creeks at Hazel-Arrington, LLC	Theresa Gibson	\$ 600,000.00	\$ -00	\$ -	\$ 7,015,700.26	\$ 146,160.42	85.5	50.5

Total Funds Requested in Qualified Non-Profit Pool

LIHTC Requested \$ 3,952,435.00
HOME Requested \$ 860,000.00
CDBG Requested \$ 1,132,166.00

**Qualification status and scores are subject to change pending challenge period responses and feasibility/viability analyses.

Cong. District 1 General Sub-Pool (\$1.2M available in LIHTC)													
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score
1	TC2013-043	Terrace of Hammond	Tangipahoa	80	Terrace of Hammond, Limited Partnership	Arby Smith	\$ 600,000.00	\$ 500,000.00	\$ -	\$ 7,235,842.00	\$ 90,448.03	95	87.5
2	TC2013-022	Cherry Point	Tangipahoa	27	Cherry Point, ALPIC	James Freeman	\$ 579,999.00	\$ -00	\$ -	\$ 5,291,450.00	\$ 195,979.63	99	82
3	TC2013-026	GCHP-Hammond, L.L.C.	Tangipahoa	39	GCHP-Hammond, L.L.C.	Andrew R. Lauber	\$ 600,000.00	\$ 1,000,000.00	\$ -	\$ 7,109,502.00	\$ 182,294.92	100	63

Total Funds Requested in the District 1 General Pool \$ 1,779,999.00 \$1,500,000.00 \$ -

Cong. District 1 RD Rural Rehab Sub-Pool (\$300,000 available in LIHTC)													
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score
No applications													

Total Funds Requested in Congressional District 1

LIHTC Requested \$ 1,779,999.00
HOME Requested \$ 1,500,000.00
CDBG Requested \$ -

**Qualification status and scores are subject to change pending challenge period responses and feasibility/viability analyses.

Cong. District 2 General Sub-Pool (\$1.2M available in LIHTC)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
1	TC2013-005	Iberville Offsite Rehab 1	2215-17 St. Philip St. New Orleans	Orleans	23	Iberville Offsite Rehab 1, LLC	Neal Morris	\$ 588,000.00	\$ -00	\$ 155,206.00	\$ 5,686,699.00	\$ 247,247.78	100	100
2	TC2013-021	Roman-Bienville Homes	201-225 N. Roman St., etal.	Orleans	31	Roman-Bienville Homes,LLC.	James E. Neville	\$ 600,000.00	\$ -00	\$ 450,000.00	\$ 5,609,000.00	\$ 180,935.48	102	89
3	TC2013-038	Iberville Onsite Phase II	1520 Bienville Street, New Orleans, LA	Orleans	75	On Iberville Phase II, LLC	Chris Clement	\$ 600,000.00	\$ -00	\$ 1,000,000.00	\$ 17,744,251.62	\$ 236,590.02	90	80
4	TC2013-045	Jackson's Landing South	3400 Garden Oaks Drive, New Orleans	Orleans	152	Garden Oaks Apartments, LLC	David Birdsong	\$ 600,000.00	\$ -00	\$ 1,000,000.00	\$ 19,636,058.00	\$ 129,184.59	96	78
5	TC2013-028	Casablanca Homes	Scotsdale Drive; Harvey, LA	Jefferson	32	Casablanca Homes, LP	Stuart Rose	\$ 571,500.00	\$ -00	\$ -	\$ 5,858,243.00	\$ 183,070.09	86	72
6	TC2013-046	Cornerstone Homes II	2616 S. Claiborne Avenue, New Orleans	Orleans	38	Cornerstone Homes II 2012, A Louisiana Limited Partnership	Jonah Dowling	\$ 595,820.00	\$ -00	\$ -	\$ 5,495,000.00	\$ 144,605.26	81.5	50.5
Total Funds Requested in District 2 General Sub-Pool							\$ 3,555,320.00	\$ -00	\$ 2,605,206.00					

Cong. District 2 RD Rural Rehab Sub-Pool (\$300,000 available in LIHTC)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
No applications														

Total Funds Requested in Congressional District 2

LIHTC Requested \$ 3,555,320.00
 HOME Requested \$ -
 CDBG Requested \$ 2,605,206.00

**Qualification status and scores are subject to change pending challenge period responses and feasibility/viability analyses.

Cong. District 3 General Sub-Pool (\$1.2M available)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
1	TC2013-018	Garden Park	800 Agnes Dr., Breaux Bridge	St. Martin	25	Garden Park Limited Partnership	Greg Gachassin	\$ 524,214.00	\$ -00	\$ -	\$ 4,899,677.00	\$ 195,987.08	114	92
2	TC2013-019	Cyrus Homes	939 McKinley Street, Jennings, LA	Jefferson Davis	32	Cyrus Homes, LP	Larry Hoss	\$ 600,000.00	\$ 400,000.00	\$ -	\$ 6,144,011.00	\$ 192,000.34	78	77
3	TC2013-025	Laurel Oak Apartments	4005 E. Old Spanish Trail , New Iberia	Iberia	60	Laurel Oak Apartments, LP	Andrew Murray	\$ 600,000.00	\$ 980,412.00	\$ -	\$ 7,304,989.57	\$ 121,749.83	82.5	72
4	TC2013-036	Villas at Angel Point Phase II	203 Patterson Street, Lafayette, LA	Lafayette	36	Angel Point Limited Partnership II, L.P.	John Ford	\$ 600,000.00	\$ 400,000.00	\$ -	\$ 6,603,629.00	\$ 183,434.14	79	72
5	TC2013-041	Somerset Apartments	408 Iberia Street, Youngsville	Lafayette	47	Youngsville II Housing, LLLP	David Morrow	\$ 496,618.00	\$ -00	\$ -	\$ 5,388,219.00	\$ 114,642.96	83	70
6	TC2013-050	Madeline Cove Homes I	Bailey Drive at Madeline Avenue, Lafayette, LA	Lafayette	34	Madeline Cove Homes I, Limited Partnership	Michael R. Peralta	\$ 600,000.00	\$ -00	\$ -	\$ 6,400,269.00	\$ 188,243.21	76	48.5
Total Funds Requested in District 3 General Sub-Pool							\$	3,420,832.00	\$	1,780,412.00	\$	-		

Cong. District 3 RD Rural Rehab Sub-Pool (\$300,000 available)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
1	TC2013-007	Park Place Apartments	400 Park Place Drive, DeQuincy, La	Calcasieu	32	DeQuincy Affordable Housing, ALPIC	Kerry Banks	\$ 285,760.00	\$ -00	\$ -	\$ 3,269,707.00	\$ 102,178.34	78	71
2	TC2013-014	Churchill Apartments	109 Darbonne Street, Church Point, LA	Acadia	31	Church Point Housing, L.P.	Herbert J. Peterson	\$ 221,024.00	\$ -00	\$ -	\$ 2,508,908.90	\$ 80,932.55	72.5	69.5
3	TC2013-001	Evangeline Place Apartments	809 8th Street, Lake Arthur	Jefferson Davis	32	Evangeline Housing 2012, L.P.	Murray A. Calhoun	\$ 300,000.00	\$ -00	\$ -	\$ 3,216,889.00	\$ 100,527.78	83	57
Total Funds Requested in District 3 RD Rural Rehab Sub-Pool							\$	806,784.00	\$	-00	\$	-		

Total Funds Requested in Congressional District 3

LIHTC Requested \$ 4,227,616.00
HOME Requested \$ 1,780,412.00
CDBG Requested \$ -

**Qualification status and scores are subject to change pending challenge period responses and feasibility/viability analyses.

Cong. District 4 General Sub-Pool (\$1.2M available in LIHTC)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
1	TC2013-032	The Renaissance at Allendale	1411 Milam St	Caddo	40	The Renaissance at Allendale LP	Richard Herrington, Jr	\$ 573,806.00	\$ 684,083.00	\$ -	\$ 6,519,994.36	\$ 162,999.86	81.5	80.5
2	TC2013-033	Arcadia Village Subdivision Single Family Housing	160 Madden Rd, Arcadia	Bienville	34	Arcadia Village Subdivision Limited Partnership	Patrick M. Temple	\$ 600,000.00	\$ 750,000.00	\$ -	\$ 5,970,557.50	\$ 175,604.63	92	66.5
3	TC2013-030	New Zion Apartments	4345 Illinois Avenue Shreveport	Caddo	100	Summit New Zion Apartments, LP	Patti Adams	\$ 600,000.00	\$ -00	\$ -	\$ 8,573,521.00	\$ 85,735.21	79	66.5
4	TC2013-010	The Villages at Eagle Pointe VII	2334 Riverwood Drive, Bossier City	Bossier	46	Eagle Pointe Development VII Limited Partnership	William "Bill" McDonald	\$ 518,258.00	\$ -00	\$ -	\$ 5,950,000.00	\$ 129,347.83	76	60

Total Funds Requested in District 4 General Sub-Pool \$ 2,292,064.00 \$ 1,434,083.00 \$ -

Cong. District 4 RD Rural Rehab Sub-Pool (\$300,000 available in LIHTC)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
1	TC2013-015	Brentwood Apartments	1000 Williams Ave. Eunice, LA	St. Landry	31	Eunice Housing, L.P.	Herbert J. Peterson	\$ 217,904.00	\$ -00	\$ -	\$ 2,478,160.90	\$ 79,940.67	77	75
2	TC2013-002	Rosepine Seniors Apartments	200 Senior Citizens Drive, Rosepine	Vernon	32	Rosepine Seniors Housing 2012, L.P.	Murray A. Calhoun	\$ 298,535.00	\$ -00	\$ -	\$ 3,198,636.00	\$ 99,957.38	81.5	55.5

Total Funds Requested in District 4 RD Rural Rehab Sub-Pool \$ 516,439.00 \$ -00 \$ -

Total Funds Requested in Congressional District 4

LIHTC Requested \$ 2,808,503.00
HOME Requested \$ 1,434,083.00
CDBG Requested \$ -

**Qualification status and scores are subject to change pending challenge period responses and feasibility/viability analyses.

Cong. District 5 General Sub-Pool (\$1.2M available in LIHTC)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
1	TC2013-016	South Point	Daisy St near the intersection of Collins St.	Morehouse	27	South Point, ALPIC	James Freeman	\$ 567,000.00	\$ 350,000.00	\$ -	\$ 5,235,650.00	\$ 193,912.96	105	97
2	TC2013-020	Elm Street Village	N. Elm at E. Craig Street, Tallulah	Madison	34	Elm Street Village, Ltd.	Jeremy Mears	\$ 600,000.00	\$ 500,000.00	\$ -	\$ 6,560,791.00	\$ 192,964.44	94	93
3	TC2013-017	Sycamore Point	Burg Jones Ln, near the intersection of Sycamore St.	Ouachita	27	Sycamore Point, ALPIC	James Freeman	\$ 574,999.00	\$ -00	\$ -	\$ 5,241,650.00	\$ 194,135.19	95	86
4	TC2013-024	Morehouse Gardens	601 Pleasant Drive, Bastrop	Morehouse	40	Morehouse Gardens, LP	Helena R. Cunningham	\$ 446,000.00	\$ 697,035.00	\$ -	\$ 5,025,808.17	\$ 125,645.20	88.5	81.5
5	TC2013-042	Chateau Wein Apartments	2243 George Drive, Opelousas	St. Landry	32	Chateau Wein-Opelousas, LP	John Haas Weinstein	\$ 324,072.00	\$ 492,255.00	\$ -	\$ 3,899,258.00	\$ 121,851.81	82	81
6	TC2013-034	Rowan Court Subdivision Single Family Housing	2013 Burg Jones Ln, Monroe	Ouachita	28	Rowan Court Subdivision 2012 Limited Partnership	Robert Rowan	\$ 553,500.00	\$ -00	\$ -	\$ 4,839,700.00	\$ 172,846.43	84.5	80
7	TC2013-029	Riverchase Phase II	3500 3rd Street, Alexandria LA	Rapides	32	Third Street Partners, LP	Louis Jurney	\$ 600,000.00	\$ -00	\$ -	\$ 5,779,100.00	\$ 180,596.88	80.5	73.5
8	TC2013-013	Levee View Estates	U.S. Highway 65, Lake Providence	ECarroll	30	Levee View Estates, L.P.	Dale Lancaster	\$ 600,000.00	\$ -00	\$ -	\$ 5,544,245.00	\$ 184,808.17	85	72
9	TC2013-008	Timbers of Winnfield	Shady Lane and Maple - Winnfield, La	Winn	32	Winnfield Affordable Housing, ALPIC	Bobby Collins	\$ 600,000.00	\$ 305,000.00	\$ -	\$ 5,530,577.00	\$ 172,830.53	84.5	71.5
10	TC2013-035	Pecan Grove	Tank Street	Madison	30	Pecan Grove Partners I, LP	Stan Livingston	\$ 600,000.00	\$ -00	\$ -	\$ 5,332,604.00	\$ 177,753.47	89	70.5
11	TC2013-031	Garan Apartments	1050 Tunica Drive West, Marksville, LA	Avoyelles	36	Garan Building, LP	Ryan M. Juneau	\$ 538,626.33	\$ -00	\$ -	\$ 5,335,152.24	\$ 148,198.67	90.5	69.5

Total Funds Requested in District 5 General Sub-Pool \$ 6,004,197.33 \$2,344,290.00 \$ -

**Qualification status and scores are subject to change pending challenge period responses and feasibility/viability analyses.

Cong. District 5 RD Rural Rehab Sub-Pool (\$300,000 available in LIHTC)														
	Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score
1	TC2013-047	Marion Manor Apartments	103 Stewart Street, Marion, LA	Union	32	Marion Manor Limited Partnership	John Huff	\$ 260,548.00	\$ -00	\$ -	\$ 3,088,011.00	\$ 96,500.34	92	91
2	TC2013-048	Tunica Estates Apartments	920 Tunica Drive West, Marksville, LA	Avoyelles	17	TEA Limited Partnership	John Huff	\$ 147,205.00	\$ -00	\$ -	\$ 1,718,720.00	\$ 101,101.18	88	79
3	TC2013-009	Oak Grove Villas	1250 Settoon Street, Oak Grove, La	WestCarroll	32	Oak Grove Affordable Housing, ALPIC	Kerry Banks	\$ 189,347.00	\$ -00	\$ -	\$ 3,383,397.00	\$ 105,731.16	77.5	70.5
4	TC2013-003	Cottonwood I Apartments	1008 Cottonwood Loop, Cottonport	Avoyelles	24	Cottonwood I Housing 2012, L.P.	Murray A. Calhoun	\$ 237,735.00	\$ -00	\$ -	\$ 2,523,060.00	\$ 105,127.50	84	64

Total Funds Requested in District 5 RD Rural Rehab Sub-Pool \$ 834,835.00 \$ -00 \$ -

Total Funds Requested in Congressional District 5

LIHTC Requested \$ 6,839,032.33
HOME Requested \$ 2,344,290.00
CDBG Requested \$ -

**Qualification status and scores are subject to change pending challenge period responses and feasibility/viability analyses.

Cong. District 6 General Sub-Pool (\$1.2M available in LIHTC)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
1	TC2013-011	Roosevelt Terrace	1255 West Roosevelt Street	EBaton Rouge	40	EBRPHA Development 4, LP	Richard L. Murray	\$ 600,000.00	\$ -00	\$ -	\$ 5,689,025.00	\$ 142,225.63	89	88
2	TC2013-037	The Magnolias	Enterprise at Belleview, Plaquemine	Iberville	144	Plaquemine Housing I, LLC	Clark Colvin	\$ 498,945.00	\$ -00	\$ -	\$ 14,339,947.00	\$ 99,582.97	78	74.5
3	TC2013-023	Burberry Estates	8178 GSRI Ave	EBaton Rouge	38	Burberry Estates Partners, LP	June Britton	\$ 600,000.00	\$ -00	\$ -	\$ 6,199,319.34	\$ 163,139.98	73.5	72.5
4	TC2013-039	Hope Crossing	Cora Miller Street, Port Barre	St. Landry	25	Hope Crossing, LP	Patricia Dobbins	\$ 435,846.00	\$ -00	\$ 878,891.00	\$ 4,909,505.00	\$ 196,380.20	69	66

Total Funds Requested in District 6 General Sub-Pool \$ 2,134,791.00 \$ -00 \$ 878,891.00

Cong. District 6 RD Rural Rehab Sub-Pool (\$300,000 available in LIHTC)														
Project Number	Project Name	Project Address	Parish	Total Units	Taxpayer Name	Contact Name	LIHTC Requested	HOME Requested	CDBG Requested	TDC	Cost per Unit	Self Score	LHC Preliminary Score	
1	TC2013-049	Springfield Manor Apartments	25126 Bloodriver Road, Springfield, LA	Livingston	18	Springfield Manor Limited Partnership	John Huff	\$ 147,588.00	\$ -00	\$ -	\$ 1,594,624.00	\$ 88,590.22	77	68

Total Funds Requested in the District 6 RD Rural Rehab Sub-Pool \$ 147,588.00 \$ -00 \$ -

Total Funds Requested in Congressional District 6

LIHTC Requested \$ 2,282,379.00
HOME Requested \$ -
CDBG Requested \$ 878,891.00

**Qualification status and scores are subject to change pending challenge period responses and feasibility/viability analyses.