



Board of Directors

Agenda Item #5

**Resolution issuing \$12.5M MHRB for
Capdu Home for the Aged**

August 10, 2016

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LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution of intention to issue not exceeding Twelve Million Five Hundred Thousand Dollars (\$12,500,000) Multifamily Housing Revenue Bonds for Capdau Home for the Aged, #2016-101BF (3821 Franklin Avenue, Orleans Parish, Louisiana 70122) in one or more series to finance the acquisition, construction, rehabilitation and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Capdau Home for the Aged; to authorize the 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 to provide for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (the “**Corporation**”) is authorized by Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the “**Act**”), and other constitutional and statutory authority supplemental thereto, to issue revenue bonds to finance residential housing in the State of Louisiana (the “**State**”); and

WHEREAS, developer listed in Schedule I hereto, (the “**Developer**”) has met with officials of the Corporation and has advised the Corporation of the Developer's interest in the acquisition, construction, rehabilitation and equipping of a multifamily housing facility, more particularly described in Schedule I hereto (the “**Project**”) within the State, subject to the willingness of the Corporation to finance the Project by the issuance of revenue bonds pursuant to the Act; and

WHEREAS, the Corporation deems it necessary and advisable that it takes such action as may be required under applicable statutory provisions to authorize and issue revenue bonds in one or more series to finance the cost of the Project set forth in Schedule I hereto, together with costs incident to the authorization, issuance and sale of the bonds, the aggregate costs of the Project and costs of authorization, issuance and sale of the bonds being presently estimated to be the amount set forth in Schedule I hereto; and

WHEREAS, the Developer has stated its willingness to arrange for the acquisition, construction, rehabilitation and equipping of the Project and to enter into contracts therefore; and

WHEREAS, the income tax regulations prescribed by the Internal Revenue Service require that the issuer of tax exempt bonds adopt a resolution with respect to such bonds or take the other similar “official action” towards the issuance of the bonds prior to the commencement

of the a acquisition, construction, rehabilitation and equipping of an exempt facility bond project; and

WHEREAS, one purpose of this resolution is to satisfy the requirements of said income tax regulations with respect to the Project set forth in Schedule I hereto; and

WHEREAS, the Corporation has been further ordered and directed to act on behalf of 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; and

WHEREAS, the Corporation approved certain application and other forms, documents and proceedings related to the Low-Income Housing Tax Credits Program, including credits available to projects financed with tax-exempt bonds under Section 142(d) of the Internal Revenue Code; and

WHEREAS, the staff of the Corporation has processed the application for the Project in accordance with the Qualified Allocation Plan and is prepared, based upon the preliminary feasibility analysis to recommend low-income housing tax credits (“**LIHTCs**”) for the Project:

NOW THEREFORE BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, that:

SECTION 1. Pursuant to the authority of the Act, and other constitutional and statutory authority supplemental thereto, the Project is hereby approved and the financing of the acquisition, construction, rehabilitation and equipping thereof through the issuance of revenue bonds of the Corporation pursuant to the Act is hereby authorized in one or more series (the “**Bonds**”) and in a sufficient principal amount presently estimated as set forth in Schedule I hereto. It is the intent of this resolution to induce the financing of the Project. This resolution is the affirmative official action of the Corporation acting by and through its Board of Directors towards the issuance of its special, limited obligation revenue bonds in accordance with the Constitution and statutes of the State and the United States Treasury Department Regulations, Section 1.150-2. It is recognized and agreed that the Developer may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) the Developer itself; (ii) any “related person” as defined in Section 147(a)(2) of the Internal Revenue

Code of 1986, as amended (the “**Code**”); or (iii) any legal successor thereto, respectively, subject to approval of the Corporation’s Bond Counsel, hereinafter employed.

SECTION 2. 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 Corporation, payable solely out of the revenues derived by the Corporation with respect to the Project for which financing is made available, and the Bonds and the interest thereon shall never constitute obligations, either general or special of the State, or of any political subdivision of the State or give rise to a pecuniary liability of the State or of any political subdivision of the State within the meaning of any provision or limitation of the Constitution or statutes of the State. The Corporation does not have the power to pledge the general credit or taxing power of the State or of any political subdivision of the State.

SECTION 3. The issuance of not exceeding **Twelve Million Five Hundred Thousand Dollars (\$12,500,000)** aggregate principal amount of Multifamily Housing Revenue Bonds (Capdau Home for the Aged) in one or more series (the “**Bonds**”) of the Corporation, pursuant to the Act, and other constitutional and statutory authority supplemental thereto, be and the same is hereby authorized and approved. The Bonds shall mature not later than forty (40) years from their date of issuance and shall bear interest per annum at a rate not in excess of twelve (12.0%) per annum. In authorizing the issuance of the Bonds, the Corporation will make no warranty, either expressed or implied, that the proceeds of the Bonds will be sufficient to pay the cost of the Project or that the Project will be suitable for the Developer’s purposes or needs. The Bonds shall be sold by the Corporation on such date as may be determined by the Chairman of the Board of Directors of the Corporation, in accordance with the requirements of the Act, and

pursuant to the provisions of the Notice of Intention to Sell at Private Sale attached hereto as **Exhibit I**.

SECTION 4. The Project is hereby preliminarily approved for LIHTCs in the amount of **Seven Hundred Seventy-One Thousand Six Hundred Fifty-Four Dollars (\$771,654)** in accordance with the preliminary feasibility analysis report (the “**F&V Report**”) of the Corporation's tax credit underwriter (the “**Tax Credit Underwriter**”) attached hereto as **Exhibit II**, provided, however, that staff is hereby further authorized and directed to adjust such LIHTCs based upon (a) any reprocessing submitted by the taxpayer/owner and the LIHTCs recommended and approved in a supplemental F&V Report of the Underwriter and/or (b) the final audited cost certification review of the Project by the Tax Credit Underwriter following the placement in service of the Project as required by Section 42(m) of the Internal Revenue Code of 1986, as amended (the “**Code**”).

SECTION 5. The operation of the Project, as well as the financing of the Project, will comply with all Federal, State and local laws and regulations and the Developer will obtain all necessary approvals and permits required thereunder.

SECTION 6. The Chairman and/or Interim Executive Director of the Corporation are authorized and directed to call for a public hearing with respect to the Project and the proposed revenue bonds to finance same in accordance with the requirements of Section 147(f) of the Code, and cause to be published appropriate notice of each public hearing in accordance with the Code.

SECTION 7. The Chairman and Interim Executive Director of the Corporation are authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to

file, on behalf of the Corporation, with any governmental board or entity having jurisdiction over the Project, such applications or requests for approval thereof as may be required by law, including an application to the State Bond Commission for approval of the financing.

By virtue of the Corporation'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 8. All commitments by the Corporation herein with respect to the Project are subject to the condition that on or before 36 months from the date of adoption hereof, the Corporation and the Developer shall have agreed to mutually acceptable terms for the financing documents and the sale and delivery of the Bonds or other obligations.

SECTION 9. That it is recognized that a real necessity exists for the employment of bond counsel in connection with the issuance of the Bonds and accordingly Foley & Judell, L.L.P., Bond Counsel, New Orleans, Louisiana, be and they are hereby employed as bond counsel to the Corporation to do and to perform comprehensive, legal and coordinate professional work with respect thereto. The fee to be paid Bond Counsel shall be an amount based on the Attorney General's then current Bond Counsel Fee Schedule and other guidelines for comprehensive, legal and coordinate professional work in the issuance of revenue bonds

applied to the actual aggregate principal amount issued, sold, delivered and paid for at the time the Bonds are delivered, together with reimbursement of out-of-pocket expenses incurred and advanced in connection with the issuance of the Bonds, subject to the Attorney General's written approval of said employment and fee.

SECTION 10. The Developer will comply with all rules, regulations and reviews of the Corporation in effect or undertaken from time to time.

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 10th day of August, 2016.

Chairman

Secretary

SCHEDULE I

DEVELOPER: Joseph A. Stebbins, II
INITIAL OWNER/OPERATOR: PCA Investments, LLC
BOND AMOUNT: Not exceeding \$12,500,000

PROJECT NAME	LOCATION	ESTIMATED NUMBER OF UNITS	ESTIMATED TOTAL COST
Capdau Home for the Aged	3821 Franklin Avenue City of New Orleans Orleans Parish, Louisiana	80	Approximately \$19,679,978

I, as authorized representative of the Taxpayer, have reviewed the information above and hereby certify this Schedule I to be accurate and complete as of this date.

**PCA INVESTMENTS, LLC
(TAXPAYER TO BE FORMED)**

By: _____
Name: _____
Title: Authorized Representative

Date: _____

EXHIBIT I

NOTICE OF INTENTION TO SELL AT PRIVATE SALE

LOUISIANA HOUSING CORPORATION MULTIFAMILY HOUSING REVENUE BONDS CAPDAU HOME FOR THE AGED IN ONE OR MORE SERIES

NOTICE IS HEREBY GIVEN in compliance with the provisions of Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the “**Act**”), that the Louisiana Housing Corporation (the “**Corporation**”), proposes to sell its Multifamily Housing Revenue Bonds (Capdau Home for the Aged) in one or more series (the “**Bonds**”) in aggregate principal amount of **Twelve Million Five Hundred Thousand Dollars (\$12,500,000)** in one or more series at a rate or rates not exceeding twelve percentum (12.0%) per annum. The Bonds are to be sold to **TBD** or such other purchaser to be determined by the Corporation at a later date to finance the acquisition, construction, rehabilitation and equipping of Capdau Home for the Aged, located in New Orleans, Orleans Parish, Louisiana (the “**Project**”) at a meeting of the Board of Directors of the Corporation scheduled for **TBD**, at _____ (__:__) o’clock p.m., Louisiana time, at the offices of the Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, Louisiana 70808. The Corporation reserves the right to postpone the date, hour and place set forth above for the sale of the Bonds (without any further publication of notice of the change in the sale date, time and/or location). In the event the sale is postponed as provided above, anyone desiring written notice of the subsequent date and time which said sale is to be accomplished must request such notice from the Chairman of the Board of Directors of the Corporation. The Bonds will be sold pursuant to the terms of a resolution to be adopted by the Corporation and a Trust Indenture (the “**Indenture**”) to be executed by and between the Corporation and a trustee bank.

The Bonds are being issued pursuant to the Act and the Indenture for the purpose of financing the acquisition, construction, rehabilitation and equipping of a multifamily housing project and paying the costs of issuance associated with the Bonds. The Bonds are limited obligations of the Corporation and will be payable solely out of the income, revenues and receipts derived from the Project and funds and accounts held under and pursuant to the Indenture and pledged therefor. As provided in the Act and the Indenture, the Bonds do not constitute an obligation, either general or special, of the State of Louisiana, any municipality or any other political subdivision thereof.

The principal of and interest on the Bonds will be payable at the principal office of the paying agent or agents selected by the Corporation in accordance with the provisions of the Indenture.

The Bonds will be dated as provided in the Indenture, will bear interest at such rate or rates established at the time of sale of the Bonds (not in excess of twelve percent (12.0%)), payable on such dates as set forth in the Indenture, and will mature no later than forty (40) years from date of issuance.

The Bonds will be issued in fully registered form in the denominations as provided in the Indenture. Bonds will be transferable as provided in the Indenture.

This Notice of Sale of Bonds is being published in accordance with the requirements of the Louisiana Constitution, applicable statutes and the Act. For a period of thirty (30) days from the date of publication hereof, any person or persons in interest shall have the right to contest the legality of this notice, the resolution, any provision of the Bonds to be issued pursuant to it, the provisions securing the Bonds, and the validity of all other provisions and proceedings relating to the authorization and issuance of the Bonds. If no action or proceeding is instituted within the thirty (30) days, no person may contest the validity of the Bonds, the provisions of the resolution pursuant to which the Bonds were issued, the security of the Bonds, or the validity of any other provisions or proceedings relating to their authorization and issuance, and the Bonds shall be presumed conclusively to be legal. Thereafter no court shall have authority to inquire into such matters.

For further information relative to the Bonds and not contained in this Notice, address Foley & Judell, L.L.P., Bond Counsel, One Canal Place, Suite 2600, 365 Canal Street, New Orleans, LA 70130.

BY ORDER OF THE BOARD OF DIRECTORS, acting as the governing authority of the Corporation.

LOUISIANA HOUSING CORPORATION

Chairman

Secretary

EXHIBIT II
F&V REPORT

UNDERWRITING REVIEW

2016 Qualified Allocation Plan

Project	- Capdau Home for the Aged (Closing Comments)		
Funding Type	LIHTC 4%	County/Parish:	Orleans
Type of Construction:	Historic Rehab/	Building Style:	Elevator
Occupancy Type:	Senior		
Total Number of Units:	80	Total Square Feet:	74,366
Hard Constr/Rehab Cost:	\$12,986,572	Cost per SF:	\$174.6
Credits:	Requested: \$771,654	Recommended: \$771,654	Adjustment: None
Syndication Proceeds:	\$7,560,707	Equity Pricing:	\$0.98
Permanent Mortgage:	Rate: 3.70%	Term: 40	
Gap/Soft Funding:	HOME Request: \$0		
	CDBG Request: \$0		
	TCAP Request: \$0	Recommended:	<input type="text"/>
	Other Amount: \$2,371,948		
	Total Gap Funding: \$3,071,948		

Market Study Comments:

- i. Based on the market study by RPRG dated June 21, 2016, the market analyst has estimated the project's capture rate to be 11.4% for all 80 units based on household growth, cost burdened renters, substandard housing and movership of elderly homeowners to rental housing. The estimated capture rates indicate sufficient demand to support the proposed project.
- ii. The market analyst projects the subject will reach a stabilized occupancy within approximately eight months of opening with an average monthly absorption rate of at least 10 units per month.
- iii. The market analyst surveyed four senior subsidized properties and one family subsidized property. All five communities are fully leased.
- iv. Market analyst finds proposed rents to be positioned similar to the average rents at two senior communities surveyed near the market area. The estimated market rent of \$784 efficiency / \$966 1-BR results in strong market advantages for all proposed LIHTC units. Based on the preceding factors, the market analyst considers demand sufficient to support the proposed development of 80 units including the special needs units.

Underwriting Result: If not met, see notes on page 2.

NOTE: Evaluation of Threshold Requirements related to scoring, design and construction must be verified by the Corporation and is not part of this Underwriter's Review. The Applicant and Corporation represent that the Threshold Requirements have been met.

UNDERWRITING REVIEW

2016 Qualified Allocation Plan

- *Capdau Home for the Aged*(Closing Comments)

Underwriting Notes:

Ref# Comments affecting underwriting determination

- 33 Property purchase price exceeds 'as-is' appraisal value or pre-rehab value. Applicant should modify application so that the purchase prices does not exceed property value.
- 38 Cash flow does not appear sufficient to cover the Deferred Developer Fee within 15 years. Applicant should provide clarification to assure the application will meet QAP cash flow note requirements.
- 100 Cash flow does not appear sufficient to cover the seller cash flow note specified as 2nd mortgage. Applicant should clarify repayment terms of 2nd mortgage.
- 101 Underwriters request that applicant provide a standalone PDF file consisting of all financial commitment information and evidence of historical designation and credits. The PDF files included make the information difficult to find or determine if it is missing. Applicant's assistance on this would be very much appreciated.
- 102 Applicant should explain why FFE costs are not included in the Total Development Cost (see Sources and Uses).

UNDERWRITING REVIEW - CLOSING COMMENTS

2016 Qualified Allocation Plan

- *Capdau Home for the Aged*

Applicant's Challenge Response:

Ref# Applicant Comments

- 33 Provided updated appraisal and application.
- 38 We have adjusted the deferred developer fee and have attached a new spreadsheet reflecting this change.
- 100 Updated seller purchase agreement and application provided.
- 101 PDF is attached.
- 102 FFE that are not allowed in basis are in line F46 on sheet "Sources and Uses"

Underwriter's Closing Comments

Ref# Underwriter Comments

- 33 Applicant has provided an updated appraisal and modified application accordingly. Response is acceptable.
- 38 Applicant adjusted the deferred developer fee and sent a new spreadsheet reflecting this change. Applicant's response is acceptable.
- 100 Applicant has modified application to demonstrate payback of seller note.
- 101 Applicant's response is acceptable.
- 102 FFE costs not included in TDC will not exceed threshold requirements in revised application.

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 pages constitute a true and correct copy of a resolution adopted by said Board of Directors on August 10, 2016, entitled: “A resolution of intention to issue not exceeding Twelve Million Five Hundred Thousand Dollars (\$12,500,000) Multifamily Housing Revenue Bonds for Capdau Home for the Aged, #2016-101BF (3821 Franklin Avenue, Orleans Parish, Louisiana 70122) in one or more series to finance the acquisition, construction, rehabilitation and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Capdau Home for the Aged; authorizing the 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 to provide 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 10th day of August, 2016.

Secretary

(SEAL)

Reason for Requested Approval

Requesting approval of:

- \$12,500,000.00 in Multi-Family Mortgage Revenue Bonds
- \$767,921.00 in Low Income Housing Tax Credits

Project History and Previous Board Action

- **Development Team** – Joseph A. Stebbins, II – PCA Development, LLC; Gentilly Apartments, LLC; Credit Capital (Syndicator); Pierre G. Walker, III (Attorney); Novogradic & Company (Accountant); HIS Management (Management Company); The Michael Lee Studio (Architect); TKTMJ, LLC (Builder/Contractor) Dwight Capital (Const./Permanent Mortgage Lender)

Project Specifics

Construction Costs

Rehabilitation Hard Costs	\$8,731,172.00
Total Soft Costs	\$4,255,400.00
Construction Costs	\$4,219,945.00
Land Costs	\$390,000.00
Building Costs	\$810,000.00
Reserves	(\$192,000.00)
Marketing	(3,696.00)
Furniture/Fixtures/Equipment	(33,961.00)

Unit Mix

0 Bedrooms	22
1 Bedrooms	58
2 Bedroom Units	
3 Bedroom Units	
4 Bedroom Units	
Total Units	80

Development Costs:

Total Development Cost	\$ 18,406,517.00
Total Units	80
Total Buildings	2
Total Cost/Unit	\$ 230,081.46
Total Square Feet	74,366
Total Cost/SF	\$247.51

Funding Sources:

First Mortgage	\$5,007,600.00
Second Mortgage	\$280,000.00
HOME Funds	\$0.00
Deferred Developer Fee	\$1,125,000.00
Federal Historic Credit Yield	\$2,334,275.00
State Historic Credits	\$2,292,592.00
Guaranteed Investment Cert	\$36,000.00
Tax Credit Equity	\$ 7,560,707.00
Reserves/Marketing/FF&E	(\$229,657.00)
Total	\$18,406,517.00

Property Value:

Appraisal Date	July 14, 2016
Est. Pre-Rehab Value	\$1,200,000
Est. Post-Rehab Value	\$5,090,000
Year Built	1922
Occupancy Rate	N/A

Estimated Economic Impact*

**Estimated using the National Association of Home Builders (NAHB) economic model, Qualified Allocation Plan and State Bond Commission Fee Schedules*

	During Construction (One-Year Impact)	Post-Construction (Annual Impact)
Local Employment Income	\$5,840,000	\$1,840,000
Local Employment Taxes	\$614,400	\$316,000
Local Jobs	91	26
Zoning/Impact Fees/Permits	NA	-
SBC/MRB/Tax Credit Application Fees	\$5,000	-
MRB Closing Fees	\$12,500	-
Annual Administrative Fee	\$12,500	-
LHC Compliance Monitoring Fee	\$2,640	\$2,640

Area Demographic Profile

Source: U.S. Census Bureau, American Fact Finder

Orleans Parish	
Median Household Income	\$53,482
People living in poverty	16%
People living at or above poverty	84%
Households earning \$14,999 or less	13%
Households earning \$24,999 or less	32%

Occupancy Profile

Source Citation: U.S. Department of Housing and Urban Development (HUD) AMI Limits as of 12/11/2012

No. of Units	AMI	Annual Qualifying Income Limit
80	20%-60%	PBRA

Examples of Occupations in the 50-60% AMI Category

Production	Financial Activities	Management	Arts & Recreation	Leisure-Hospitality	Professional Services
Retail Sales	Office Clerks	Maintenance	Firefighters	Financial Activities	Professional-Business
Trade-Trans-Utilities	Medical Assistants	Information	Security Guards	Education Health	Local Government
Wholesale Trade	Childcare Workers	Para-professionals	Administrative Assistants		