



Louisiana Housing Corporation

Board of Directors

Agenda Item #7

Resolution approving changes to Brooke Pointe Apartments (formerly Paddock at Shadows Bluff) located at 516 North Pierce Street, Lafayette, Louisiana 70501, authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith.

November 14, 2018



**BROOK POINTE
LAFAYETTE, LAFAYETTE PARISH**

Reason for Requested Reprocessing

A request is being made to reduce the number of units in the project from 240 to 192 units to better fit the market after consulting with our investors, Iberia Bank and R4 Capital, and management company in Lafayette, Latter and Blum.

Project History and Previous Board Action

- October 2016 – LHC approval for reduction in units from 288 to 240 & to waive the per unit development cost limits in the QAP
- June 2016 – LHC approval for an increase in 4% credits by \$3,497.00.
- September 2015 – LHC approval of material change (site change)
- April 2015 – LHC Final bond approval
- Development Team – Evan Holladay, LDG Multifamily; R4 Capital and Iberia Bank through R4; Coates Rose Law Firm; Little and Associates; and Xpert Design and Construction.

Reprocessing Involves the Following Changes

	Approved	Reprocessing	Increase/(Decrease)
1.) No. of Buildings	10	8	(2)
2.) No. of Units	240	192	(48)
3.) Unit Size (sq.ft.)	1,129	1,129	0

Project Specifics

New Construction Costs	
Construction Hard Costs	\$21,783,758.00
Soft Costs	\$ 8,405,289.00
Land Only	\$921,000.00
Total Costs	\$31,110,047.00

Development Costs:	Approved	Reprocessing	Net Change
Total Development Cost	\$37,451,433.00	\$31,110,047.00	(\$6,341,386.00)
Total Cost/Unit	\$156,048.00	\$162,031.00	\$5,983.00
Total Square Feet	270,840	219,172	(51,668)
Total Cost/SF	\$138.28	\$141.94	\$3.66

Unit Mix	
1 Bedroom Units	0
2 Bedroom Units	96
3 Bedroom Units	96
4 Bedroom Units	
Total Units	192

Funding Sources:	Approved	Reprocessing	Net Change
Permanent First Mortgage	\$20,768,000.00	\$15,569,000.00	(\$5,199,000.00)
Gross Tax Credit Equity	\$14,334,989.00	\$11,596,832.00	(\$2,738,157.00)
HOME Funds	\$1,500,000.00	\$1,500,000.00	0
Deferred Developer Fee & loan	\$1,806,945.00	\$2,820,232.00	\$1,013,287.00
Reserves & Community Facility	(\$958,491.00)	(\$376,017.00)	\$582,474.00
Total	\$37,451,443.00	\$31,110,047.00	(\$6,341,396.00)



BROOK POINTE LAFAYETTE, LAFAYETTE PARISH

Estimated Economic Impact*

*Estimated using the National Association of Home Builders (NAHB) economic model

	During Construction (One-Year Impact)	Post-Construction (Annual Impact)
Local Employment Income	\$15,168,000.00	\$4,608,000.00
Local Employment Taxes	\$1,587,840.00	\$846,720.00
Local Jobs	293	58
LHC Application/Reprocessing Fees	\$2,500.00	\$0.00
Compliance Monitoring Fees	\$6,336.00	\$6,336.00

Area Demographic Profile

Source: GNOCDC analysis of data from U.S. Census 2000 Summary File 3 (SF3) and 2012 American Community Survey; GNOCDC analysis of Local Employment Dynamics, U.S. Census Bureau; and ESRI Demographics 2012, Novogradac & Company LLP, June 2013

Lafayette Parish	
	2012-2016
Median Household Income	\$52,435.00
People living in poverty	16.5%
People living at or above poverty	83.5%
Workers earning \$1,250/mo or less	7%
Workers earning \$1,251 - \$2,916/mo	31.1%

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
192	50-60%	\$25,731-\$30,877.00

Examples of Occupations in New Orleans in the 50-60% AMI Category

Baggage Porters and Bellhops	Bus Drivers	Hotel Clerks	Paramedics & EMTs
Nursing Aides & Orderlies	Office Clerks	Executive Secretaries	Firefighters
Retail Sales Supervisors	Teacher Assistants	Bank Tellers	Judicial Law Clerks
Tax Preparers	Childcare Workers	Security Guards	Administrative Assistants

Projected Major Area Employers

Service Sector	Retail Trade
Industrial	Manufacturing

Source Citation: Louisiana Workforce Commission, Index of Typical Wages in New Orleans at \$39,000/yr and below

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

RESOLUTION

A resolution approving changes to Brook Pointe Apartments located at 516 North Pierce Street, Lafayette, Lafayette Parish, Louisiana; authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; 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 allocating and administering programs and/or resources made available pursuant to the Section 42 of the Internal Revenue Code (the LIHTC Program);

WHEREAS, the taxpayer for Brook Pointe Apartments has submitted a request to approve a reduction in the number of units in the project from 240 to 192 units to better suit the site and allow the project to exceed the per unit development costs established by the Qualified Allocation Plan (QAP); and

WHEREAS, the staff of the Corporation has processed the request for Brook Pointe Apartments in accordance with the QAP and is prepared, based upon the review of the request, to recommend approval of the request to reduce the number of units to 192 units and to waive the per unit development costs limits in the QAP:

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

SECTION 1. Brook Pointe (the "Project") request to reduce the number of units to 192 and exceed the QAP costs limits is hereby approved.

SECTION 2. The staff and counsel are authorized and directed to prepare the forms

of such documents and agreements as may be necessary to implement the Board's action.

SECTION 3. The Chairman and Interim Executive Director 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 counsel and LIHTC Program Counsel.

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 October 2018.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors 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 November 14, 2018, entitled, **"A resolution approving changes to Brook Pointe Apartments located at 516 North Pierce Street, Lafayette, Lafayette Parish, Louisiana authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; 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 14th day of November 2018.

Secretary

(SEAL)