



**Louisiana Housing**  
Corporation

# **Board of Directors**

## **Agenda Item #5**

**Resolution accepting the proposal of Citibank, N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Seven Million Five Hundred Thousand Dollars (\$7,500,000) Multifamily Housing Governmental Notes (Neil Wagoner & Henderson Project, located at 901 Neil Wagoner Road and 700-1318 Henderson Drive in Winnfield, Winn Parish, Louisiana 71483); fixing the parameter terms of said notes and otherwise providing with respect to said notes; and providing for other matters in connection with the foregoing.**

**June 10, 2020**

## Neil Wagoner & Henderson Apartment

### Winnfield, Louisiana

#### Winn Parish

Construction Type: Rehab

Total Development Costs: \$13,411,873.00

Developer Contact:

Total Cost / Sq. Ft: \$122.15

Will Moyers, ITEX Development, LLC  
9 Greenway Plaza #1250  
Houston, TX 77046

Total Cost /Unit: \$113,659.94

\*Excluded from TDC - Reserves

Buildings / Units: 51 / 118

### Narrative

Neil Wagoner Apts. is a 74-unit multifamily development and Henderson Apts. is a 44-unit multifamily development consisting of single family units, duplexes and multiplexes. Winnfield Housing Partners, LLC is proposing to rehabilitate the Neil Wagoner and Henderson Apartments located in Winnfield, LA under HUD's RAD program. Both developments are currently owned by the Winnfield Housing Authority. All 118 units will be restricted to tenants with incomes at or below 60% of the area median income. The project will have 6 units set aside for tenants with incomes at or below 30% AMI and 30 units set aside for tenants with incomes less than 50% AMI.

## NEIL WAGONER & HENDERSON APARTMENTS WINNFIELD, LOUISIANA

### Reason for Requested Approval

Final approval of sale of:

- \$7,500,000 in Multifamily Housing Revenue Bonds

### Project History and Previous Board Action

RAD conversion of two multifamily developments owned by the Winnfield Housing Authority Multifamily Housing Revenue Bonds approved at the September 2019 Board Meeting

#### Development Team

Developer - Will Moyers, ITEX Development, LLC  
 Syndicator - Affordable Housing Partners  
 Accountant - Little & Associates, LLC  
 Management Company - ITEX Property Mgmt., LLC  
 Architect - DNA Studios/Dyke Nelson Architecture

### Project Specifics

Construction Costs	Amount
Building Acquisition	\$3,928,500.00
Land Acquisition	\$121,500.00
Total Hard Costs	\$4,470,866.00
Construction Contingency	\$447,086.00
Total Developer's Fee	\$1,392,948.00
Soft Costs/ Other	\$3,293,273.00
Total Development Costs	\$13,654,173.00
Less Reserves	(\$242,300.00)
Maximum TDC Limit	\$216,835.00
*Adjusted TDC	\$13,411,873.00

Development Costs	
* Total Development Costs	\$13,411,873
Total Units	118
Total Buildings	51
Total Cost/Unit	\$113,660
Total Square Feet	109,800
Total Cost/Sqft	\$122

\*Excluded from TDC - Reserves

#### Funding Sources

First Mortgage CDBG/HOME	\$3,840,000.00
Tax Credit Equity	\$4,278,956.00
Cash Flow Loan	\$4,928,500.00
Deferred Developer Fee	\$606,717.00
Total Sources of Funds	\$13,654,173.00

#### Unit Mix

0 BR	1 BR	2 BR	3 BR	4 BR
	54	28	24	12

**2018 Application / 2018 QAP**

**Neil Wagoner & Henderson (Winnfield Housing Partners, LLC)**

<b>Total Development Cost</b>		<b>\$ 13,654,173.00</b>
<b>Less:</b>		
<b>Acquisition</b>		<b>(4,050,000.00)</b>
<b>Developer Fee</b>		<b>(1,392,948.00)</b>
<b>Reserves:</b>		<b>(242,300.00)</b>
<b>Builder Profit/OH IOI</b>		<b>0.00</b>
		<hr/> <hr/>
<b>Developer Fee Base</b>		<b>7,968,925.00</b>
<b>Developer Fee Rehab</b>	<b>15%</b>	<b>\$ 1,195,338.75</b>
<b>Developer Fee Acquisition</b>	<b>5%</b>	<b>\$ 202,500.00</b>
		<hr/> <hr/>
<b>Total Allowable Developer Fee</b>		<b>\$ 1,397,838.75</b>

The following resolution was offered by Board Member \_\_\_\_\_ and seconded by Board Member \_\_\_\_\_:

**RESOLUTION**

**A resolution accepting the proposal of Citibank, N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Seven Million, Five Hundred Thousand Dollars (\$7,500,000) Multifamily Housing Governmental Notes (Neil Wagoner & Henderson Project, located at 901 Neil Wagoner Road and 700-1318 Henderson Drive in Winnfield, Winn Parish, LA 71483); fixing the parameter terms of said notes and otherwise providing with respect to said notes; and providing for other matters in connection with the foregoing.**

**WHEREAS**, the Board of Directors (the "**Board**") of the Louisiana Housing Corporation (the "**LHC** or the "**Corporation**") on September 11, 2019, adopted a resolution approving and authorizing the issuance of not exceeding Seven Million, Five Hundred Thousand Dollars (\$7,500,000) of Louisiana Housing Corporation Multifamily Housing Governmental Notes (Neil Wagoner & Henderson Project) in one or more series and authorized the publication of a Notice of Intention to Sell at Private Sale (the "**Notice**") in connection therewith; and

**WHEREAS**, said Notes are being issued and designated as a "Louisiana Housing Corporation Multifamily Housing Governmental Notes (Neil Wagoner & Henderson Project)" in the aggregate principal amount not to exceed Seven Million, Five Hundred Thousand Dollars (\$7,500,000) (the "**Notes**") for the purpose of providing funds to (i) pay the cost for the acquisition, rehabilitation, and/or equipping of multifamily housing facilities serving low and moderate income rehabilitation households in Winnfield, Winn Parish (the "**Project**"), (ii) fund such reserve accounts as may be required and (iii) pay the costs of issuance associated with the Notes; and

**WHEREAS**, as set forth in said resolution, the Notice of Sale was published on April 27, 2020 in "*The Advocate*" and in the "*The Daily Journal of Commerce*" for an amount not to exceed Seven Million, Five Hundred Thousand Dollars (\$7,500,000); and

**WHEREAS**, in accordance with the aforesaid resolution adopted by the LHC on September 11, 2019, the sale of the Notes was scheduled for June 10, 2020; and

**WHEREAS**, the LHC did meet on June 10, 2020, at 10:00 a.m., Louisiana time, for the purpose of receiving and considering the proposal of Citibank, N.A. or such other purchaser (the "**Purchaser**") as may be designated by Winnfield Housing Partners, LLC, a Louisiana limited liability company (the "**Taxpayer**"), and taking action with respect to the parameter sale of a not exceeding Seven Million, Five Hundred Thousand Dollars (\$7,500,000) of the Notes pursuant thereto;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the LHC, acting as the governing authority of said LHC, that:

**SECTION 1.** The parameter written terms submitted this day by Citibank, N.A. or such other purchaser as may be designated by the Taxpayer, for the purchase of the Notes designated "Louisiana Housing Corporation Multifamily Housing Governmental Notes (Neil Wagoner & Henderson Project)" in on more series in the aggregate principal amount not exceeding Seven Million, Five Hundred Thousand Dollars (\$7,500,000), at an interest rate not exceeding 12% per annum, and for a maturity not exceeding 40 years, authorized under and pursuant to the provisions of a Funding Loan Agreement (the "**Funding Loan Agreement**"), by and between the LHC, the Purchaser, and Wilmington Trust, National Association, as Fiscal Agent (the "**Fiscal Agent**"), and the LHC be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Notes are conditioned upon approval by the State Bond Commission and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Notes in accordance with said Funding Loan Agreement is hereby authorized and approved. The Chairman, Executive Director and/or Secretary of the Corporation are hereby authorized and directed for, on behalf of and in the name of the LHC, to execute, deliver and approve such instruments, documents and certificates as may be required, necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Notes on file with the LHC (collectively, the "**Issuer Documents**"):

- (i) Funding Loan Agreement,
- (ii) Project Loan Agreement,
- (iii) Tax Regulatory Agreement and No Arbitrage Certificate, and
- (iv) Land Use Restriction Agreement.

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and with the approval of Counsel to the LHC or Bond Counsel. As provided in the resolution adopted by the LHC on September 11, 2019, the costs of financing the Project will be paid out of the proceeds from the sale of the Notes, in one or more series, which shall be special, limited obligations of the LHC, payable solely out of the revenues derived by the LHC with respect to the Project for which financing is made available, and the Notes and the interest thereon shall never constitute the debt or indebtedness of the LHC, the State of Louisiana (the "**State**"), or any political subdivision thereof within the meaning of any provision or limitation of the Constitution or statutes of the State, nor shall the same give rise to a pecuniary liability of the LHC or the State or any political subdivision thereof or a charge against their general credit or taxing power, and such limitation shall be plainly stated on the face of the Notes.

**SECTION 2.** Wilmington Trust, National Association has been designated by the Taxpayer or LHC as Fiscal Agent and Paying Agent with respect to the Notes in accordance with the provisions of the Funding Loan Agreement.

**SECTION 3.** In order to accomplish the sale of the Notes in accordance with the terms of this resolution, either the Chairman, Executive Director and/or Secretary of the Corporation, are hereby authorized and directed to execute and deliver, for and on behalf of the LHC, the Issuer Documents in substantially the forms thereof which are now before this LHC and filed with the Secretary of this Board of Directors with such revisions or changes as may be approved by Bond Counsel.

**SECTION 4.** The Notes will be dated, will be in the denominations and will have all the terms set forth in the Funding Loan Agreement. The Notes 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 Funding Loan Agreement and pledged therefor.

**SECTION 5.** The Notes shall be subject to repayment in accordance with the Funding Loan Agreement.

**SECTION 6.** The Chairman, Executive Director and/or Secretary of the Corporation are hereby approved, authorized and directed to execute and deliver or cause to be executed and delivered all documents required to be executed on behalf of the LHC and delivered to effect delivery of the Notes to the Purchaser or deemed by any of them necessary or advisable to implement this resolution or the Funding Loan Agreement, or to facilitate the sale of the Notes.

By virtue of LHC'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 7.** The Chairman, Executive Director and/or Secretary of the Corporation shall cause to be executed for and on behalf of the LHC the aforementioned Notes in accordance

with the Funding Loan Agreement, and shall effect the delivery thereof to the Purchaser in accordance with the Funding Loan Agreement. The Chairman, Executive Director and/or Secretary of the Corporation of the LHC shall receive from the Purchaser for the account of the LHC the purchase price of the Notes and shall deposit the same with the Fiscal Agent under the Funding Loan Agreement in accordance with the provisions thereof.

**SECTION 8.** This resolution shall take effect immediately.

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

**YEAS:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

And the resolution was declared adopted on this, the 10<sup>th</sup> day of June 2020.

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Chairman

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Secretary

**STATE OF LOUISIANA**

**PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "**LHC**"), do hereby certify that the foregoing pages constitute a true and correct copy of a resolution adopted by said Board of Directors on June 10, 2020, entitled: "A resolution accepting the proposal of Citibank, N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Seven Million, Five Hundred Thousand Dollars (\$7,500,000) Multifamily Housing Notes (Neil Wagoner & Henderson Project, located at 901 Neil Wagoner Road and 700-1318 Henderson Drive in Winnfield, Winn Parish, LA 71483); fixing the parameter terms of said Notes and otherwise providing with respect to said Notes; and providing for other matters in connection with the foregoing."

**IN FAITH WHEREOF**, witness my official signature and the impress of the official seal of the LHC on this, the 10<sup>th</sup> day of June 2020.

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Secretary

(SEAL)