



Louisiana Housing
Corporation

Board of Directors

Agenda Item #8

Resolution accepting the proposal of Home Bank or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Five Million Five Hundred Thousand Dollars (\$5,500,000) Multifamily Housing Revenue Bonds (Villas at Lafayette Project located at Global Circle in Lafayette, Lafayette Parish, Louisiana 70503) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

June 10, 2020

Villas of Lafayette

Lafayette, Louisiana

Lafayette Parish

Construction Type: New Construction / Multi Family

Developer Contact:

David Morrow - WDM, L.L.C
809 22nd Avenue
Tuscaloosa, AL 35401

Buildings / Units: 1 / 51

Total Development Costs: \$9,598,480.00

Total Cost / Sq. Ft: \$201.75

Total Cost /Unit: \$188,205.49

*Excluded from TDC - Reserves and
Community Facilities

Narrative

Villas of Lafayette is a new construction elderly development located in Lafayette, Louisiana. The project and will consist of 51 units, a community facility and a leasing office. One hundred percent (100%) of the units will be designated for Elderly Households earning 60% or less of the area median income. Twenty percent (20%) of the units will target Disabled Households and six (6) units will be restricted to households earning 20% AMI or less.

VILLAS OF LAFAYETTE
LAFAYETTE, LOUISIANA

Reason for Requested Approval

Final approval of sale of:

- \$5,500,000 in Multifamily Housing Revenue Bonds

Project History and Previous Board Action

Previously awarded \$5,500,000 in Multifamily Housing Revenue Bonds at the February 2020 Board Meeting

Awarded \$4,763,224 in CDBG funds from the 2018 Piggyback NOFA 2nd Round

Development Team

Developer - David Morrow - WDM, L.L.C

Syndicator - Regions Bank

Accountant - RSM US LLP

Management Company - Morrow Realty Company, Inc.

Architect - McKean Associates Architects, LLC

Project Specifics

Construction Costs

Amount

Land Acquisition	\$653,400.00
Total Hard Costs	\$6,173,061.00
Construction Contingency	\$283,475.00
Total Developer's Fee	\$1,340,000.00
Soft Costs/ Other	\$1,619,544.00
Total Development Costs	\$10,069,480.00
Less Community Facilities	(\$250,000.00)
Less Reserves	(\$221,000.00)
Maximum TDC Limit	\$175,000.00
*Adjusted TDC	\$9,598,480.00

Unit Mix

0 BR	1 BR	2 BR	3 BR	4 BR
	15	36		

Development Costs

* Total Development Costs	\$9,598,480
Total Units	51
Total Buildings	1
Total Cost/Unit	\$188,205
Total Square Feet	47,577
Total Cost/Sqft	\$202

*Excluded from TDC - Reserves and Community Facilities

Funding Sources

Non LHC Loan	\$1,600,000.00
Tax Credit Equity	\$2,639,209.00
LHC CDBG Loan	\$4,763,224.00
GCHP (AHP)	\$1,061,000.00
Deferred Developer Fee	\$6,047.00
Total Sources of Funds	\$10,069,480.00

**2017 Application / 2018 Piggyback
 Villa's of Lafayette Reprocessing 1-22-2020**

Total Development Cost		\$ 10,069,480.00
Less:		
Acquisition		(653,400.00)
Developer Fee		(1,340,000.00)
Reserves:		(221,000.00)
Builder Profit/OH IOI		0.00
		=====
Developer Fee Base		7,855,080.00
Developer Fee new const.	18%	\$ 1,413,914.40
Developer Fee Acquisition	5% or 8%	\$ -
		=====
Total Allowable Developer Fee		\$ 1,413,914.40

LOUISIANA HOUSING CORPORATION

The following resolution was offered by Board Member _____ and seconded by Board Member _____:

RESOLUTION

A resolution accepting the proposal of Home Bank or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Five Million, Five Hundred Thousand Dollars (\$5,500,000) Multifamily Housing Revenue Bonds (Villas at Lafayette Project located at Global Circle in Lafayette, Lafayette Parish, Louisiana 70503) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; 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 February 12, 2020, adopted a resolution approving and authorizing the issuance of not exceeding Five Million, Five Hundred Thousand Dollars (\$5,500,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Villas at Lafayette 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 bonds are being designated as “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Villas at Lafayette Project)” in the aggregate principal amount of not to exceed Five Million, Five Hundred Thousand Dollars (\$5,500,000) (the “**Bonds**”) and are being issued for the purpose of providing funds to (i) pay the cost for the acquisition, construction, and/or equipping of a multifamily housing facility serving low and moderate income special needs households in Lafayette, Lafayette Parish (the “**Project**”), (ii) fund such reserve accounts as may be required and (iii) pay the costs of issuance associated with the Bonds; and

WHEREAS, as set forth in said resolution, the Notice of Sale was published on March 30, 2020 in “*The Advocate*” and in the “*The Daily Journal of Commerce*” for an amount not to exceed Five Million Five Hundred Thousand Dollars (\$5,500,000); and

WHEREAS, in accordance with the aforesaid resolution adopted by the LHC on February 12, 2020, the sale of the Bonds 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 Home Bank or such other purchaser (the “**Purchaser**”) as may be designated by Villas of Lafayette, LLLP, a Louisiana limited liability limited partnership (the “**Taxpayer**”), and taking action with respect to the parameter sale of not exceeding Five Million Five Hundred Thousand Dollars (\$5,500,000) of the Bonds 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 Home Bank or such other purchaser as may be designated by the Taxpayer, for the purchase of bonds designated “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Villas at Lafayette Project)” in on more series in the aggregate principal amount of not exceeding Five Million, Five Hundred Thousand Dollars (\$5,500,000), 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 Bond Trust Indenture (the “**Indenture**”), by and between a trustee to be determined (the “**Trustee**”), and the LHC be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds 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 Bonds in accordance with said Indenture 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 or necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Bonds on file with the LHC:

- (i) Bond Trust Indenture,
- (ii) Financing Agreement, and
- (iii) Tax Regulatory 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 February 12, 2020, 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 LHC, payable solely out of the revenues derived by the LHC with respect to the Project for which financing is made available, and the Bonds 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 Bonds.

SECTION 2. A bank is to be designated by the Taxpayer or LHC as Trustee and Paying Agent with respect to the Bonds in accordance with the provisions of the Indenture.

SECTION 3. In order to accomplish the sale of the Bonds in accordance with the terms of this resolution, either the Chairman, Executive Director and/or Secretary of the Corporation, acting on his behalf, be and they are hereby authorized and directed to execute and deliver, for and on behalf of the LHC, the Indenture in substantially the form thereof which is 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 Bonds will be dated, will be in the denominations and will have all the terms set forth in the Indenture. 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. The Bonds shall be subject to redemption in accordance with the Indenture.

SECTION 5. 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 Bonds to the Purchaser or deemed by any of them necessary or advisable to implement this resolution or the Indenture, or to facilitate the sale of the Bonds.

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 6. The Chairman, Executive Director and/or Secretary of the Corporation shall cause to be executed for and on behalf of the LHC the aforementioned Bonds in accordance with the Indenture, and shall effect the delivery thereof to the Purchaser in accordance with the Indenture. 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 Bonds and shall deposit the same with the Trustee under the Indenture in accordance with the provisions thereof.

SECTION 7. This resolution shall take effect immediately.

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 10th day of June 2020.

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 “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 Home Bank or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Five Million, Five Hundred Thousand Dollars (\$5,500,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Villas at Lafayette Project, located at Global Circle in Lafayette, Lafayette Parish, Louisiana 70503) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; 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 10th day of June 2020.

Secretary

(SEAL)