



# Louisiana Housing Corporation

## Board of Directors

### Agenda Item #4

Resolution accepting the proposal of Sterling Bank or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Four Million Dollars (\$4,000,000) Multifamily Housing Revenue Bonds (Park Homes at Iowa Project) located at 603 N. Park, 526 E. Park and 230 S. Storer Drive in Iowa, Calcasieu Parish, Louisiana, 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.

**March 24, 2020**

### Park Homes of Iowa, Iowa, LA

- Acquisition Rehab of a Multifamily Development
- Developer Contact: Pamela Fontenot, Iowa Housing Authority
- Bldgs. / Units: 30/60
- Total Development Costs: \$5,549,507.00
- Total Cost / Sq. Ft.: \$115.60
- Total Cost / Unit: \$92,491.78

### Narrative

This project is situated on three sites, all in the Town of Iowa. The North Park site is the main site, where the Office and Maintenance buildings are located as well as 20 units. The next larger site is the East Park site, containing 24 units. The third site is the West Park site and has 16 units. All of the units were built in 1983. All three sites were constructed simultaneously as a single project.

The scope of work will include more than \$61,000 per unit in comprehensive rehabilitation for the 60 units, including significant amenities of washer/dryers in each unit, paved ¼ mile walking trail, security cameras, wired internet system, and “Green” rated construction.

- Excluded from TDC Per Unit Calculations – Reserves, Community Facility and Governmental Grants

**Reason for Requested Approval**

Final approval of sale of:  
 • \$4,000,000 in Multifamily Housing Revenue Bonds

**Project History and Previous Board Action**

- Mortgage Revenue Bonds approved at the December 2019 Board Meeting
- Acquisition Rehab of a Multifamily Development
- Awarded \$2,100,000 in CDBG funds from the 2017 Piggyback NOFA 2nd Round
- **Development Team** – Pamela Fontenot, Developer - Iowa Housing Authority
- Property Management - Standard Enterprises Inc.
- Accountant – Little and Associates
- Syndicator - CREA

**Project Specifics**

**Construction Costs**

Rehabilitation Hard Costs	\$3,660,000.00
New Construction Costs	
Total Soft Cost	\$1,333,497.00
Land Costs	\$10.00
Building Costs	\$2,280,000.00
Construction Contingency	\$366,000.00
Developer Fee	\$985,000.00
Reserves	(\$195,000)
Community Facility	(\$200,000)
Govt. Grants	(\$2,680,000)

**Unit Mix**

0 Bedrooms	
1 Bedrooms	15
2 Bedroom Units	20
3 Bedroom Units	25
4 Bedroom Units	
5 Bedroom Units	
<b>Total Units</b>	<b>60</b>

**Development Costs:**

Total Development Cost	\$5,549,507.00
Total Units	60
Total Buildings	30
Total Cost/Unit	\$92,491.78
Total Square Feet	48,005
Total Cost/SF	\$115.60

**Property Value:**

Appraisal Date	1/12/2018
Est. Pre-Rehab Value	\$ 2,280,000.00
Est. Post-Rehab Value	N/A
Year Built	1983
Occupancy Rate	90%

Excluded from TDC - Reserves, Community Facility and Governmental Grants (Iowa Housing Authority)

**Funding Sources:**

First Mortgage	\$875,000.00
Tax Credit Equity	\$2,899,000.00
LHC CDBG Loan	\$2,100,000.00
Housing Authority Capital Grant	
Cash Flow Loan Seller Note & CFP	\$2,680,000.00
Deferred Developer Fee	\$70,507.00
<b>Total</b>	<b>\$8,624,507.00</b>

**LOUISIANA HOUSING CORPORATION**

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

**RESOLUTION**

**A resolution accepting the proposal of Sterling Bank or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Four Million Dollars (\$4,000,000) Multifamily Housing Revenue Bonds (Park Homes at Iowa Project located at 603 N. Park, 526 E. Park and 230 S. Storer Drive in Iowa, Calcasieu Parish, Louisiana) 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 December 11, 2019, adopted a resolution approving and authorizing the issuance of not exceeding Four Million Dollars (\$4,000,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Park Homes at Iowa 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 (Park Homes at Iowa Project)” in the aggregate principal amount of not to exceed Four Million Dollars (\$4,000,000) (the “**Bonds**”) and are being issued for the purpose of providing funds to (i) pay the cost for the acquisition, construction, rehabilitation and/or equipping of a multifamily housing facility serving low and moderate income special needs households in Iowa, Calcasieu 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 9, 2020 in “*The Advocate*” and in the “*The Daily Journal of Commerce*” for an amount not to exceed Four Million Dollars (\$4,000,000); and

**WHEREAS**, in accordance with the aforesaid resolution adopted by the LHC on December 11, 2019, the sale of the Bonds was scheduled for March 23, 2020; and

**WHEREAS**, the LHC did meet on March 24, 2020, at 9:00 a.m., Louisiana time, for the purpose of receiving and considering the proposal of Sterling Bank or such other purchaser (the “**Purchaser**”) as may be designated by Park Homes of Iowa Development, LP, a Louisiana limited partnership (the “**Taxpayer**”), and taking action with respect to the parameter sale of not exceeding Four Million Dollars (\$4,000,000) 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 Sterling 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 (Park Homes at Iowa Project)” in on more series in the aggregate principal amount of not exceeding Four Million Dollars (\$4,000,000), 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 December 11, 2019, 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.** 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 Butler Snow LLP, 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 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 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 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 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 8.** 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 24<sup>th</sup> day of March 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 March 24, 2020, entitled: "A resolution accepting the proposal of Sterling Bank or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Four Million Dollars (\$4,000,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Park Homes at Iowa Project) 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 24<sup>th</sup> day of March 2020.

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Secretary

(SEAL)