



Louisiana Housing
Corporation

Board of Directors

Agenda Item #8

Supplemental resolution of intention to issue Sixteen Million Dollars (\$16,000,000) Multifamily Housing Revenue Bonds for **RNDC Baton Rouge located at 655 Scenic Hwy, **Baton Rouge**, East Baton Rouge Parish, Louisiana 70802, 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.**

November 18, 2020

RNDC Baton Rouge **Baton Rouge, Louisiana** **East Baton Rouge Parish**

Construction Type: New Construction

Developer Contact: William Callihan

Renaissance Neighborhood Dev. Corp.
4162 Canal Street
New Orleans, LA, 70119

Buildings / Units: 1 / 110

*Total Development Costs:\$24,554,651.00

Total Cost / Sq. Ft: \$293.72

Total Cost /Unit: \$223,224.10

Max TDC Limit: \$168,744.10

*Excluded from TDC Calculation - Reserves
TDC Limit Waived for PRIME Applications

Narrative

RNDC Baton Rouge is a proposed 110 unit, new construction development located at 655 Scenic Highway in Baton Rouge, Louisiana. The project will consist of 77 one-bedroom units and 33 two-bedroom units.

**RNDC BATON ROUGE
BATON ROUGE MSA, LOUISIANA**

Reason for Requested Approval

Approval of a supplemental resolution to increase the principal amount of bonds in the amount of:

- \$1,900,000 in Multifamily Housing Revenue Bonds for a total of \$16,000,000 in Multifamily Housing Revenue Bonds.

Project History and Previous Board Action

Mortgage Revenue Bonds approved at the September 2020 Board Meeting
Awarded in \$9,077,530 CDBG funds from the 2020 PRIME NOFA Funding Round at the June 2020 Board Meeting

Development Team

Developer - Renaissance Neighborhood Development Corporation - William Callihan
Syndicator - Enterprise Housing Credit Investments, Inc.
Accountant - Maddox & Associates, APC
Attorney - Coats Rose
Architect - Chenevert Architects
Management Company - Renaissance Neighborhood Development Corporation
Builder/Contractor - Milton J. Womack, Inc.

Project Specifics

Construction Costs	Amount
Land Acquisition	\$775,000.00
Total Hard Costs	\$17,482,736.00
Construction Contingency	\$769,900.00
Total Developer's Fee	\$2,864,119.00
Soft Costs / Other	\$3,357,820.00
Total Development Cost	\$25,249,575.00
Initial Reserves	(\$694,924.00)
Maximum TDC Limit	\$168,744.10
Adjusted TDC/ % of Max TDC Limi	\$24,554,651.00

Development Costs	
* Total Development Costs	\$24,554,651
Total Units	110
Total Buildings	1
Total Cost/Unit	\$223,224
Total Square Feet	83,600
Total Cost/Sqft	\$294

*Excluded from TDC Calculation - Reserves
TDC Limit Waived for PRIME Applications

Funding Sources	
Perm Loan (Impact Capital)	\$6,758,364.00
CDBG-DR Gap Financing Loan	\$9,077,530.00
Deferred Developer Fee	\$507,772.00
Estimated LIHTC Equity Proceeds	\$8,905,909.00
Total Sources of Funds	\$25,249,575.00

Unit Mix	0 BR	1 BR	2 BR	3 BR	4 BR
	0	77	33	0	0

2020 Application / 2020 PRIME NOFA Funding Round
 RNDC Baton Rouge

Total Development Cost		\$	25,249,575		
Less:	Acquisition:				
	Building	\$	-		
	Land	\$	(775,000)		
	Developer Fee	\$	(2,864,119)		
	Reserves:	\$	(694,924)		
	Builder Profit/OH IOI	\$	-		
Developer Fee Base		\$	20,915,532		
Developer Fee Rehab	15%	\$	3,137,330		
Developer Fee Acquisition	5%	\$	-	<i>not allowed for land</i>	\$ -
Total Allowable Developer Fee		\$	3,137,330		

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A supplemental resolution of intention to issue Sixteen Million Dollars (\$16,000,000) Multifamily Housing Revenue Bonds for RNDC Baton Rouge located at 655 Scenic Hwy, Baton Rouge, East Baton Rouge Parish, Louisiana 70802, 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 September 9, 2020, adopted a resolution approving and authorizing the issuance and sale of not exceeding Fourteen Million, One Hundred Thousand Dollars (\$14,100,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (RNDC Baton Rouge Project) to finance a 110-unit multifamily housing facility located in Baton Rouge, East Baton Rouge Parish (the “**Project**”); and

WHEREAS, RNDC BR LLC., a Louisiana limited liability company (the “**Taxpayer**”) has submitted an amended bond application requesting an increase of One Million Nine Hundred Thousand Dollars (\$1,900,000) above the Fourteen Million, One Hundred Thousand Dollars (\$14,100,000) to cover additional costs of the Project so that the aggregate principal amount of bonds will not exceed Sixteen Million Dollars (\$16,000,000) (the “**Bonds**”); and

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 not exceeding **Sixteen Million Dollars (\$16,000,000)** aggregate principal amount of Multifamily Housing Revenue Bonds (RNDC Baton Rouge Project) 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 income revenues, and receipts derived from the Project for which financing is made available. 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 the Bonds 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 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 5. The Chairman and/or 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 6. The Chairman and 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 7. 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 8. 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 9. 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:

ABSTAIN:

And the resolution was declared adopted on this, the 18th day of November, 2020.

Chairman

Secretary

SCHEDULE I

DEVELOPER: Renaissance Neighborhood Development Corporation

INITIAL OWNER/OPERATOR: RNDC BR LLC

BOND AMOUNT: Not exceeding \$14,100,000

PROJECT NAME	LOCATION	ESTIMATED NUMBER OF UNITS	ESTIMATED TOTAL COST
RNDC Baton Rouge	655 Scenic Hwy, Baton Rouge, East Baton Rouge Parish, Louisiana 70802	110	Approximately \$29,091,000

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.

RNDC BR LLC, a Louisiana limited liability
company

By: _____
Name: Victor Smeltz
Title: Authorized Representative

EXHIBIT I

NOTICE OF INTENTION TO SELL AT PRIVATE SALE

NOT EXCEEDING \$16,000,000 LOUISIANA HOUSING CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (RNDC BATON ROUGE PROJECT)

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 (RNDC Baton Rouge Project) in one or more series (the “**Bonds**”) in aggregate principal amount of **Sixteen Million Dollars (\$16,000,000)** 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 **JPMorgan Chase Bank, N.A.** or such other purchaser to be determined by the Corporation at a later date to finance the acquisition, construction, and equipping of **RNDC Baton Rouge, located in Baton Rouge, East Baton Rouge Parish, Louisiana** (the “**Project**”) at a meeting of the Board of Directors of the Corporation scheduled for **December 9, 2020**, at ten (10:00) 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 Governmental Note and not contained in this Notice, address Butler Snow LLP, Bond Counsel, 201 St. Charles Avenue, Suite 2700, New Orleans, LA 70170.

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

LOUISIANA HOUSING CORPORATION

Chairman

Secretary

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 November 18, 2020, entitled: “A supplemental resolution of intention to issue an additional One Million, Nine Hundred Thousand Dollars (\$1,900,000) above the previously approved Fourteen Million, One Hundred Thousand Dollars (\$14,100,000) Multifamily Housing Revenue Bonds for RNDC Baton Rouge located at 655 Scenic Hwy, Baton Rouge, East Baton Rouge Parish, Louisiana 70802, 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 Corporation on this, the 18th day of November, 2020.

Secretary

(SEAL)

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