



Louisiana Housing
Corporation

Board of Directors

Agenda Item #7

Resolution accepting the proposal of Home Bank, N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Ten Million Dollars (\$10,000,000) Multifamily Housing Revenue Bonds for **Glen Oaks Apartments** located in Belle Chasse, Plaquemines 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 therewith.

May 12, 2021

Glen Oaks Apartments Belle Chasse, Louisiana Plaquemines Parish

Construction Type: Scattered Site/New Construction

*Total Development Costs: \$14,563,426.00

Developer Contact:

Total Cost / Sq. Ft: \$310.64

Lawrence B. Jones
701 Poydras Street
New Orleans, LA 70139

Total Cost /Unit: \$330,986.95

*Excluded from TDC Limit Calculation: Reserves

Buildings / Units: 4 / 44

Narrative

The Glen Oaks project is the former St Clair Estates application that was originally approved at the February 2018 board meeting. The project received approval to move the project site from Braithwaite to Belle Chasse due to the significant delays to rezone the property for multifamily construction at the January 2021 Board Meeting. The project will offer numerous amenities and will provide many green features that will reduce utility costs for the residents.

Reason for Requested Approval

Requesting Final Approval of Sale of:

- \$10,000,000 in Multifamily Housing Revenue Bonds

Project History and Previous Board Action

Awarded \$5,500,000 CDBG funds from the 2017 Plaquemines Parish NOFA at the April 2018 Board Meeting. Received approval to change the project name and move the project site from Braithwaite to Belle Chasse at the January 2021 Board Meeting. Multifamily Bonds and LIHTCs approved at the March 2021 Board Meeting.

Development Team

Developer - Lawrence B. Jones
 Syndicator - The Richman Group
 Accountant - LeBlanc Hausknecht
 Architect - CIS Architects
 Management Company - Summit Apartment Management

Project Specifics

Construction Costs	Amount
Land Acquisition	\$375,000.00
Total Hard Costs	\$10,164,500.00
Construction Contingency	\$1,016,450.00
Soft Costs/Other	\$1,380,416.00
Total Developer's Fee	\$1,850,000.00

Development Costs	
* Total Development Costs	\$14,563,426
Total Units	44
Total Buildings	4
Total Cost/Unit	\$330,986
Total Square Feet	46,882
Total Cost/Sqft	\$311

*Excluded from TDC Limit Calculation - Reserves

Unit Mix

0 BR	1 BR	2 BR	3 BR	4 BR
		22	22	

Funding Sources

Non-LHC Loan	\$3,940,000.00
CDBG Funds (Plaquemines Parish NOF)	\$5,500,000.00
Estimated LIHTC Equity Proceeds	\$4,500,768.00
Other	\$845,598.00

2017 Application / Plaquemines NOFA

St. Clair (Glen Oaks) Reprocessing 10/29/2020 Revised 1/6/2021

Total Development Cost		\$ 14,786,366.00
Less:	Acquisition - Land	(375,000.00)
	Developer Fee	(1,850,000.00)
	Reserves:	(222,940.00)
	Builder Profit/OH IOI	<u>0.00</u>
Developer Fee Base		12,338,426.00
Developer Fee Rehab	15%	\$ 1,850,763.90
Developer Fee Acquisition	5% or 8%	<u>\$ -</u>
Total Allowable Developer Fee		\$ 1,850,763.90

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution accepting the proposal of Home Bank, N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Ten Million Dollars (\$10,000,000) Multifamily Housing Revenue Bonds for Glen Oaks Apartments located in Belle Chasse, Plaquemines 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 March 10, 2021 adopted a resolution approving and authorizing the issuance of not exceeding Ten Million Dollars (\$10,000,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Glen Oaks Apartments 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 (Glen Oaks Apartments Project)” in the aggregate principal amount of not to exceed Ten Million Dollars (\$10,000,000) (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 Belle Chasse, Plaquemines 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 April 26, 2021 in “*The Advocate*” and in the “*The Daily Journal of Commerce*” for an amount not to exceed Ten Million Dollars (\$10,000,000); and

WHEREAS, in accordance with the aforesaid resolution adopted by the LHC on March 10, 2021 the sale of the Bonds was scheduled for May 12, 2021; and

WHEREAS, the LHC did meet on May 12, 2021, at 10:00 a.m., Louisiana time, for the purpose of receiving and considering the proposal of Home Bank, N.A. or such other purchaser (the “**Purchaser**”) as may be designated by Highway 39, Limited Partnership, a Louisiana limited partnership (the “**Taxpayer**”), and taking action with respect to the parameter sale of not exceeding Ten Million Dollars (\$10,000,000) 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 Home Bank, N.A. or such other purchaser as may be designated by the Taxpayer, for the purchase of bonds designated “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Glen Oaks Apartments Project)” in on more series in the aggregate principal amount of not exceeding Ten Million Dollars (\$10,000,000), 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 Chairperson, Vice-Chairperson, 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 March 10, 2021 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 Chairperson, Vice-Chairperson, 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.

SECTION 5. The Bonds shall be subject to redemption in accordance with the Indenture.

SECTION 6. The Chairperson, Vice-Chairperson, 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 Chairperson, Vice-Chairperson, 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 Chairperson, Vice-Chairperson, 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 12th day of May, 2021.

Vice-Chairperson

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 May 12, 2021, entitled: “A resolution accepting the proposal of Home Bank, N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Ten Million Dollars (\$10,000,000) Multifamily Housing Revenue Bonds for Glen Oaks Apartments located in Belle Chasse, Plaquemines 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.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the LHC on this, the 12^h day of May, 2021.

Secretary

(SEAL)
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