

LIHTC Project Synopsis

Fairmont Towers Shreveport, Louisiana Caddo Parish

Construction Type: Acquisition & Rehab

Developer Contact: Michael J. Packard

State Line Group, Inc
931 Jefferson Blvd, Suite 3001
Warwick, RI 02886

Buildings / Units: 1 / 254

Total Development Costs: \$29,586,582.00

Total Cost / Sq. Ft: \$228.41

Total Cost /Unit: \$116,482.61

*Excluded from TDC Calculation - Reserves

Narrative

Fairmont Tower located in the Shreveport Common district of downtown Shreveport was built in 1952 as the Towne House Apartments and was renovated in 2003 as part of a LIHTC transaction and is now known as Fairmont Towers. The property contains 254 units comprised of 150 studios, 69 one bedroom and 20 two bedroom units of family housing. While the property is not age restricted, there is a large portion of the tenant base that is either elderly or disabled who benefit from the property's Section 811 subsidy. The property has 77 surface parking spaces in a surface parking lot(s) adjacent to the building and three handicapped accessible spaces will be provided as part of the renovation. The Fairmont Tower preservation project will preserve the 254 apartments for low and moderate income families and individuals, all of which will be reserved for households earning up to 60% of the area median income (AMI). At least 13 (13) units will be set aside for individuals and families requiring accessible apartments. As part of the proposed preservation of this affordable housing asset, a comprehensive renovation of the property will take place. All building systems will updated, and the building envelope will be rehabilitated including but not limited to the roof and building façade. The building interior will also get improvements including a refresh of the apartment interiors and building common areas. A complete redesign and upgrade of the first floor and common areas is planned. All improvements and upgrades will be done utilizing energy efficient fixtures, equipment and appliances. The planned renovations and improvements will be funded with the use of Historic and Low Income Housing Tax credits in conjunction with Tax Exempt bonds and HUD insured FHA 221(d)(4) financing.

FAIRMONT TOWERS
SHREVEPORT, LOUISIANA

Reason for Requested Approval

Requesting final approval of sale of:

- \$15,000,000 Multifamily Housing Revenue Bonds

Project History and Previous Board Action

Acquisition Rehab of an existing LIHTC project located in Shreveport, Louisiana
Bonds and Credits were approved at the March 9, 2022 Board meeting.

Development Team

Developer - State Line Group, Inc
Architect - DNA Workshop
Builder/Contractor - Brown Builders Inc.
Attorney - Coates Rose
Accountant - Little & Associates, LLC
Management Company - Phoenix Property Management, Inc.

Project Specifics

Construction Costs	Amount
Building Acquisition	\$5,692,500.00
Land Acquisition	\$632,500.00
Total Hard Costs	\$15,239,998.00
Construction Contingency	\$1,524,000.00
Total Developer's Fee	\$3,501,028.00
Soft Costs / Other	\$4,521,975.00
Total Development Cost	\$31,112,001.00
Initial Reserves	(\$1,525,419.00)
Maximum TDC Limit	\$136,824.69
Adjusted TDC/ % of Max TDC Limi	\$29,586,582.00

Unit Mix

0 BR	1 BR	2 BR	3 BR	4 BR
150	84	20	0	0

Development Costs

* Total Development Costs	\$29,586,582
Total Units	254
Total Buildings	1
Total Cost/Unit	\$116,483
Total Square Feet	129,535
Total Cost/Sqft	\$228

*Excluded from TDC Calculation - Reserves

Funding Sources

First Mortgage Loan	\$13,226,718.00
Deferred Developer Fee	\$1,390,116.00
Federal Historic Tax Credits and Equity	\$3,516,428.00
State Historic Tax Credits and Equity	\$2,895,881.00
Estimated LIHTC Equity Proceeds	\$10,082,758.00
Other	\$100.00
Total Sources of Funds	\$31,112,001.00

LOUISIANA HOUSING CORPORATION

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

RESOLUTION

A resolution accepting the proposal of Stifel Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Fifteen Million Dollars (\$15,000,000) Multifamily Housing Revenue Bonds for Fairmont Towers located at 726 Cotton Street, Shreveport, Caddo Parish, Louisiana 71101, 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 9, 2022, adopted a resolution approving and authorizing the issuance of not exceeding Fifteen Million Dollars (\$15,000,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Fairmont Towers 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 (Fairmont Towers Project)” in the aggregate principal amount of not to exceed Fifteen Million Dollars (\$15,000,000) (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 Shreveport, Caddo 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 May 16, 2022 in “*The Advocate*” and in the “*The Daily Journal of Commerce*” for an amount not to exceed Fifteen Million Dollars (\$15,000,000); and

WHEREAS, in accordance with the aforesaid resolution adopted by the LHC on March 9, 2022, the sale of the Bonds was scheduled for June 15, 2022; and

WHEREAS, the LHC did meet on June 15, 2022, at 10:00 a.m., Louisiana time, for the purpose of receiving and considering the proposal of Stifel Nicolaus & Company, Incorporated or such other purchaser (the “**Purchaser**”) as may be designated by Fairmont Housing Associates, Limited Partnership, a Louisiana limited partnership (the “**Taxpayer**”), and taking action with respect to the parameter sale of not exceeding Fifteen Million Dollars (\$15,000,000) 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 Stifel Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer, for the purchase of bonds designated “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Fairmont Towers Project)” in on more series in the aggregate principal amount of not exceeding Fifteen Million Dollars (\$15,000,000), at an interest rate not exceeding 8.0% 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 March 9, 2022, 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. 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 3. The Bonds will be dated, will be in the denominations, be subject to redemption, 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 4. 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.

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.

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 5. 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 15th day of June, 2022.

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 15, 2022, entitled: “A resolution accepting the proposal of Stifel Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Fifteen Million Dollars (\$15,000,000) Multifamily Housing Revenue Bonds for Fairmont Towers located at 726 Cotton Street, Shreveport, Caddo Parish, Louisiana 71101, 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 15th day of June, 2022.

Secretary

(SEAL)