



Louisiana Housing Corporation

August 11, 2020

LHC BOARD OF DIRECTORS MEETING

FINAL AGENDA

Notice is hereby given of a Regular Meeting of the Louisiana Housing Corporation ("LHC/Corporation") Board of Directors ("Board"), to be held on **Wednesday, August 12, 2020 at 10:00 A.M.**, via video/telephone conference (*see access instructions on Pages 6-7*) from Louisiana Housing Corporation Building, 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

1. Call to Order and Roll Call.
2. Approval of the **Minutes of the October 9, 2019 Multifamily and Assets Committee Meeting.**
3. Approval of the **Minutes of the July 22, 2020 Multifamily and Assets Committee Meeting.**
4. Approval of the **Minutes of the July 8, 2020 LHC Full Board Meeting.**
5. **LHC Board Chairman's Report.**
6. **LHC Executive Director's Report.**

Administrative and Finance Committee Matters

7. Presentation by the **LHC Environmental Review Department.**
8. Resolution to **adopt the completed Louisiana Compliance Questionnaire for Audit Engagements of Governmental Entities**, labeled as Exhibit A; and providing for other matters in connection therewith.

Multifamily and Assets Committee Matters

9. Discussion regarding the **impact of COVID-19 on costs associated with affordable housing developments.**
10. Resolution of **intention to issue not exceeding Eleven Million, Five Hundred Thousand Dollars (\$11,500,000) Multifamily Housing Revenue Bonds for **Arbour Valley Development, LLC Project**** in one or more series, to finance the acquisition, construction and equipping of a multifamily housing development consisting of approximately eighty-four (84) units to be **located at Block 100 Alcide Dominique Drive, Lafayette, Lafayette Parish, Louisiana**; to establish the maximum qualified basis and low-income housing tax credits to Arbour Valley Development, LLC; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary **to allocate 4% Low-Income Housing Tax Credits to such facilities**; and to provide for other matters in connection therewith.
11. Resolution of **intention to issue not exceeding Six Million Dollars (\$6,000,000) Multifamily Housing Revenue Bonds for **Byers Estates V**** located at the south side of Harvester St., 500ft East of Hwy 165, **Monroe, Ouachita Parish, Louisiana 71203**, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Byers Estates V; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary **to allocate 4% Low-Income Housing Tax Credits to such facilities**; and to provide for other matters in connection therewith.
12. Resolution of **intention to issue not exceeding Eight Million, Two Hundred Thousand Dollars (\$8,200,000) Multifamily Housing Revenue Bonds for **Hammond Station Apartments**** located at 1400 Southwest Railroad Avenue, **Hammond, Tangipahoa Parish, Louisiana 70403**, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Hammond Station Apartments; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary **to allocate 4% Low-Income Housing Tax Credits to such facilities**; and to provide for other matters in connection therewith.
13. Resolution of **intention to issue not exceeding Eight Million, Two Hundred Thousand Dollars (\$8,200,000) Multifamily Housing Revenue**

Bonds for Lafayette Bottle Art Lofts Phase II located at 100 North University Avenue, Lafayette, Lafayette Parish, Louisiana 70501, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Lafayette Bottle Art Lofts Phase II; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary **to allocate 4% Low-Income Housing Tax Credits to such facilities**; and to provide for other matters in connection therewith.

14. Resolution of intention to issue not exceeding **Eight Million, Eight Hundred Thousand Dollars (\$8,800,000) Multifamily Housing Revenue Bonds for Lee Hardware & United Jewelers Apartments located at 719 Edwards Street and 301 Crocket Street, Shreveport, Caddo Parish, Louisiana 71101**, in one or more series to finance the acquisition, rehabilitation, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Lee Hardware & United Jewelers Apartments; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary **to allocate 4% Low-Income Housing Tax Credits to such facilities**; and to provide for other matters in connection therewith.
15. Resolution of intention to issue not exceeding **Six Million, Five Hundred Thousand Dollars (\$6,500,000) Multifamily Housing Revenue Bonds for Mabry Place Townhomes located at the south side of W. Factory St., 1200 ft. West of Hwy 51, Amite, Tangipahoa Parish, Louisiana 70422**, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Mabry Place Townhomes; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary **to allocate 4% Low-Income Housing Tax Credits to such facilities**; and to provide for other matters in connection therewith.
16. Resolution of intention to issue not exceeding **Fifteen Million Dollars (\$15,000,000) Multifamily Housing Revenue Bonds for West Park Apartments located at 105 Reading Avenue, Lafayette, Lafayette Parish, Louisiana 70506**, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to West Park Apartments; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be

necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; and to provide for other matters in connection therewith.

17. Resolution accepting the proposal of Bluefin Impact Funding LLC or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Fifteen Million, Eight Hundred Thousand Dollars (\$15,800,000) Multifamily Housing Revenue Bonds for **Bellemont Victoria I Apartments** located at 3225 Victoria Drive, Baton Rouge, East Baton Rouge Parish, Louisiana, 70805, 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.
18. Resolution accepting the proposal of Bluefin Impact Funding LLC 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 **Bellemont Victoria II Apartments** located at 12254 La Margie Avenue, Baton Rouge, East Baton Rouge Parish, Louisiana 70815, 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.
19. Resolution accepting the proposal of Bluefin Impact Funding LLC or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Five Million, Nine Hundred Thousand Dollars (\$5,900,000) Multifamily Housing Revenue Bonds for **Bern Mas Apartments** located at 7226 Chef Menteur Highway, New Orleans, Orleans Parish, Louisiana 70126, 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.
20. Resolution accepting the proposal of Bluefin Impact Funding LLC or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Seven Million, Five Hundred Thousand Dollars (\$7,500,000) Multifamily Housing Revenue Bonds for **Brookwood Apartments** located at 300 Spring Street, Lafayette, Lafayette Parish, Louisiana 70501, 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.
21. Resolution accepting the proposal of Bluefin Impact Funding LLC or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Eleven Million Dollars (\$11,000,000) Multifamily Housing Revenue Bonds for **Kingston Point Apartments**

located at 1919 Boulevard De Province, Baton Rouge, East Baton Rouge Parish, Louisiana 70816, 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.

22. Resolution accepting the proposal of Bluefin Impact Funding LLC or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Eight Million Dollars (\$8,000,000) Multifamily Housing Revenue Bonds for **New Iberia Apartments** located at 1302 Adrian Street, New Iberia, Iberia Parish, Louisiana 70560, 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.
23. Resolution accepting the proposal of Bluefin Impact Funding LLC or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Twenty-three Million Dollars (\$23,000,000) Multifamily Housing Revenue Bonds for **Park East I/II** located at 567-655 Sharp Lane, Baton Rouge, East Baton Rouge Parish, Louisiana 70815, 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.
24. Resolution providing for approval of the State's 2021 Qualified Allocation Plan ("QAP"); and providing for other matters in connection therewith.
25. Other Business.
26. Adjournment.


Edselle Keith Cunningham, Jr.
LHC Executive Director

If you require special services or accommodations, please contact Board Coordinator and Secretary Barry E. Brooks at (225) 763 8773, or via email bbrooks@lhc.la.gov.

****Pursuant to the provisions of LSA-R.S. 42:16, upon two-thirds vote of the members present, the Board of Directors of the Louisiana Housing Corporation may choose to enter Executive Session, and by this notice, the Board reserves its right to go into Executive Session, as provided by law.****

Instructions for joining the LHC Board of Directors Meeting

Video Web Access:

Link to Meeting: <https://louisianahousingcorp.globalmeet.com/LHC>

Note: You will be asked to enter your email address, first name, and last name.

Audio Telephone Access:

Call: (605) 475-5613; Participant Code: 313574#

Only if accessing via web:

1. After selecting link, you will be brought to a screen asking "How would you like to join the meeting?" Options are "Continue in Browser" or "Open App".
If Using Your Browser and NOT the App, Proceed as Follows:
2. Select "Continue in Browser".
Note: Depending on the configuration of your device, a Plugin may need to be downloaded.
3. In "Welcome to Global Meet" screen, enter Email Address and select "Continue".
4. In next screen, complete "First Name" and "Last Name" fields, then select "Continue".
5. In "How would you like to talk in the meeting?" screen, select applicable option: "Use My Computer" or "Use My Phone".
Note: If you do not have a speaker/mic on your device, "Use My Phone" option should be selected. This option gives the functionality of the software on your computer while using your phone to listen and speak.
6. If "Use My Phone" is selected,
 - a. In "Call Me" window, enter the phone number you would like to use for audio (listening and speaking).
 - b. You will receive an incoming call from an out of state number.
 - c. Answer call and follow audio prompts by entering 1 then #.
Note: If you choose the "Use My Computer" option and no microphone is listed, select "Don't Connect Audio" to join the meeting. Upon joining the meeting, in left side of screen, a microphone with an exclamation mark will be in red. Select the microphone and you will be asked "How would you like to talk in the meeting"? See step 6a-c for completing setting up audio.
7. After selecting applicable audio option, select "Connect Me".
8. The "Welcome to the Meeting" screen will now be visible.
9. All participants are visible in the "Guest" section.
10. Once the meeting begins, the host will mute all users; however, you are encouraged to mute your microphone upon entry into the meeting.
11. Upon conclusion of the meeting, to exit, select "Exit" button in the lower right of the screen.

Public Comment

There are two options to provide public comment for the LHC Board Meeting, prior to or during the meeting. Below are the processes for both options. Any public comments received will be read during the meeting.

- Prior to Meeting :
Emails will be received up to 3:00 pm on Monday, August 10, 2020. All emails must be submitted to BBROOKS@LHC.LA.GOV and must include the Agenda Item number, your name, and a brief statement. If you wish to speak during the meeting, please indicate in your email. You will be addressed during the meeting.
- During the Meeting:
Within the meeting software (both web and app based), on the left side of the screen is a “Chat” section under the “Guest” section. To provide comments, you must include the Agenda Item number, your name, and a brief statement. Please note that all comments submitted are visible to all participants.

If there are any questions regarding the above instructions, please contact Barry Brooks at (225) 763-8773. **You are encouraged to test your device prior to the meeting to ensure no connectivity problems.**