



Louisiana Housing Corporation

October 08, 2024

PROGRAMS COMMITTEE MEETING

FINAL AGENDA

Notice is hereby given of the **Programs Committee Meeting** of the Louisiana Housing Corporation ("LHC/Corporation") Board of Directors ("Board"), to be held on **Tuesday, October 08, 2024 at 3:00 P.M.**, at the Louisiana Housing Corporation Building, V. Jean Butler Board Room, 2415 Quail Drive, Baton Rouge, Louisiana 70808, by order of the Programs Committee Chairman Steven J. Hattier.

(*See Page 8 for how to view via **LIVESTREAM** and to provide **Public Comments**.*)

1. **Call to Order, Roll Call, Invocation, and Pledge of Allegiance.**
2. **(ACTION)** Approval of the **Minutes of the August 13, 2024 Programs Committee Meeting.**
3. **Public Comments. Each Speaker is limited to three (3) minutes.**
4. **Programs Committee Chairman's Report.**
5. **(ACTION)** Resolution supplementing the prior resolution adopted by the Board of Directors on August 14, 2024 to further **authorize an interim warehouse financing of mortgage-backed securities through the Federal Home Loan Bank of Dallas in a principal amount not exceeding \$125,000,000 prior to the purchase of such mortgage-backed securities with the proceeds of the not exceeding \$125,000,000 of Single Family Mortgage Revenue Bonds previously authored on August 14, 2024;** requesting the State Bond Commission to approve the interim warehouse financing of such mortgage-backed securities through the Federal Home Loan Bank of Dallas; and providing for other matters in connection therewith.
6. **(ACTION)** Resolution accepting the parameter term **proposal for the purchase of not exceeding One Hundred Twenty-Five Million Dollars (\$125,000,000) of Louisiana Housing Corporation Single Family Mortgage Revenue Bonds** in one or more series or subseries; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; approving the form and directing the execution of the Bond Purchase Contract for said Bonds; and to provide for other matters in connection therewith.



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7. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Nineteen Million Five Hundred Thousand Dollars (\$19,500,000) Multifamily Housing Revenue Bonds for 263 Third** located at 224 Florida Street and 263 Third Street, Baton Rouge, East Baton Rouge Parish, Louisiana 70801, 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 263 Third; 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; **to accept the proposal of Cedar Rapids Bank and Trust Company** or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
8. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Ten Million Dollars (\$10,000,000) Multifamily Housing Revenue Bonds for Barret Senior Lofts** located at 2600 Barret Street, Shreveport, Caddo Parish, Louisiana 71104, in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Barret Senior Lofts; 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; **to accept the proposal of Cedar Rapids Bank and Trust Company** or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
9. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Nineteen Million, Five Hundred Thousand Dollars (\$19,500,000) Multifamily Housing Revenue Bonds for BW Cooper Senior** located at 3401 Erato Street, New Orleans, Orleans Parish, Louisiana 70125, 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 BW Cooper Senior; 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; **to accept the proposal of Regions Bank** or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
10. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Twenty-Five Million Dollars (\$25,000,000) Multifamily Housing Revenue Bonds for Central Point Senior Village** located at 11 Azalea Road, Pineville,



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Rapides Parish, Louisiana 71360, in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Central Point Senior Village; 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; **to accept the proposal of Cedar Rapids Bank and Trust Company** or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.

11. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Nine Million, Seven Hundred Fifty Thousand Dollars (\$9,750,000) Multifamily Housing Revenue Bonds for Fairfield Building Lofts** located at 1600 Fairfield Street, Shreveport, Caddo Parish, Louisiana 71104, 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 Fairfield Building Lofts; 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; **to accept the proposal of Cedar Rapids Bank and Trust Company** or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
12. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Fifteen Million, Thirty-Four Thousand, Four Hundred Fifty-Four Dollars (\$15,034,454) Multifamily Housing Revenue Bonds for Franklin Senior Apartments** located at 1501 Hospital Avenue, Franklin, St. Mary Parish, Louisiana 70438, in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Franklin Senior 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; **to accept the proposal of Home Bank, N.A.** or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
13. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Twenty-One Million Dollars (\$21,000,000) Multifamily Housing Revenue Bonds for Imperial Terrace** located at 5041 Imperial Drive, Houma, Terrebonne Parish, Louisiana 70360, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development



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within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Imperial Terrace; 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; to **accept the proposal of Lument Securities, LLC** or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.

14. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Ninety-Two Million Dollars (\$92,000,000) Multifamily Housing Revenue Bonds for NSA East Bank Apartments located at 4400 Dauphine Street, New Orleans, Orleans Parish, Louisiana 70117**, 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 NSA East Bank 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; to **accept the proposal of Raymond James & Associates, Inc.** or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
15. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Eleven Million Dollars (\$11,000,000) Multifamily Housing Revenue Bonds for Richmond Terrace located at 8775 Richmond Drive, LaPlace, St. John the Baptist Parish, Louisiana 70068**, 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 Richmond Terrace; 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; to **accept the proposal of Lument Securities, LLC** or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
16. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Ninety-Eight Million Dollars (\$98,000,000) Multifamily Housing Revenue Bonds for The Batture Apartments located at 1494 Tchoupitoulas Street, New Orleans, Orleans Parish, Louisiana 70130** 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 The Batture Apartments; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be



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necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; to accept the proposal of Goldman Sachs or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.

17. **(ACTION)** Resolution approving and authorizing the issuance of not exceeding Twenty Four Million Dollars (**\$24,000,000**) Multifamily Housing Revenue Bonds for **Villas 225** located at 6127 Mallard Crossing Drive, Zachary, East Baton Rouge Parish, Louisiana 70791, 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 Villas 225; 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; to accept the proposal of Cedar Rapids Bank and Trust Company or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
18. **(ACTION)** Resolution approving and authorizing the issuance of not exceeding Eight Million, Two Hundred Fifty Thousand Dollars (**\$8,250,000**) Multifamily Housing Revenue Bonds for **Wildwood Townhomes** located at 43110 Happywoods Road, 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 Wildwood 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; to accept the proposal of Stifel, Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
19. **(ACTION)** Resolution approving and authorizing the issuance of not exceeding Eleven Million Dollars (**\$11,000,000**) Multifamily Housing Revenue Bonds for **Lake Charles Mid-City Seniors** located at 2900 block of Creole Street, Lake Charles, Calcasieu Parish, Louisiana 70601, 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 Lake Charles Mid-City Seniors; 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; to accept the proposal of R4 Capital Funding, LLC or such other purchaser as may



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be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.

20. **(ACTION)** Resolution approving and authorizing the issuance of not exceeding **Twenty-Three Million Dollars (\$23,000,000) Multifamily Housing Revenue Bonds for Sherwood Park** located at 5325 Lower Zachary Road, Zachary, East Baton Rouge Parish, Louisiana 70791, 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 Sherwood Park; 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; to accept the proposal of Stifel, Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
21. **(ACTION)** Resolution approving and authorizing the issuance of not exceeding **Twenty-Four Million Dollars (\$24,000,000) Multifamily Housing Revenue Bonds for Hampton Park** located at 9614 Florida Blvd., Walker, Livingston Parish, Louisiana 70785, 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 Hampton Park; 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; to accept the proposal of Stifel, Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and to provide for other matters in connection therewith.
22. **(ACTION)** Resolution of intention to issue not exceeding **Six Million Dollars (\$6,000,000) Multifamily Housing Revenue Bonds for Baronne Lofts Project** located at 2256 Baronne Street, New Orleans, Orleans Parish, Louisiana 70113, 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 Baronne Lofts Project; 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.
23. **(ACTION)** Supplemental Resolution accepting the proposal of **Churchill Stateside Group, LLC for the purchase of an additional Five Million Dollars**



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(\$5,000,000) above the previously approved Twelve Million Dollars (\$12,000,000) Multifamily Housing Revenue Bonds for **Sabine Trace** located at 100 Heard Street, 1 Patton Street, and 101 Roberts Street, Merryville, Beauregard Parish, Louisiana in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection therewith.

24. **(ACTION)** Resolution authorizing a **change in the site location and site design for King Oaks V, to be relocated immediately east of 1100 W. 70th Street, Shreveport, Caddo Parish, Louisiana, from 2650 Audrey Lane, Shreveport, Caddo Parish, Louisiana and a change in the site design from (70) seventy single family units to (70) seventy townhome-style units**; authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate Credits to such facilities; and providing for other matters in connection therewith.
25. **(ACTION)** Resolution to approve and authorize the Louisiana Housing Corporation (“Corporation”) **to award funds to the highest scoring proposer(s) for the HOME American Rescue Plan Program (“HOME-ARP”) Services and Non-Profits Assistance NOFA**; and providing for other matters in connection therewith.
26. **(ACTION)** Resolution to approve and authorize the Louisiana Housing Corporation (“Corporation”) **to award funds to the highest scoring proposer(s) for the Homeless & Housing Stability Affordable Multifamily Rental Housing Development Program (“HHSD”) NOFA**; and providing for other matters in connection therewith.
27. **(ACTION)** Resolution to approve the Louisiana Housing Corporation (“Corporation”) **response dated August 5, 2024 as the Corporation’s Official Response to the Louisiana Legislative Auditor’s Recommendations for Cost Containment**; and providing for other matters in connection therewith.
28. Discussion and Update regarding **amending the State's 2025 Qualified Allocation Plan (“QAP”) to align with the priorities outlined by Governor Jeff Landry in his letter dated July 1, 2024 and to extend the Program Schedule**; and providing for other matters in connection therewith.



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****Written Comments**** are still being accepted and should be sent to email address QAPCOMMENTS@LHC.LA.GOV

29. Adjournment.

LHC is inviting you to participate via **Live-Stream:**

Topic: LHC BOD *PROGRAMS COMMITTEE* MEETING

Time: Tuesday, October 08, 2024 @ 3:00 PM Central Time (US and Canada)

Join Zoom Meeting ('click' below)

<https://us06web.zoom.us/j/84265402174?pwd=vxOxdHHInZ36sVdA3M1w4rAfkohkxz.1>

Meeting ID: 842 6540 2174; Passcode: 073280

Dial In: 312 626 6799; 833 548 0282 US Toll-free

Public Comments

There are **two (2) options to provide public comments for this event, prior and during the meeting.**

Any public comments received will be read during the meeting.

- **Prior to Meeting:**

Emails will be received up to 12:00pm CST on Tuesday, October 08, 2024. 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:**

NOTE that this is not an interactive virtual meeting.

If you wish to speak during the meeting, please sign a card (Green – support, Red – opposition, White - information) – such is available at the Board Secretary's desk in the meeting room. You will be addressed during the meeting.

Barry E. Brooks, LHC Board Secretary-Cordinator; 225-763-8773, 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 la.****