



Louisiana Housing Corporation

November 12, 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, November 12, 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 Pages 6-7 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 October 08, 2024 Programs Committee Meeting.**
3. **Public Comments. Each Speaker is limited to three (3) minutes.**
4. **Programs Committee Chairman's Report.**
5. **(ACTION)** Resolution approving the **inclusion of Lakeview Loan Servicing, LLC**, a Delaware limited liability company in the definition of **Master Servicer** under the Series 2024C/D/E Program, and to provide for all other matters in connection therewith.
6. **(ACTION)** Resolution approving and authorizing the **issuance of not exceeding Nine Million Dollars (\$9,000,000) in Multifamily Housing Revenue Bonds for Grand Oaks located at the intersection of Belleview Drive and Pecan Place, Plaquemine, Iberville Parish, Louisiana 70764**, 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 Grand Oaks; 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 Multifamily Housing Revenue Bonds; and to provide for all other matters in connection therewith.
7. **(ACTION)** Supplemental Resolution accepting the **proposal of Greystone Housing Impact Investors LP for the purchase of an additional Five Million Dollars (\$5,000,000) of Taxable Governmental Notes to serve as bridge loan financing above**



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- the previously approved Eighteen Million Dollars (\$18,000,000) Multifamily Housing Governmental Notes for **Natchitoches Thomas Apartments** located at 500 North Street, Natchitoches, Natchitoches 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 governmental notes and otherwise providing with respect to said governmental notes; and providing for other matters in connection with the foregoing.
8. **(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.
 9. **(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.
 10. **(ACTION)** Resolution approving and authorizing the issuance of not exceeding Fifty-Two Million Two Hundred Fifteen Thousand Dollars (\$52,215,000) 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 necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; to accept the proposal of Goldman Sachs or



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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 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.
12. **(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, 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.
13. **(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.
14. **(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



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- 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.
15. **(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.
16. **(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 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.
17. **(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**



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Housing Tax Credits to such facilities; **to accept the proposal of R4 Capital Funding, 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.

18. **(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.
19. **(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.
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 Villas**



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- 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.
22. **(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.
23. **Adjournment.**

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

Topic: LHC BOD *PROGRAMS COMMITTEE* MEETING

Time: Tuesday, November 12, 2024 @ 3:00 PM Central Time (US and Canada)

Join Zoom Meeting ('click' below)

<https://us06web.zoom.us/j/89781593038?pwd=HoqF43KMlQaBexEE236aAJfurYBxfK.1>

Meeting ID: 897 8159 3038; Passcode: 013571

Dial In: 312 626 6799; 1 833 548 0282 US Toll-free



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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, November 12, 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-Coordinator; 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.****