



**Louisiana Housing**  
Corporation

## **Board of Directors**

### **Agenda Item #10**

Resolution of intention to issue not exceeding Fourteen Million Dollars (\$14,000,000) Multifamily Housing Revenue Bonds for Morningside at Juban Lakes located at 11000 Buddy Ellis Road Denham Springs, Louisiana 70726, 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 Morningside at Juban Lakes; 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.

**September 11, 2019**

## Morningside at Juban Lakes, Denham Springs, LA

- New Construction Mixed Income Senior Development
- Developer Contact: Tom Delahaye - CST Land Developers, L.L.C.
- Bldgs. / Units: 1/120
- Total Development Costs: \$20,493,424
- Total Cost / Sq. Ft.: \$213.14
- Total Cost / Unit: \$170,778.53
- ❖ **2017 QAP TDC Limit: \$175,000/unit**

### Narrative

Livingston Parish was among the most impacted by the Great Floods of 2016. It was estimated that 75 percent of the homes in the Parish were total losses, displacing approximately 103,500 residents. Amongst the residents affected by the flood many were housed in complexes serving the Parish's low income senior citizens. Their former homes are still sitting vacant and gutted; the residents are still scattered with family, in nursing homes, or hundreds of miles away from their previous residence. Morningside at Juban Lakes will be a 120 unit new construction, mixed income senior (age 62+) midrise apartment community on approximately 10 acres in Denham Springs, Livingston Parish, Louisiana. It would provide new housing with outstanding amenities and services to serve the displaced residents of Livingston Parish where they can thrive in place.

Ninety-six of the 120 units will be for seniors at or below 60% of the area median income .The remaining 24 units will be market.

There will be 79 one-bedroom units available at approximately 750 square feet and 41 two-bedroom units available at approximately 900 square feet. Construction of the buildings will be primarily wood framed, with pre-engineered wood floor and roof trusses. The exterior will be clad in a combination of brick, fiber cement siding and stucco. The development will be energy efficient, green certified and have a maintenance free exterior.

The development will include parking, movie room, dining area, beauty/barber shop, library, game room, business center, fitness room, community room, a pool and pool house, as well as outdoor recreation areas. Each unit will include dishwasher, disposal, refrigerator, range/hood, microwave, washer/dryer, and patio or balcony. A leasing office will be located on the ground floor. Services will be provided on-site, such as outreach and engagement, advocacy, service coordination, arranging access and transport for residents, financial and budgeting seminars, preventative health care programs/health screening on a regular basis, information and senior counseling, 24-hour security/neighborhood watch programs, education classes and exercise classes. Planned social and recreational programs include monthly birthday parties, holiday parties, potlucks, movie nights, and game nights.

The sponsor/developer, CST Land Developers LLC, was founded in 2006 and is based in Baton Rouge. CST specializes in high quality market rate and affordable multi-family apartments. Their low income housing experience consists of two facilities, totaling 316 units located in Livingston and Baton Rouge.

\* Excludes costs for Reserves and Community Facility





## Reason for Requested Approval

Requesting approval of:

- \$14,000,000 in Multifamily Housing Revenue Bonds
- \$489,768 in Low Income Housing Tax Credits

## Project History and Previous Board Action

- New Construction Mixed Income Senior Development
- Awarded \$5,914,533 in CDBG funds from the 2018 Piggyback Funding Round
- **Development Team** – Tom Delahaye - CST Land Developers, L.L.C.
- Property Management - Merge Management, LLC.
- Accountant – Novogradac & Company, LLP
- Syndicator - Enterprise Community Investment, Inc.

## Project Specifics

### Construction Costs

Rehabilitation Hard Costs	
<b>Total Soft Costs</b>	\$3,104,789.00
<b>New Construction Costs</b>	\$14,065,800.00
<b>Land Costs</b>	\$978,750.00
<b>Building Costs</b>	
<b>Construction Contingency</b>	\$501,600.00
<b>Developer Fee</b>	\$2,650,828.00
<b>*Reserves</b>	(\$549,000)
<b>*Community Facility</b>	(\$259,343)

### Unit Mix

0 Bedrooms	
1 Bedrooms	79
2 Bedroom Units	41
3 Bedroom Units	
4 Bedroom Units	
5 Bedroom Units	
<b>Total Units</b>	<b>120</b>

### Development Costs:

<b>Total Development Cost</b>	<b>\$20,493,424.00</b>
<b>Total Units</b>	<b>120</b>
<b>Total Buildings</b>	<b>1</b>
<b>Total Cost/Unit</b>	<b>\$170,778.53</b>
<b>Total Square Feet</b>	<b>96,150</b>
<b>Total Cost/SF</b>	<b>\$213.14</b>

### Property Value:

Appraisal Date	N/A
Est. Pre-Rehab Value	N/A
Est. Post-Rehab Value	N/A
Year Built	N/A
Occupancy Rate	N/A

\*Excluded from TDC - Reserves and Community Facility

### Funding Sources:

First Mortgage CDBG/HOME	\$9,330,000.00
Tax Credit Equity	\$4,505,411.00
LHC CDBG Loan	\$5,914,533.00
Construction Period	
Income/Seller Note on Land	\$932,845.00
GCHP Self-Financing	
Deferred Developer Fee	\$618,978.00
<b>Total</b>	<b>\$21,301,767.00</b>

## LOUISIANA HOUSING CORPORATION

The following resolution was offered by Board Member \_\_\_\_\_ and seconded by Board Member \_\_\_\_\_:

### RESOLUTION

**A resolution of intention to issue not exceeding Fourteen Million Dollars (\$14,000,000) Multifamily Housing Revenue Bonds for Morningside at Juban Lakes located at 11000 Buddy Ellis Road Denham Springs, Louisiana 70726, 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 Morningside at Juban Lakes; 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.**

**WHEREAS**, the Louisiana Housing Corporation (the "**Corporation**") is authorized by Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the "**Act**"), and other constitutional and statutory authority supplemental thereto, to issue revenue bonds to finance residential housing in the State of Louisiana (the "**State**"); and

**WHEREAS**, developer listed in Schedule I hereto, (the "**Developer**") has met with officials of the Corporation and has advised the Corporation of the Developer's interest in the acquisition, construction, and equipping of a multifamily housing facility, more particularly described in Schedule I hereto (the "**Project**") within the State, subject to the willingness of the Corporation to finance the Project by the issuance of revenue bonds pursuant to the Act; and

**WHEREAS**, the Corporation deems it necessary and advisable that it takes such action as may be required under applicable statutory provisions to authorize and issue revenue bonds in one or more series to finance the cost of the Project set forth in Schedule I hereto, together with costs incident to the authorization, issuance and sale of the bonds, the aggregate costs of the Project and costs of authorization, issuance and sale of the bonds being presently estimated to be the amount set forth in Schedule I hereto; and

**WHEREAS**, the Developer has stated its willingness to arrange for the acquisition, construction, and equipping of the Project and to enter into contracts therefore; and

**WHEREAS**, the income tax regulations prescribed by the Internal Revenue Service require that the issuer of tax exempt bonds adopt a resolution with respect to such bonds or take the other similar "official action" towards the issuance of the bonds prior to the commencement of the acquisition, construction, and equipping of an exempt facility bond project; and

**WHEREAS**, one purpose of this resolution is to satisfy the requirements of said income tax regulations with respect to the Project set forth in Schedule I hereto; and

**WHEREAS**, the Corporation approved certain application and other forms, documents and proceedings related to the Low-Income Housing Tax Credits Program, including credits available to projects financed with tax-exempt bonds under Section 142(d) of the Internal Revenue Code (the "**Code**") pursuant to Section 42(h)(4) of the Code; and

**WHEREAS**, the staff of the Corporation has processed the application for the Project in accordance with the Qualified Allocation Plan and is prepared, based upon the preliminary feasibility analysis to recommend low-income housing tax credits ("**LIHTCs**") for the Project:

**NOW THEREFORE BE IT RESOLVED** by the Board of Directors of the Louisiana Housing Corporation, that:

**SECTION 1.** Pursuant to the authority of the Act, and other constitutional and statutory authority supplemental thereto, the Project is hereby approved and the financing of the acquisition, construction, and equipping thereof through the issuance of revenue bonds of the Corporation pursuant to the Act is hereby authorized not exceeding **Fourteen Million Dollars (\$14,000,000)** aggregate principal amount of Multifamily Housing Revenue Bonds (Morningside at Juban Lakes Project located at 11000 Buddy Ellis Road City of Denham Springs, Livingston Parish, Louisiana) in one or more series (the "**Bonds**") and in a sufficient principal amount presently estimated as set forth in Schedule I hereto. It is the intent of this resolution to induce the financing of the Project. This resolution is the affirmative official action of the Corporation acting by and through its Board of Directors towards the issuance of its special, limited obligation revenue bonds in accordance with the Constitution and statutes of the State and the United States Treasury Department Regulations, Section 1.150-2. It is recognized and agreed that the Developer may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) the Developer itself; (ii) any "related person" as defined in Section 147(a)(2) of the Internal Revenue Code of 1986, as amended (the "**Code**"); or

(iii) any legal successor thereto, respectively, subject to approval of the Corporation's Bond Counsel, hereinafter employed.

**SECTION 2.** 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 Corporation, payable solely out of the income revenues, and receipts derived from the Project for which financing is made available. The Bonds and the interest thereon shall never constitute obligations, either general or special of the State, or of any political subdivision of the State or give rise to a pecuniary liability of the State or of any political subdivision of the State within the meaning of any provision or limitation of the Constitution or statutes of the State. The Corporation does not have the power to pledge the general credit or taxing power of the State or of any political subdivision of the State.

**SECTION 3.** The issuance of the Bonds pursuant to the Act, and other constitutional and statutory authority supplemental thereto, be and the same is hereby authorized and approved. The Bonds shall mature not later than forty (40) years from their date of issuance and shall bear interest per annum at a rate not in excess of twelve (12.0%) per annum. In authorizing the issuance of the Bonds, the Corporation will make no warranty, either expressed or implied, that the proceeds of the Bonds will be sufficient to pay the cost of the Project or that the Project will be suitable for the Developer's purposes or needs. The Bonds shall be sold by the Corporation on such date as may be determined by the Chairman of the Board of Directors of the Corporation, in accordance with the requirements of the Act, and pursuant to the provisions of the Notice of Intention to Sell at Private Sale attached hereto as **Exhibit I**.

**SECTION 4.** The Project is hereby preliminarily approved for LIHTCs in the amount of **Four Hundred Eighty-nine Thousand Seven Hundred Sixty-eight Dollars (\$489,768)** in



accordance with the preliminary feasibility analysis report (the "**F&V Report**") of the Corporation's tax credit underwriter (the "**Tax Credit Underwriter**"), provided, however, that staff is hereby further authorized and directed to adjust such LIHTCs based upon (a) any reprocessing submitted by the taxpayer/owner and the LIHTCs recommended and approved in a supplemental F&V Report of the Underwriter and/or (b) the final audited cost certification review of the Project by the Tax Credit Underwriter following the placement in service of the Project as required by Section 42(m) of the Internal Revenue Code of 1986, as amended (the "**Code**").

**SECTION 5.** The operation of the Project, as well as the financing of the Project, will comply with all Federal, State and local laws and regulations and the Developer will obtain all necessary approvals and permits required thereunder.

**SECTION 6.** The Chairman and/or Executive Director of the Corporation are authorized and directed to call for a public hearing with respect to the Project and the proposed revenue bonds to finance same in accordance with the requirements of Section 147(f) of the Code, and cause to be published appropriate notice of each public hearing in accordance with the Code.

**SECTION 7.** The Chairman and Executive Director of the Corporation are authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to file, on behalf of the Corporation, with any governmental board or entity having jurisdiction over the Project, such applications or requests for approval thereof as may be required by law, including an application to the State Bond Commission for approval of the financing.

By virtue of the Corporation'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 8.** All commitments by the Corporation herein with respect to the Project are subject to the condition that on or before 36 months from the date of adoption hereof, the Corporation and the Developer shall have agreed to mutually acceptable terms for the financing documents and the sale and delivery of the Bonds or other obligations.

**SECTION 9.** That it is recognized that a real necessity exists for the employment of bond counsel in connection with the issuance of the Bonds and accordingly Foley & Judell, L.L.P., Bond Counsel, New Orleans, Louisiana, be and they are hereby employed as bond counsel to the Corporation to do and to perform comprehensive, legal and coordinate professional work with respect thereto. The fee to be paid Bond Counsel shall be an amount based on the Attorney General's then current Bond Counsel Fee Schedule and other guidelines for comprehensive, legal and coordinate professional work in the issuance of revenue bonds applied to the actual aggregate principal amount issued, sold, delivered and paid for at the time the Bonds are delivered, together with reimbursement of out-of-pocket expenses incurred and advanced in connection with the issuance of the Bonds, subject to the Attorney General's written approval of said employment and fee.



**SECTION 10.** The Developer will comply with all rules, regulations and reviews of the Corporation in effect or undertaken from time to time.

This resolution having been submitted to a vote, the vote thereon was as follows:

**YEAS:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

And the resolution was declared adopted on this, the 11<sup>th</sup> day of September, 2019.

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Chairman

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Secretary

**SCHEDULE I**

**DEVELOPER:** CST Land Developers, LLC

**INITIAL OWNER/OPERATOR:** Morningside at Juban Lakes, LLC

**BOND AMOUNT:** Not exceeding \$14,000,000

<b>PROJECT NAME</b>	<b>LOCATION</b>	<b>ESTIMATED NUMBER OF UNITS</b>	<b>ESTIMATED TOTAL COST</b>
Morningside at Juban Lakes	11000 Buddy Ellis Road, City of Denham Springs, Livingston Parish, Louisiana	120	Approximately \$21,301,767

I, as authorized representative of the Taxpayer, have reviewed the information above and hereby certify this Schedule I to be accurate and complete as of this date.

**MORNINGSIDE AT JUBAN LAKES, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT I

### NOTICE OF INTENTION TO SELL AT PRIVATE SALE

**NOT EXCEEDING \$14,000,000**  
**LOUISIANA HOUSING CORPORATION**  
**MULTIFAMILY HOUSING REVENUE BONDS**  
**(MORNINGSIDE AT JUBAN LAKES PROJECT)**

NOTICE IS HEREBY GIVEN in compliance with the provisions of Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (the "**Act**"), that the Louisiana Housing Corporation (the "**Corporation**"), proposes to sell its Multifamily Housing Revenue Bonds (Morningside at Juban Lakes Project) in one or more series (the "**Bonds**") maturing not later than forty (40) years from their date of issuance in aggregate principal amount of **Fourteen Million Dollars (\$14,000,000)** in one or more series at a rate or rates not exceeding twelve percentum (12.0%) per annum. The Bonds are to be sold to \_\_\_\_\_ or such other purchaser to be determined by the Corporation at a later date to finance the acquisition, construction, and equipping of **Morningside at Juban Lakes**, located at 11000 Buddy Ellis Road City of Denham Springs, Livingston Parish, Louisiana (the "**Project**") at a meeting of the Board of Directors of the Corporation scheduled for **October 9, 2019**, at ten (10:00) o'clock a.m., Louisiana time, at the offices of the Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, Louisiana 70808. The Corporation reserves the right to postpone the date, hour and place set forth above for the sale of the Bonds (without any further publication of notice of the change in the sale date, time and/or location). In the event the sale is postponed as provided above, anyone desiring written notice of the subsequent date and time which said sale is to be accomplished must request such notice from the Chairman of the Board of Directors of the Corporation. The Bonds will be sold pursuant to the terms of a resolution to be adopted by the Corporation and a Trust Indenture (the "**Indenture**") to be executed by and between the Corporation and a trustee bank.

The Bonds are being issued pursuant to the Act and the Indenture for the purpose of financing the acquisition, construction, and equipping of a multifamily housing project and paying the costs of issuance associated with the Bonds. 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. As provided in the Act and the Indenture, the Bonds do not constitute an obligation, either general or special, of the State of Louisiana, any municipality or any other political subdivision thereof.

The principal of and interest on the Bonds will be payable at the principal office of the paying agent or agents selected by the Corporation in accordance with the provisions of the Indenture.

The Bonds will be dated as provided in the Indenture, will bear interest at such rate or rates established at the time of sale of the Bonds (not in excess of twelve percent (12.0%)),

payable on such dates as set forth in the Indenture, and will mature no later than forty (40) years from date of issuance.

The Bonds will be issued in fully registered form in the denominations as provided in the Indenture. Bonds will be transferable as provided in the Indenture.

This Notice of Sale of Bonds is being published in accordance with the requirements of the Louisiana Constitution, applicable statutes and the Act. For a period of thirty (30) days from the date of publication hereof, any person or persons in interest shall have the right to contest the legality of this notice, the resolution, any provision of the Bonds to be issued pursuant to it, the provisions securing the Bonds, and the validity of all other provisions and proceedings relating to the authorization and issuance of the Bonds. If no action or proceeding is instituted within the thirty (30) days, no person may contest the validity of the Bonds, the provisions of the resolution pursuant to which the Bonds were issued, the security of the Bonds, or the validity of any other provisions or proceedings relating to their authorization and issuance, and the Bonds shall be presumed conclusively to be legal. Thereafter no court shall have authority to inquire into such matters.

For further information relative to the Bonds and not contained in this Notice, address Foley & Judell, L.L.P., Bond Counsel, One Canal Place, Suite 2600, 365 Canal Street, New Orleans, LA 70130.

BY ORDER OF THE BOARD OF DIRECTORS, acting as the governing authority of the Corporation.

**LOUISIANA HOUSING CORPORATION**

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Chairman

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Secretary



**STATE OF LOUISIANA**

**PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation, do hereby certify that the foregoing pages constitute a true and correct copy of a resolution adopted by said Board of Directors on September 11, 2019, entitled: "A resolution of intention to issue not exceeding Fourteen Million Dollars (\$14,000,000) Multifamily Housing Revenue Bonds for Morningside at Juban Lakes **located at 11000 Buddy Ellis Road City of Denham Springs, Livingston Parish, Louisiana**, 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 Morningside at Juban Lakes **located at 11000 Buddy Ellis Road City of Denham Springs, Livingston Parish, Louisiana**; 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."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 11<sup>th</sup> day of September, 2019.

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Secretary

(SEAL)