



# Louisiana Housing Corporation

November 12, 2013

## 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 to be held on **Wednesday, November 13, 2013 @ 12:00 P.M.**, Louisiana Housing Corporation Building, **V. Jean Butler Boardroom**, located at 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, 2013 LHC BOD Meeting.**
3. LHC Board Chairman's Report.
4. LHC Executive Director's Report.
5. Multifamily Committee Report.
  - Resolution approving an increase of **\$26,206.00** in 4% Non-Competitive Low Income Tax Credits for a total of \$245,000.00 to **Elm Drive Senior Housing, #1112-03BF located at 4250 Elm Drive, Baton Rouge, East Baton Rouge Parish, Louisiana 70805**; authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith. Staff recommends approval.
  - Resolution approving an increase of **\$62,456.00** in 4% Non-Competitive Low Income Tax Credits for a total of \$425,000.00 to **Tangi Village, #1112-04BF located at 13080 Quick Boulevard, Hammond, Tangipahoa Parish, Louisiana 70401**; authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith. Staff recommends approval.
  - Resolution authorizing and approving the issuance of an additional **Twenty Three Thousand Eight Hundred Nineteen Dollars \$23,819.00** for a total of \$504,929.00 in 4% Non-Competitive Low-Income Housing Tax Credits to **Windsor Court Apartments, #2013-054BF located on LA Hwy 74, St. Gabriel, Iberville Parish, Louisiana**; authorizing the

Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith. Staff recommends approval.

- Resolution authorizing and approving the issuance of an additional **Fourteen Thousand Eight Hundred Sixteen Dollars (\$14,816.00)** for a total reservation of \$215,036.00 in 4% Non-Competitive Low Income Housing Tax Credits to **New Zion Apartments, #2014-HOME/TC-004 (4345 Illinois Avenue, Shreveport, Caddo Parish, Louisiana;** and providing for other matters in connection therewith. Staff recommends approval.
  - Resolution accepting the proposal of **Redstone Partners** or such other purchaser as may be designated by the Developer for the purchase of not to exceed **Seventeen Million Three Hundred Thousand Dollars (\$17,300,000.00)** Louisiana Housing Corporation Multifamily Housing Revenue Bonds to **Jackson Landing South Project located at 3400 Garden Oaks Dive, New Orleans, Orleans Parish, Louisiana** 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. Staff recommends approval.
  - Resolution accepting the proposal of **Hunt Capital Partners** or such other purchaser as may be designated by the Developer for the purchase of not to exceed **Five Million One Hundred Thousand Dollars (\$5,100,000.00)** Louisiana Housing Corporation Multifamily Housing Revenue Bonds to **Cyrus Homes Project located at 939 McKinley Street, Jennings, Jefferson Davis Parish, Louisiana** 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. Staff recommends approval.
  - **Program Updates.**
    - **2014 LIHTC Applications Update.**
    - **Non-Closed Projects Update.**
    - **HOME Update.**
6. Single Family Committee Report.
- Update and Discussion by **George K. Baum regarding Market Rate Program.**

- Resolution approving and authorizing the issuance of not exceeding **Thirteen Million Dollars (\$13,000,000.00) of Louisiana Housing Corporation Single Family Mortgage Revenue Refunding Bonds** in one or more series or subseries; approving the form of Series Supplemental Trust Indenture in connection with the aforesaid Refunding Bonds; requesting the State Bond Commission to approve the aforesaid documents and to approve the issuance, sale and delivery of the Refunding Bonds; and providing for other matters in connection therewith. Staff recommends approval.
- **Single Family Program Updates:**
  - Current Programs
  - LHC CDBG Programs
  - Delinquencies
  - Whole Loan Report
  - TBA Program Update
  - Account Representative Outreach
  - Mortgage Counseling Update.

7. Sustainable Housing Committee Report.

- Resolution authorizing the Corporation to **discontinue outsourcing the administration of the statewide Weatherization Assistance Program (“WAP”) and the Low Income Home Energy Assistance Program (“LIHEAP”)** and operate the programs within LHC, and also providing for other matters in connection therewith. Staff recommends approval.
- **Energy Programs Activity Report and Updates.**
- **Sustainable Housing Department Update.**
- **Louisiana Housing Authority Department Update.**
- **HOME Report.**

8. Assets and Investments Committee Report.

- Update regarding **Willowbrook Apartments (7001 Bundy Road, New Orleans, LA 70127).**
- Update regarding **Village de Jardin Apartments (8801 Lake Forest Boulevard, New Orleans, LA 70127).**

- Update regarding **Mid-City Gardens Apartments (100-250 South 17<sup>th</sup> Street and 200 South 16<sup>th</sup> Street, Baton Rouge, LA 70802).**
9. **Executive Session: To discuss the professional competence of the Office of Housing and Community Development within the Public Administration Institute at Louisiana State University as it relates to their performance of a Housing Needs Assessment for the Louisiana Housing Corporation; and providing for other matters in connection therewith.**
  10. Other Business.
  11. Adjournment.



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**Frederick Tombar, III**  
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](mailto: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.\*\***