



Louisiana Housing Corporation

June 07, 2023

LHC BOARD OF DIRECTORS MEETING

PRELIMINARY AGENDA

Notice is hereby given of the **Regular Monthly Meeting** of the Louisiana Housing Corporation ("LHC/Corporation") Board of Directors ("Board"), to be held on **Wednesday, June 07, 2023 at 10:30 A.M.**, at the Louisiana Housing Corporation Building, V. Jean Butler Board Room, 2415 Quail Drive, Baton Rouge, Louisiana 70808, by order of the Board Chairman Anthony "AP" Marullo, III.

(*See Page 7 for how to view via **LIVESTREAM** and to provide **Public Comments**.*)

1. **Call to Order and Roll Call.**
2. **Invocation and Pledge of Allegiance.**
3. **(ACTION)** Approval of the **Minutes of the May 10, 2023 Board of Directors Regular Monthly Meeting.**
4. **Public Comments. Each Speaker is limited to three (3) minutes.**
5. **LHC Board Chairman's Report.**
6. **LHC Executive Director's Report.**

Programs Committee (scheduled to meet on Wednesday June 7th @ 9:30am) **Matters**

7. **(ACTION)** Resolution of intention to issue not exceeding Eleven Million, Eight Hundred Thousand Dollars (\$11,800,000) **Multifamily Housing Revenue Bonds for Galilee City Apartments** located at 1600 Park Avenue, Shreveport, Caddo 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; **to establish the maximum qualified basis and low-income housing credits to Galilee City 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 Red Stone A7 III LLC or such other purchaser as may be**



Louisiana Housing Corporation

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

8. **(ACTION)** Resolution of intention to issue not exceeding Eleven Million, Five Hundred Thousand Dollars **(\$11,500,000)** **Multifamily Housing Revenue Bonds for Highland Place Townhomes** located at the west side of Highland Street at the intersection of Honeysuckle Street, Monroe, Ouachita 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 Highland 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; **to accept the proposal of Stifel, Nicholas & 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.
9. **(ACTION)** Resolution of intention to issue not exceeding Twelve Million Dollars **(\$12,000,000)** **Multifamily Housing Revenue Bonds for King Oaks V** located at the 2000 Block of Audry Street, Shreveport, Caddo 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 King Oaks 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; **to accept the proposal of Stifel, Nicholas & 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.
10. **(ACTION)** Resolution of intention to issue not exceeding Twenty-One Million, Three Hundred Fifty Thousand Dollars **(\$21,350,000)** **Multifamily Housing Revenue Bonds for Lakeside Garden Apartments** located at 2440 Carrie Avenue, Shreveport, Caddo 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; **to establish the maximum qualified basis and low-income housing credits** to Lakeside Garden Apartments; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be



Louisiana Housing Corporation

necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; to accept the proposal of Red Stone A7 III 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.

11. **(ACTION)** Resolution of intention to issue not exceeding Seventeen Million, Five Hundred Thousand Dollars (\$17,500,000) Multifamily Housing Revenue Bonds for **Landry Commons** located at 2400 Eraste Landry Road, Lafayette, Lafayette 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 Landry Commons; 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 Key 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 of intention to issue not exceeding Seventeen Million, Five Hundred Thousand Dollars (\$17,500,000) Multifamily Housing Revenue Bonds for **Loop Commons** located at 200 Target Loop, Lafayette, Lafayette 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 Loop Commons; 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 Key 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.
13. **(ACTION)** Resolution of intention to issue not exceeding Ten Million, Five Hundred Thousand Dollars (\$10,500,000) Multifamily Housing Revenue Bonds for **Parkway Commons** located at 1355 Sam Houston Jones Parkway, Lake Charles, Calcasieu 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



Louisiana Housing Corporation

to Parkway Commons; 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 Key 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.

14. **(ACTION)** Resolution of intention to issue not exceeding Thirteen Million, Seven Hundred Fifty Thousand Dollars **(\$13,750,000) Multifamily Housing Revenue Bonds for Renaud Place Townhomes** located at the **500 Block of Renaud Drive, Lafayette, Lafayette 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 Renaud 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; **to accept the proposal of Stifel, Nicholas & 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.
15. **(ACTION)** Resolution of intention to issue not exceeding Seventeen Million, Five Hundred Thousand Dollars **(\$17,500,000) Multifamily Housing Revenue Bonds for Ridge Commons** located at **200 Ridge Road, Lafayette, Lafayette 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 Ridge Commons; 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 Key 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.
16. **(ACTION)** Resolution of intention to issue not exceeding Thirteen Million, Two Hundred Fifty Thousand Dollars **(\$13,250,000) Multifamily Housing Revenue Bonds for Vineyards at Iowa** located at the **1200 Block of Highway 90, Iowa, Calcasieu Parish, Louisiana**, in one or more series to finance the acquisition, construction, and equipping of a multifamily



Louisiana Housing Corporation

housing development within the State of Louisiana; **to establish the maximum qualified basis and low-income housing credits** to Vineyards at Iowa; 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.

17. **(ACTION)** Supplemental Resolution accepting the **proposal of Stifel Nicolaus & Company, Incorporated** for the purchase of (i) an additional One Million Dollars (\$1,000,000) above the previously delivered Four Million Dollars (\$4,000,000) Multifamily Housing Revenue Bonds for **Hollywood Heights Project** located at 3928 Hollywood Street, Baton Rouge, East Baton Rouge Parish, Louisiana **and** (ii) an additional One Million Dollars (\$1,000,000) above the previously delivered Four Million Dollars (\$4,000,000) Multifamily Housing Revenue Bonds for **Hollywood Acres Project** located at 4065 Hollywood Street, Baton Rouge, East Baton Rouge Parish, Louisiana, to finance the acquisition, construction, and equipping of each aforementioned multifamily housing development; and providing for other matters in connection with the foregoing.
18. **(ACTION)** Supplemental Resolution accepting the **proposal of Allianz Life Insurance Company of North America** for the purchase of an additional One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) above the previously delivered Fifteen Million Dollars (\$15,000,000) Multifamily Housing Governmental Note for **H3C Project** located at 1801 Thalia Street, New Orleans, Orleans Parish, Louisiana to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection with the foregoing.
19. **(ACTION)** Supplemental Resolution accepting the **proposal of Cedar Rapids Bank and Trust Company** for the purchase of an additional One Million, Two Hundred Fifty Thousand Dollars (\$1,250,000) above the previously approved Ten Million Dollars (\$10,000,000) Multifamily Housing Revenue Bonds for **Rapides Homes** located at 300 River Bend Drive, 1306 Autumn Orchard Drive, 100 Pin Oak Lane, and 100 Silver Leaf Drive, Alexandria, Rapides Parish, Louisiana, in one or more series



Louisiana Housing Corporation

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 with the foregoing.

20. **(ACTION)** Resolution to **approve and authorize the Louisiana Housing Corporation to select and contract with the highest scoring proposer(s) to Request for Proposals for Program Management of Disaster Response and Recovery Housing Programs**; and providing for other matters in connection therewith.
21. Discussion regarding the **Notice of Funding Availability ("NOFA") and Program Implementation Guidelines for The Rural Rental Rehab Program ("TRRRP")**.
22. Discussion regarding Update on the **LHC Rental Restoration and Development Program ("RRDP")**.
23. Discussion regarding Update on the **LHC Low-Income Home Energy Assistance Program ("LIHEAP")**.
24. Discussion regarding Update on the **LHC Piggyback Resilient Mixed-Income ("PRIME") NOFA**.

Budget and Finance Committee (meet on Tuesday May 30th @ 2:30pm) Matters

25. **(ACTION)** Resolution adopting the **LHC Operating Budget for the Fiscal Year Ending June 30, 2024** (labeled "Exhibit A", entitled "Louisiana Housing Corporation Fiscal Year Ending June 30, 2024 Operating Budget"); and providing for other matters in connection therewith.

Other Business

26. **Adjournment.**

****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.****



Louisiana Housing Corporation

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

Topic: Monthly LHC Board of Directors Meeting

Time: Wednesday, June 07, 2023 10:30 AM

Join Zoom Meeting

<https://us06web.zoom.us/j/81189614425?pwd=UXk5aWh5bWJjSnBHYlJkK3l6d2MwUT09>

Meeting ID: 811 8961 4425

Passcode: 359965

Dial In: 312 626 6799 US

Toll-Free: 1 877 853 5247

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 8:30 AM CST on Wednesday, June 07, 2023. 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.

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