



Louisiana Housing Corporation

The following resolution was offered by Board Member Steven P. Jackson and seconded by Board Member Alfred E. Harrell, III

RESOLUTION

A resolution approving parameters by which staff may approve requests to reduce multifamily housing units in order to reduce funding gaps in affordable housing developments awarded between January 1, 2019 and December 31, 2022, and to provide for other matters in connection therewith.

WHEREAS, LA R.S. 40:600.91 provides the Corporation has the power to adopt rules and regulations as are necessary and proper for the performance of its duties and responsibilities in the administration and allocation of low-income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended ; and

WHEREAS, the Corporation acts on behalf of the State of Louisiana (the "State") in applying for, implementing, allocating, and administering programs, grants and/or resources made available pursuant to Section 42 of the Internal Revenue Code (the LIHTC Program); and

WHEREAS, the Qualified Allocation Plan typically requires all material changes to come before the LHC board for approval; and

WHEREAS, due to funding gaps from rising insurance and other development costs, some of which are attributable or exacerbated by the Covid-19 pandemic, LHC has noted and expects an unprecedented increase in projects seeking approval of material changes to reduce the number of units in their projects; and

WHEREAS, the full LHC Board of Directors only meets one time per month and aspires to run as efficiently and expeditiously as possible, having all of the requests for material changes approved by the Board would create an undue burden and could create unnecessary time delays to the detriment of the agency, its partners, and the citizens in need of affordable housing; and

WHEREAS, LHC staff is recommending the Board of Directors resolve to allow staff to approve the material changes administratively without board approval as long as the requests for material change meet the very limited parameters detailed below:

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

SECTION 1. The staff of LHC is hereby allowed to administratively approve material changes of reductions in the number of units for Low Income Housing Tax Credit Projects subject to meeting all of the following requirements: 1) the project must have been funded between January 2019 through December 2022; 2) the change in unit count cannot exceed 20%; 3) the project must remain feasible and viable and meet cost reasonableness without additional funding; 4) the project will be able to move to closing within 90 days of LHC approval of the material change; 5) the environmental review process is completed, if applicable; and 6) the developer has already expended 5% of the total development costs in predevelopment and/or acquisition costs.

SECTION 2. The Chairman and Executive Director of the Corporation be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by the Corporation's Counsel.

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

YEAS: Anthony P. Marullo, III, Official Designee Tony Ligi obo Louisiana State Treasurer John M. Schroder, John S. Alford, Alfred E. Harrell, III, Steven J. Hattier, Steven P. Jackson, Ericka McIntyre, Willie M. Robinson, Jennifer Vidrine, Brandon O. Williams, Richard A. Winder.

NAYS: None.

ABSENT: Tonya P. Mabry, Willie Rack.

ABSTAIN: None.

And the resolution was declared adopted on this, the 10th day of May, 2023.



Chairman



Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on May 10, 2023, providing for approval of a resolution approving parameters by which staff may approve requests to reduce multifamily housing units in order to reduce funding gaps in affordable housing developments awarded between January 1, 2019 and December 31, 2022, 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 10th day of May, 2023.



Secretary

(SEAL)