



Louisiana Housing Corporation

September 04, 2024

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, September 11, 2024 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 Stephen I. Dwyer.

(*See Page 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 August 14, 2024 Board of Directors Regular Monthly Meeting**.
3. **LHC Board of Directors Chairman's Report**.
4. **LHC Executive Director's Report**.
5. Update regarding **LHC Home Appliance Replacement Program ("HARP")**; and providing for other matters in connection therewith.
6. Update regarding **Rental Restoration and Development Program ("RRDP")**; and providing for other matters in connection therewith.
7. Introduction of **Ms. Sylvia Purvis, HUD New Orleans Field Office Director**; and providing for other matters in connection therewith.

BUDGET & FINANCE COMMITTEE MATTERS

(scheduled to meet on Tuesday, September 11, 2024 @ 1:00pm)

8. **(ACTION)** Resolution adopting the **LHC Operating Budget for the Fiscal Year Ending June 30, 2025** (labeled "Exhibit A", entitled "Louisiana Housing Corporation Fiscal Year Ending June 30, 2025 Operating Budget"); and providing for other matters in connection therewith.



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9. Discussion regarding LHC FY25 Operating Budget **revenues and expenditures from July 01 – August 01, 2024**; and providing for other matters in connection therewith.

PROGRAMS COMMITTEE MATTERS

(scheduled to meet on Tuesday, September 11, 2024 @ 3:00pm)

10. **(ACTION)** Resolution approving and authorizing the **issuance of Multifamily Housing Revenue Bonds in an amount not to exceed Nineteen Million, Five-Hundred Thousand Dollars (\$19,500,000) for the "Development Projects" located at 263 Third Street, and 224 Florida Street, East Baton Rouge Parish, Louisiana 70801**, in one or more series to finance the acquisition, construction, and equipping of multi-family housing developments within the State of Louisiana, and to establish the maximum qualified basis and low-income housing credits to 263 Third LIHTC, LP 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.
11. **(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.
12. **(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



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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.

13. **(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.
14. **(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.
15. **(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 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**



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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.

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 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.
18. **(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.



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19. **(ACTION)** Resolution approving and authorizing the issuance of not exceeding **Ninety-Eight Million Dollars (\$98,000,000) 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 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 Four Million Dollars (\$24,000,000) Multifamily Housing Revenue Bonds for Villas 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.
21. **(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.
22. **(ACTION)** Resolution authorizing a **change in the site location and site design for King Oaks V, to be relocated immediately** east of 1100 W. 70th Street, Shreveport, Caddo Parish, Louisiana, from 2650 Audrey Lane, Shreveport,



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Caddo Parish, Louisiana and a **change in the site design from (70) seventy single family units to (70) seventy townhome-style units**; authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate Credits to such facilities; and providing for other matters in connection therewith.

23. **(ACTION)** Resolution to approve and authorize the Louisiana Housing Corporation ("Corporation") **to award funds to the highest scoring proposer(s) for the HOME American Rescue Plan Program ("HOME-ARP") Services and Non-Profits Assistance NOFA**; and providing for other matters in connection therewith.
24. **(ACTION)** Resolution to approve and authorize the Louisiana Housing Corporation ("Corporation") **to award funds to the highest scoring proposer(s) for the Homeless & Housing Stability Affordable Multifamily Rental Housing Development Program ("HHSD") NOFA**; and providing for other matters in connection therewith.
25. Discussion regarding **amending the State's 2025 Qualified Allocation Plan ("QAP") to align with the priorities outlined by Governor Jeff Landry in his letter dated July 1, 2024 and to extend the Program Schedule**; and providing for other matters in connection therewith.

****Written Comments**** are still being accepted and should be sent to email address QAPCOMMENTS@LHC.LA.GOV

ADMINISTRATION COMMITTEE MATTERS

(scheduled to meet on Tuesday, September 11, 2024 @ 2:00pm)

26. Discussion regarding **establishing protocols to allow Board access to LHC internal network files and documents**; and providing for other matters in connection therewith.
27. Discussion regarding **LHC FY25 Staffing Plan**; and providing for other matters in connection therewith.
28. Update regarding **LHC HOME Program**; and providing for other matters in connection therewith.
29. Update regarding **LHC 2024 Louisiana Housing Conference**; and providing for other matters in connection therewith.



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30. Adjournment.

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

Topic: LHC BOARD OF DIRECTORS REGULAR MONTHLY MEETING

Time: Wednesday, September 11, 2024 @ 10:30 AM CST

Join Zoom Meeting (*click on the link below*)

<https://us06web.zoom.us/j/86319448528?pwd=FZRaP0kM2PYPeIjiYSkA6RyRkBDuWk.1>

Meeting ID: 863 1944 8528; Passcode: 757580

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

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 8:00 A.M. CST on Wednesday, September 11, 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. 42:17, upon two-thirds vote of the members present, the Board of Directors of the Louisiana Housing Corporation may choose to enter into Executive Session, and by this notice, the Board reserves its right to go into Executive Session, as provided by law.*