



Louisiana Housing Finance Agency

KATHLEEN BABINEAUX BLANCO
GOVERNOR

MILTON J. BAILEY
PRESIDENT

October 5, 2007

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LHFA FULL BOARD

Notice is hereby given of a regular meeting of the LHFA Board of Commissioners to be held on **Wednesday, October 10, 2007 at 11:00 A.M.**, Louisiana Housing Finance Agency, V. Jean Butler Boardroom, located at 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

PRELIMINARY AGENDA

1. Call to order, roll call, and introduction of guests
2. Approval of the Minutes of the September 12, 2007 Full Board Meeting
Approval of the Minutes of the September 26, 2007 Special Board Meeting
3. Chairman's Report
4. President's Report
5. **Multifamily Rental Housing Committee Report**
 - A resolution accepting the proposal of MMA Financial for the purchase of not exceeding Twelve Million Four Hundred Seventy-Four Thousand Dollars (**\$12,474,000**) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**Augusta Springs Project**) 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.
 - A resolution accepting the proposal of Morgan Keegan & Company, Inc. for the purchase of not exceeding Thirteen Million Dollars (**\$13,000,000**) of Louisiana Housing Finance Agency Multifamily Housing Bonds (**CHS New Orleans I Project**) 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.

- A resolution accepting the proposal of Merchant Capital, L.L.C. for the purchase of not exceeding Four Million Six Hundred Eighty Thousand Dollars **(\$4,680,000)** of Louisiana Housing Finance Agency Multifamily Housing Bonds (**Emerald Pointe Apartments Project**) 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.
- A resolution accepting the proposal of MMA Financial for the purchase of not exceeding Fourteen Million One Hundred Seven Thousand Dollars **(\$14,107,000)** Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (**Mallard Crossing Project**) 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.
- A resolution of intention to issue Multifamily Housing Revenue Bonds to finance the acquisition, rehabilitation and/or equipping of two multifamily housing projects, authorizing not exceeding Eleven Million Dollars **(\$11,000,000)** Multifamily Housing Revenue Bonds (**The NHP Foundation Projects**) in one or more series; and providing for other matters in connection therewith.
- A resolution establishing the maximum qualified basis and low-income housing credits to **Lapalco Court Apartments**; authorizing the Agency 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 providing for other matters in connection therewith.
- A resolution establishing the maximum qualified basis and low-income housing credits to **Augusta Springs Apartments**; authorizing the Agency 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 providing for other matters in connection therewith.
- A resolution establishing the maximum qualified basis and low-income housing credits to **Mallard Crossing Apartments**; authorizing the Agency 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 providing for other matters in connection therewith.

- Update discussion by HANO on Project Timeline and Schedule
- Update on September 30, 2007 Carryover Requirements
- Staff recommendations for Reallocation of Returned/Recaptured Credits.
- Update on status of 202 Elderly and Special Needs/Priority Projects.
- Final Rank and Reservation of 2007/2008 Per Capita Tax Credits.
- A resolution providing the **Allocation Reservation** of approximately **\$17,428,494** from the Calendar Years 2007 and 2008 Per Capita Credit Ceiling LIHTC credits to certain residential rental facilities; authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate LIHTC credits to such facilities; and providing for other matters in connection therewith.

6. **Legal Committee Report**

- ▶ Update on Willowbrook Apartments
 - Presentation by Dodie Smith with C. Spencer Smith Architects

7. **Single Family Committee Report**

- ▶ Updates on the 2007B, 2007A, 2006D, Issues and Whole Loan Report

8. **Special Programs/HOME Committee Report**

- ▶ HOME reconciliation update
- ▶ Update on LHFA Trust Fund Committee
- ▶ Update and Presentations on Alternative Housing Pilot Program (AHPP)
 - Discussion by Housing Expert (to be announced)

- ▣ Site Selection Parameters Discussion
 - Jackson Barracks – Major General Hunt Downer
 - Baton Rouge – Camm Morton with CPRT
 - Lake Charles – Mayor Randy Roach

9. **Energy Committee Report**

- ▶ Updates on LIHEAP, WAP, and Katrina/Rita Crisis Assistance

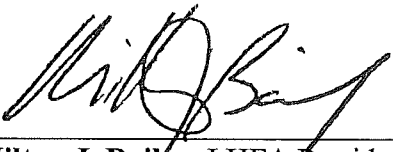
10. **Internal Audit Committee Report**

- ▶ Presentation and Discussion of External Audit Results for FY 6/30/07
 - ▣ Duplantier, Hrapmann, Hogan & Maher
 - ▣ Postlethwaite & Netterville

11. **Other Business**

- ▶ Presentation by Craig Nickerson and Vaughn Irons from Freddie Mac to discuss the Renovation Project
- ▶ Presentation by LHFA staff Danny Veals and Collette Mathis on the Agency's Emergency Contingency Plan and Resolution approval.

12. **Adjournment**



Milton J. Bailey, LHFA President

**If you require special services or accommodations,
please call Barry Brooks at (225) 763 8773.**

Pursuant to the provisions of LSA-R.S. 42:6.1, upon two-thirds vote of the members present, the Board of Commissioners of the Louisiana Housing Finance Agency may choose to enter executive session, and by this notice, the Agency reserves its right to go into executive session as provided by law.