

BUTLER | SNOW

September 20, 2023

Jeff Landry
Attorney General
State of Louisiana
1885 N. 3rd Street, 6th Floor
Baton Rouge, Louisiana 70804-9005
Attention: Michelle Boutte

Re: \$12,400,000
Louisiana Housing Corporation
Multifamily Housing Revenue Bonds
Cypress at Pinchback Project

Dear Attorney General Landry:

Enclosed are two (2) copies of the certificate evidencing approval of the captioned bond issue, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended. Further enclosed for your information is an original of the Public Hearing proceedings of the Louisiana Housing Corporation.

We would appreciate your dating and signing all copies of the enclosed certificate and returning the same to our office as soon as possible. If you should have any questions regarding the enclosed, please do not hesitate to contact our office.

Sincerely,



Adam C. Parker

**CERTIFICATE OF ATTORNEY GENERAL
EVIDENCING PUBLIC APPROVAL OF BONDS
PURSUANT TO SECTION 147(f) OF THE
INTERNAL REVENUE CODE OF 1986, AS AMENDED**

WHEREAS, the Louisiana Housing Corporation (the “**Corporation**”), a public body corporate and politic and an instrumentality of the State of Louisiana by Act 408 of the 2011 Louisiana Legislature (the “**Housing Reorganization Law**”) enacting Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (R.S. 40:600.86 through R.S. 40:600.111) (the “**LHC Act**”), has, by resolution dated February 12, 2020, in accordance with the requirements of Chapter 3-A of Title 40 of the Louisiana Revised Statutes of 1950, as amended (R.S. 40:600.1 through R.S. 40:600.24) (the “**Act**”), and the Rules and Regulations of the Louisiana State Bond Commission (the “**Commission**”), duly authorized the issuance of not exceeding \$12,400,000 of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Cypress at Pinchback Project), in one or more series (the “**Bonds**”); and

WHEREAS, the Bonds are classified as exempt facility bonds under the provisions of the Internal Revenue Code of 1986, as amended (the “**Code**”); and

WHEREAS, the Commission, on April 16, 2020, duly authorized the issuance and sale of the Bonds in accordance with law and the Commission's Rules and Regulations in an amount not to exceed \$12,400,000; and

WHEREAS, the provisions of Section 147(f)(2)(A), (B) and (E) of the Code require that issuance of Bonds under Section 147 of the Code be approved by the “applicable elected representative” of the governmental unit which issues such bonds or on whose behalf such bonds are issued; and

WHEREAS, for the purposes of the Code, the State is the governmental unit on behalf of which the Bonds are being issued, and an applicable elected representative of the State in such case is the chief elected State legal officer of the executive branch of the government of the State; and

WHEREAS, in compliance with the requirements of the Code, the Notice of Public Hearing (attached as **Exhibit “A”** hereto), was posted on September 8, 2023 on the Corporation’s website; and

WHEREAS, in compliance with the requirements of the Code, a public hearing was held in Baton Rouge, Louisiana on September 20, 2023 after due notice thereof was published on the Corporation’s website, in a manner sufficient to inform the public of the subject, date and place of said public hearing;

WHEREAS, no objections were raised by any person present at the said hearing relative to the issuance of the Bonds or to the respective facilities being financed by the Bonds; and

WHEREAS, the undersigned, the chief elected State legal officer of the State of Louisiana (Executive Branch), desires to approve the issuance of the Bonds for the purposes of the Code;

NOW, THEREFORE, I, Jeff Landry, Attorney General of the State of Louisiana, do hereby certify that I am the chief elected State legal officer of the State of Louisiana, and I do hereby approve and confirm the issuance of the Bonds. I do hereby authorize the Corporation, and its officers, to cause this certificate to be filed of record in the transcript of proceedings for the Bonds and to file a copy thereof with any State or Federal agency, board or commission as may be required by any applicable State or Federal laws, rules or regulations.

WITNESS my signature this _____ day of September, 2023 at Baton Rouge, Louisiana.

Jeff Landry
Attorney General, State of Louisiana

**CERTIFICATE OF ATTORNEY GENERAL
EVIDENCING PUBLIC APPROVAL OF BONDS
PURSUANT TO SECTION 147(f) OF THE
INTERNAL REVENUE CODE OF 1986, AS AMENDED**

WHEREAS, the Louisiana Housing Corporation (the “**Corporation**”), a public body corporate and politic and an instrumentality of the State of Louisiana by Act 408 of the 2011 Louisiana Legislature (the “**Housing Reorganization Law**”) enacting Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended (R.S. 40:600.86 through R.S. 40:600.111) (the “**LHC Act**”), has, by resolution dated February 12, 2020, in accordance with the requirements of Chapter 3-A of Title 40 of the Louisiana Revised Statutes of 1950, as amended (R.S. 40:600.1 through R.S. 40:600.24) (the “**Act**”), and the Rules and Regulations of the Louisiana State Bond Commission (the “**Commission**”), duly authorized the issuance of not exceeding \$12,400,000 of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Cypress at Pinchback Project), in one or more series (the “**Bonds**”); and

WHEREAS, the Bonds are classified as exempt facility bonds under the provisions of the Internal Revenue Code of 1986, as amended (the “**Code**”); and

WHEREAS, the Commission, on April 16, 2020, duly authorized the issuance and sale of the Bonds in accordance with law and the Commission's Rules and Regulations in an amount not to exceed \$12,400,000; and

WHEREAS, the provisions of Section 147(f)(2)(A), (B) and (E) of the Code require that issuance of Bonds under Section 147 of the Code be approved by the “applicable elected representative” of the governmental unit which issues such bonds or on whose behalf such bonds are issued; and

WHEREAS, for the purposes of the Code, the State is the governmental unit on behalf of which the Bonds are being issued, and an applicable elected representative of the State in such case is the chief elected State legal officer of the executive branch of the government of the State; and

WHEREAS, in compliance with the requirements of the Code, the Notice of Public Hearing (attached as **Exhibit “A”** hereto), was posted on September 8, 2023 on the Corporation’s website; and

WHEREAS, in compliance with the requirements of the Code, a public hearing was held in Baton Rouge, Louisiana on September 20, 2023 after due notice thereof was published on the Corporation’s website, in a manner sufficient to inform the public of the subject, date and place of said public hearing;

WHEREAS, no objections were raised by any person present at the said hearing relative to the issuance of the Bonds or to the respective facilities being financed by the Bonds; and

WHEREAS, the undersigned, the chief elected State legal officer of the State of Louisiana (Executive Branch), desires to approve the issuance of the Bonds for the purposes of the Code;

NOW, THEREFORE, I, Jeff Landry, Attorney General of the State of Louisiana, do hereby certify that I am the chief elected State legal officer of the State of Louisiana, and I do hereby approve and confirm the issuance of the Bonds. I do hereby authorize the Corporation, and its officers, to cause this certificate to be filed of record in the transcript of proceedings for the Bonds and to file a copy thereof with any State or Federal agency, board or commission as may be required by any applicable State or Federal laws, rules or regulations.

WITNESS my signature this _____ day of September, 2023 at Baton Rouge, Louisiana.

Jeff Landry
Attorney General, State of Louisiana

LOUISIANA HOUSING CORPORATION**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT the Louisiana Housing Corporation (the “**Corporation**”), will conduct a public hearing to be held pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), and Section 1.1001-3(e)(3) of Title 26 of the Code of Federal Regulations on September 20, 2023 at 11:00 A.M., at the offices of the Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, Louisiana 70808 to hear any objections to the re-issuance of a Funding Loan on the date the Funding Loan converts from a construction loan to permanent loan in an amount not exceeding \$4,840,000 (the “**Funding Loan**”). The public hearing will be held in accordance with the requirements of the Code because the weighted average maturity of the Funding Loan following conversion will exceed the weighted average maturity of the Funding Loan prior to conversion. The public hearing will be with respect to the multifamily housing development described below:

Description of Project Type: Cypress at Pinchback Project, an existing 99-unit multifamily housing development (the “**Development**”), located at 501 Gardere Lane, Baton Rouge, Louisiana 70820, encompassing 3.94 acres of land.

Maximum Principal of Funding Loan: \$4,840,000

Owner/operator of the Development: Cypress at Gardere, LP

The Funding Loan will be a limited obligation of the Corporation secured solely by revenues and moneys derived by the Corporation from or with respect to the Development.

The public and interested parties are invited to participate in the public hearing regarding the residential development and the Funding Loan. Questions or request for additional information may be directed to Mr. Louis Russell, Director of Housing Development, Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, LA 70808, Telephone: (225) 763-8700.

Any interested persons unable to attend the hearing may submit their views in writing to the above named person prior to the date scheduled for the hearing.

LOUISIANA HOUSING CORPORATION

By: /s/ Joshua G. Hollins
Executive Director



Louisiana Housing Corporation

A PUBLIC HEARING WAS HELD BY THE LOUISIANA HOUSING CORPORATION IN CONNECTION WITH THE RE-ISSUANCE OF A FUNDING LOAN FOR CYPRESS AT PINCHBACK PROJECT ON THE DATE THE FUNDING LOAN CONVERTS FROM A CONSTRUCTION LOAN TO PERMANENT LOAN IN AN AMOUNT NOT EXCEEDING \$4,840,000.

Pursuant to a Notice of Public Hearing (attached as Exhibit "A" hereto), published on the LHC website (<https://www.lhc.la.gov/public-comments-and-notices>) on Friday, September 8, 2023, a public hearing was conducted by the undersigned on behalf of the Louisiana Housing Corporation (the "Corporation") on Wednesday September 20, 2023 at 11:00 AM, at the offices of the Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, Louisiana, to receive comments (verbal or written) concerning the re-issuance of a Funding Loan for Cypress at Pinchback Project.

A list of the persons in attendance at the public hearing is attached as Exhibit "B" hereto. No person spoke in favor of or in opposition to the bond issuance. Moreover, no written comments were received with respect to the project or the proposed financing thereof.

LOUISIANA HOUSING CORPORATION

Joshua G. Hollins
Executive Director

Attachments



Louisiana Housing Corporation

2415 Quail Drive Baton Rouge, LA 70808

Cypress at Pinchback Project

#2017-134BF

PUBLIC HEARING

Wednesday, September 20, 2023 at 11:00 AM

Guest Sign-In Sheet

GUEST NAME	FIRM / Email
PLEASE PRINT CLEARLY	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

LOUISIANA HOUSING CORPORATION**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT the Louisiana Housing Corporation (the “**Corporation**”), will conduct a public hearing to be held pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), and Section 1.1001-3(e)(3) of Title 26 of the Code of Federal Regulations on September 20, 2023 at 11:00 A.M., at the offices of the Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, Louisiana 70808 to hear any objections to the re-issuance of a Funding Loan on the date the Funding Loan converts from a construction loan to permanent loan in an amount not exceeding \$4,840,000 (the “**Funding Loan**”). The public hearing will be held in accordance with the requirements of the Code because the weighted average maturity of the Funding Loan following conversion will exceed the weighted average maturity of the Funding Loan prior to conversion. The public hearing will be with respect to the multifamily housing development described below:

Description of Project Type: Cypress at Pinchback Project, an existing 99-unit multifamily housing development (the “**Development**”), located at 501 Gardere Lane, Baton Rouge, Louisiana 70820, encompassing 3.94 acres of land.

Maximum Principal of Funding Loan: \$4,840,000

Owner/operator of the Development: Cypress at Gardere, LP

The Funding Loan will be a limited obligation of the Corporation secured solely by revenues and moneys derived by the Corporation from or with respect to the Development.

The public and interested parties are invited to participate in the public hearing regarding the residential development and the Funding Loan. Questions or request for additional information may be directed to Mr. Louis Russell, Director of Housing Development, Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, LA 70808, Telephone: (225) 763-8700.

Any interested persons unable to attend the hearing may submit their views in writing to the above named person prior to the date scheduled for the hearing.

LOUISIANA HOUSING CORPORATION

By: /s/ Joshua G. Hollins
Executive Director

[CLICK HERE TO LEARN ABOUT THE 2023 LOUISIANA HOUSING CONFERENCE](#)

[CLICK HERE TO ACCESS INFORMATION AND RESOURCES RELATED TO KEYS FOR SERVICE](#)



PUBLIC NOTICES

Find documents for Requests for Proposals below.

Search by keyword or filter by document type.

Search by keyword...



Show All

REQUEST FOR
PROPOSALS (RFP) AND
REQUEST FOR
QUALIFICATIONS (RFQ)

**RFP FOR
MASTER
SERVICER
2023 – FINAL**

FUNDING
ANNOUNCEMENTS

**MMLP LDI
NOFA –
AMENDMENT 1
2023-0908
V2**

NOTICES

**NOTICE OF
PUBLIC
HEARING –
VINEYARD AT
IOWA**



Accessibility & Language Options



RFP for Master
Servicer 2023 – FINAL

Download 

MMLP LDI NOFA –
Amendment 1 2023–
0908 v2

Download 

Notice of Public
Hearing – Vineyard at
Iowa

Download 

NOTICES

**NOTICE OF
PUBLIC
HEARING –
RIDGEFIELD
APARTMENTS**

Notice of Public
Hearing – Ridgefield
Apartments

Download 

NOTICES

**NOTICE OF
PUBLIC
HEARING –
RIDGE
COMMONS**

Notice of Public
Hearing – Ridge
Commons

Download 

NOTICES

**NOTICE OF
PUBLIC
HEARING –
RENAUD
PLACE**

Notice of Public
Hearing – Renaud
Place

Download 

NOTICES

**NOTICE OF
PUBLIC
HEARING –
PARKWAY
COMMONS**

NOTICES

**NOTICE OF
PUBLIC
HEARING –
LOOP
COMMONS**

NOTICES

**NOTICE OF
PUBLIC
HEARING –
GALILEE CITY**

Notice of Public
Hearing – Galilee City



Accessibility & Language Options

Notice of Public
Hearing – Parkway
Commons

Download 

Notice of Public
Hearing – Loop
Commons

Download 

Download 

NOTICES**NOTICE OF
PUBLIC
HEARING –
LANDRY
COMMONS**

Notice of Public
Hearing – Landry
Commons

Download 

NOTICES**NOTICE OF
PUBLIC
HEARING –
HIGHLAND
PLACE**

Notice of Public
Hearing – Highland
Place

Download 

NOTICES**NOTICE OF
PUBLIC
HEARING –
KING OAKS V**

Notice of Public
Hearing – King Oaks V

Download 

NOTICES**NOTICE OF
PUBLIC
HEARING –
CYPRESS AT
PINCHBACK
FM****NOTICES****NOTICE OF
PUBLIC
HEARING –
LAKESIDE
GARDEN**

Notice of Public
Hearing – Lakeside

NOTICES**FINAL
AGENDA –
BOARD
MEETING –
SEPTEMBER
06_ 2023**