



# **Board of Directors**

## **Agenda Item #6**

**Resolution authorizing the purchase of  
Multifamily Revenue Bonds for Harmony Gardens  
Estates**

**November 9, 2016**

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**LOUISIANA HOUSING CORPORATION**

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

**RESOLUTION**

**A resolution accepting the proposal of R4 Capital Funding LLC or such other purchaser as may be designated by the Developer for the purchase of not to exceed Nine Million Dollars (\$9,000,000) Multifamily Housing Revenue Bonds for Harmony Garden Estates Project, #2016-102BF (204 Sunset Dr., 5319 Green Meadow St. and 4701 Miracle Dr., Alexandria, Rapides Parish, Louisiana 71302) 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.**

**WHEREAS**, the Board of Directors (the “**Board**”) of the Louisiana Housing Corporation (the “**LHC** or the “**Corporation**”) on August 10, 2016, adopted a resolution approving and authorizing the issuance of not exceeding Nine Million Dollars (\$9,000,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Harmony Garden Estates Project) in one or more series and authorized the publication of a Notice of Intention to Sell at Private Sale (the “**Notice**”) in connection therewith; and

**WHEREAS**, said bonds are being designated as “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Harmony Garden Estates Project)” in the aggregate principal amount of not to exceed Nine Million Dollars (\$9,000,000) (the “**Bonds**”) and are being issued for the purpose of providing funds to (i) pay the cost for the acquisition, rehabilitation, construction and equipping of a multifamily housing facility serving low and moderate income special needs households in Alexandria, Rapides Parish, Louisiana (the “**Project**”), (ii) fund such reserve accounts as may be required and (iii) pay the costs of issuance associated with the Bonds; and

**WHEREAS**, as set forth in said resolution, the Notice of Sale was published on October 24, 2016 in “*The Advocate*” and in the “*The Daily Journal of Commerce*” for an amount not to exceed Nine Million Dollars (\$9,000,000); and

**WHEREAS**, in accordance with the aforesaid resolution adopted by the LHC on August 10, 2016, the sale of the Bonds was scheduled for November 9, 2016 and

**WHEREAS**, the LHC did meet on November 9, 2016, at 10:30 a.m., Louisiana time, for the purpose of receiving and considering the proposal of R4 Capital Funding LLC or such other purchaser (the “**Purchaser**”) as may be designated by Harmony Garden Estates, LP, a Louisiana limited partnership (the “**Developer**”), and taking action with respect to the parameter sale of not exceeding Nine Million Dollars (\$9,000,000) of the Bonds pursuant thereto;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the LHC, acting as the governing authority of said LHC, that:

**SECTION 1.** The parameter written terms submitted this day by R4 Capital Funding LLC or such other purchaser as may be designated by the Developer, for the purchase of bonds designated “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Harmony Garden Estates Project)” in on more series in the aggregate principal amount of not exceeding Nine Million Dollars (\$9,000,000), at an interest rate not exceeding 12% per annum, and for a maturity not exceeding 40 years, authorized under and pursuant to the provisions of a Bond Trust Indenture (the “**Indenture**”), by and between a trustee to be determined (the “**Trustee**”), and the LHC be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds are conditioned upon approval by the State Bond Commission and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Bonds in accordance with said Indenture is hereby authorized and approved. The Chairman, Interim Executive Director and/or Secretary of the Corporation are hereby authorized and directed for, on behalf of and in the name of the LHC, to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Bonds on file with the LHC:

- (i) Bond Trust Indenture,
- (ii) Financing Agreement, and
- (iii) Tax Regulatory Agreement.

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and with the approval of Counsel to

the LHC or Bond Counsel. As provided in the resolution adopted by the LHC on August 10, 2016, the costs of financing the Project will be paid out of the proceeds from the sale of the Bonds, in one or more series, which shall be special, limited obligations of the LHC, payable solely out of the revenues derived by the LHC with respect to the Project for which financing is made available, and the Bonds and the interest thereon shall never constitute the debt or indebtedness of the LHC, the State of Louisiana (the “**State**”), or any political subdivision thereof within the meaning of any provision or limitation of the Constitution or statutes of the State, nor shall the same give rise to a pecuniary liability of the LHC or the State or any political subdivision thereof or a charge against their general credit or taxing power, and such limitation shall be plainly stated on the face of the Bonds.

**SECTION 2.** A bank is to be designated as Trustee and Paying Agent with respect to the Bonds in accordance with the provisions of the Indenture.

**SECTION 3.** In order to accomplish the sale of the Bonds in accordance with the terms of this resolution, either the Chairman, Interim Executive Director and/or Secretary of the Corporation, acting on his behalf, be and they are hereby authorized and directed to execute and deliver, for and on behalf of the LHC, the Indenture in substantially the form thereof which is now before this LHC and filed with the Secretary of this Board of Directors with such revisions or changes as may be approved by Bond Counsel.

**SECTION 4.** The Bonds will be dated, will be in the denominations and will have all the terms set forth in the Indenture. The Bonds are limited obligations of the Corporation and will be payable solely out of the income, revenues and receipts derived from the Project and funds and accounts held under and pursuant to the Indenture and pledged therefor.

**SECTION 5.** The Bonds shall be subject to redemption in accordance with the Indenture.

**SECTION 6.** The Chairman, Interim Executive Director and/or Secretary of the Corporation are hereby approved, authorized and directed to execute and deliver or cause to be executed and delivered all documents required to be executed on behalf of the LHC and delivered to effect delivery of the Bonds to the Purchaser or deemed by any of them necessary or advisable to implement this resolution or the Indenture, or to facilitate the sale of the Bonds.

By virtue of LHC's application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission's approval(s) resolved and set forth herein, it resolves that it understands and agrees that such approval(s) are expressly conditioned upon, and it further resolves that it understands, agrees and binds itself, its successors and assigns to, full and continuing compliance with the "State Bond Commission Policy on Approval of Proposed Use of Swaps, or other forms of Derivative Products Hedges, Etc.", adopted by the Commission on July 20, 2006, as to the borrowing(s) and other matter(s) subject to the approval(s), including subsequent application and approval under said Policy of the implementation or use of any swap(s) or other product(s) or enhancement(s) covered thereby.

**SECTION 7.** The Chairman, Interim Executive Director and/or Secretary of the Corporation shall cause to be executed for and on behalf of the LHC the aforementioned Bonds in accordance with the Indenture, and shall effect the delivery thereof to the Purchaser in accordance with the Indenture. The Chairman, Interim Executive Director and/or Secretary of the Corporation of the LHC shall receive from the Purchaser for the account of the LHC the purchase price of the Bonds and shall deposit the same with the Trustee under the Indenture in accordance with the provisions thereof.

**SECTION 8.** This resolution shall take effect immediately.

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

**YEAS:**

**ABSTAIN:**

**NAYS:**

**ABSENT:**

And the resolution was declared adopted on this, the 9th day of November, 2016.

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Chairman

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Secretary

**STATE OF LOUISIANA**

**PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the “**LHC**”), do hereby certify that the foregoing pages constitute a true and correct copy of a resolution adopted by said Board of Directors on November 9, 2016, entitled: “A resolution accepting the proposal of R4 Capital Funding LLC or such other purchaser as may be designated by the Developer for the purchase of not to exceed Nine Million Dollars (\$9,000,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Harmony Garden Estates 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.”

**IN FAITH WHEREOF**, witness my official signature and the impress of the official seal of the LHC on this, the 9th day of November, 2016.

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Secretary

(SEAL)

**Reason for Requested Approval**

Requesting final sale approval of:

- 9,000,000 in Multi-Family Mortgage Revenue Bonds

**Project History and Previous Board Action**

- \$2,000,000.00 in HOME Funds approved at the July 2016 Board Meeting
- \$459,481.00 in Low Income Housing Tax Credits – approval August 2016
- Development Team – The Bennet Group - Holly Knight. This team has produced multiple affordable developments in Alabama and Louisiana.
- Property Management will be by Standard Enterprises, Inc.
- Project is a PHA Redevelopment project with the Alexandria PHA and Mt. Pleasant CDC; and Accountant – Little and Associates.
- City Real Estate Advisors (Syndicator); Hunter Law Firm; Architect – DNA Workshop Architecture.

**Project Specifics**

**Construction Costs**

<b>Rehabilitation Hard Costs</b>	\$6,373,200.00
<b>Total Soft Costs</b>	\$3,371,698.00
<b>Construction Costs</b>	\$739,680.00
<b>Land Costs</b>	\$785,000.00
<b>Building Costs</b>	\$3,635,000.00
<b>Reserves</b>	(\$515,182.00)

**Unit Mix**

1 Bedrooms	44
2 Bedroom Units	69
3 Bedroom Units	40
4 Bedroom Units	18
5 Bedroom Units	4
<b>Total Units</b>	<b>175</b>

**Development Costs:**

<b>Total Development Cost</b>	<b>\$ 14,904,578.00</b>
Total Units	175
Total Buildings	82
Total Cost/Unit	\$ 85,169.02
Total Square Feet	131,761
<b>Total Cost/SF</b>	<b>\$113.12</b>

**Funding Sources:**

First Mortgage	4,200,000.00
Second Mortgage	0.00
HOME Funds	\$2,000,000.00
Deferred Developer Fee	\$457,690.00
Seller Take Back Note	\$3,538,050.00
AHA Loan	\$400,000.00
Tax Credit Equity	\$ 4,824,020.00
Reserves	(\$515,182.00)
<b>Total</b>	<b>\$14,904,578.00</b>

**Property Value:**

Appraisal Date	6/10/2016
Est. Pre-Rehab Value	3,635,000
Est. Post-Rehab Value	4,104,000
Year Built	1943, 1982 , 1985
Occupancy Rate	100%

### Estimated Economic Impact\*

*\*Estimated using the National Association of Home Builders (NAHB) economic model, Qualified Allocation Plan and State Bond Commission Fee Schedules*

	During Construction (One-Year Impact)	Post-Construction (Annual Impact)
<b>Local Employment Income</b>	\$13,825,000	\$4,200,000
<b>Local Employment Taxes</b>	\$1,447,200	\$771,750
<b>Local Jobs</b>	214	53
<b>Zoning/Impact Fees/Permits</b>	NA	-
<b>SBC/MRB/Tax Credit Application Fees</b>	\$7,500	-
<b>MRB Closing Fees</b>	\$9,000	-
<b>Annual Administrative Fee</b>	\$9,000	-
<b>LHC Compliance Monitoring Fee</b>	\$5,775	\$5,775

### Area Demographic Profile

*Source: U.S. Census Bureau, American Fact Finder*

Rapides Parish	
<b>Median Household Income</b>	\$41,305
<b>People living in poverty</b>	21%
<b>People living at or above poverty</b>	79%
<b>Households earning \$14,999 or less</b>	22%
<b>Households earning \$24,999 or less</b>	37%

### Occupancy Profile

*Source Citation: U.S. Department of Housing and Urban Development (HUD) AMI Limits as of 12/11/2012*

No. of Units	AMI	Annual Qualifying Income Limit
175	40-60%	PBRA

### Examples of Occupations in the 50-60% AMI Category

*Source Citation: Louisiana Workforce Commission, Market Study*

Construction	Bus Drivers	Management	Arts & Recreation
Retail Sales	Office Clerks	Maintenance	Firefighters
Industrial/Manufacturing	Medical Assistants	Bank Tellers	Security Guards
Wholesale Trade	Childcare Workers	Para-professionals	Administrative Assistants

Manufacturing	Professional Services
Private Industry	Construction
	Local Government