



Louisiana Housing Finance Agency

The following resolution was offered by Commissioner Guy T. Williams and seconded by Vice-Chair Allison A. Jones.

RESOLUTION

A resolution providing the award of the Calendar Year 2009 Housing Ceiling 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 award 2009 housing credit dollar amounts to such facilities; providing for the award of Tax Credit Assistance Program Funds ("TCAP Funds") to certain of such residential rental facilities that have received awards of tax credits under the 2009 Qualified Allocation Plan; authorizing the Agency staff, General Counsel and Foley & Judell, L.L.P as the Agency's tax credit counsel to prepare the forms of such documents and agreements as may be necessary to award TCAP Funds in accordance with HUD Notice CPD-09-03 – REV issued May 4, 2009 but revised July 27, 2009 (the "HUD TCAP Notice"); and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Finance Agency (the "Agency") has been ordered and directed to act on behalf of the State of Louisiana (the "State") in allocating and administering programs and/or resources made available pursuant to the Section 42 of the Internal Revenue Code (the "LIHTC Program"); and

WHEREAS, the Agency approved certain application and other forms, documents and proceedings related to the LIHTC Program; and

WHEREAS, the Agency has solicited applications for awards of housing credit dollar amounts under the 2009 calendar year qualified allocation plan (the "2009 QAP"); and

WHEREAS, the staff of the Agency has processed applications in accordance with the Implementation Guidelines and is prepared, based upon the preliminary feasibility analysis of Foley & Judell, L.L.P., to recommend awards of housing credit dollar amounts under the 2009 QAP for each of the residential rental projects described in Exhibit I; and

WHEREAS, Title XII of the American Recovery and Reinvestment Act of 2009 (the Recovery Act") appropriated \$2.250 billion under the HOME Investment Partnerships (HOME) Program heading for a grant program to state housing credit agencies to facilitate development of LIHTC projects that will be completed by February 16, 2012 by providing funds for capital investments in such LIHTC projects; and

WHEREAS, the Recovery Act establishes certain requirements applicable to the TCAP Program, including deadlines for commitment and expenditures, transparency, and distribution of funds; and

WHEREAS, the HUD TCAP Notice requires the Agency to distribute TCAP Funds competitively under the Recovery Act and pursuant to the existing Qualified Allocation Plans (“QAP”), including a written description of all selection criteria and any weightings assigned to competitively award its TCAP Funds and how the Agency will redistribute TCAP Funds to more deserving Projects from projects which are not in compliance with deadlines established in the written agreement between the Agency and project owners; and

WHEREAS, the Agency has submitted information to the U.S. Department of Housing and Urban Development (“HUD”) about how the Agency will meet the Recovery Act accountability requirements, including the publication of a notice of public hearing in which the project selection process and criteria was available to the public for comments from the public for a period of not less than five days; and

WHEREAS, the HUD TCAP Notice provides that the Agency (i) must repay TCAP Funds that were used for ineligible costs, or for a project that is never completed or for a project that failed to meet the requirements under Section 42, (ii) must repay, during the grant period, to the Agency’s TCAP Line of Credit, in accordance with procedures established by HUD and (iii) must seek specific performance to obtain compliance in accordance with the required TCAP written agreement if a project fails to maintain compliance with the TCAP requirements and (iv) has no repayment obligation in the event of foreclosure of a project if the grantee was performing asset management and took reasonable actions to ensure the long-term viability of the project; and

WHEREAS, the Agency has executed a *Tax Credit Assistance Program (TCAP) Grant Agreements* (HUD Form 40092), which obligated \$39,383,397 (the “TCAP Grant”) to the Agency; and

WHEREAS, the Recovery Act specifically requires that the Agency (i) commit not less than 75% of the TCAP Grant within one year of the enactment of the Recovery Act (i.e., by February 16, 2010), (ii) demonstrate that all project owners have expended 75% of the TCAP Grant within two years of the enactment of the Recovery Act (i.e., by February 16, 2011) and (iii) expend 100% of the TCAP Grant within three years of the enactment of the Recovery Act (i.e., February 16, 2012); and

WHEREAS, the HUD TCAP Notice requires the Agency to track and report on a regular basis in (i) the Integrated Disbursement Information System (IDIS), (ii) a supplemental rRecovery and Management Performance System (“RAMPS”) expected to interface with IDIS in order to capture data elements that are required by the Recovery Act but not captured in IDIS, including job creation and job retention information and (iii) and OMB’s FederalReporting.gov website its progress in committing and expending the TCAP Grant and requires TCAP Grant Funds not expended by the end of the three-year performance period to be recaptured by HUD; and

WHEREAS, following the completion of an environmental clearance for a project and approval of the Request for Release of Funds (RROF), the Agency must execute a legally binding agreement with the owner of a project (the “TCAP Written Agreement”) setting forth all of the

TCAP Program and crosscutting federal grant requirements applicable to the funding and must make these requirements enforceable through the recordation of a restriction that is binding on all owners and successors; and

WHEREAS, the TCAP Written Agreement must be signed and dated by the Agency and the project owner before any TCAP Funds are disbursed and must provide that such TCAP Funds may not be drawn from the U.S. Treasury in advance of the need to pay an eligible costs and, once drawn, must be expended for an eligible cost within 3 days; and

WHEREAS, the Recovery Act requires the Agency (i) to post on its website a description of its competitive selection criteria for awarding TCAP Funds to eligible projects, (ii) to identify all projects selected for funding and post the amount of each TCAP Funds award on its website; and

WHEREAS, the Recovery Act requires the Agency to perform asset management functions, or contract for performance of these services, at the owner's expense, to ensure compliance with Section 42 of the Code and the long term viability of project's funded by the TCAP Program; and

WHEREAS, the Agency must comply with the federal requirements listed in the HUD TCAP Notice; and

WHEREAS, the Agency approved certain application and other forms, documents and proceedings related to the LIHTC Program and, in accordance with the Amended 2007/08 QAP, has determined to allocate per capita credits under the 2009 QAP as may be necessary for residential rental facilities that may be awarded TCAP Funds but which have an award of tax credits under the 2007/08 Qualified Allocation Plan prior to October 1, 2006 in order to qualify such projects under the Recovery Act and the HUD TCAP Notice; and

WHEREAS, the Agency has solicited competitive applications for TCAP Program funding in accordance with the TCAP Program; and

WHEREAS, the staff of the Agency is prepared, based upon the feasibility/viability analysis of Foley & Judell, L.L.P., to award TCAP Funds for each of the residential rental projects described in Exhibit I for funding;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency (the "Board"), acting as the governing authority of said Agency that:

SECTION 1. The residential rental facilities described in Exhibit I hereto are hereby approved for a preliminary award of housing credit dollar amounts as specified in said Exhibit I based upon the preliminary feasibility analysis of Foley & Judell, L.L.P. and the information

contained in the applications with respect to each Project subject to the 2009 QAP being approved by either the Governor of the State, the Louisiana Attorney General or the Louisiana State Legislature. Notwithstanding the foregoing, the Agency hereby confirms the award of \$100 of the housing credit dollar amount under the 2009 housing credit ceiling to those projects requiring a de minimis amount of credits from the 2009 housing credit ceiling in connection with the award of TCAP Funds under the 2007/08 reprocessing approved at the August meeting of the Board, all in accordance under with Section 42(m)(1)(A)(iv) requiring a written explanation for an allocation of housing credit dollar amounts not made in accordance with the established priorities and selection criteria of the Agency. Projects receiving a conditional award of credits must satisfy the conditions by the end of September. Any award of credits that is rescinded because the conditions are not satisfied shall be awarded by staff not later than September 29, 2009 to the next highest scoring project.

SECTION 2. The Agency staff, General Counsel and Foley & Judell, L.L.P shall establish such procedures as may be necessary to structure, cancel or reduce such housing credit dollar amounts in order to maintain the feasibility and viability of the residential rental facilities described in Exhibit I; provided, however, that no increase in the housing credit dollar amount to any residential rental facilities described in Exhibit I may be made without approval of the Board.

SECTION 3. The Agency staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to allocate the housing credit dollar amounts to the residential rental facilities described in Exhibit I, subject to the 2009 QAP being approved by either the Governor of the State, the Louisiana Attorney General or the Louisiana State Legislature.

SECTION 4. The residential rental facilities (the "Project") described in Exhibit I hereto are hereby approved for an award of TCAP Funds in the amounts specified in said Exhibit I based upon the preliminary feasibility analysis of Foley & Judell, L.L.P., and the information contained in the applications with respect to each Project.

SECTION 5. The Agency staff, General Counsel and Foley & Judell, L.L.P. shall establish such procedures as may be necessary to award such 2009 per capita credits and such TCAP Funds to maintain the feasibility and viability of the Projects in accordance with the TCAP Written Agreement for each such project in order to comply with Federal Grant Requirement, including the Fair Housing Act, Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975, Affirmatively Furthering Fair Housing, Section 504 of the Rehabilitation Act of 1973, the National Environmental Policy Act and Related Laws, the Lead-Based Paint Poisoning Prevention Act and the Residential Lead-Based Paint Hazard Reduction Act of 1992, the Davis-Bacon Prevailing Wages under Section 1606 of Division A of the Recovery Act, the Ant-Lobbying Restrictions in 31 USC 1352 and implementing regulations at 24 CFR Part 87, the Drug-Free Workplace act of 1988, and OMB Regulations and Circulars and to set up the asset management functions of the Agency to assess the performance and viability of each project in accordance with underwriting model that will updated at closing for each project and within the framework for performance under the Mark-to-Market Program administered by HUD's Office of Affordable Housing Preservation. Foley & Judell as the Agency's Participating Administrative Entity ("PAE") Teaming Partner is hereby authorized and directed to prepare and submit a financial closing underwriting model in connection with the execution of each TCAP Written Agreement in order to memorialize the financial structure at closing of each project receiving TCAP Funds and to establish the appropriate benchmarks in such financial closing underwriting model for the Agency's asset management functions.

SECTION 6. The Chairman, Vice Chairman, President, Vice President and/or Secretary of the Agency 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 Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's General Counsel and Foley & Judell, L.L.P.

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

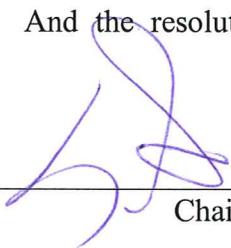
YEAS: Wayne E. Woods, Allison A. Jones, Guy T. Williams, Mayson H. Foster, Walter O. Guillory, Joseph Scontrino, III, Katie Anderson, Elsenia Young, Neal Miller

ABSTAIN:

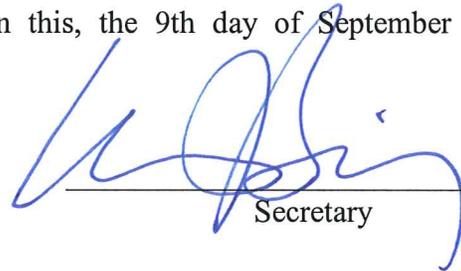
NAYS: Michael L. Airhart

ABSENT: John Kennedy, J. Mark Madderra, Tyrone A. Wilson, Susan Sonnier, Jerome Boykin, Sr.

And the resolution was declared adopted on this, the 9th day of September 2009.



Chairman



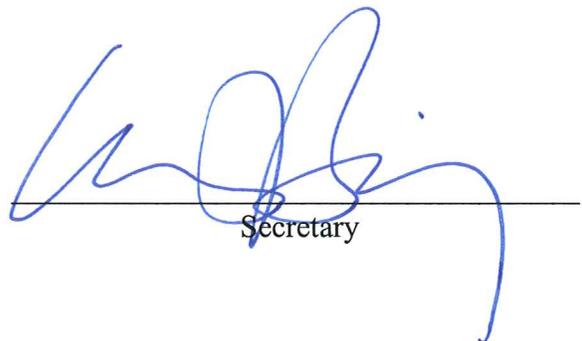
Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency (the "Agency"), do hereby certify that the foregoing six (6) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on September 9, 2009, providing the award of the Calendar Year 2009 Housing Ceiling 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 award 2009 housing credit dollar amounts to such facilities; providing for the award of Tax Credit Assistance Program Funds ("TCAP Funds") to certain of such residential rental facilities that have received awards of tax credits under the 2009 Qualified Allocation Plan; authorizing the Agency staff, General Counsel and Foley & Judell, L.L.P as the Agency's tax credit counsel to prepare the forms of such documents and agreements as may be necessary to award TCAP Funds in accordance with HUD Notice CPD-09-03 – REV issued May 4, 2009 but revised July 27, 2009 (the "HUD TCAP Notice"); and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 10th day of October, 2007.



Secretary

(SEAL)

LOUISIANA HOUSING FINANCE AGENCY
2009 PER CAPITA ROUNUD

QNP/CHDO Pool
\$1,800,000 Available

Count	Project Number	Project Name	Parish	Units	Contact Person	Company Name	Company Address	LIHTC Award	Exchange Award	TCAP Award	LHFA Score
1	09(PC)-42	Tri-City Townhomes	Ouachita	26	Ervin Turner	Tri-City Townhomes, ALPIC	2920 Louberta St. Monroe LA 71201	\$575,000.00	\$4,600,000.00	\$575,000.00	73
2	09(PC)-43	Pleasant Haven Estates	Ouachita	30	Rev. J Preston Stephens	Pleasant Haven Estates, ALPIC	105 Bernice Dr. Monroe LA 71201	\$680,000.00	\$5,440,000.00	\$0.00	71
								\$10,040,000.00	\$575,000.00		

Available \$1,800,000.00
 Awarded **\$1,255,000.00**
 Balance \$545,000.00

All projects will receive a de minimus amount of LIHTC Credits in the amount of \$100.00.

As of 9/9/09

LOUISIANA HOUSING FINANCE AGENCY
2009 PER CAPITA ROUND

Rural Pool
\$1,800,000.00 Available

Count	Project Number	Project Name	Parish	Units	Contact Person	Company Name	Company Address	LHFC Award	Exchange Award	TCAP Award	LHFA Score
1	09(PC)-31	Riverlands Apartments	St. James	59	Robert Whittington	Riverlands Limited Partnership	P.O. Box 77930 Baton Rouge, LA 70879	\$210,004.00	\$1,680,032.00	\$0.00	47
2	09(PC)-16	Oakhill Plaza Apartments	De Soto	32	Kerry Banks	Mansfield Affordable Housing Partners, LLC	104 East Mississippi Ruston, LA 71270	\$196,216.00	\$1,569,728.00	\$0.00	46
3	09(PC)-15	Desoto Plaza Apartments	De Soto	32	Kerry Banks	Desoto Affordable Housing Partners, LLC	104 East Mississippi Ruston, LA 71270	\$194,602.00	\$1,556,816.00	\$0.00	46
4	09(PC)-14	Gibsland Seniors Apartments	Bienville	32	Kerry Banks	Gibsland Affordable Housing Partners, LLC	104 East Mississippi Ruston, LA 71270	\$194,095.00	\$1,552,760.00	\$0.00	41
5	09(PC)-01	ELIZABETH COURT APARTMENTS	Allen	16	Frank Thaxton	ECMB LLC	401 Market Street, Suite 1110 Shreveport, LA 71101	\$89,720.00	\$717,760.00	\$0.00	40
6	09(PC)-02	MILBROOKE APARTMENTS	Sabine	32	Frank Thaxton	ECMB, LLC	401 Market Street, Suite 1110 Shreveport, LA 71101	\$186,242.00	\$1,489,936.00	\$0.00	39.5
7	09(PC)-30	Stones Throw Apartments	St. Tammany	64	Robert Whittington	Stones Throw Limited Partnership	P.O. Box 77930 Baton Rouge, LA 70879	\$376,933.00	\$3,015,464.00	\$0.00	39.5
8	09(PC)-09	OAKS APARTMENTS	Allen	32	Murray Calhoun	Oaks Housing, LP	3224 26th Street Metairie, LA 70002	\$118,196.00	\$945,568.00	\$200,000.00	39
								299	\$12,528,064.00	\$200,000.00	

Available \$1,800,000.00
 Awarded **\$1,566,008.00**
 Balance \$233,992.00

LOUISIANA HOUSING FINANCE AGENCY
2009 PER CAPITA ROUNUD

PSH Pool
\$1,800,000 Available

Count	Project Number	Project Name	Parish	Units	Contact Person	Company Name	Company Address	LIHTC Award	Exchange Award	HOME Award	TCAP Award	LHFA Score
1	09(PC)-53	2222 Tulane Apartments	Orleans	60	Chrs Clement	2222 Tulane Apartments, LLC	909 Poydras Street, Suite 3100 New Orleans, LA 70112	\$800,000.00	\$6,400,000.00	\$862,600.00	\$0.00	54
2	09(PC)-17	GCHP-One Stop	East Baton Rouge	36	Sara Meadows Tolleson	GCHP-One Stop, LLC	1614-B Oretha Castle Haley Blvd New Orleans, LA, 70113	\$688,000.00	\$5,504,000.00	\$0.00	\$820,000.00	51
96												

\$11,904,000.00 \$862,600.00 \$820,000.00

Available \$1,800,000.00
Awarded \$1,488,000.00
 Balance \$312,000.00

All projects will receive a de minimus amount of LIHTC Credits in the amount of \$100.00.

As of 9/9/09

LOUISIANA HOUSING FINANCE AGENCY
2009 PER CAPITA ROUND

PHA Pool
\$1,800,000 Available

COUNT	Project Number	Project Name	Parish	Units	Contact Person	Company Name	Company Address	LHFC Award	Exchange Award	HOME Award	TCAP Award	LHFA Score
1	09(PC)-34	Madison Pointe	Madison	40	JC Ceaser	Madison Pointe LLC	14224 Cloverhill Blvd Baton Rouge, LA 70809	\$747,000.00	\$5,976,000.00	\$47,331.00	\$0.00	77
2	09(PC)-11	St. Bernard II	Orleans	49	Jake von Trapp	New St. Bernard II, LLC	1718 Peachtree Street, Suite 694 Atlanta, GA 30309	\$722,714.00	\$5,781,712.00	\$0.00	\$0.00	51
								89	\$11,757,712.00	\$47,331.00	\$0.00	

Available \$1,800,000.00
 Awarded **\$1,469,714.00**
 Balance \$330,286.00

LOUISIANA HOUSING FINANCE AGENCY
2009 PER CAPITA ROUND

IKE Pool
\$3,070,816 Available

COUNT	Project Number	Project Name	Parish	Units	Contact Person	Company Name	Company Address	LIHTC Award	TCAP Award	LHFA Score
1	09(PC)-55	Fifth Avenue Apartments	Calcasieu	40	Gary Hassenflu	Fifth Avenue Housing Partners, LP	416 East 3rd Street Kansas City, MO 64106	\$787,005.00	\$715,146.00	39.5
2	09(PC)-29	McKenzie Woods	Calcasieu	38	Robert Davis	McKenzie Woods Development CO, L.P.	4499 Lake Caroline Drive Lake Charles, LA 70615	\$800,000.00	\$0.00	39
3	09(PC)-27	Goodman Place	Calcasieu	38	Robert Davis	Goodman Place Development CO, L.P.	4499 Lake Caroline Drive Lake Charles, LA 70615	\$800,000.00	\$0.00	39
116										\$715,146.00

Available \$3,070,816.00
 Awarded **\$2,387,005.00**
 Balance \$683,811.00

LOUISIANA HOUSING FINANCE AGENCY
2009 PER CAPITA ROUND

Elderly Pool
\$1,800,000 Available

Count	Project Number	Project Name	Parish	Units	Contact Person	Company Name	Company Address	LHFC Award	Exchange Award	TCAP Award	LHFA Score
1	09(PC)-49*	Historic Bastrop Highschool	Morehouse	76	Thomas Crumbley	715 S. Washington, LLC	521 Tchoupitoulas St. Suite 201 New Orleans, LA 70130	\$800,000.00	\$6,400,000.00	\$871,055.00	70
2	09(PC)-32	Tudor Square Apartments	Orleans	51	Joseph Stebbins	Tudor Square Apartments, L.L.C.	1477 Louisiana Ave., Suite 102 New Orleans, LA 70115	\$800,000.00	\$6,400,000.00	\$600,055.00	57
127								\$12,800,000.00	\$14,771,110.00		

Available \$1,800,000.00
 Awarded **\$1,600,000.00**
 Balance \$200,000.00

LOUISIANA HOUSING FINANCE AGENCY
2009 PER CAPITA ROUND

GENERAL POOL
\$5,456,653 Available

Count	Project Number	Project Name	Parish	Units	Contact Person	Company Name	Company Address	LHTC Award	Exchange Award	TCAP Award	HOME Award	Pool Selection	LHFA Score
1	09(PC)-50	Fort Miro Homes	Ouachita	27	John Mitchell	Fort Miro Partnership, ALPIC	1605 Lamy Lane, Suite D Monroe, LA 71201	\$642,885.00	\$5,143,080.00	\$0.00	\$0.00	General	76
2	09(PC)-25	The Gates at Riverchase	Rapides	56	Louis Jurney	Stockyard Partners, LP	149 Concourse Drive Pearl, MS 39208	\$794,703.00	\$6,357,624.00	\$0.00	\$0.00	General	75
3	09(PC)-41	Goldonna Subdivision	Rapides	37	James Freeman	Goldonna Subdivision, ALPIC	3104 Breard St. Monroe LA 71201	\$799,999.00	\$6,399,992.00	\$0.00	\$0.00	General	73.5
4	09(PC)-39	Byers Estates III	Ouachita	37	James Freeman	Byers Estates III, ALPIC	3104 Breard St. Monroe LA 71201	\$799,999.00	\$6,399,992.00	\$0.00	\$0.00	General	72
5	09(PC)-26	Meadowbrook Subdivision	Franklin	39	Louis Jurney	Neil Street Partners, LP	149 Concourse Drive Pearl, MS 39208	\$800,000.00	\$6,400,000.00	\$0.00	\$515,936.00	General	71.5
6	09(PC)-20	Liberty Place Apartments	Orleans	34	James Neville	Liberty Place Apartments, LLC	671 Rosa Ave., suite 201 Metairie, LA 70005	\$482,050.00	\$3,856,400.00	\$465,000.00	\$0.00	General	65
7	09(PC)-12	Virona Estates Subdivision	Richland	38	Patrick Temple	Virona Estates Subdivision Limited Partnership	105 Ray Street, Suite A Rayville, LA 71289	\$794,616.00	\$6,356,928.00	\$696,500.00	\$0.00	General	64
8	09(PC)-45	York Homes	Jefferson	43	Victor Ray Rose	York Homes, Limited Partnership	2439 Manhattan Blvd., Suite 301 Harvey, LA 70058	\$726,665.00	\$5,813,320.00	\$774,660.00	\$0.00	General	58
								311	\$46,727,336.00	\$1,936,160.00	\$515,936.00		

Balance after 10% per Pool \$4,419,428.00
Bal. Fwd from Pool Allocations \$1,621,278.00
Total Available \$6,040,706.00
Awarded **\$5,840,917.00**
Balance Brought Fwd from Pool Allocations \$199,789.00

All projects will receive a de minimus amount of LHTC Credits in the amount of \$100.00.

As of 9/9/09

Louisiana Housing Finance Agency
2009 Per Capita Round

Non-Exchange Pool

Count	Project Number	Project Name	Parish	Units	Contact Person	Company Name	Company Address	LHHC Award	TCAP Award	HOME Award	Pool Selection	LHFA Score
1	09(PC)-40	Millers Crossing II	Ouachita	38	James Freeman	Millers Crossing II, ALPIC	3104 Breard St. Monroe LA 71201	\$799,999.00	\$799,999.00	\$0.00	Qualified Non-Profit	74
2	09(PC)-38	River Bend Subdivision IV	Rapides	20	James Freeman	River Bend Subdivision IV, ALPIC	3104 Breard St. Monroe LA 71201	\$515,000.00	\$450,000.00	\$0.00	General	72.5
3	09(PC)-52	Villa Gardens	Lafayette	43	Richard Becker	Villa Gardens, Limited Partnership	P. O. Box 52828 Lafayette, LA 70505	\$800,000.00	\$833,528.00	\$0.00	PHA	63
4	09(PC)-21	Willowood Estates	Jefferson Davis	32	Dale Lancaster	Willowood Estates, L.P.	P. O. Box 672 Madison, MS 39130	\$665,000.00	\$250,000.00	\$284,000.00	General	60
5	09(PC)-47	Fullerton Estates	East Baton Rouge	22	Pat Dobbins	Fullerton Estates, Limited Partnership	P. O. Box 1909 Albertville, AL 35950	\$167,519.00	\$0.00	\$0.00	Qualified Non-Profit	55
155								\$2,333,527.00	\$284,000.00			

Available \$3,133,992.00
 Awarded **\$2,947,518.00**
 Balance \$186,474.00