



Board of Directors

Agenda Item #4

**Resolution approving changes to Brook Pointe
Apartments**

October 12, 2016

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LOUISIANA HOUSING CORPORATION

The following resolution was offered by _____ and seconded by _____.

RESOLUTION

A resolution approving changes to Brook Pointe Apartments located at 516 North Pierce Street, Lafayette, Lafayette Parish, Louisiana from 2905 Louisiana Avenue, Lafayette, Lafayette Parish, Louisiana authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (the "Corporation") 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);

WHEREAS, the taxpayer for Brook Pointe Apartments has submitted a request to approve a reduction in the number of units in the project from 288 to 240 units to better suit the site and allow the project to exceed the per unit development costs established by the Qualified Allocation Plan (QAP); and

WHEREAS, the staff of the Corporation has processed the request for Brook Pointe Apartments in accordance with the QAP and is prepared, based upon the review of the request, to recommend approval of the request to reduce the number of units to 240 units and to waive the per unit development costs limits in the QAP:

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, that:

SECTION 1. Brook Pointe (the "Project") request to reduce the number of units to 240 and exceed the QAP costs limits is hereby approved.

SECTION 2. The staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to implement the Board's action.

SECTION 3. The Chairman and Interim Executive Director of the Corporation 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 Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel and LIHTC Program Counsel.

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 12th day of October 2016.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on October 12, 2016, entitled, **“A resolution approving changes to Brook Pointe Apartments located at 516 North Pierce Street, Lafayette, Lafayette Parish, Louisiana from 2905 Louisiana Avenue, Lafayette, Lafayette Parish, Louisiana authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith”**.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 12th day of October 2016.

Secretary

(SEAL)

Reason for Requested Reprocessing

A request is being made to reduce the number of units in the project from 288 to 240 units to better suit the changed site based on information provided by the market analyst and management company.

Project History and Previous Board Action

- June 2016 – LHC approval for an increase in 4% credits by \$3,497.00.
- September 2015 – LHC approval of material change (site change)
- April 2015 – LHC Final bond approval
- Development Team – Evan Holladay, LDG Multifamily; Raymond James Tax Credit Funds; Coates Rose Law Firm; Little and Associates; and Xpert Design and Construction.

Reprocessing Involves the Following Changes

	Approved	Reprocessing	Increase/(Decrease)
1.) No. of Buildings	12	10	(2)
2.) No. of Units	288	240	(48)
3.) Unit Size (sq.ft.)	1,129	1,129	0

Project Specifics

New Construction Costs

Construction Hard Costs	\$25,454,000.00
Soft Costs	\$10,708,193.00
Land Only	\$1,289,250.00
Total Costs	\$37,451,443.00

Unit Mix

1 Bedroom Units	0
2 Bedroom Units	120
3 Bedroom Units	120
4 Bedroom Units	
Total Units	240

Development Costs:

	Approved	Reprocessing	Net Change
Total Development Cost	\$42,081,699.00	\$37,451,443.00	(\$4,630,226.00)
Total Cost/Unit	\$146,117.00	\$156,048.00	\$9,931.00
Total Square Feet	325,008	270,840	(54,168)
Total Cost/SF	\$129.48	\$138.28	\$8.80

Funding Sources:

Permanent First Mortgage	\$24,438,000.00	\$20,768,000.00	(\$3,670,000.00)
Gross Tax Credit Equity	\$15,796,174.00	\$14,334,989.00	(\$1,461,186.00)
HOME Funds	\$1,500,000.00	\$1,500,000.00	0
Deferred Developer Fee & loan	\$1,624,042.00	\$1,806,945.00	\$182,903.00
Reserves & Community Facility	(\$1,276,517.00)	(\$958,491.00)	\$318,026.00
Total	\$42,081,699.00	\$37,451,443.00	(\$4,630,256.00)

Estimated Economic Impact*

**Estimated using the National Association of Home Builders (NAHB) economic model*

	During Construction (One-Year Impact)	Post-Construction (Annual Impact)
Local Employment Income	\$18,960,000.00	\$5,760,000.00
Local Employment Taxes	\$1,984,800.00	\$1,058,400.00
Local Jobs	293	72
LHC Application/Reprocessing Fees	\$55,287.00	\$0.00
Compliance Monitoring Fees	\$9,504.00	\$9,504.00

Area Demographic Profile

Source: GNOCDC analysis of data from U.S. Census 2000 Summary File 3 (SF3) and 2012 American Community Survey; GNOCDC analysis of Local Employment Dynamics, U.S. Census Bureau; and ESRI Demographics 2012, Novogradac & Company LLP, June 2013

Lafayette Parish	
	2007-2011
Median Household Income	\$51,462.00
People living in poverty	16.7%
People living at or above poverty	83.3%
Workers earning \$1,250/mo or less	15.9%
Workers earning \$1,251 - \$3,333/mo	27.2%

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

240 50-60% \$25,731-\$30,877.00

Examples of Occupations in New Orleans in the 50-60% AMI Category

Baggage Porters and Bellhops	Bus Drivers	Hotel Clerks	Paramedics & EMTs
Nursing Aides & Orderlies	Office Clerks	Executive Secretaries	Firefighters
Retail Sales Supervisors	Teacher Assistants	Bank Tellers	Judicial Law Clerks
Tax Preparers	Childcare Workers	Security Guards	Administrative Assistants

Projected Major Area Employers

Service Sector	Retail Trade
Industrial	Manufacturing