

**PROCEEDINGS**  
**OF THE**  
**TERREBONNE PARISH COUNCIL**  
**IN SPECIAL SESSION**  
**JULY 29, 2013**

The Chairwoman, Beryl A. Amedée, called the meeting to order at 6:00 p.m., in the Terrebonne Parish Council Meeting Room.

Following an Invocation, offered by A. Williams, and the Pledge of Allegiance, led by D. Guidry, the Minute Clerk called the roll. Upon roll call, Council Members recorded as present were: G. Hood, Sr., B. Amedée, C. Duplantis-Prather, R. Hornsby, D. Babin, D. Guidry, P. Lambert, J. Navy, and A. Williams. A quorum was declared present.

Housing & Human Services Director Darrel Waire presented brief comments regarding the conditional award of \$5,700,000.00 to the applicant scoring the highest in response to the Workforce Housing Request for Proposals for the creation of affordable rental housing. He noted that the request for proposals was advertised on November 16, 2012 for the aforementioned affordable housing funding project.

GCR, Inc. Planning Manager Rebecca Rothenberg showed a power point presentation with respect to the request for proposals for the Workforce Housing affordable housing project proposals, highlighting the following:

- GCR, Inc. and the Federal Practice Group reviewed the applications and underwriting criteria.
- Nine project applications were submitted in response to the request for proposals
- Projects were structured based upon the submission of an application for either 4% or 9% tax credits (which were separate applications).
- There were two projects submitted with two applications based upon either the 4% or 9% credits – Bayou Cane and Brittany Place Apartments
- Scoring was separated into categories under which the reviewers concurrently and individually ranked the projects, and then collectively reviewed the rankings, which ultimately ended up being the highest score.
- The primary criteria that was reviewed included:
  - Leverage
  - How much additional money would be generated
  - Unit count (how many units would be provided)
  - Financing (how strong was the developer’s financial commitment and how much debt will be attributed to the project which may make it difficult to complete)
  - Operations
  - Was the application previously submitted
  - How complete was the application
  - Did the development have due diligence (all documents in place to support the application)
  - Did the developer present the proposal in the requested CDBG format
  - How organized was the application submission
  - Did the development have a clear site control
  - Was the environmental checklist completed
  - Was the zoning checklist completed
  - Were the design and site plans compatible with the surrounding neighborhoods
  - Did the market study address the specific neighborhood
  - Was the development feasible for the specific neighborhood
- Two applications (9% and 4%) for Bayou Cane were submitted by the Renaissance Neighborhood Development Corporation
- Terrebonne Revitalization Co., LLC submitted one application for the Houma Arts Loft

- Gulf Coast Housing Partnership submitted one application
- Renaissance Place and Champion Place are Greenfield developments in Mechanicville
- Mount Olive Housing Development is located outside of Houma
- Cambridge Square is located near the Palace Theater on Park Avenue and the Car Wash near Bayou Cane
- The top three scores included:
  - Renaissance Neighborhood Development Corp. for Bayou Cane (9% tax credit)
  - Terrebonne Revitalization Co., LLC for Houma Art Lofts project
  - Gulf Coast Housing Partnership, Inc. for Terrebonne Development
- Pros and Cons of the aforementioned Projects:
  - Bayou Cane:
    - Leverage associated with the 9% tax credit application (More funding coming in)
    - Highest unit count (82 units)
    - Grant covered 40% of the total development cost (Highest leverage rate for all of the proposals)
    - Located on a site which is compatible with the targeted request for proposal for integration with workforce centers
    - On a transit route
    - Located near several employers
    - Located near Southland Mall
    - Has a design that is compatible with workforce housing and market
    - On a Greenfield site
    - Development will contain nature features and trails (walking track, dog park, two water features)
    - Bayou Cane Development has completed similar work (The developer, contractor, lender, and architect recently completed a successful project)
    - Scored high in design
    - Located near job centers
    - Proposed development will have a bus shelter adjacent to the existing bus stop
    - Low scale, 2 to 3 stories
    - Unit mix targets one- and two-unit bedrooms as dictated by current demographics
    - Is the winning proposal
  - Houma Arts Loft
    - 55-unit development
    - School site
    - Mostly a rehabilitation of the existing historic site
    - Project site has an onsite ancillary building which could be utilized for new construction to expand the 50-unit base development to 55 units (which is the minimum unit threshold)
    - Federal and State historic tax credit opportunities (which increases the leverage to bring in additional funding resources)
    - Concept is to develop artist housing with a mix of studios, one bedroom, and two bedroom units
    - Scored high in development experience, design, and location integrated with neighborhood
    - Located downtown
    - Cost per unit high
    - Fewer units
    - Target market for artist housing not a “workforce” development as stipulated in the request for proposals
    - Half of the units were listed as studio units with less than 500 square feet
    - Scored highest in other areas (design and experience)
  - Gulf Coast Housing Partnership Development – Terrebonne Development
    - Located on Industrial Boulevard adjacent to the Comfort Inn and Leonard J. Chabert Medical Center
    - Located on a vacant lot

Single building development  
 Scored high in design due to the product being new to the market (modern loft-style apartment complex)  
 Financial commitments obtained  
 Tax credit application already submitted for a 4% tax credit  
 Does not have the same leverage as the other projects due to not having the historic tax credit and application for a 9% tax credit  
 Scored high in experience and feasibility (HOME commitment in place)  
 Fewer units  
 Location not ideal  
 Access to amenities, bus routes, job centers, but not located within a neighborhood  
 Located in industrial area near commercial businesses

Ms. Rothenberg then presented photos depicting each of the proposed developments' site plan, unit layout, and design.

OFFERED BY: Ms. A. Williams.

SECONDED BY: Ms. C. Duplantis-Prather.

#### RESOLUTION NO. 13-348

A Resolution conditionally awarding \$5,700,000.00 of CDBG Affordable Rental Housing Grant Funds to the applicant scoring the highest in response to the Workforce Housing Request for Proposals, and other matter related thereto.

WHEREAS, the Louisiana Recovery Authority through the Louisiana Office of Community Development has allocated \$10,000,000.00 of the Community Development Block Grant's 2008 Disaster Recovery Supplemental Appropriations to Terrebonne Parish Consolidated Government for the specific purpose of creating affordable rental housing, and

WHEREAS, the Terrebonne Parish Consolidated Government released a Request for Proposals for Workforce Housing on November 16, 2012, and

WHEREAS, after a thorough review of the scoring by GCR Inc., of the nine proposals submitted, it has been determined that Renaissance Neighborhood Development Corporation's proposal utilizing 9% Low Income Housing Tax Credits, has received the highest score in response to the Workforce Housing Request for Proposals.

NOW THEREFORE BE IT RESOLVED, by the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, that;

1. the conditional award of \$5,700,000.00 to Renaissance Neighborhood Development Corporation be, and is hereby approved, and
2. this award is conditioned upon the Renaissance Neighborhood Development Corporation being successful in being awarded the 9% tax credits needed for the project from the Louisiana Housing Corporation, meeting all requirements of the U.S. Department of Housing and Urban Development, the Louisiana Office of Community Development, and the Louisiana Housing Corporation, and
3. that the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, does hereby authorize the Parish President, Michel H. Claudet to execute a loan agreement with the primary developer, Renaissance Neighborhood Development Corporation, as stipulated in the conditions of this resolution and any and all other documents required by Louisiana Office of Community Development and the Louisiana Housing Corporation upon their final approval of the project.
4. that in the event that the Renaissance Neighborhood Development Corporation project fails to deliver financing commitments, or fails to comply with any, or all federal or State requirements, the Parish President is authorized to offer the conditional award to the secondary developer

Terrebonne Revitalization Company, LLC, with the same conditions and stipulations offered to the primary developer.

5. in the event that the secondary developer Terrebonne Revitalization Company, LLC is unable to comply with the requirements listed above, the Parish President is authorized to offer the conditional award to the third highest scoring developer Gulf Coast Housing Partnership, Inc., with the same conditions and stipulations offered to the primary developer.

THERE WAS RECORDED:

YEAS: G. Hood, Sr., B. Amedée, C. Duplantis-Prather, R. Hornsby, D. Babin, D. Guidry, P. Lambert, J. Navy and A. Williams.

NAYS: None.

ABSTAINING: None.

NOT VOTING: None.

ABSENT: None.

The Chairwoman declared the resolution adopted on this, the 29<sup>th</sup> day of July, 2013.

(\*\*NOTE: RESOLUTION ADOPTED AFTER DISCUSSION.)

\* \* \* \* \*

Committee Member A. Williams stated that it was a good idea to name the top three contenders in the resolution so that the project is not delayed, should an application not meet all of the contingencies, making it necessary to approve another project.

In response to questioning regarding who reviewed the applications and provided input for ranking and scoring purposes, by Committee Member R. Hornsby, Ms. Rothenberg explained that applications were reviewed by GCR and the Federal Practice Group, then collectively with Housing and Human Services Director Darrel Waire and Community Development Administrator Kelli Cunningham. She added that after those meetings the information was presented to Parish President Michel Claudet and Planning and Zoning Director Patrick Gordon. Ms. Rothenberg added that that GCR was contracted to provide a review in September of 2012; that the selection of the final three applications was submitted to Parish Administration two weeks ago; and that the final scores were submitted to Terrebonne Parish this week.

Mr. Waire clarified that preliminary information was submitted previously, but the actual scores which were decided upon by GCR were submitted today.

Committee Member R. Hornsby expressed his concern with respect to voting on the matter without adequate review of the submitted information.

Upon additional questioning by Committee Member J. Navy, Mr. Waire stated that Planning & Zoning Director Patrick Gordon reviewed the application to determine if there were any concerns with the project locations with respect to zoning; that the application will still need to be submitted to the Houma-Terrebonne Regional Planning Commission for review and approval; that approval is being granted conditionally in the event an application is not awarded funding, so the next highest scored application can be considered; and that the applications would need to meet established requirements.

Parish President Michel Claudet thanked Ms. Rothenberg for attending this evening's meeting. He then inquired about Gulf Coast Housing Partnership having site control of their proposed project site.

Ms. Rothenberg explained the Terrebonne Parish School Board's site control and ability to sell the aforementioned property. In response to continued questioning, she noted that the Bayou Cane development will be constructed in conjunction with Volunteers of America along Synergy Boulevard across from the Bonanza Pump Station; that should the Bayou Cane development not receive the 9% tax credit, the project award would then be granted to Terrebonne Revitalization Co., LLC, and then if necessary to Gulf Coast Housing Partnership; and that State guidelines will be followed with regards to the site control matters;

Discussion ensued regarding the application selection process, scoring, ranking, the need for affordable rental housing, site control provisions, and timely review of the applications and selection process.

President Claudet noted that submission of the Parish's decision regarding Workforce Development Project must be sent no later than tomorrow.

Committee Member A. Williams noted the success of HRI developments within Council District 2, and added that GCR is ranked extremely high as a consulting firm in the State of Louisiana.

The Chairwoman recognized Mr. David Strange, developer of Cambridge Apartments, who stated that six weeks ago, application proposals were devised based upon a 4% tax credit, but that there were delays in the submission of the applications to the Parish; that six weeks ago, the scoring system was changed to allow for application of a 9% tax credit; that Bayou Cane qualified for the 9% tax credit after the rules were changed; that the proposed Bayou Cane development has a good chance of obtaining a 9% tax credit; that the Cambridge Apartments proposal was not changed from the 4% tax credit criteria because, at the time of submission, the 9% tax credit was unobtainable; and that in reviewing site locations many factors were considered by his firm, Houma Partners, LP.

Ms. A. Williams moved, seconded by Mr. J. Navy, "THAT, the Council grant Mr. David Strange one minute to conclude his comments."

The Chairwoman called for a vote on the motion offered by Ms. A. Williams.

THERE WAS RECORDED:

YEAS: G. Hood, Sr., B. Amedée, C. Duplantis-Prather, R. Hornsby, D. Babin, D. Guidry, P. Lambert, J. Navy, and A. Williams.

NAYS: None.

ABSENT: None.

The aforementioned motion was adopted.

Mr. Strange continued that the Houma Arts Loft is not "workforce" housing and did not meet the criteria contained within the request for proposal, in his opinion.

Ms. C. Duplantis-Prather moved, seconded by Mr. R. Hornsby, "THAT, there being no further business to come before the Council, the meeting be adjourned."

The Chairwoman called for a vote on the motion offered by Ms. C. Duplantis-Prather.

THERE WAS RECORDED:

YEAS: G. Hood, Sr., B. Amedée, C. Duplantis-Prather, R. Hornsby, D. Babin, D. Guidry, P. Lambert, J. Navy, and A. Williams.

NAYS: None.

ABSENT: None.

The Chairwoman declared the motion adopted and the meeting adjourned at 7:00 p.m.

SUZETTE THOMAS, MINUTE CLERK

/S/ BERYL A. AMEDÉE, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

ATTEST:

/S/ CHARLETTE D. POCHÉ, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL