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Jefferson Parish Finance Authority
1221 Elmwood Park Boulevard
Suite 505
Jefferson, Louisiana 70123

Re: HUD Mortgagee Letter 19-06

Greetings:

I am special counsel to the Jefferson Parish Finance Authority (the "Authority"), a public trust and public corporation created for the benefit of the Parish of Jefferson, State of Louisiana (the "State"), in connection with its mortgage assistance programs (the "Programs"). You have requested this letter from us as your special counsel in order for you to comply with the requirements set forth in Mortgagee Letter 19-06 (the "HUD Letter") that was promulgated by the U.S. Department of Housing and Urban Development (HUD) on April 18, 2019. Any capitalized term used herein and not defined herein shall have the same meaning set forth in the HUD Letter unless the context shall otherwise clearly require.

For the purposes of this letter we have reviewed and considered the following materials:

- (a) Sections 2341-2347 of Title 9 of the Louisiana Revised Statutes of 1950, as amended;
- (b) Ordinance No. 13764 adopted February 7, 1979;
- (c) Article VII Section 14(a) of the Louisiana Constitution of 1974 and Sections 9020 through 9037, inclusive of Title 33 of the Louisiana Revised Statutes of 1950, as amended;
- (d) Trust Indenture dated February 9, 1979, as amended;
- (e) The HUD Letter;
- (f) 12 USC 1707(d);
- (g) 12 USC 1735f-6;
- (h) 24 CFR 203.32(b);
- (i) HUD's Single Family Housing Policy Handbook 4000.1;
- (j) The form of Intergovernmental Cooperative Endeavor Agreements (the "Intergovernmental Agreements"), by and between the Authority and various public trusts created in the State

and other political subdivisions of the State (collectively, the “Participating Local Governments”); and

- (k) Various documents, agreements, ordinances, resolutions and certificates relating to the Program (the “Program Documents”).\

The materials described in (a)-(d) above shall be referred to as the Louisiana Law Materials and the materials described in (e)-(i) above shall be referred to as the HUD Materials. In addition to our review and consideration of the materials described in (a)-(k) above, we have examined such other documents and matters deemed necessary by us to deliver this letter. In doing so, we have not undertaken to verify independently the accuracy of the factual matters represented, warranted or certified therein; and we have assumed the genuineness of all signatures thereto. The opinions expressed in this letter are based upon an analysis and interpretation of existing laws, regulations, rulings and court decisions. Such opinions may be affected by actions taken or omitted or events occurring after the date hereof. We have neither undertaken to determine nor to inform any person whether any such actions are taken or omitted or events do occur.

Pursuant to the Louisiana Law Materials, the Authority and the Participating Local Governments have entered into the Intergovernmental Agreements with respect to the Programs. As set forth in the Louisiana Law Materials, Louisiana governmental units may cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting governmental units. The Authority has contracted with the Participating Local Governments to provide the Programs within each of their jurisdictional boundaries. The Authority is also operating the Programs within its jurisdictional boundaries.

Undersigned counsel had read the April 18, 2019 Mortgagee Letter 19-06 concerning the Down Payment Assistance and Operating in a Governmental Capacity.

This letter clarified documentation requirements that FHA approved mortgages must satisfy when originating certain mortgages.

Governmental Entities providing gifts or secondary financing or both toward the borrower’s MRI must do so consistent with FHA requirements, section 203(b) (a) of the NHA, and established law.

It is understood that a mortgagee must ensure that a borrower’s MRI (Minimum Required Investment) is from a permissible source and meets certain requirements; including none of the borrower’s MRI may come from the seller of the property, any other person or entity who financially benefits from the transaction (directly or indirectly); or anyone who is or will be reimbursed, directly or indirectly, by any seller or person who financially benefits from the transaction.

In accordance with Mortgagee Letter 19-06, the undersigned is aware of the Special Requirements for family members, Governmental Entities and required documents for source of funds as well as source of Governmental Entity Funds with necessity for special documentation including a legal opinion signed and dated within 2 years of closing of the transactions by attorneys for the Governmental Entity.

As to the Jefferson Parish Finance Authority, the down payment assistance program has been reviewed and complied with Section 4000.1 of the Single Family Housing Policy Handbook in total requiring that down payment assistance FHA requirements have been met.

Based on and subject to the assumptions and qualifications herein, we are of the opinion that, in a properly presented and argued case, a court correctly and reasonably applying current law to these facts should find that:

1. The Authority and the Participating Local Governments are each Governmental Entities as described in the HUD Materials and are each acting in their governmental capacities as part of a governmental sponsored homeownership program.
2. The Properties benefitting from the Programs are all within the jurisdictions of either the Authority or the Participating Local Governments.
3. With respect to the Programs, the Governmental Entities (i.e., the Authority and the Participating Local Governments) are considered within the jurisdiction in which the Properties are located to be either a federal, state or local government or agency or instrumentality thereof, as provided and clarified in the HUD Materials.

We are members of the bar of the State of Louisiana. The foregoing opinions are limited to matters involving laws of the State of Louisiana and federal laws of the United States of America (subject to current interpretations, if any, of the Supreme Court of the United States of America and the United States Court of Appeals for the Fifth Circuit), and we do not express any opinions as to the laws of any other jurisdictions.

This letter is given as of the date hereof. No one other than the addressee hereof shall be entitled to rely on this letter and this letter may not be used or quoted by you for any other purpose whatsoever or delivered, in whole or in part, to any other person without our prior written consent. We assume no obligation to update, revise or supplement this letter to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur. We are passing upon only those matters set forth in this letter. We bring your attention to the fact that the foregoing opinions are expressions of our professional judgment on the matters expressly addressed and do not constitute guarantees of result.

Very truly yours,



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