



# *Louisiana Housing Corporation*

*\*An audio-video recording of these proceedings is available upon request by contacting the LHC\**

## **LHC Board of Directors**

### **Programs Committee Meeting Minutes**

**Tuesday, March 12, 2024**

**V. Jean Butler Board Room, LHC Building  
2415 Quail Drive, Baton Rouge, LA 70808  
3:00 P.M.**

#### **Committee Members Present**

Steven J. Hattier (Committee Chairman)

#### **Committee Members Absent**

Board Vice-Chairwoman Tonya P. Mabry  
Steven P. Jackson

#### **Board Members Present**

Official Designee Renee Fontenot Free obo Louisiana State Treasurer John M. Schroder  
Willie Rack  
Jennifer Vidrine  
Richard A. Winder

#### **Board Members Absent**

Board Chairman Alfred E. Harrell, III  
John S. Alford  
Stephen I. Dwyer  
Willie M. Robinson  
Brandon O. Williams

#### **Staff Present**

Barry E. Brooks  
Marjorianna Willman  
Donna Deculus  
Joshua McNemar  
Jarvis Lewis  
Louis Russell

Leslie C. Strahan  
Bridgette Richard  
Thomas Bates  
Plezetta M. West  
Brenda Evans  
Winona Connor  
Michelle Redler  
Annie Robinson  
Rendell Brown

**Others Present**

See Sign-In sheet.

**CALL TO ORDER**

Programs Committee Chairman Steven J. Hattier called the meeting to order at 3:09 P.M. Board Secretary Barry E. Brooks called the roll; a quorum was confirmed.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

There was a Moment of Silence, followed by the recital of the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Next was the approval of the Minutes of the December 12, 2023 Programs Committee Meeting.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Richard A. Winder, the Minutes of the December 12, 2023 LHC BOD Programs Committee Meeting were unanimously approved, as distributed.**

**PUBLIC COMMENTS**

Programs Committee Chairman Hattier solicited any public comments. There were none from those present.

**PROGRAMS COMMITTEE CHAIRMAN'S REPORT**

Programs Committee Chairman Hattier thanked everyone for their attendance and participation.

### **LHC PROGRAMS REPORT**

LHC Interim Executive Director Marjorianna Willman noted that there were no outstanding matters needing to be addressed, and that she'd be giving her IED's Report during the March 13<sup>th</sup> BODM.

**It was moved by Programs Committee Chairman Hattier, and there being no objection, that Agenda Items #7 - #15 be processed *In Globo*.**

### **AGENDA ITEM #7**

Next item discussed was regarding the issuance of \$11M MHRB for Canal Crossing Senior Apartments located in New Orleans.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Chief of Multifamily Production Louis Russell, also noting that staff was recommending approval of the matter.

**On a motion by Board Member Richard A. Winder and seconded by Board Member Jennifer Vidrine, the resolution of intention to issue not exceeding Eleven Million Dollars (\$11,000,000) Multifamily Housing Revenue Bonds for Canal Crossing Senior Apartments located at 2640 Canal Street, New Orleans, Louisiana 70119, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Canal Crossing Senior Apartments; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; to accept the proposal of Churchill Mortgage Investment LLC or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the March 13, 2024 BODM for approval.**

### **AGENDA ITEM #8**

Next item discussed was regarding preliminary commitment of a \$35M NOFA.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Housing Finance Deputy Administrator for Housing and Homeless Solutions Winona Connor, also noting that staff was recommending approval of the matter.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation ("LHC")**

to issue a Notice of Funding Availability (“NOFA”) for the preliminary commitment of up to Thirty-Five Million Dollars (\$35,000,000) of combined HUD HOME-American Rescue Plan (“HOME-ARP”) funds and HUD CDBG-DR 2020-2021 funds to provide funding for the development of multifamily affordable rental housing development in the State of Louisiana to assist people experiencing homelessness, those at risk of becoming homeless, and other vulnerable populations; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the March 13, 2024 BODM for approval.

#### **AGENDA ITEM #9**

Next item discussed was regarding the 2025 QAP

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Chief of Multifamily Production Louis Russell, also noting that staff was recommending approval of the matter.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution providing for approval of the State's 2025 Qualified Allocation Plan; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the March 13, 2024 BODM for approval.**

#### **AGENDA ITEM #10**

Next item discussed was regarding RFP for Professional Title, Closing, and Foreclosure Services.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Executive Director Marjorianna Willman, also noting that staff was recommending approval of the matter.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Professional Title, Closing, and Foreclosure Services; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the March 13, 2024 BODM for approval.**

#### **AGENDA ITEM #11**

Next item discussed was regarding RFP for Property Management Services of Mid-City Gardens Apartments located in Baton Rouge.



The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Executive Director Marjorianna Willman, also noting that staff was recommending approval of the matter.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Property Management Services of Mid-City Gardens Apartments located at 1690 North Boulevard, Baton Rouge, LA 70802; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the March 13, 2024 BODM for approval.**

#### **AGENDA ITEM #12**

Next item discussed was regarding RFP for Property Management Services of Willowbrook Apartments located in New Orleans.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Executive Director Marjorianna Willman, also noting that staff was recommending approval of the matter.

Board Member Winder inquired of LHC could “divest of these properties”?

ED Willman noted that she would coordinate a cost-benefit analysis related thereof.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Property Management Services of Willowbrook Apartments located at 7001 Bundy Road, New Orleans, LA 70127; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the March 13, 2024 BODM for approval.**

#### **AGENDA ITEM #13**

Next item discussed was regarding RFP for Property Management Services of Village de Jardin Apartments located in New Orleans.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Executive Director Marjorianna Willman, also noting that staff was recommending approval of the matter.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Property Management Services of Village de Jardin Apartments, located at 8801 Lake Forest Boulevard, New Orleans, LA 70127, a Senior Housing Independent Living Complex; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the March 13, 2024 BODM for approval.**

**AGENDA ITEM #14**

Next item discussed was regarding RFP for Environmental Services.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Executive Director Marjorianna Willman, also noting that staff was recommending approval of the matter.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution to approve and authorize the Louisiana Housing Corporation (“Corporation”) to select and contract with selected proposer(s) to the Request for Proposals for Environmental Services; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the March 13, 2024 BODM for approval.**

**AGENDA ITEM #15**

Next item discussed was regarding contracting with The Workforce Group, LLC.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Executive Director Marjorianna Willman, also noting that staff was recommending approval of the matter.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution to approve and authorize the Louisiana Housing Corporation (“Corporation”) to select and contract with The Workforce Group, LLC to the Request for Proposals for Services for Homelessness and Housing Voucher Programs; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the March 13, 2024 BODM for approval.**

**AGENDA ITEM #16**

Next item discussed was regarding The Rural Rental Repair Program – TRRRP.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Executive Director Marjorianna Willman, also noting that eight (8) applications had been received, and that \$14.2M was available.

**AGENDA ITEM #17**

Next item discussed was regarding State and Federal Legislation.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Director of Governmental Affairs Jarvis Lewis.

**ADJOURNMENT**

There being no other matters to discuss, Board Member Richard A. Winder offered a motion for adjournment that was seconded by Board Member Willie Rack. There being no discussion or opposition, the motion passed unanimously.

**The Programs Committee Meeting adjourned at 3:43 P.M.**

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**Board Secretary, Barry E. Brooks**