

STATE OF LOUISIANA
LOUISIANA HOUSING CORPORATION
BOARD OF DIRECTORS MEETING

The Board of Directors Meeting held on
Wednesday, June 12, 2024, at the office of Louisiana
Housing Corporation, V. Jean Butler Boardroom, 2415
Quail Drive, Baton Rouge, Louisiana, beginning at
10:37 a.m.

Reported by:
Nicole Bourgeois
Certified Court Reporter

<p>1 APPEARANCES: 2 3 Mr. Barry Brooks, Board Coordinator and Secretary 4 Mr. Stephen I. Dwyer, Chairman 5 Ms. Tonya P. Mabry, Vice-Chairwoman 6 Ms. Karen Loftin, Official Designee for John Fleming, MD, Louisiana State Treasurer 7 Ms. Wendy D. Gentry 8 Mr. Christian Gil 9 Mr. Alfred E. Harrell, III 10 Mr. Steven Hattier 11 Mr. Willie Rack 12 Mr. Brandon O. Williams 13 Mr. Richard A. Winder 14 Ms. Sarah E. Collier 15 16 17 18 19 20 21 22 23 24 25</p>	<p>1 PROCEEDINGS 2 CHAIRMAN: 3 Let's call the meeting to order. The meeting of 4 the Board of Directors of Louisiana Housing 5 Corporation today, June 12th. And in order to begin 6 I would ask Richard, would you do the invocation for 7 us, please? 8 MR. BROOKS: 9 Pardon me, Chairman. We need to do the roll 10 call first, please. 11 Good morning, again. This is the LHC Board of 12 Directors Meeting, Wednesday, June 12th. We have a 13 start of 10:37 a.m. 14 Chairman Stephen Dwyer? 15 CHAIRMAN: 16 Here. 17 MR. BROOKS: 18 Vice-Chairwoman Tonya Mabry? 19 MS. MABRY: 20 Present. 21 MR. BROOKS: 22 Louisiana State Treasurer John Fleming? 23 MS. LOFTIN: 24 Karen Loftin for the Treasurer. 25 MR. BROOKS:</p>
<p style="text-align: right;">Page 2</p> <p>1 INDEX 2 3 Caption 1 4 Appearances 2 5 Proceedings: 6 Call to Order, Roll Call, Invocation, and Pledge of 7 Allegiance 6 8 Swearing in of Sarah E. Collier & Karen A. Loftin . 6 9 Approval of the Minutes, May 8, 2024, Board of 10 Directors Meeting 7 11 LHC Board Chairman's Report 8 12 LHC Executive Director's Report 9 13 Discussions and Resolutions 18 14 Other Business 34 15 Reporter's Page 37 16 Reporter's Certificate 38 17 * * * * *</p>	<p>1 Thank you, Ms. Loftin. 2 Ms. Wendy Gentry? 3 MS. GENTRY: 4 Present. 5 MR. BROOKS: 6 Mr. Christian Gil? 7 MR. GIL: 8 Present. 9 MR. BROOKS: 10 Mr. Alfred Harrell? 11 MR. HARRELL: 12 Present. 13 MR. BROOKS: 14 Mr. Steven Hattier? 15 MR. HATTIER: 16 Good morning. I'm here. 17 MR. BROOKS: 18 Ms. Kristen O'Keefe? (No response.) 19 Mr. Willie Rack? 20 MR. RACK: 21 Present. 22 MR. BROOKS: 23 Ms. Jennifer Vidrine? (No response.) 24 Mr. Brandon Williams? 25 MR. WILLIAMS:</p>

<p>1 Present.</p> <p>2 MR. BROOKS:</p> <p>3 Mr. Richard Winder?</p> <p>4 MR. WINDER:</p> <p>5 Present.</p> <p>6 MR. BROOKS:</p> <p>7 Newly appointed Board member Ms. Sarah Collier?</p> <p>8 MS. COLLIER:</p> <p>9 Present.</p> <p>10 MR. BROOKS:</p> <p>11 Chairman Dwyer, we do have a quorum of the</p> <p>12 Board, sir.</p> <p>13 CHAIRMAN:</p> <p>14 Thank you. Mr. Winder, can you lead the</p> <p>15 invocation, please.</p> <p>16 (Whereupon, there was a moment of prayer and</p> <p>17 recitation of the Pledge of Allegiance.)</p> <p>18 We have a swearing in to do, I believe, right?</p> <p>19 MR. BROOKS:</p> <p>20 Yes, sir. We'll begin with our swearing in of</p> <p>21 new Board member Ms. Sarah E. Collier. Ms. Collier</p> <p>22 was appointed by Governor Jeff Landry, and she's</p> <p>23 representing the fourth congressional district with</p> <p>24 experience in banking and bonds.</p> <p>25 The oath of office will be administered by LHC's</p>	<p>1 Aye.</p> <p>2 MR. BROOKS:</p> <p>3 Duly noted. The minutes will be approved as</p> <p>4 distributed. That brings us into item number four,</p> <p>5 which is the LHC Board of Directors Chairman's</p> <p>6 Report.</p> <p>7 CHAIRMAN:</p> <p>8 I'll be brief, and I want to say first of all</p> <p>9 that I congratulate Mr. Harrell on his term as</p> <p>10 chairman of this Corporation. I have not been on the</p> <p>11 corporation Board very long, only since the beginning</p> <p>12 of the year. But I have watched him function, and I</p> <p>13 have admired his leadership. He's brought a lot to</p> <p>14 this Board, I can tell just from talking to the</p> <p>15 people who are involved and the staff. They</p> <p>16 appreciate him, and I think this Board appreciates</p> <p>17 him.</p> <p>18 So I would like to congratulate Mr. Harrell and</p> <p>19 tell him that I look forward to sitting beside him</p> <p>20 and working with him as we go forward.</p> <p>21 And then briefly, I just want to mention how</p> <p>22 pleased I am to be in this position. And I'm going</p> <p>23 to say a few words that I believe in my heart, but I</p> <p>24 also believe that I'm speaking for each and every</p> <p>25 member of this Board. No one is here, and I'm</p>
<p>Page 6</p> <p>1 CEO -- I apologize -- COS Chief of Staff, Ms. Leslie</p> <p>2 Chambers.</p> <p>3 (Whereupon, Ms. Sarah Collier was sworn in.)</p> <p>4 And next we'll do the swearing in of the</p> <p>5 official second designee, Board member Karen Loftin</p> <p>6 on behalf of Louisiana State Treasurer John Fleming.</p> <p>7 (Whereupon, Ms. Karen Loftin was sworn in.)</p> <p>8 CHAIRMAN:</p> <p>9 I'd like to entertain a motion to approve the</p> <p>10 minutes of the meeting of May 8th.</p> <p>11 MR. RACK:</p> <p>12 I so move.</p> <p>13 MR. HARRELL:</p> <p>14 Second.</p> <p>15 CHAIRMAN:</p> <p>16 Mr. Brooks, it was Willie Rack who moved.</p> <p>17 Alfred Harrell is who seconded it.</p> <p>18 MR. BROOKS:</p> <p>19 Much obliged, Chairman. Thank you so much.</p> <p>20 All right. Those were the approval of the</p> <p>21 minutes of the May 8th. First by Mr. Rack, second by</p> <p>22 Mr. Harrell.</p> <p>23 All those in favor of approving the minutes as</p> <p>24 distributed, please state your vote by saying "Aye."</p> <p>25 BOARD:</p>	<p>Page 8</p> <p>1 certainly not here, to build a resume or to check a</p> <p>2 box somehow or other. I am here, and we are all here</p> <p>3 because we believe in the mission of this</p> <p>4 Corporation. We believe in the ability, our ability,</p> <p>5 being on this Board to help those who are</p> <p>6 underserved, to those who are under represented, to</p> <p>7 those that are not privileged, and to bring safe and</p> <p>8 affordable housing to people.</p> <p>9 This Board maybe, but this Corporation, maybe</p> <p>10 more than any other facet of state government, can do</p> <p>11 such good things for people. And that is why each</p> <p>12 and every one of us are here, trying to make that</p> <p>13 happen. Again, not to build a resume, but to do good</p> <p>14 for people. That's the reason we're here, and that's</p> <p>15 the reason this Corporation exists, and that's the</p> <p>16 reason every one of these Board members sitting here</p> <p>17 are sitting here.</p> <p>18 So again, I appreciate the opportunity to serve</p> <p>19 with these very well-intentioned Board members, and I</p> <p>20 look forward to continuing my service with these</p> <p>21 Board members. Thank you very much.</p> <p>22 MR. BROOKS:</p> <p>23 Thank you, sir. That brings us into our next</p> <p>24 item, which is the LHC Executive Director's Report.</p> <p>25 Members, in tab number five of your binders, you do</p>

1 have a written report that was previously sent.
2 Good morning, Ms. Willman. How are you today?
3 MS. WILLMAN:
4 Good morning, Mr. Barry. I'm fine. Thank you
5 so much. Good morning, Commissioners. I will just
6 touch on a couple and highlight a couple areas of my
7 report. The report is in your Board books, and I
8 discussed a few items on yesterday as well. But I
9 wanted to bring your attention to LHC received an
10 additional over 500,000 from HUD for federal funding
11 to continuous housing counseling services. This is
12 funds that were not expected, that were received from
13 other areas of the country that were underutilized,
14 and they were forwarded over to LHC, and we're happy
15 to receive them.
16 Also, our Rural Restoration and Development
17 Program will be receiving an additional four million
18 from the Office of Community Development. If you
19 were here, you will recall, if not, I can tell you
20 briefly. That was an extension of our Small Landlord
21 Program. It had been redeveloped a little bit to
22 make it more appealing. It was very much so
23 oversubscribed, and so Ray Rodriguez, who is the
24 director of that program, reached out to OCD to ask
25 for additional funding.

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1 Marshal ahead of hurricane season, which has started
2 now. But you may have seen some of the social media
3 posts that we posted, and just good information and
4 tidbits about how to prepare for hurricane season.
5 Upcoming events, the HOME Department will host a
6 meeting about our HOME Department and how those
7 programs will open up and roll out on June 24th. And
8 so look forward to that announcement.
9 We will be in Monroe this Saturday, June 15, for
10 our Housing Expo. And then we'll have a Housing
11 Resource Fair at the end of the month to close out
12 Home Ownership Month in Bogalusa, Louisiana.
13 Also, if you look toward the end of my report,
14 you'll find supplemental documents. It'll talk about
15 the single-family loan production, low-income housing
16 tax credit pipeline, which includes 4% and 9%
17 projects, funded projects. You'll see a data sheet
18 on both of those programs, as well as the dashboards
19 for the three assets, Mid-City Gardens, Village de
20 Jardin, and the Willowbrook Apartments.
21 That concludes my report. I'm happy to answer
22 any questions.
23 MR. WINDER:
24 Thank you, Madam Executive Director, for that
25 fine report. Thank you again for mentioning the Home

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1 The program was initially funded at 32 million,
2 and we're looking to receive four million more for
3 that program. OCD has provided us with a preliminary
4 approval. Of course, it's going to require an action
5 amendment to move the funds over, but we're excited
6 and we're looking forward to receiving those funds.
7 There were two groundbreakings over the month of
8 May, both of them in Lake Charles, Morningside of
9 Gerstner Place and the Reserve of Power Place is CST
10 Development. Mr. Tom Delahaye is the developer of
11 those projects.
12 This past weekend, we celebrated Homeownership
13 Month, kicking it off with a Taste of Home event that
14 Ms. Brenda and her team organized. It was a great
15 success. We really enjoyed it. There was a
16 gentleman there who attended the event last year, and
17 he came back and shared that he was now a homeowner.
18 And I think that for those that were in attendance,
19 it's nothing like seeing someone that looks like you,
20 that's going through what you're going through, that
21 has been successful. So we were really appreciative
22 to have him and just share information about the
23 programs. And I'm very thankful to Brenda and her
24 team for all the work they did this past Saturday.
25 LHC partnered with the Louisiana State Fire

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1 in Monroe Housing Fair and Expo that we're having
2 this Saturday at 9:00. We have some great partners
3 that's assisting with putting on this great event.
4 We'll turn this into pretty much an annual affair.
5 And I would encourage my fellow Board members, if
6 you're in an area that is lacking some of the
7 resources that we're going to present, approach the
8 staff and bring it to your hometown or the place
9 where you want to have it. It's a great event every
10 year. It's always full. We have some great, great
11 partners and bankers and lawyers.
12 One of the things I want to highlight this year
13 was that we're going to have attorneys talking about
14 heir property issues. And we all, whether we --
15 whatever spectrum we on, we have to deal with
16 property issues and heir property. One, through a
17 lack of folks dying intestate, folks having wills
18 being challenged, folks not having their properties
19 properly registered.
20 We went through it through Katrina, where the
21 entire 9% of the Lower Ninth Ward had property owners
22 but they couldn't prove they owned a house. And they
23 literally could not get road home properties and
24 eventually, we had some volunteer agencies to come in
25 and help with the research to show that they actually

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1 owned those properties.
2 So I was just excited to see that we're going to
3 have that as a panel discussion. It's such a crucial
4 issue. I've been in this house ten, five
5 generations, and then you find out you don't own
6 anything. You don't own it at all.

7 So again, thanks for participating in that. And
8 again, I'm going to reiterate, staff is ready to help
9 assist with putting these type of expos and fairs in
10 the area that you represent. So thanks for that.
11 I'll be on program if you want to hear me speak
12 again. I'll be there for 8:45, so you'll see me.
13 Thank y'all.

14 MS. WILLMAN:

15 Thank you.

16 MR. WILLIAMS:

17 Okay. I have two questions. Is it correct that
18 we received four million dollars for underutilized
19 areas? Is that what you said, we received four
20 million dollars?

21 MS. WILLMAN:

22 We have requested four million dollars for the
23 Rental Restoration and Development Program. That's
24 the RRDP program, which was an iteration of the Small
25 Landlord Program. It was highly oversubscribed, and

1 received responses. They'll be scored and we'll
2 bring the award to the July meeting.
3 MR. WILLIAMS:
4 And these funds anticipated arrival, when do you
5 think?

6 MS. WILLMAN:

7 Well, it's going to have to go through a plan
8 amendment, so it may take a couple months.

9 MR. WILLIAMS:

10 Okay. My other question is, do we have a update
11 on the funds that we have owed to HUD that they were
12 requesting us to -- what's our update on that?

13 MS. WILLMAN:

14 Yes, I do have a update. So when I first
15 started, we owed HUD about eight million dollars.

16 MR. WILLIAMS:

17 Correct.

18 MS. WILLMAN:

19 And staff worked very diligently to try to get
20 that down. Over the last, I think maybe six months
21 or so we got it down to two million. We recently
22 received correspondence from HUD saying that one
23 million, they would allow us to do a voluntary grant
24 reduction for 2025. So we won't have to pay --

25 MR. WILLIAMS:

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1 because we wanted to be able to reach more of the
2 applicants, we asked OCD for four million additional
3 dollars. And they agreed to that, but it will
4 require an annual action plan amendment.

5 MR. WILLIAMS:

6 Okay. I know in previous Board meetings I've
7 requested, I think we're doing a map of the tracking
8 the dollars of where we spend the most money, and
9 that will let us know our underutilized areas with
10 the importance given to those areas that historically
11 have not received. So that process, before we issue
12 that money, I'd like for us to make sure that we know
13 that this money is going to areas that we have not
14 really touched. So some kind of, I think we need to
15 do some kind of assessment or to find what would be
16 our one, two, three areas of priority.

17 MS. WILLMAN:

18 Yes. So we do have a housing needs assessment.
19 We put out an RFP for that, and where are we on that
20 RFP, Ms. Plezetta?

21 MS. WEST:

22 It will be scored and expected to be announced
23 for the July Board meeting.

24 MS. WILLMAN:

25 Yes. So the housing needs assessment, we have

1 We just won't receive those funds.

2 MS. WILLMAN:

3 Yeah. We just won't receive them. So now we're
4 down to one million. That's on current place.
5 That's still, we're still fighting not to have to pay
6 that. If you recall, that was the project in New
7 Orleans --

8 MR. WILLIAMS:

9 That was torn down after Katrina.

10 MS. WILLMAN:

11 Yes, that was the -- Yes, sir. So that is the
12 last piece of it, and we're hoping to not have to pay
13 that. So we certainly are making progress, and
14 that's been a lot of work done by Ms. Brenda Evans
15 and Collette Mathis with our compliance department.
16 And that's just -- we talked about that yesterday,
17 some of the work that compliance does, and our
18 auditing department, they work to respond to any
19 findings, any issues and resolve them. But we've
20 come a long ways.

21 MR. WILLIAMS:

22 Yes. I'd like to commend you for going from
23 eight million to a million. I think that's great.

24 MS. WILLMAN:

25 Thank you.

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5 (Pages 14 - 17)

<p>1 MR. WILLIAMS: 2 But thank you for your information. 3 MS. WILLMAN: 4 Yes, sir. 5 MR. BROOKS: 6 Chairman, this brings us into our next items. I 7 will begin with the Budget and Finance Committee 8 area. I'll let the record reflect that the Budget 9 and Finance Committee did meet on Tuesday, June 4th 10 at 1:00, as well as meeting yesterday, Tuesday, June 11 11th at 2:30. Budget and Finance was chaired by Mr. 12 Brandon Williams. 13 Good morning, Mr. Williams. 14 MR. WILLIAMS: 15 Good morning. I'd just like you to know we have 16 been working very diligently on this budget. The 17 Board, we've spent a tremendous amount of time 18 educating ourselves and being educated by the staff 19 as to how we can get to a common ground on a budget. 20 What I would like to do at this time is to make an 21 amendment to the action, our action item number six. 22 And if it appropriate, at this time, I'd like to make 23 a motion that we include in our partial budget that 24 we not make any new hires or pay -- 25 MR. BROOKS:</p>	<p>Page 18</p>	<p>1 is make a motion, a substitute motion. Well, 2 amendment to the motion to add that no new hires or 3 pay increases to be made during the interim, the time 4 of the interim budget unless otherwise approved by 5 the Board. 6 MR. BROOKS: 7 Members, so the item that we're currently going 8 to vote for is the amendment, which is no new hires 9 or pay increases during the interim period unless 10 approved by the Board. 11 MR. WILLIAMS: 12 Correct. 13 MR. BROOKS: 14 I'll need a -- That was the first by Mr. 15 Williams. I'll need a second on that amendment. 16 MR. WINDER: 17 Second. 18 MR. BROOKS: 19 Second by Mr. Winder. Are the members ready for 20 the vote? Those members in favor of the item as 21 amended -- Those in favor of the amendment, please 22 state your vote by saying "Aye." 23 BOARD: 24 Aye. 25 MR. BROOKS:</p>
<p>1 Pardon. I do apologize, sir. I'll need to 2 first enter the item into the record and then we'll 3 be able to make the -- 4 MR. WILLIAMS: 5 Okay. Yes, sir. 6 MR. BROOKS: 7 So we are going to discuss item number six which 8 is the -- in your binders in tab number six is the 9 appropriate document, which is the resolution 10 adopting a short-term LHC operating budget for the 11 period of June 1st, 2024, through September 1st, 12 2024, as related to the LHC operating budget for the 13 fiscal year ending June 30th, 2025. 14 Let the record reflect that this matter was 15 amended favorably out of committee to be read as 16 adopting a short-term LHC operating budget in the 17 amount of 11.5 million for the period of July 1st, 18 2024, through September 1st, 2024, as related to the 19 LHC operating budget for the fiscal year ending June 20 30th, 2025. 21 So the item that is currently before the Board 22 is the amended resolution as approved out favorably 23 to the Board yesterday. 24 MR. WILLIAMS: 25 And the amendment that I'd like to make to that</p>	<p>Page 19</p>	<p>1 Is there any opposition? (No response.) Let 2 the record reflect that the amendment has been 3 approved. 4 Now we'll read the actual official motion. 5 Resolution adopting a short-term LHC operating budget 6 in the amount of 11.5 million for the period of July 7 1st, 2024, through September 1st of 2024, with a 8 caveat of no new hires or pay increases during this 9 time, unless approved by the Board as related to the 10 LHC operating budget for the fiscal year ending June 11 30th, 2025. 12 May we have a first and a second on this motion? 13 MR. WILLIAMS: 14 Yes. 15 MR. BROOKS: 16 Mr. Williams. 17 MS. GENTRY: 18 I'll second. 19 MR. BROOKS: 20 Seconded by Ms. Gentry. Are the members ready 21 for the vote? All those in favor of the matter as 22 stated, please state your vote by saying "Aye." 23 BOARD: 24 Aye. 25 MR. BROOKS:</p>

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1 Is there any opposition? (No response.) Let
2 the record reflect that the matter approved
3 unanimously.
4 Okay. That brings us into our next category.
5 We're now moving into the administration committee
6 matters. Let the record reflect that the committee
7 did meet on yesterday, June 11th at 3:00 p.m. and in
8 the absence of administration chair Ms. Vidrine, the
9 committee was chair by Board Chairman Dwyer.
10 **CHAIRMAN:**
11 The first item that we're considering this
12 morning is item number 7, having to do with a
13 resolution authorizing the Corporation to contract
14 with RayBrad, LLC for consulting services.
15 Mr. Brooks, I don't know that the contract that
16 was attached to the resolution is actually the form
17 of the contract. I might mention that we worked
18 yesterday afternoon as well as last night on coming
19 up with the final form of the contract. But we made
20 an addition or change this morning. I think you have
21 the change.
22 **MR. BROOKS:**
23 Yes, sir. Board members, you should have that
24 document. You should have a document that has a
25 little tab on it. You have the actual draft

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1 And just to be clear, those items, first of all,
2 is that item 1, subsection B, subsection 6, that now
3 reads, should now read, represent the Corporation and
4 communication of the federal agencies as directed by
5 the Chairman of the Board.
6 And then the only other change is in section
7 Roman II, payment terms, subsection C, that's
8 entitled Contract Monitor, that should now state that
9 invoices shall be submitted in writing and authorized
10 for payment to the Chairman of the Board or the
11 Chairman of the Board designee. So the only two
12 changes.
13 **MR. BROOKS:**
14 Such is duly noted for the record, sir.
15 **MR. WILLIAMS:**
16 I make a motion that we move to enter into a
17 contract with amended changes as read into the
18 record.
19 **MS. GENTRY:**
20 I'll second that.
21 **MR. BROOKS:**
22 There's a first by Board member Gentry -- I'm
23 sorry, Board member Williams and a dual second by
24 Board members Rack and Gentry, that the matter be
25 approved as noted with those two corrections in the

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1 resolution noting the specifics on it, that this is
2 based on attachment A. Attachment A is the version
3 of the contract as of this morning at 9:30.
4 **CHAIRMAN:**
5 I don't think that's the final version that we
6 discussed.
7 **MR. BROOKS:**
8 Chairman --
9 **CHAIRMAN:**
10 There were two changes made.
11 **MR. BROOKS:**
12 Okay, that change has been made, sir. If we
13 look at item number five -- I'm sorry -- Hold on just
14 a moment. Yes, Chair. Secretary Brooks will make
15 that correction there. I will be changing item
16 number to reflect that the vendor will report
17 directly to the Chairman as opposed to directing any
18 issues or questions or matters to the executive
19 director.
20 So I believe there's two areas in the document
21 that reference that the vendor will report or confer
22 things with Ms. Willman. That will be corrected to
23 reflect that those items will be conferred with the
24 Chair.
25 **CHAIRMAN:**

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1 document which Secretary Brooks will administratively
2 take care of.
3 Members ready for the vote? Those in support of
4 the matter as stated and read into the record, please
5 state your vote by saying "Aye."
6 **BOARD:**
7 Aye.
8 **MR. BROOKS:**
9 Is there any opposition? (No response.)
10 Chairman, I believe Member Loftin is requesting to be
11 recognized. Ms. Loftin?
12 **MS. LOFTIN:**
13 Yes. Treasurer Fleming has indicated that he
14 would like to abstain from this vote in light of a
15 recent disclosure regarding an ongoing matter that
16 has not yet been concluded. Therefore, at this time,
17 the Treasurer cannot vote to approve or disapprove
18 the contract.
19 **MR. BROOKS:**
20 The record will reflect the abstention of
21 Louisiana State Treasurer John Fleming via his
22 designee, Ms. Karen Loftin, that the item is being
23 abstained on for that particular item. Such will be
24 reflected in the official vote, which will be
25 itemized in the resolution.

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1 Chairman, that concludes that matter. We'll
2 move on to item number eight, which is a resolution
3 authorizing the LHC to enter into a contract with the
4 law offices of R. Gray Sexton to represent the LHC
5 Board of Directors. Let the record reflect that that
6 matter was fully discussed at yesterday's committee
7 meeting, and the committee reported the item out
8 favorably to the Board today for approval.

9 I see we have a first by Mr. Harrell.

10 MR. HARRELL:

11 I have a comment.

12 MR. BROOKS:

13 Oh, I apologize, sir.

14 MR. HARRELL:

15 I'd like to make a motion that after items 8, 9,
16 10, and 11 are read into the record by the Secretary
17 that we approve all of these items in globo.

18 MR. BROOKS:

19 Is there any opposition from the assembly
20 proceeding as such? (No response.) Hearing none,
21 Secretary Brooks will proceed in globo with item
22 number 8, 9, 10 and 11. Each item will be read into
23 the record, pause for a moment for any comments from
24 the Board and/or the public and will be voted on
25 together at the end.

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1 Louisiana.

2 Are there any members of the public who
3 currently wish to comment on items number 8, 9, 10,
4 or 11? (No response.) Hearing none, Chairman, let
5 the record also reflect that Secretary Brooks has not
6 received any written requests to comment on those
7 items.

8 It would be appropriate at this time to maintain
9 a first and a second to vote on items 8, 9, 10, and
10 11.

11 MR. HARRELL:

12 I made the motion already.

13 MR. BROOKS:

14 There's a motion by Mr. Harrell, second by Ms.
15 Gentry. All those in favor of approving items 8, 9,
16 10 and 11, please state your vote by stating "Aye"
17 for the record.

18 BOARD:

19 Aye.

20 MR. BROOKS:

21 All those in opposition? (No response.) Let
22 the record reflect, Chairman, that items 8, 9, 10 and
23 11 were approved by the Board unanimously.

24 All right, Chairman, that brings us into our
25 other items, which are simply discussion items for

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1 CHAIRMAN:

2 I would like to make one comment, which is that
3 most, if not the entire Board, was here yesterday for
4 all committee meetings, and all of these items that
5 are now being approved in globo were thoroughly
6 discussed yesterday and have been reported out
7 favorably by each committee unanimously.

8 MR. BROOKS:

9 Such has been duly recorded into the record,
10 Chairman. Item 8 has been previously read into the
11 record. Item 9, resolution to approve and authorize
12 the LHC to select and contract with selected
13 proposers to the RFP for Property Management Services
14 at the Village de Jardin Apartments, located at 8801
15 Lake Forest Boulevard, New Orleans, Louisiana.
16 Item 10, resolution to approve and authorize the
17 LHC to select and contract with selected proposers to
18 the RFP for Property Management Services of
19 Willowbrook Apartments, located at 7001 Bundy Road,
20 New Orleans.

21 Item number 11, resolution to approve and
22 authorize the LHC to select and contract with
23 selected proposers of the RFP for Property Management
24 Services of Mid-City Gardens Apartments located at
25 1690 North Boulevard, Louisiana, Baton Rouge,

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1 yesterday. If there's any further debate or
2 discussion on those items, I'll simply read them into
3 the record and pause for a moment.

4 Number 12 was a discussion regarding the LHC
5 staffing plan.

6 Number 13 was a discussion regarding the LHC
7 strategic plan 2023 through 2026.

8 I do need to bring a special caveat to item
9 number 14, which was the intent, notice of intent to
10 make a proposed amendment to the LHC bylaws. Letting
11 you know that our bylaws state that we have to simply
12 give a one meeting notice prior to any changes to the
13 bylaws. So at the July meeting, I will have a
14 resolution and a document noting those items that we
15 will be changing to the bylaws.

16 CHAIRMAN:

17 Mr. Brooks, may I make one comment with respect
18 to 12 and 13, please?

19 MR. BROOKS:

20 Most certainly, Chairman.

21 CHAIRMAN:

22 I just wanted to make a brief comment, which is
23 we did have a discussion yesterday with the executive
24 director about the Corporation's staffing plan as
25 well as about our strategic plans. And I just wanted

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8 (Pages 26 - 29)

1 to let the members of the public know that I believe
2 I'm correct in this, that both the staffing plan and
3 the strategic plan are available on our website.
4 MS. WILLMAN:
5 Yes, sir. And I'll make sure that they are
6 after this meeting.
7 CHAIRMAN:
8 Great. Thank you.
9 MS. WILLMAN:
10 Yes, sir.
11 MR. BROOKS:
12 All right, sir. And that is bringing us into
13 our programs items. Let the record reflect that the
14 program committee did meet on yesterday, Tuesday,
15 June 11th at 3:30, chaired by Mr. Steven Hattier.
16 Mr. Hattier?
17 MR. HATTIER:
18 Good morning.
19 MR. BROOKS:
20 In your binders, let the record also reflect
21 that the three action items did report favorably out
22 of committee.
23 Chairman Hattier, is your desire to simply do
24 those in globo since they were all reported out
25 favorably from your committee?

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1 perform certain asset management oversight functions.
2 At this time, are there any members of the
3 public who wish to speak on items 15, 16 or 17? (No
4 response.) Hearing none, Chairman, let the record
5 also reflect that Secretary Brooks has not received
6 any written requests as regarding items 15, 16 or 17.
7 Are there any comments from the Board regarding
8 items 15, 16 or 17? (No response.) Hearing none,
9 Chairman Hattier, it would be appropriate to begin
10 the first motion.
11 MR. HATTIER:
12 So moved.
13 MR. HARRELL:
14 Second.
15 MR. BROOKS:
16 First by Mr. Hattier, second by Mr. Harrell as
17 related to approving items 15, 16 and 17. All of the
18 Board members in favor of the item as stated and read
19 into the record please state your vote by saying
20 "Aye."
21 BOARD:
22 Aye.
23 MR. BROOKS:
24 Is there any opposition? (No response.)
25 Hearing none, the record will reflect that items 15,

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1 MR. HATTIER:
2 Yeah, that would be great.
3 MR. BROOKS:
4 Okay. Then Board members and the public, I'll
5 read each item into the record, pause for a moment
6 for any comments from the public and/or the Board,
7 and then we will vote on them in globo.
8 Item number 15 is a resolution accepting a
9 parameter term proposal for the purchase of not
10 exceeding eighty million dollars of Louisiana Housing
11 Corporation single family mortgage revenue bonds.
12 Item number 16 is a resolution of intent to
13 issue not exceeding eighteen million dollars of
14 multifamily housing revenue bonds for Parkwood Place
15 project located at various addresses on Fleur de Lis
16 Drive, Saints Circle, and Super Bowl Drive in Houma
17 to establish the maximum qualified basis in
18 low-income housing credits, to allocate 4% of
19 low-income housing tax credits, and to accept a
20 proposal of Home Bank N.A. as the purchaser.
21 Item number 17, a resolution in approving and
22 authorizing the execution of a subrecipient agreement
23 in connection with the engagement of Louisiana
24 Housing Corporation by the City of Lake Charles to
25 assist in disbursing City CDBG-DR funds and to

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1 16 and 17, were approved unanimously.
2 Mr. Hattier, the other items again were updates
3 and discussion items. That's for items 18, which is
4 regarding PRIME 2. Item 19, which is regarding PRIME
5 3. Item 20, which is regarding state and federal
6 legislative matters.
7 Is there any discussion on either of those three
8 items that you wish to initiate, sir?
9 MR. HATTIER:
10 Well, Ms. Willman was thorough yesterday in her
11 discussion of the updates to PRIME 2 and PRIME 3, but
12 I'll give everyone an opportunity if they have any
13 further questions or comments.
14 MR. BROOKS:
15 Ms. Willman, is there any additional information
16 that you wish to advise anyone of the Board or the
17 public regarding those three items?
18 MS. WILLMAN:
19 Yes, sir. Thank you, Mr. Brooks. I would just
20 say on PRIME 2 those award letters are coming out if
21 they aren't out already they're being completed and
22 then PRIME 3 an updated timeline will be posted to
23 the Agency's website but we are still aiming to stay
24 very close to the original timeline. Thank you.
25 MR. BROOKS:

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9 (Pages 30 - 33)

1 All right, Chairman, that brings us almost into
2 our last item. If I may take a matter of personal
3 privilege and take a moment to wish the wonderful
4 Board member, Mr. Richard Winder, and his wonderful
5 wife, Dr. Janice, a 47th wedding anniversary. He
6 took his wedding anniversary to come to Baton Rouge
7 to the Board. Thank you, sir.

8 Well, Chairman, that brings us into our last
9 item. Unless there are any further items to be
10 discussed today, motion to adjourn -- I do apologize,
11 sir.

12 MR. HARRELL:

13 Thank you. I'd like to also take a point of
14 personal privilege to thank the staff for the time
15 that I served as chair. I've worked well. Thank you
16 for all your support, counsel, as well as all my
17 colleagues on the Board.

18 And finally, I'd like to congratulate Board
19 member and Chairman Dwyer on his appointment and let
20 him know that I am here to support him in any way and
21 look forward to working with him.

22 CHAIRMAN:

23 Thank you very much. I wanted to mention one
24 other thing that I neglected to mention earlier when
25 I first started, but and Mr. Harrell and I have had

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1 Mr. Harrell, thank you for your service again,
2 and we look forward to it.

3 MR. BROOKS:

4 We'll entertain a motion to adjourn. We had a
5 first by Chairman Dwyer, second by Mr. Williams to
6 adjourn at 11:17 a.m.

7 (The meeting concluded at 11:17 a.m.)

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1 this conversation, and it's about the committees and
2 how the committees function. And we both talked
3 about how important it is that this Board function
4 through active, engaged committees. And I know,
5 historically, Mr. Harrell has championed that, and
6 we're going to follow through with that.

7 And I was extremely impressed yesterday by the
8 activity in the three committees that met yesterday.
9 When I say that it was robust discussion back and
10 forth with staff and among Board members, robust is
11 too simple of a word. It was complicated in many
12 instances, but it was all well-intentioned. It was
13 all done thoughtfully. It was all done politely, and
14 we accomplished a lot.

15 And I think with the cooperation of all of the
16 Board, certainly Mr. Harrell, who has championed the
17 functioning of the committees, we're going to
18 continue making sure that our committees don't just
19 meet for the sake of meeting, but actually have
20 working meetings between Board members so that they
21 can come to future meetings and report to the Board
22 before we have a vote because I believe that a
23 functioning committee system is the only way that the
24 Board can function effectively and efficiently. And
25 we're going to continue in that tradition.

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2

3 I, Nicole Bourgeois, Certified Court Reporter,
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10 (Pages 34 - 37)

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15 relationship between myself and a party litigant in
 this matter. I am not related to counsel or to the
16 parties herein, nor am I otherwise interested in the
 outcome of this matter.

17
18 This 17th day of June 2024, at Gonzales,
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19
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21 Nicole Bourgeois, CCR
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Louisiana Code of Civil Procedure

Article 1445 and 1446

Art. 1445. Submission to Witness; Changes; Signing

When the testimony is fully transcribed the deposition shall be submitted to the witness for examination and shall be read to or by him, unless such examination and reading are waived by the witness and by the parties. Any changes in form or substance which the witness desires to make shall be entered upon the deposition by the officer with a statement of the reasons given by the witness for making them. The deposition shall then be signed by the witness unless the parties by stipulation waive the signing or the witness is ill or is absent from the parish where the deposition was taken or cannot be found or refuses to sign. If the deposition is not signed by the witness within thirty days of its submission to him, the officer shall sign it and state on the record the fact of the waiver or of the illness or absence of the witness or the fact of the refusal to sign together with the reason, if any, given therefor; and the deposition may then be used as fully as though signed unless on a motion to suppress under Article 1456 the court holds that

the reasons given for the refusal to sign require rejection of the deposition in whole or in part. A video deposition does not have to comply with the requirements of reading and signing by the deponents.

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