



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, August 13, 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)
Kristen C. O'Keefe
Jennifer Vidrine
Richard A. Winder

Committee Members Absent

None

Board Members Present

Board Chairman Stephen I. Dwyer
Official Designee Renee' Fontenot Free obo La. State Treasurer John C. Fleming, MD
Sarah E. Collier
Wendy D. Gentry
Willie Rack

Board Members Absent

Board Vice-Chairwoman Tonya P. Mabry
Christian Gil
Alfred E. Harrell, III
Brandon O. Williams

Staff Present

Barry E. Brooks
Marjorianna Willman
Donna Deculus
Brenda Evans

Leslie Chambers
Jarvis Lewis
Bridgette Richard
Thomas Bates
Plezetta M. West
Brenda Evans
Winona Connor
Annie Robinson
Rendell Brown
Wendy Hall
Lauren Hartley Holmes
Louis Russell

Others Present

See Sign-In sheet.

CALL TO ORDER

Programs Committee Chairman Steven J. Hattier called the meeting to order at 4:50 P.M.
Board Secretary Barry E. Brooks called the roll; a quorum was confirmed.

INVOCATION AND PLEDGE OF ALLEGIANCE

None.

APPROVAL OF MINUTES

Next was the approval of the Minutes of the July 09, 2024 Programs Committee Meeting.

On a motion by Committee Chairman Steven J. Hattier and seconded by Board Member Wendy D. Gentry, the Minutes of the July 09, 2024 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, and discussed the Bond Pricing Book for LHC Series 2023 CDE (**document available upon request**).

LHC PROGRAMS REPORT

LHC Executive Director Marjorianna Willman noted that she'd be giving her ED's Report during the August 14, 2024 BODM.

AGENDA ITEM #6

Next item discussed was regarding the contract with Team Title LLC dba Team Civic Solutions.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC General Counsel and Procurement Officer Plezetta West, noting the contract was Task Order Performance based, and that the Attorney General Office needs LHC BOD approval prior to their review and approval of a PLS contract; also noting that staff was recommending approval of the matter.

Additional information was provided by LHC Disaster Recovery Administrator Ray Rodriguez, Jr., noting that Program dollars would fund the contract.

For the Record, Board Chairman Stephen I. Dwyer noted he would **ABSTAIN** on the matter because his law firm "does work for the principal".

On a motion by Committee Chairman Steven J. Hattier and seconded by Member Wendy D. Gentry, the resolution to approve and authorize the Louisiana Housing Corporation ("LHC) or "Corporation") to enter into a contract with Team Title, L.L.C. d/b/a/ Team Civic Solutions to provide professional legal services for the agency's CDBG-DR Housing Programs as needed; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY to the Full Board at the August 14, 2024 BODM for approval. There was one (1) **ABSTAIN** vote from Board Chairman Dwyer.**

AGENDA ITEM #7

Next item discussed was regarding \$24M MHRB for The Reserve at Lapalco Place located in Marrero.

The matter was introduced by Secretary Brooks.

On a motion by Committee Chairman Steven J. Hattier and seconded by Board Member Willie Rack, the resolution of intention to issue not exceeding Twenty-Four Million Dollars (\$24,000,000) Multifamily Housing Revenue Bonds for The Reserve at Lapalco Place located at 5301 Lapalco Boulevard, Marrero, Jefferson Parish, Louisiana 70072, 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 The Reserve at Lapalco Place; 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 Cedar Rapids Bank and Trust Company 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 August 14, 2024 BODM for approval.

AGENDA ITEM #8

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, Jr.; he also discussed the specifics of the Revised QAP 2025 timeline and rationale for suggested changes thereof.

Additional information was provided by LHC Compliance and Construction Monitoring Administrator Todd Folse, noting the benefits of Fortified Roofs.

Additional information was also provided by LHC Executive Director Marjorianna Willman, noting that LHC was still taking public comments, etc.

Note for the Record that Secretary Brooks read several written public comments received (**available upon request**), advising thereafter that said documents would be duly entered in the Official LHC QAP files.

AGENDA ITEM #9

Next item discussed was regarding new proposed cost containment initiative.

The matter was introduced by Secretary Brooks.

Additional information being provided by Mr. Russell and ED Willman.

On a motion by Committee Chairman Steven J. Hattier and seconded by Committee Member Jennifer Vidrine, the resolution authorizing and directing the Louisiana Housing Corporation (“LHC” or “Corporation”) Programs Committee to undertake a review of the policy mandates, threshold requirements, and underwriting criteria of projects financed by the LHC in order to identify revisions that may be implemented to improve the financial feasibility of such projects within a new proposed cost containment initiative; and providing for other matters in connection

with the foregoing; be submitted **FAVORABLY** to the Full Board at the August 14, 2024 BODM for approval.

AGENDA ITEM #10

Next item discussed was regarding a new Master General Indenture of Trust and Special Cash flow Analyst.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Chief Programs Officer Brenda Evans.

Additional information was also provided by Programs Committee Chairman Hattier.

On a motion by Committee Chairman Steven J. Hattier and seconded by Committee Member Jennifer Vidrine, the resolution authorizing and directing the Louisiana Housing Corporation (“LHC” or “Corporation”) Programs Committee to undertake a review of the policy mandates, threshold requirements, and underwriting criteria of projects financed by the LHC in order to identify revisions that may be implemented to improve the financial feasibility of such projects within a new proposed cost containment initiative; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY to the Full Board at the August 14, 2024 BODM for approval.**

AGENDA ITEM #11

Next item discussed was regarding expanding the qualifications for the Keys for Service Homeownership Program.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Chief Programs Officer Brenda Evans.

Additional information was also provided by Board Member Richard A. Winder, noting his appreciation for the creation and expansion of the KSHP; and he thanked LHC staff for the advancing to the enhancements that he suggested after receiving a phone call from a NOLA Lending representative noting that her client had 25+ years of teaching experience but did not have a Teaching Certificate to qualify for the loan; and he advocated that his fellow Board Members be receptive of phone calls from the general public.

Additional comments were received from Board Member Kristen O’Keefe, requesting statistics on how many applicants are not able to participate due to insurance costs.

On a motion by Committee Chairman Steven J. Hattier and seconded by Committee Member Jennifer Vidrine, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to expand the qualifications for the Keys for Service Homeownership Program; and providing for other matters in connection with the foregoing; be submitted FAVORABLY to the Full Board at the August 14, 2024 BODM for approval.

Board Chairman Dwyer requested further legal and administrative review of the Draft Resolution, in particular the verbiage in the Whereas clauses.

ADJOURNMENT

There being no other matters to discuss, Programs Committee Chairman Steven J. Hattier offered a motion for adjournment. There being no discussion or opposition, the motion passed unanimously.

The Programs Committee Meeting adjourned at 5:52 P.M.

Board Secretary, Barry E. Brooks