

**Full Board Meeting Minutes
Board of Commissioners
Louisiana Housing Finance Agency**

**Wednesday, May 11, 2011
2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
12:00 p.m.**

Commissioners Present

Allison A. Jones
Michael L. Airhart
Donald B. Vallee
Katie Anderson
Adena R. Boris
Mayson H. Foster
Frank H. Thaxton, III
Jerome Boykin, Sr.
Elsenia Young
Neal P. Miller
Guy T. Williams

Commissioners Absent

John N. Kennedy
Joseph M. Scontrino, III

Staff Present

Barry E. Brooks
Alesia Wilkins-Braxton
Brenda Evans
Loretta Wallace
Rebekah Ward
Annie Clark

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Rene Landry
Mary Antoon
Marjorianna Willman
Ricky Patterson
Joseph Durnin
Ruth Wesley
Jonathan Wesley
Collette Mathis
Calvin Humble
Danny Veals
Jeff DeGraff
Agnes Chambers
Natasha Anderson
Chevonne Payne
Demetria Farve
Terri Porche Ricks
Edselle Keith Cunningham, Jr.
Christine Bratkowski
Leslie C. Strahan
Jessica Guinn

Others Present

See Sign-In Sheet

CALL TO ORDER

Chairwoman Allison A. Jones called the meeting to order at 12:04pm. Board Secretary and Coordinator Barry E. Brooks called the roll; there was a quorum. There was thereafter an introduction of guests.

APPROVAL OF MINUTES

Commissioner Mayson H. Foster requested a revision be made to the Minutes reflective of his entire conversation with Commissioner of Administration Paul Rainwater regarding whether the QAP should be for one or two years. There was no objection to the call for a correction.

On a motion by Commissioner Donald B. Vallee, seconded by Commissioner Neal P. Miller, the minutes of the Full Board Meeting held April 13, 2011, were approved unanimously, as corrected.

CHAIRPERSON'S REPORT

Chair Jones reminded the BOC of the June NCSHA conference, and encouraged those able to attend to coordinate such with Mr. Brooks.

Chair Jones discussed the potential flooding in the State and advised everyone that the Agency was ready to act when needed. She directed Vice-President/Acting-President Alesia Wilkins-Braxton to reach out to anyone needing assistance.

Next item discussed was the salary of the Vice-President whilst serving as Acting-President.

On a motion by Commissioner Donald B. Vallee, seconded by Commissioner Frank H. Thaxton, III, the matter of setting the Vice President's salary at one-hundred fifty thousand dollars (\$150,000.00) per annum during the time, and only during the time, she is serving as "Acting-President," retroactive to April 13, 2011, the day the Vice-President was named Acting-President by motion of this Board was moved to debate. There being no further discussion, opposition, or public comments the matter was voted on and passed unanimously.

VICE-PRESIDENT'S REPORT

Thereafter, Ms. Wilkins-Braxton thanked the BOC for their vote of confidence and the staff for their assistance during her transition.

Ms. Wilkins-Braxton reminded all of the upcoming 4th Annual LHFA Homeowner Fairs. The first being held in Hammond currently has 8-10 vendors, and others are being planned for the cities of Lake Charles, Baton Rouge, Winnsboro, and Bastrop.

Commissioner Vallee obtained the floor and extended thanks to Ms. Wilkins-Braxton, Staff Attorney Keith Cunningham, and the rest of the Agency staff for the great job and excellent communications being extended to the Administration regarding the pending LHC legislation.

LEGAL COMMITTEE

Legal Committee (LC) Chair Frank H. Thaxton, III, offered a motion to enter into Executive Session to discuss the pending litigation matters on the agenda, Bridgette Taylor vs. Ronnie Hutson and Materials Management Group, Inc. vs. ComNet, L.L.C. and LHFA, which was seconded by Commissioner Donald B. Vallee.

Commissioner Foster requested that the matters be tabled for the end of the meeting so as to not inconvenience everyone in attendance. Chair Thaxton concurred and the matter was tabled until later in the meeting.

BUDGET AND FINANCE COMMITTEE

Budget and Finance (BFC) Chair Mayson H. Foster noted that the Committee had met earlier, and requested CFO Rene' Landry to bring the BOC up to date on the Budget.

Mr. Landry gave a brief overview of the matter noting the productive meetings previously held over the past few months, that there had been some updates to the investment income, tax credit fee incomes, and the Section 8 Contract Administration items. And, that on the expense side, he had revisited all the numbers such that the Agency would come in at or below the previous year's budget.

Chair Foster advised the Chair that he would like a one-hour meeting scheduled in June and that he was encouraging everyone available to attend.

Chair Foster also advised that the BFC was recommending that the Agency support the recent Executive Order (EO) of Governor Jindal regarding travel expenditures and a hiring freeze.

Commissioner Vallee noted that the aforementioned EO was nearly identical to two previous resolutions he had offered to the BOC and that he would like them discussed at the June BOCM.

Commissioner Mayson H. Foster, seconded by Commissioner Donald B. Vallee, moved to Suspended the Rules and to Add to the Agenda an item regarding the Governor's Executive Order relative to travel, expenditures and a hiring freeze, which was then moved to debate. The Chair opened the floor to discussion to the members and to the public. There was no further discussion, and the matter passed unanimously.

Chair Foster noted during the BFC it was pointed out that technically and legally the Agency was exempt from the EO, but that adherence thereof was prudent.

Commissioner Mayson H. Foster, seconded by Commissioner Donald B. Vallee, made a motion to support the governor's recent executive order regarding travel, expenditures and the hiring freeze, which was then moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

ENERGY ASSISTANCE COMMITTEE

Energy Assistance Committee (EAC) Chair Katie Anderson noted that the EAC had met earlier, had no action items to discuss, and that the Energy Programs Activity reports were in the Board binders.

Chair Anderson also advised that the Department of Energy had approved the Agency's amendment to the Davis-Bacon practices, which cleared findings previously noticed by the DOE;

and, that the Hancock Energy System component pilot program was being worked on and that a report regarding such was in the Board binders.

SINGLE FAMILY COMMITTEE

Commissioner Adena Boris provided the report of the Single Family Committee in the absence of Single Family Committee Chair Joseph M. Scontrino, III. Interim Chair Boris reported that the SFC had met but had no action items.

Program Administrator Brenda Evans discussed the 2011A Program Update and Whole Loan Report matters.

Ms. Evans also advised that the conversion to Bank of America from Standard Mortgage was progressing well and was scheduled for end of the month.

Interim Chair Boris also noted that there had been a discussion regarding the Mortgage Delinquencies. Specifically, that information had been collected from ten (10) HFA's, and basically there was possibly only two who advised that they actually terminated lenders for delinquencies.

SPECIAL PROGRAMS COMMITTEE

Special Programs Committee (SPC) Chair Neal P. Miller noted that the Committee had met earlier, but were unable to establish a quorum. SPC Miller asked for the full Board to approve the March and April minutes, as asked by the Committee.

On a motion by Commissioner Neal P. Miller and seconded by Commissioner Donald B. Vallee, the minutes of the Special Programs Committee held on March 16 and April 8, 2011, were approved unanimously.

Chair Miller noted that the HOME Reconciliation Update Report was in the Board binders.

Next item discussed was the resolution authorizing the LHFA to execute an amendment to the Cooperative Endeavor Agreement with the Office of Community Development Disaster Recovery Unit for the Non-Profit Rebuilding Pilot Program to extend the contract until June 30, 2012.

On a motion by Commissioner Neal P. Miller, seconded by Commissioner Katie Anderson, the resolution authorizing the Louisiana Housing Finance Agency (the "Agency") to execute an amendment to the Cooperative Endeavor Agreement ("CEA") entered into between the Agency and the State of Louisiana Office of Community Development Disaster Recovery Unit ("OCD-DRU") for the Non-Profit Rebuilding Pilot Program ("NRPP") (labeled as Exhibit A); and providing for other matters in connection with the foregoing, was

moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Next item discussed was the resolution authorizing the LHFA to execute an amendment to the Cooperative Endeavor Agreement with the Office of Community Development Disaster Recovery Unit for the Plaquemines Parish Non-Profit Rebuilding Pilot Program to extend the contract until June 30, 2012.

On a motion by Commissioner Neal P. Miller, seconded by Commissioner Donald B. Vallee, the resolution authorizing the Louisiana Housing Finance Agency (the "Agency") to execute an amendment to the Cooperative Endeavor Agreement ("CEA") entered into between the Agency and the State of Louisiana Office of Community Development Disaster Recovery Unit ("OCD-DRU") for the Plaquemines Parish Non-Profit Rebuilding Pilot Program ("PNRPP") (labeled as Exhibit A); and providing for other matters in connection with the foregoing, was moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Next item discussed was the resolution authorizing the LHFA to increase the revolving fund established for advances on construction costs to non-profit grantees of the Non-Profit Rebuilding Pilot Program.

On a motion by Commissioner Neal P. Miller, seconded by Commissioner Donald B. Vallee, the resolution authorizing the Louisiana Housing Finance Agency (the "Agency") to increase the revolving fund established for advances on construction costs to non-profit grantees of the Non-Profit Rebuilding Pilot Program ("NRPP") from three hundred thousand dollars (\$300,000) to five hundred thousand dollars (\$500,000), and to increase the percentage of construction costs that can be advanced from fifteen percent (15%) to fifty percent (50%); and providing for other matters in connection with the foregoing, was moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Next item discussed was a brief update on the Defaulted 202 properties.

Last item discussed was the resolution authorizing staff to release \$250K in flood insurance proceeds for St. Bernard Manor.

On a motion by Commissioner Neal P. Miller, seconded by Commissioner Donald B. Vallee, the resolution authorizing and directing staff to release two hundred fifty thousand dollars (\$250,000.00) in flood insurance proceeds for St. Bernard Manor (2400 Archbishop Hannan Boulevard, Meraux, Louisiana) that were received from a blanket flood policy and allow those funds to be transferred to St. Martin Manor (1501 North Johnson Street, New Orleans, Louisiana) to match the required flood insurance reductions from FEMA's public assistance reconstruction funds; and providing for other matters in connection with

the foregoing, was moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Chair Miller also extended thanks to the staff for the great job they have been doing.

Commissioner Vallee obtained the floor and requested the BOC acknowledge the presence of Dennis Adams, representing the Catholic Charities Archdiocese and Christopher Homes, in the audience.

MULTIFAMILY RENTAL HOUSING COMMITTEE

MFC Chair Guy T. Williams noted that the Committee had met earlier, and that the first item to be discussed was a resolution regarding The Reserve at Jefferson Crossing Apartments, of which the Committee was recommending approval.

Ms. Evans briefly went over the specifics of the project noting staff had received the F&V analysis and was recommending approval.

On a motion by Commissioner Guy T. Williams and seconded by Commissioner Katie Anderson, the resolution authorizing the addition of twenty-six thousand, nine hundred fifty-three dollars (\$26,953.00) in 4% Low Income Housing Tax Credits for a total reservation of seven hundred seventy thousand, forty-four dollars (\$770,044.00) of 4% Low Income Housing Tax Credits to The Reserve at Jefferson Crossing, #06-514BF (17220 Jefferson Highway, Baton Rouge, East Baton Rouge Parish, Louisiana); and providing for other matters in connection with the foregoing, was moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Chair Williams advised the BOC that a summary of comments from the recent Draft 2011 QAP public hearing was in the Board binders.

Commissioner Vallee obtained the floor and encouraged everyone to read the comments to the QAP that had been received, and further noted that there had been 72 attendees at the recent QAP public hearing.

Commissioner Thaxton obtained the floor and requested that staff “red-line” changes that are incorporated into the next draft QAP for ease of review and analysis.

Commissioner Valle declared that the next draft of the QAP should be released seven days in advance of the next BOCM. Chair Williams agreed.

Chair Jones requested that before going to Other Business that the pending Legal Committee Report be taken up next.

LEGAL COMMITTEE

Commissioner Frank H. Thaxton, III, seconded by Commissioner Donald B. Vallee, moved that the BOC entered into Executive Session to discuss pending litigation matters regarding Bridgette Taylor, et al vs. Ronnie Hutson, et al 6th Judicial District Court Docket No. 21047 and Materials Management Group, Inc. vs. ComNet, L.L.C. and Louisiana Housing Finance Agency, Civil District Court for the Parish of Orleans, Docket No. 2011-2364. The motion was moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Executive Session began at 12:40pm and concluded at 12:47pm.

A motion by Commissioner Frank H. Thaxton, III, seconded by Commissioner Katie Anderson, to conclude its Executive Session and return back to the normal Full BOCM proceedings was passed unanimously.

Commissioner Frank H. Thaxton, III, seconded by Commissioner Katie Anderson, moved to approve the mediated settlement reached on April 20, 2011 in Monroe, Louisiana, and authorizing staff to proceed with executing the settlement in the matter of Bridgette Taylor, et al vs. Ronnie Hutson, et al 6th Judicial District Court Docket No. 21047. The motion was moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

OTHER BUSINESS

Chair Jones advised everyone that May 15th was the last day to file their Ethics and Financial Disclosure Forms.

Commissioner Vallee inquired if there would be a June BOCM, pending the LHC legislation.

Chair Jones noted that the June BOCM will proceed as per law on the 2nd Wednesday of each month going further unless otherwise advised.

ADJOURNMENT

There being no other matters to discuss, Commissioner Katie Anderson, offered a motion for adjournment that was seconded by Commissioner Michael L. Airhart. There being no discussion or opposition, the matter was unanimously passed.

The Full Board meeting adjourned at 12:49 PM.

Chairman

Secretary

DRAFT