

**LOUISIANA
HOUSING
CORPORATION**

BOARD OF DIRECTORS

Agenda Item #2

**Programs Orientation Meeting
DRAFT Minutes**

April 14, 2012

Louisiana Housing Corporation

Board of Directors

Programs Orientation Meeting Minutes

Tuesday, March 13, 2012
2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
9:00 A.M.

Board Members Present

Michael L. Airhart
Mayson H. Foster
Alice Washington obo Treasurer John N. Kennedy
Ellen M. Lee
Matthew P. Ritchie
Frank H. Thaxton, III
Malcolm Young

Board Members Absent

Dr. Daryl V. Burekel

Staff Present

Don J. Hutchinson
Bradley Sweazy
Barry E. Brooks
Brenda Evans
Charlette Minor
Loretta Wallace
Rene Landry
Dr. Roger Tijerino
Calvin Humble
Annie Robinson
John Ampin
Janel Young
Nicole Sweazy
Thomas LaTour
Jeff DeGraff

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

LHC Board Chairman Michael L. Airhart called the meeting to order at 9:10 A.M. Board Secretary Barry E. Brooks called the roll; there was a quorum.

WELCOME and OPENING ADDRESSES

LHC Interim Executive Director Don J. Hutchinson welcomed everyone to the Programs Orientation, also noting that the presentation would be placed on the LHFA website at a later date, that there would be more in-depth future workshops, and that any questions that arise during the presentations would be put on a "Parking-Lot" list for future review and discussions.

Next, LHC Board Chairman Airhart thanked everyone for their participation. Thereafter, there were self-introductions by each LHC Board Member.

PRESENTATION BY LOUISIANA HOUSING FINANCE AGENCY

LHFA Program Administrator Charlette Minor and LHFA Chief Operations Officer Bradley Sweazy discussed the Agency's HOME, Non Profit Rebuilding Pilot Program (NRPP), and Neighborhood Stabilization Program (NSP) 1 and NSP 3 Programs.

Among the Parking Lot Items were:

- 1) Per person allocation (Airhart)
- 2) Parish listing from HUD (Foster)
- 3) Consolidated Plan web link (Foster)
- 4) More information on current/future uses and allocations (BOD)
- 5) Specifics on Land Banking (Lee)
- 6) Inception dates for projects (Young)

LHFA Program Administrator Loretta Wallace discussed the Agency's Section 8 Performance Based Contract Administration (PBCA), Risk Sharing, Housing Trust Fund (HTF), and the Energy Assistance Programs.

Among the Parking Lot Items were:

- 1) HA versus LHFA HAP distinctions (Thaxton)
- 2) Request for a competitive bid analysis (Foster/Lee)
- 3) Copy of Contract Bid (BOD)
- 4) Written plan and date that co-signing and sharing of loans liability is resolved (Airhart)
- 5) Possible future HTF funding sources (Young)
- 6) Analysis of possible LHC administering LIHEAP instead of LACAP (Thaxton)

LHFA Program Administrator Brenda Evans discussed the Agency's Single Family, Mortgage Revenue Bond (MRB), CDBG/MRB Programs, National Foreclosure Mitigation Counseling (NFMC), Grants for Grads, Whole Loan, and Second Mortgage Programs.

Among the Parking Lot Items were:

- 1) Suggestion that more marketing of Programs is needed (Ritchie)
- 2) List of providers and participating lenders (Thaxton)
- 3) Review of a 2-year job appointment for an Account Manager to educate and partner with realtors regarding the various LHC programs available (Airhart)
- 4) Update on Master Servicer (Thaxton)
- 5) Request that BOD contact the Attorney General and Governor's offices to request funds from the \$22B HUD Mortgage Services Agreement come to LHC (Airhart to BOD)
- 6) Amount of funds currently available in the Grants for Grads Program (Thaxton)

LHFA Architect Dr. Roger Tijerino discussed the Agency's Construction Department and the Compliance Department.

Among the Parking Lot Items were:

- 1) Fee(s) during construction inspections and compliance analysis (Thaxton)
- 2) Ascertain how other HFA's do formulate their fee structure (Airhart)

Ms. Evans continued next by discussing the Low Income Housing Tax Credits (LIHTC) Program.

Among the Parking Lot Items were:

- 1) Board Member Thaxton inquired as to why there were only public hearings in New Orleans and Baton Rouge and why there was such an aggressive timeline. Chairman Airhart advised that the BOD authorized the decision on both matters. Vice-Chairman Foster noted that only one (1) hearing was needed given there were no massive changes to the 2013 QAP; Mr. Thaxton noted his three (3) primary QAP concerns were the rural pools, market study, and superior design parameters.
- 2) Significant QAP changes summary request (Lee)
- 3) Future Board Strategic Plan to discuss need for long-term housing policy (BOD)

HUD Field Office Director Danberry Carmon introduced his staff including Cheryl Breaux (Director, Community Planning and Development), Earl Randall (Senior CPD Disaster Specialist, Community Planning and Development), Toni Goff (Equal Opportunity Specialist, Fair Housing and Equal Opportunity), Larry Campbell (Public Housing Revitalization Specialist, Public and Indian Housing), Shelia Perine (Environmental Specialist), and Tracey Carney (Assistant Regional Inspector General for Audits, Office of Inspector General).

Among the Parking Lot Items were:

- 1) How is fair housing timeline done (Young) – Toni Goff will provide information to BOD.
- 2) AMI in New Orleans compared to rest of the State (Thaxton) – information in HUD information packet.
- 3) How many vouchers are left (Airhart/Thaxton) – Larry Campbell will provide information to BOD.
- 4) How can veterans get help (Thaxton) – information in HUD information packet.
- 5) Recapture of HOME \$3.6M on 4/30/12 (Charlette Minor will present NOFA to BOD in April)
- 6) 2012 Shelter Plus Stats (Lee) – see HUD website per Cheryl Breaux
- 7) Inquiry on LHC obligations – per Earl Randall the BOD should review all the contracts, rely on past reports, and call for an audit wherein deemed necessary.
- 8) Earl Randall noted that none of the programs coming into LHFA currently have any open findings.

Mr. Carmon advocated for a continued positive and amicable relationship with LHFA, and also reiterated that one of the priority goals for the HUD New Orleans office is addressing chronic homelessness.

Next to present was Janel Young, OCD-LHC Program Manager for Sustainable Housing. She discussed the Affordable Rental, Gustave/Ike First Time Homebuyer, Soft Second Mortgage, Gustave/Ike Minor Repair, Gustave/Ike Homeowner Rehab, and Small Rental Property Programs.

Among the Parking Lot Items were:

- 1) Provide to BOD a white paper on future uses of the Soft Second Mortgage Program (Airhart)
- 2) Information on programs to be recipient specific (Lee).
- 3) Information on average homeowner awards for Gustave/Ike Homeowner Rehab (Airhart)

Next presenter was OCD-DRU Housing Specialist Thomas LaTour. He discussed the CDBG LIHTC Piggyback Program.

Next presentation was by Nicole Sweazy, Social Services Manager of OCD-DRU. She discussed the Homelessness Supports and Housing, Permanent Supportive Housing (PSH) Project Based Voucher and Shelter Plus Care and Supportive Housing Services, Short Term Assistance Rental Services (STARS), and Emergency Shelter Grants Programs

Among the Parking Lot Items were:

- 1) List of the six (6) agencies that process PSH vouchers (Foster)

LHC Board Chairman Airhart thanked everyone for preparing and presenting information on the various programs anticipated to be a part of the new Louisiana Housing Corporation. He also expressed his desire that similar presentations take place annually.

LHC BOD RETREAT AND/OR LHC STRATEGIC PLANNING RETREAT

There was a suggestion by Board Members Lee and Thaxton that the Retreat(s) be postponed until such time as the BOD is more fully oriented on the various LHC programs and until more data is gathered and absorbed by everyone.

Vice-Chairman Foster concurred thereof, noting the Retreat should deal with how LHFA and OCD transitioned to LHC, that April 2012 is too early, and that given there are three (3) more Board Appointees pending, he'd prefer the entire BOD participate as a whole.

Board Member Ritchie also concurred likewise, noting he'd prefer to wait until all 11 member are seated on the Board.

Board Chairman Airhart offered to that Board would hold off on the matter and revisit it in thirty (30) days.

LHC IED Hutchinson requested that the BOD send to him any specific topics they'd like to discuss at the future Board Retreat.

Board Chairman Airhart requested that the BOD be emailed the DED data and the 2010 Housing Needs Assessment (HNA)_Report by Greg Rigamer. Board Member Ritchie requested that a more current HNA be done. Mr. Hutchinson advised that he'd contact Mr. Rigamer accordingly.

Board Member Lee requested that an analysis of the housing to transit component be a part of the report, in particular any future DOTD projects.

OTHER BUSINESS

Board Member Thaxton requested that the Board be provided with an update on the LHC's Housing and Transportation Planning and Coordination Commission.

ADJOURNMENT

There being no other matters to discuss, Board Chairman Michael L. Airhart offered a motion for adjournment that was seconded by Board Member Frank H. Thaxton, III. There being no discussion or opposition, the matter was unanimously passed.

The LHC March 14th Board Programs Orientation Meeting adjourned at 4:52 P.M.

Chairman

Secretary