



Louisiana Housing Corporation

A verbatim transcript as well as an audio recording of these proceedings is available upon request by contacting the LHC

LHC Board of Directors

Board Meeting Minutes

Wednesday, September 13, 2017

**2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
9:36 A.M.**

Board Members Present

Lloyd S. "Buddy" Spillers
Jennifer Vidrine
Michael T. Anderson
Tammy P. Earles
Thomas Enright (obo Treasurer Ron Henson)
Larry Ferdinand
Elton M. Lagasse
Andreanecia M. Morris
Willie Rack
Donald B. Vallee
Gillis R. Windham

Board Members Absent

None.

Staff Present

Barry E. Brooks
Edselle Keith Cunningham, Jr.
Bradley Sweazy

Jessica Guinn
Brenda Evans
Loretta Wallace
Janel Young
Rene Landry
Leslie C. Strahan
Miriam Bowie
Robby Bizot
Marjorianna Willman
Nicole Sweazy
Kevin Brady
Natasha Anderson
Na'Tisha Natt
Collette Mathis

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Board Chairman Lloyd S. "Buddy" Spillers called the meeting to order at 9:36 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

Next item discussed were the August 9, 2017 Board Meeting Minutes.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Larry Ferdinand, the Minutes of the August 9, 2017 LHC Board of Directors Meeting were unanimously approved.

Thereafter, Board Member Vallee noted that previously he had requested an "in-depth discussion of the Updates and Program Reports, in particular the status of the three (3) LHC-owned properties which are a third of our income, as well as the LHA Reports...." for the September BODM and wanted to know if such had inadvertently been left off the Agenda, or if said discussion was gonna happen at the end of the meeting.

Chairman Spillers advised that the aforementioned would be discussed during the October 11th BODM.

LHC BOARD CHAIRMAN'S REPORT

Chairman Spillers applauded the awarding of the 2017 QAP. He also encouraged the developers to use local talent and products in their projects, wherein possible, because doing such would have a positive impact on local and state economies.

The Record reflected the arrival of Board Member Andreanecia Morris at 9:41 a.m.

Board Member Vallee requested due diligence in looking at any pending and future projects because of price increases and labor shortages due to recent severe weather and floodings.

LHC EXECUTIVE DIRECTOR'S REPORT

LHC Executive Director Edselle Keith Cunningham, Jr. discussed the following: Housing Development Innovation Roundtable visit by HUD Secretary Carson and U.S. Senator John Kennedy on August 14th; that LHC attended the Louisiana Community Resilience Institute Opening Reception held at the Governor's Mansion on August 16th; that LHC was participating in Hurricanes Harvey and Irma relief efforts – LHC staff were making personal donations to a fund for a homeless shelter in the affected area, and he challenged the Board Members to match his personal \$100 donation; that Nicole Sweazy has been appointed Chair of the Governor's Council on Homelessness; he acknowledged the recent employment development achievements by LHC employees Gay Owens, Frankline Kimbeng, and Sydney Edmonston; he discussed LHC's August 28th meeting with USDA-RD Acting State Director Lee Jones and Public Information Officer Karen Lawson; that LHC attended the 2017 Livingston Real Estate Forecast Conference on September 7th; and he reminded everyone of the upcoming NCSHA Annual Conference on October 14th – 17th in Denver.

Board Member Vallee noted that he had recently met with HUD Secretary Carson and Governor Edwards regarding disaster recovery impediments and also how proactive Louisiana had become at recovery efforts.

LHC Director of Disaster Recovery Robby Bizot noted that the Neighborhood Landlord Program ("NLP") has received 98 applications for a total of \$38.9M.

There were additional discussions on the aforementioned NLP.

AGENDA ITEM #5

Next item discussed was a resolution adopting Special Rules of Order.

Board Member Vallee read into the Record a letter (available upon request) he had sent to the Board requesting that the aforementioned matter not be considered.

Board Member Andreanecia M. Morris noted that Special Rules can be suspended as needed.

On a motion by Board Member Willie Rack and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution adopting Special Rules of Order for the LHC Board of Directors related to the discussion of agenda items; and providing for other matters in connection therewith, was moved to debate.

There being no further discussion, opposition, or public comment; a Roll Call Vote was taken, and the matter passed 10 (YES) to 1 (NO).

The votes were as follows:

YES (Jennifer Vidrine, Michael T. Anderson, Tammy P. Earles, Thomas Enright, Larry Ferdinand, Elton M. Lagasse, Andreanecia M. Morris, Willie Rack, Gillis R. Windham, and Lloyd S. Spillers).

NO (Donald B. Vallee,).

AGENDA ITEM #6

Next item discussed was the resolution regarding awarding the 2017 QAP.

LHC Housing Program Administrator Marjorianna Willman briefly went over the specifics of the matter, noting there were 21 projects for a total of 1097 units that were located in 15 different parishes.

Board Member Vallee inquired as to whether there had been any challenges received, and if the public could make any challenges during the Board Meeting.

Board Chairman Spillers along with MAC Chairman Gillis R. Windham opened up the floor for any public comments regarding the 2017 QAP awards.

Ms. Kelly Longwell inquired as to whether LHC would be going any farther down the list. Ms. Willman noted that the QAP does not allow a project to be altered at this point in the process.

Ms. Longwell inquired as to whether LHC would be forward allocating. ED Cunningham noted that the next QAP would be in March 2018 and that there were no current plans for forward allocation.

Board Member Morris advocated for more outreach efforts to municipalities. ED Cunningham noted that such was very successful for 2017 and would be enhanced for 2018.

Board Member Vallee moved to Call the Question. There being no objection, Board Member Windham read into the Record the resolution.

On a motion by Board Member Lagasse and seconded by Board Member Gillis R. Windham, the resolution approving the final rankings of applicants under the 2017 Qualified Allocation Plan to certain residential rental facilities; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

Thereafter, Board Members Vallee and Ferdinand complimented everyone on the 2017 QAP overall process, noting in particular the broad categories and diversity of awards, and that they were looking forward to participating in future QAPs.

AGENDA ITEM #7

The next item discussed was the resolution regarding accepting Stifel Nicholas & Company, Inc. purchase of \$6M MHRB for Pine Trace Homes I Project.

LHC Housing Program Administrator Marjorianna Willman briefly went over the specifics of the matter.

On a motion by Board Member Donald B. Vallee and seconded by Vice-Chairwoman Jennifer Vidrine, the resolution accepting the proposal of Stifel Nicholas & Company, Inc. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Six Million Dollars (\$6,000,000) Multifamily Housing Revenue Bonds (Pine Trace Homes I Project located at 1015 Union Ave., Bogalusa, Washington Parish, Louisiana 70427) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

Thereafter, Board Member Vallee noted for the Record his concern about concentration of funds.

AGENDA ITEM #8

The next item discussed was the resolution regarding accepting Stifel Nicholas & Company, Inc. purchase of \$7M MHRB for Pine Trace Homes II Project.

LHC Housing Program Administrator Marjorianna Willman briefly went over the specifics of the matter.

On a motion by Board Member Donald B. Vallee and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution accepting the proposal of Stifel Nicholas & Company, Inc. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Seven Million Dollars (\$7,000,000) Multifamily Housing Revenue Bonds (Pine Trace Homes II Project located at 1200 Highland Park, 700 River Terrace and 915 East 4th Street, Bogalusa, Washington Parish, Louisiana 70427) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

Thereafter, Board Member Vallee reiterated for the Record his concern about concentration of funds.

AGENDA ITEM #9

Next item discussed was the resolution regarding U.S. Bank NA purchase of \$9.5M MHRB for Iberville On-Site Phase VII Project.

Board Member Vallee referenced a recent HUD OIG audit.

Thereafter, Mr. Chris Clements with HRI Properties addressed the Board noting that the project was not affected by the HUD OIG audit report. ED Cunningham concurred with Mr. Clements, noting that the HUD OIG matter did not involve LIHTCs.

Board Member Vallee moved to Call the Question.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Willie Rack, the resolution accepting the proposal of U.S. Bank National Association or such other purchaser as may be designated by the Developer for the purchase of not to exceed Nine Million Five Hundred Thousand Dollars (\$9,500,000) Multifamily Housing Revenue Bonds (Iberville On-Site Phase VII Project located at 1511 Conti Street, New Orleans, Orleans Parish, Louisiana 70112) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and approving a waiver of the Minimum Square Footage and Full Bathrooms Per Unit Type required in the 2017 Qualified Allocation Plan; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

AGENDA ITEM #10

Next item discussed was the resolution for Stifel Nicholas & Company, Inc. to purchase \$5M of MHRB for Robinson Place II Project.

Board Member Vallee moved to Call the Question.

On a motion by Board Member Donald B. Vallee and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution accepting the proposal of Stifel Nicholas & Company, Inc. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Five Million Dollars (\$5,000,000) Multifamily Housing Revenue Bonds (Robinson Place II Project located at Robinson Drive Area, Monroe, Ouachita Parish, Louisiana 71202) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.

AGENDA ITEM #11

Next item discussed was the resolution regarding awarding HOME funds under the CHDO Annual Awards Program ("CHAAP").

Ms. Willman briefly went over the specifics of the matter, noting there were \$2M total funds available.

Board Member Vallee again noted his concern about concentration of funds, and inquired on the status of his previous requests for Source of Use Funds Analysis for the past five years. Board Chairman requested that said SUFA be provided by October 11th BODM.

Board Member Morris inquired on Participating Jurisdictions ("PJs), and noted her concern about restricting funding rounds.

Thereafter, COO Sweazy distributed a report (available upon request) noting HOME Funds Invested in New Orleans as of Today, HOME Funds Invested in LHC's Designated Area as of 2015, and HOME Funds Invested in All Other HOME Designated Areas as of 2015.

Mr. Charles Tate addressed the Board and briefly discussed effective use of HOME funds.

On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution approving LHC staff's recommended strategies for awarding HOME funds under the CHDO Annual Awards Program

(“CHAAP”); and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed. There was one (1) NO Vote from Board Member Morris, and one (1) ABSTAIN Vote from Board Member Vallee.

AGENDA ITEM #12

Next item discussed was the resolution regarding strategies for awarding HOME funds under the 2017 Small Project Continuation NOFA.

Ms. Willman went over the specifics of the matter.

Board Member Vallee reiterated his concern about concentration of funds.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Andreanecia M. Morris, the resolution approving LHC staff’s recommended strategies for awarding HOME funds under the 2017 Small Project Continuation Pilot Program; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

AGENDA ITEM #13

Next item discussed was the resolution regarding strategies for awarding CDBG funds under the 2017 Plaquemines Parish NOFA.

Ms. Willman went over the specifics of the matter, noting there was \$55M in CDBG funds for multifamily new construction outside of the FEMA “B” Zone.

Board Member Vallee requested that Parish Officials and the Council Chairman be contacted about the project.

Board Member Lagasse cautioned to ensure that dialogue be with BOTH the Parish President and the Council Chairman.

On a motion by Board Member Elton M. Lagasse and seconded by Board Member Donald B. Vallee, the resolution approving Louisiana Housing Corporation LHC staff’s recommended strategies for awarding Community Block Grant (CDBG) funds under the 2017 Plaquemines Parish Notice of Funding Availability (CDBG NOFA); and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

There being no other matters to discuss, Board Chairman Lloyd S. Spillers offered a motion for adjournment that was seconded by Board Member Elton M. Lagasse. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 10:48 a.m.

Chairman

Secretary