



Louisiana Housing
Corporation

Board of Directors

Minutes of the

June 19, 2019

Board of Directors Meeting

July 10, 2019



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, June 19, 2019

**2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
10:00 A.M.**

Board Members Present

Chairman Lloyd "Buddy" Spillers
Vice-Chairwoman Jennifer Vidrine
Renee' Free (on behalf of Louisiana State Treasurer John M. Schroder)
Tammy P. Earles
Derrick Edwards
Stacy S. Head
Willie Rack
Gillis R. Windham

Board Members Absent

Larry Ferdinand
Byron L. Lee
Donald B. Vallee

Staff Present

Barry E. Brooks
Edselle Keith Cunningham, Jr.
Bradley Sweazy
Leslie C. Strahan
Terrell Dupard
Miriam Bowie
Plezetta West
Winona Connor

Kevin Brady
Na'Tisha Natt
Ray Rodriguez
Louis Russell
Carlos Dickerson
Lauren Hartley-Holmes
John Ampin
Gary Beadle

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Board Chairman Lloyd "Buddy" Spillers called the meeting to order at 10:16 A.M. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

Next item discussed was the May 22, 2019 Board Meeting Minutes.

On a motion by Board Member Willie Rack and seconded by Board Member Derrick Edwards, the Minutes of the May 22, 2019 LHC Board of Directors Meeting were unanimously approved.

BOARD CHAIRMAN'S REPORT

Chairman Spillers and Board Member Renee' Free acknowledged the presence of Louisiana State Treasurer John M. Schroder, and thanked him for being able to attend given his overwhelming schedule.

LHC EXECUTIVE DIRECTOR'S REPORT

LHC Executive Director E. Keith Cunningham, Jr. discussed the 2019 QAP.

Damon Burns, CEO of FANO, addressed the Board and along with ED Cunningham discussed the LHC partnership with FANO.

Mr. Burns requested that 4% restrictions be removed from the QAP.

The Board thanked Mr. Burns for his leadership at FANO for his positive dialogues with LHC.

AGENDA ITEM #5 – HUD Update by HUD Region IV Regional Administrator

Board Chairman advised that the HUD officials would be arriving shortly, so the matter would be revisited upon their arrival. There was no objection from the Board.

AGENDA ITEM #6 – Board Governance Policy regarding Board Communications

Administrative and Finance Committee (“AFC”) Chairman Willie Rack introduced the matter, noting that the AFC had met on the previous day and discussed the matter, and were Favorably recommending approval thereof.

Board Member Stacy S. Head noted that overall the Policy was “good”, but that she had some “concerns” regarding area(s) that seemed to prohibit her communications.

Board Member Head requested that the section entitled “Board Members” and paragraph “C”, be deleted. Resulting in sequentially renumbering the paragraphs thereafter.

Board Vice-Chairman Jennifer Vidrine noted that she was not in favor of the aforementioned deletion. Board Member Derrick Edwards likewise concurred thereof.

AFC Chairman Rack noted that he had “...no problem with the language” of the Policy.

LHC Executive Counsel Jessica Guinn Johnson suggested changing the word “may” to “shall”.

Board Chairman Spillers suggested using the word “should”.

On a motion by Board Member Willie Rack and seconded by Board Member Gillis Windham, the Board approved striking the word “may” and inserting the word “should” in paragraph “C” under the section titled “Board Members”; 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 #7 – LHC FY20 OPERATING BUDGET

AFC Chairman Rack introduced the matter, noting that the AFC had met on the previous day and discussed the matter, and were Favorably recommending approval thereof.

On a motion by Board Member Willie Rack and seconded by Board Member Derrick Edwards, the resolution adopting the LHC Operating Budget for the Fiscal Year Ending June 30, 2020 (labeled "Exhibit A", entitled "Louisiana Housing Corporation Fiscal Year Ending June 30, 2020 Operating Budget"); 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 #8 – \$30M MHGN FOR DRAKES LANDING PROJECT

Next item discussed was the resolution regarding Drakes Landing Project.

LHC Housing Development Administrator Louis Russell went over the specifics of the matter, noting that the project consisted of nine (9) buildings with 266 units, and that staff was recommending approval thereof.

On a motion by Board Member Gillis R. Windham and seconded by Board Member Willie Rack, the resolution accepting the proposal of Capital One, N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Thirty Million Dollars (\$30,000,000) Multifamily Housing Governmental Note (Drakes Landing Project located at 801 N. Ardenwood Dr. Baton Rouge, LA 70806); fixing the parameter terms of said governmental note and otherwise providing with respect to said governmental note; 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 # 9 – 2018 KATRINA/RITA PIGGY-BACKN OFA

ED Cunningham noted that the matter was Withdrawn Before Meeting, and would be brought up again at the July 2019 BODM.

AGENDA ITEM #10 – 2019 QUALIFIED ALLOCATION PLAN - QAP

ED Cunningham introduced the matter.

Robin Wagner, Deputy Assistant Secretary with the Louisiana Department of Health addressed the Board.

There were further discussions between the Board Members and Ms. Wagner, including housing qualifications for the disabled, the need for more consistent services, marketing of DHH services, rural tenant needs, PSH units, etc.

Ms. Wagner concluded by stating "...DHH is working on providing good statewide coverage to ensure tenants are placed with adequate providers..."

Chairman Spillers requested that there be a pause in the proceedings to allow the HUD officials who had arrived to address the Board. There were no objections from the Board regarding the aforementioned request.

AGENDA ITEM #5 – HUD Update by HUD Region IV Regional Administrator

HUD Region IV Regional Administrator Beth Van Duyne addressed the Board. Also in attendance were, Bam Gresset, Patricia Campbell, Tim Smyth, Leslie Bradley, and Crystal Jones-Taylor.

Among the items discussed by Administrator Van Duyne were: the national crisis of available affordable housing, that 56K housing vouchers are allocated to Louisiana, that there are 247 multifamily properties in Louisiana, the public-private partnership initiatives of HUD Secretary Ben Carson, the HUD approach of "hand-up" not "hand-out", the \$26B of deferred public housing maintenance needs nationally, RAD, Opportunity Zones incentives and protocols, etc.

The LHC staff and Board thanked the HUD officials for taking time to visit with LHC and for their encouraging and informative presentation.

AGENDA ITEM #10 – 2019 QUALIFIED ALLOCATION PLAN – QAP (continued)

There were further discussions on the various aspects of the 2019 QAP by LHC staff and the Board Members.

Chairman Spillers noted that he supports approval of the 2019 QAP because developer fees were not being changed.

Board Member Head applauded the LHC staff for doing a very "transparent" QAP process; and that she had forwarded to LHC some comments that though untimely for the 2019 QAP, might be considered for the 2020 QAP.

Additional discussions included topics related to requirements for security cameras, washer and dryers, green communities, etc.

Board Member Head noted that for the 2020 QAP that washer and dryers in each unit not be a requirement because is very costly and is a "luxury" that reduces square footage, and that certification as a green community was an unnecessary costly item too.

On a motion by Board Member Willie Rack and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution providing for approval of the State's 2019 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 # 11 – \$50M of LHC SEMRB

ED Cunningham introduced the matter, noting staff was recommending approval thereof.

On a motion by Board Vice-Chairwoman Jennifer Vidrine and seconded by Board Member Gillis R. Windham, the resolution accepting the parameter term proposal for the purchase of not exceeding Fifty Million Dollars (\$50,000,000) of Louisiana Housing Corporation Single Family Mortgage Revenue Bonds in one or more series or subseries; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; approving the form and directing the execution of the Bond Purchase Contract for 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.

AGENDA ITEM #12 – JUNE 2019 HOMEOWNERSHIP MONTH

ED Cunningham introduced the matter, noting staff was recommending approval thereof.

On a motion by Board Member Willie Rack and seconded by Board Member Renee' Free, the resolution recognizing June 2019 as Homeownership Month; 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 – OTHER BUSINESS

None.

AGENDA ITEM #14 – EXECUTIVE SESSION

Board Vice-Chairwoman Vidrine moved that pursuant to La. R.S. 42:17, the Board enter into Executive Session:

The purpose for the executive session is:

- **Executive Session, pursuant to La. R.S. 42:17, to discuss strategies with respect to prospective litigation after formal written demand from the U.S. Department of Housing and Urban Development concerning the Curran Place Apartments, 14101 Curran Road, New Orleans, LA.**

The motion to enter into Executive Session was seconded by Board Member Stacy S. Head

A Vote was done to Enter Executive Session. The motion passed unanimously.

The Board entered into Executive Session at 12:08 p.m.

On a motion by Board Vice-Chairwoman Vidrine and seconded by Board Member Willie Rack, the Board exited Executive Session at 12:31 p.m.

A Vote was done to Exit Executive Session. The motion passed unanimously.

The motion passed unanimously.

ADJOURNMENT

There being no other matters to discuss, Board Member Willie Rack offered a motion for adjournment that was seconded by Board Vice-Chairwoman Jennifer Vidrine. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 12:33 p.m.

Chairman

Secretary