



Louisiana Housing
Corporation

Board of Directors

Minutes of the

December 11, 2019

Board of Directors Meeting

February 12, 2020



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, December 11, 2019

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

Board Members Present

Chairman Lloyd "Buddy" Spillers
Renee' Free (on behalf of Louisiana State Treasurer John M. Schroder)
Derrick Edwards
Byron L. Lee
Willie Rack
Donald B. Vallee
Gillis R. Windham

Board Members Absent

Board Vice-Chairwoman Jennifer Vidrine
Tammy P. Earles
Stacy Head
Larry Ferdinand

Staff Present

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

Kevin Brady
Jessica Guinn Johnson
Na'Tisha Natt
Ray Rodriguez
Louis Russell
Lionel Dennis
Wendy Hall
Carlos Dickerson
Dione Milton
Todd Følse
Janel Young
John Ampim
Rendell Brown

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Board Chairman Lloyd "Buddy" Spillers called the meeting to order at 10:17 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

Next item discussed was the October 9, 2019 Board Meeting Minutes.

On a motion by Board Member Derrick Edwards and seconded by Board Member Willie Rack, the Minutes of the October 9, 2019 LHC Board of Directors Meeting were unanimously approved.

BOARD CHAIRMAN'S REPORT

Chairman Spillers acknowledged the presence of Louisiana State Treasurer John M. Schroder. In addition, also recognized were USDA Rural Development Louisiana State Director Roy Holleman, along with Scott Pousson and Yvonne Emerson.

State Director Holleman addressed the Board and noted he was looking forward to the continued partnership with LHC. He also noted his concerns regarding small rural communities, but that he was very optimistic.

LHC Board Member Donald B. Vallee advocated 30% of LHC activities be rural development. He also requested a schedule of rural housing developments over the next 5-10 years.

LHC Executive Director E. Keith Cunningham, Jr. noted that LHC has 14-partnered developments with USDA-RD, consisting of 586 units, with \$1.15M in CDBG funds.

LHC EXECUTIVE DIRECTOR'S REPORT

LHC Executive Director E. Keith Cunningham, Jr. advised the Board that LHC had won an award at the recent NCSHA Annual Conference for the 2019 LHC Housing Conference; that the next HC would be April 2-4, 2020; that Atoms Energy and Stifel were the HC's Top Sponsors; he noted that in 2020 there would be Quarterly CHDO Meetings, more LIHTC and LIHEAP Trainings, Rental Assistance Training with TAC, Homebuyer Education Classes, etc.; he noted that he'd also be having more meetings with Louisiana mayors and other municipal officials; and that LHC had recently hosted a very informative Blighted Properties Roundtable event.

Board Member Vallee discussed Choice Neighborhood pitfalls and accomplishments.

ED Cunningham noted that he was working on ways to better publicize CNI stories.

AGENDA ITEM #5 – PRIME Program by Office of Community Development

Next item was a presentation by OCD regarding the PRIME Program.

ED Cunningham briefly introduced the matter.

Tommy LaTour with OCD further discussed the matter. He noted that OCD was proud to be a partner with LHC; he gave historical perspectives from 2005 with LHFA; he discussed CDBG and Flood Piggyback Programs; he discussed Mallard Crossings Project lessons learned via NDR concept; he noted that PRIME was an acronym for Piggyback Resilience Mixed Income; he discussed the positive aspects of the Program; he noted that it would require participants have flood insurance; etc.

Matt Sanders with OCD provided additional information. He discussed site selection and building science, the 500-year standard and flood elevation, reviewed how 2016 Floods affect future site performances, looking at site 50 years out analyses, building integrity and fortified roof design, Enterprise Green Community Standards, etc.

ED Cunningham noted that he was supportive of the PRIME Program, that the NOFA would be published on December 13, and that on December 19 there would be a Developers Conference to introduce the concept.

Board Member Byron L. Lee inquired on levee protection parameters. Mr. Sanders noted that such would be reflected in the site selection aspects.

Board Member Donald B. Vallee inquired if the Program was for new development. Mr. LaTour replied affirmatively, and reiterated that PRIME is a pilot program and had received positive feedback from developers.

AGENDA ITEM #6 – Asset Management and Compliance Department

Next, there was a presentation (**available upon request**) by the LHC Asset Management (Dione Milton) and Compliance Departments (Todd Folse).

Board Member Vallee requested a schedule of projects that are in trouble, a schedule of debt by category, and a copy of the last annual audit report of the LHC properties.

Board Chairman Spillers discussed affordability aspects as related to page 19 of the presentation. He also noted that he wished that all of the Board Members had been present to participate in the discussion related to the presentation, and that at a later BODM he might request a repeat thereof.

Board Member Derrick Edwards applauded the staff for the informative presentation.

AGENDA ITEM #7 – Resolution regarding Park Homes of Iowa

Next item discussed was the resolution regarding \$4M MHRB for Park Homes of Iowa.

LHC Housing Development Administrator Louis Russell went over the specifics of the matter, noting staff was recommending approval thereof.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Derrick Edwards, the resolution of intention to issue not exceeding Four Million Dollars (\$4,000,000) Multifamily Housing Revenue Bonds for Park Homes of Iowa located at 603 N. Park, 526 E. Park and 230 S. Storer Drive in Iowa, Calcasieu Parish, Louisiana, 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 Park Homes of Iowa; 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; 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 – Resolution regarding The Reveal

Next item discussed was the resolution regarding \$25M MHRB for The Reveal Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Derrick Edwards, the resolution accepting the proposal of Stifel, Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Twenty-Five Million Dollars (\$25,000,000) Multifamily Housing Bonds (The Reveal Project, located at 13707 to 13777 Chef Menteur Highway, New Orleans, Orleans Parish, Louisiana); 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.

AGENDA ITEM #9 – Resolution regarding Les Maisons de Bayou Lafourche Project

Next item discussed was the resolution regarding \$5.5M MHRB for Les Maisons de Bayou Lafourche Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Derrick Edwards, the resolution accepting the proposal of JPMorgan Chase Bank, N.A or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Five Million Five Hundred Thousand Dollars (\$5,500,000) Multifamily Housing Revenue Bonds (Les Maisons de Bayou Lafourche Project located at 151 McCloud Road, City of Lockport, Lafourche Parish, Louisiana) 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.

AGENDA ITEM #10 – Resolution regarding Lake Forest Manor Project

Next item discussed was the resolution regarding \$22M MHRB for Lake Forest Manor Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

On a motion by Board Member Willie Rack and seconded by Board Member Derrick Edwards, the resolution accepting the proposal of Two Rivers Bank & Trust or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Twenty-two Million Dollars (\$22,000,000) Multifamily Housing Revenue Bonds (Lake Forest Manor Project located at 10101 Lake Forest Boulevard New Orleans, Orleans Parish, Louisiana) 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. There was one (1) NO Vote from Board Member Donald B. Vallee.

AGENDA ITEM #11 – Resolution regarding Morningside at Juban Lakes Project

Next item discussed was the resolution regarding \$14M MHRB for Morningside at Juban Lakes Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Derrick Edwards, the resolution accepting the proposal of PNC Bank or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Fourteen Million Dollars (\$14,000,000) Multifamily Housing Revenue Bonds (Morningside at Juban Lakes Project located at 11000 Buddy Ellis Road Denham Springs, Livingston Parish, Louisiana) 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.

AGENDA ITEM #12 – Resolution regarding Pine Hill Estates II Project

Next item discussed was the resolution regarding \$9M MHRB for Pine Hill Estates II Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Derrick Edwards, the resolution accepting the proposal of Stifel, Nicolaus &

Company, Inc. or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Nine Million Dollars (\$9,000,000) Multifamily Housing Revenue Bonds (Pine Hill Estates II Project located on 110 scattered sites in Shreveport, Caddo Parish, Louisiana) 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.

AGENDA ITEM #13 – Resolution regarding Stone Vista Apartments II

Next item discussed was the resolution regarding \$15M MHRB for Stone Vista Apartments II Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

On a motion by Board Member Derrick Edwards and seconded by Board Member Donald B. Vallee, the resolution accepting the proposal of Stifel, Nicolaus & Company, Inc. or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Fifteen Million Dollars (\$15,000,000) Multifamily Housing Revenue Bonds (Stone Vista Apartments II Project located on 152 scattered sites in Shreveport, Caddo Parish, Louisiana) 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.

AGENDA ITEM #14 – Resolution regarding Valencia Park Project

Next item discussed was the resolution regarding \$11M MHRB for Valencia Park Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Willie Rack, the resolution accepting the proposal of Stifel, Nicolaus & Company, Inc. or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Eleven Million Dollars (\$11,000,000) Multifamily Housing Revenue Bonds (Valencia Park Project located at 1400 block of Gayosa St., Baton Rouge, East Baton Rouge Parish, Louisiana) 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.

AGENDA ITEM #15 – Resolution regarding Elysian III Project

Next item discussed was the resolution regarding \$4.4M MHRB for Elysian III Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

On a motion by Board Member Derrick Edwards and seconded by Board Member Willie Rack, the resolution accepting the proposal of JPMorgan Chase Bank, N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Four Million Four Hundred Thousand Dollars (\$4,400,000) Multifamily Housing Revenue Bonds (Elysian III Project located at 1145 North Street Baton Rouge, East Baton Rouge Parish, Louisiana) 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.

AGENDA ITEM #16 – Resolution regarding H3C Project

Next item discussed was the resolution regarding \$15M MHRB for H3C Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

Board Member Valle inquired on the \$6M Extraordinary Site Costs, and noted his concerns thereof.

Project Developer David Harms addressed the Board stating "...So the city of New Orleans requires a certain level of storm water infiltration within the site boundaries, and also requires that the ground floor of the building at this particular site either be completely flood proofed for the bottom three feet or elevated above the existing grade, which creates additional costs in creating accessible entryways into the building."

On a motion by Board Member Derrick Edwards and seconded by Board Member Byron L. Lee, the resolution accepting the proposal of Stifel, Nicolaus & Company, Inc. or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Fifteen Million Dollars (\$15,000,000) Multifamily Housing Revenue Bonds (H3C Project located at 1801 Thalia Street, New Orleans, Orleans Parish, Louisiana) 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. There was one (1) NO Vote from Board Member Donald B. Vallee.

AGENDA ITEM #17 – Resolution regarding 1300 OCH Project

Next item discussed was the resolution regarding \$22M MHRB for 1300 OCH Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

Board Member Valle inquired on the \$6.4M Extraordinary Site Costs, and noted his concerns thereof.

Project Developer David Harms addressed the Board and discussed developer costs as related thereof.

On a motion by Board Member Byron L. Lee and seconded by Board Member Derrick Edwards, the resolution accepting the proposal of Stifel, Nicolaus & Company, Inc. or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Twenty-two Million Dollars (\$22,000,000) Multifamily Housing Revenue Bonds (1300 OCH Project located at 1300 Oretha Castle Haley Blvd., New Orleans, Orleans Parish, Louisiana) 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. There was one (1) NO Vote from Board Member Donald B. Vallee.

AGENDA ITEM #18 – Resolution regarding OCH School Redevelopment Project

Next item discussed was the resolution regarding \$4.5M MHRB OCH School Redevelopment Project.

HDA Russell went over the specifics of the matter, noting staff was recommending approval thereof.

Board Member Valle inquired on the \$2.35M Extraordinary Site Costs, and noted his concerns thereof.

On a motion by Board Member Derrick Edwards and seconded by Board Member Byron L. Lee, the resolution accepting the proposal of Cedar Rapids Bank and Trust Company or such other purchaser as may be designated by the Taxpayer for the

purchase of not to exceed Four Million Five Hundred Thousand Dollars (\$4,500,000) Multifamily Housing Revenue Bonds (OCH School Redevelopment Project located at 2515 N. Robertson, New Orleans, Orleans Parish, Louisiana) 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. There was one (1) NO Vote from Board Member Donald B. Vallee.

AGENDA ITEM #19 – State’s 2020 Draft Qualified Allocation Plan (“QAP”)

Next item discussed was related to the State’s 2020 QAP.

ED Cunningham discussed the matter briefly, noting that the matter required no Action from the Board and was informational in nature.

Board Member Vallee requested that time be allowed for the public to make comments.

COO Sweazy briefly discussed the matter, noting in particular the timelines related thereof, noting “..And I think the most important piece is this is the idea of the 2020 QAP which will have to follow all the federal requirements of public hearing and comment, and all that stuff; and as Keith pointed out, I just want to make sure it’s clear that we are still on our same timeline for our 20-21 QAP as we’ve done historically over the last three or four years. So we are still on that timeline....”

AGENDA ITEM #20 – Participating Jurisdictions within the State of Louisiana

Next item discussed was related to Participating Jurisdictions in Louisiana.

ED Cunningham discussed the matter briefly, noting that the matter required no Action from the Board and was informational in nature.

AGENDA ITEM #21 – OTHER BUSINESS

Board Chairman Spillers advised that at the January 2020 BODM there would be a memorial presentation to the John Poche’ family.

ADJOURNMENT

There being no other matters to discuss, Board Member Donald B. Vallee offered a motion for adjournment that was seconded by Board Member Willie Rack. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 11:59 a.m.

Chairman

Secretary