



**Louisiana Housing**  
Corporation

## **Board of Directors**

**Minutes of the**

**March 10, 2021**

**Board of Directors Meeting**

**April 14, 2021**



# *Louisiana Housing Corporation*

**\*An audio-video recording as well as verbatim-transcript of these proceedings  
is available upon request by contacting the LHC\***

## **LHC Board of Directors**

### **Board Meeting Minutes**

**Wednesday, March 10, 2021 @ 10:00 A.M.**

**2415 Quail Drive  
Committee Room #2, Baton Rouge, LA 70808**

### **Board Members Participating (on-site and via audio-video conference mode)**

Interim-Board Chairwoman Jennifer Vidrine (on-site at LHC Building)  
Louisiana State Treasurer John M. Schroder (on-site at LHC Building)  
Johnny Berthelot  
Derrick Edwards  
Stacy S. Head  
Steven P. Jackson  
Anthony "AP" Marullo, III  
Ericka McIntyre  
Willie Rack

### **Board Members Absent**

Gillis R. Windham

### **Staff Present (on-site at LHC Building)**

Barry E. Brooks  
Edselle Keith Cunningham, Jr.  
Bradley Sweazy  
Jessica Guinn Johnson  
Gary Beadle  
Louis Russell  
Wendy Hall  
Judy White  
Carlos Dickerson  
Dr. Shanta Harrison

**Others Present**

Jackson Wright with Governor's Office (on-site at LHC Building)  
Pat Forbes with OCD-DRU (on-site at LHC Building)  
Tony Ligi with Treasurer's Office (on-site at LHC Building)  
Rachel Kincaid with Treasurer's Office (on-site at LHC Building)  
Dirk Deville with City of Ville Platte (on-site at LHC Building)  
Nicole Bourgeois with Court Reporters of Louisiana (on-site at LHC Building)

**Other LHC Staff and Members of the Public participated via Global-Meet audio-video mode.**

**CALL TO ORDER**

Acknowledging the previous (February 11, 2021) resignation of former Board Chairman Lloyd "Buddy" Spillers, Vice-Chairwoman Jennifer Vidrine noted that she would be serving as Interim-Board Chairwoman until the July 2021 Board Officers elections, and called the meeting to order at 10:19 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

**APPROVAL OF MINUTES OF FEBRUARY 12, 2021 BOARD MEETING**

Next item discussed was the February 12, 2021 LHC Full Board of Directors Meeting Minutes.

**On a motion by Board Member Steven P. Jackson and seconded by Board Member Willie Rack, the Minutes of the February 12, 2021 LHC Full Board of Directors Meeting were unanimously approved.**

**BOARD CHAIRMAN'S REPORT**

None.

**LHC EXECUTIVE DIRECTOR'S REPORT**

LHC Executive Director E. Keith Cunningham, Jr. gave a brief update as related to LHC COVID-19 relief efforts,

**AGENDA ITEM #5 – Emergency Rental Assistance Program (“ERAP”)**

ED Cunningham, along with LHC Chief Operating Officer Bradley Sweazy and OCD-DRU Executive Director Pat Forbes, gave an informative update on the ERAP (PowerPoint available upon request).

Amongst the ERAP-related items discussed were Roles and Responsibilities, Applications by Day, Parish Summary, Tenant Unit Type, etc.

Board Member Louisiana State Treasurer John M. Schroder thanked ED Cunningham and IBC Vidrine for having met with him earlier to discuss the ERAP; he noted that his goal was to ensure the ERAP was transparent, efficient, and providing resources in the most expedient manner; that he wanted day-to-day accountability; and that he was looking forward to the ERAP being successful.

Treasurer Schroder requested that the Board be provided with a detailed report of the roles and responsibilities, copies of the contracts, and that weekly reports be provided.

IBC Vidrine noted her support for the ERAP, and that she was encouraged by the process workflow of how applications are to be processed.

ED Cunningham noted that LHC would provide the Board with ERAP weekly update reports.

Board Member Steven P. Jackson offered a Point of Order, noting he was concerned about the Board micromanaging the ERAP; that he was okay with Board oversight, but did not want to impede the process workflow and slow down getting the funds to the tenants and landlords.

Board Member Stacy S. Head thanked IBC Vidrine for the basic information, and noted that she did not wish to overwhelm LHC staff.

Board Member AP Marullo, III noted that he respected both points of views, and that weekly reports would be feasible with the option to call a Special Board Meeting if needed.

Board Member Derrick Edwards noted his confidence in LHC to administer the ERAP, given its past track record of running effective programs, that he was not supportive of a Special Board Meeting, and that he was concerned about too much Board oversight so as to not affect the goal of efficiency.

Board Member Jackson noted his support for weekly ERAP reports.

**On a motion by Board Member AP Marullo, III and seconded by Board Member Steven P. Jackson, it was resolved that LHC would provide weekly ERAP reports to the Board; 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.

**Roll Call Vote for Weekly ERAP Reports**

**YES: Vidrine, Schroder, Berthelot, Edwards, Head, Jackson, Marullo, McIntyre, Rack.**

**NO: None.**

**ABSENT: Windham.**

Thereafter, there were further discussions on the ERAP from Mr. Pat Forbes, Executive Director OCD-DRU, as well as LHC COO Sweazy.

Mr. Forbes noted that the 7 LGUs who were receiving direct funds from US Treasury would be administering their own ERAP, and therefore anyone submitting an application would be redirected to the respective Parish for submitting their application.

Board Members Derrick Edwards, Johnny Berthelot, and Willie Rack noted their positive support for the ERAP, and LHC administering the matter.

Jackson Wright, Policy Advisor from the Governor's Office, advised that good outreach was being planned to assist the applicants.

**AGENDA ITEM #6– Resolution regarding \$10M MHRB for Glen Oaks Apartments**

Next item discussed was the Resolution regarding issuing \$10M for Glen Oaks Apartments located in Belle Chasse, Plaquemines Parish.

The matter was introduced by Secretary Brooks.

Additional information was provided by Louis Russell, LHC Housing Development Administrator, noting staff was recommending approval thereof.

**On a motion by Board Member AP Marullo, III, and seconded by Board Member Louisiana State Treasurer John M. Schroder, the resolution of intention to issue not exceeding Ten Million Dollars (\$10,000,000) Multifamily Housing Revenue Bonds for Glen Oaks Apartments located in Belle Chasse, Plaquemines 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 Glen Oaks Apartments; 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 to provide for other matters in connection therewith. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.**

**Roll Call Vote for Agenda Item #6**

**YES: Vidrine, Schroder, Berthelot, Edwards, Head, Jackson, Marullo, McIntyre, Rack.**

**NO: None.**

**ABSENT: Windham.**

**AGENDA ITEM #7 – Discussion regarding Bond Bundles**

Next item discussed was the matter regarding Bond Bundles.

The matter was introduced by ED Cunningham, who gave a brief overview of the matter.

Additional information was provided by Mr. Russell.

**AGENDA ITEM #8 – Discussion regarding HOME NOFA**

Next item discussed was the matter regarding a proposed HOME NOFA.

The matter was introduced by ED Cunningham, who gave a brief overview of the matter. He also noted that the matter would be presented to the Board for approval at the April 14, 2021 Board Meeting.

Additional information was provided by Mr. Russell. He discussed Housing Priorities, Target Geographical Areas, etc.

**AGENDA ITEM #9 – OTHER BUSINESS**

ED Cunningham noted he had not previously discussed the upcoming 2022 QAP.

Additional information was provided by Mr. Russell.

IBC Vidrine reiterated the ERAP guidelines.

Board Member Jackson noted he was eager to begin meeting in-person when it was deemed safe for all participants.

IBC Vidrine noted such was being regularly evaluated, and when deemed appropriate, (especially when more people have been vaccinated, etc.) and safe, that in-person meetings would resume.

**ADJOURNMENT**

There being no other matters to discuss, Board Member Steven P. Jackson offered a motion for adjournment that was seconded by Board Member AP Marullo, III. There being no discussion or opposition, the motion passed unanimously.

**The Full Board meeting adjourned at 11:27 a.m.**

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**Chairwoman**

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**Secretary**