



Louisiana Housing
Corporation

Board of Directors

Minutes of the

June 09, 2021

Board of Directors Meeting

July 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, June 09, 2021 @ 10:00 A.M.

**2415 Quail Drive
V. Jean Butler Board Room, Baton Rouge, LA 70808**

Board Members Participating

Interim-Board Chairwoman Jennifer Vidrine
Renee' Free obo Louisiana State Treasurer John M. Schroder
Johnny Berthelot
Derrick Edwards (arrived at 10:09 A.M.)
Stacy S. Head (arrived at 10:10 A.M.)
Steven P. Jackson
Gillis R. Windham
Anthony "AP" Marullo, III
Ericka McIntyre
Willie Rack

Board Members Absent

Tonya P. Mabry

Staff Present

Barry E. Brooks
Bradley Sweazy
Jessica Guinn Johnson
Gary Beadle
Louis Russell
Wendy Hall
Judy White
Carlos Dickerson
Dr. Shanta Harrison
Brenda Evans

Leslie Strahan
Plezetta West

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Interim Board Chairwoman Jennifer Vidrine called the meeting to order at 10:00 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES OF MAY 12, 2021 BOARD MEETING

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

On a motion by Board Member Steven P. Jackson and seconded by Board Member Renee' Free, the Minutes of the May 12, 2021 LHC Full Board of Directors Meeting were unanimously approved.

APPROVAL OF MINUTES OF MAY 27, 2021 AFC MEETING

Next item discussed was the May 27, 2021 LHC Full Board of Directors Administrative and Finance Committee Meeting Minutes.

On a motion by Board Member Steven P. Jackson and seconded by Board Member Willie Rack, the Minutes of the May 27, 2021 LHC Full Board of Directors Administrative and Finance Committee Meeting were unanimously approved.

BOARD CHAIRWOMAN'S REPORT

Madam Chair thanked everyone for attending.

Next there was a brief introduction to the LHC Leadership Team and Executive Management Team members.

LHC CHIEF OPERATING OFFICER REPORT

LHC COO Bradley R. Sweazy advised the Board that the LHC Draft Internal Audit Plan would be submitted to the Board for approval at the August 11th BODM; that LHC had

been notified by HUD of their Monitoring Visit to review the ESG CoC programs in the upcoming month(s); that a CHDO Retreat was being planned; that LHC was developing a Multifamily Portal for each site developed for efficiency and transparency; that LHC is working on an HR Employment Plan that will be submitted to the Board for review at the August 11th BODM; he discussed the Resources and Activity Matrix from 2017 – noting that such would be updated for the July Board Retreat.

There was a brief discussion between COO Sweazy and LHC Compliance-Construction Administrator Todd Folse with Board Member Stacy Head regarding a debarment policy related to housing for those recently released from prison facilities into affordable housing developments.

AGENDA ITEM #6– Emergency Rental Assistance Program (“ERAP”)

Division of Administration Assistant Commissioner for Statewide Services Desiree’ Honore’ Thomas gave an informative Update (**document available upon request**) on the ERAP.

AC Thomas discussed the various streamlining and outreach efforts; noted recent meetings with LAA and LRA wishing to serve as Ambassadors offering technical assistance to the applicants; discussed data transfer protocols and data sharing agreements; noted that Calcasieu Parish and City of New Orleans had halted their ERAPs due to being “resource challenged”; that the DOA would be working with those LGUs experiencing delays and complications; that the total amount of disbursement as of the morning was \$7.2M; she noted the issues with landlords not wanting to participate; noted that measures were in place to thwart fraud attempts; etc.

There were further brief discussions between AC Thomas and the Board Members related to the ERP.

Mr. Charles Tate address the Board and AC Thomas on difficulties he had experienced trying to participate in the ERAP, passionately expressing that “...Road Home is what we are trying to avoid.”

There was a discussion between Mr. Tate and Board Member Marullo as to the delivery and decorum of the aforementioned discussion.

Board Member Jackson asked the public to be “patient”, expressing that everyone was doing their best to expedient the distribution of the ERAP funds.

Board Member Head offered her email address for anyone having ERAP difficulties or concerns; and noted that she approves Mr. Tate’s suggestion of “secret shoppers” to test the ERAP application process.

AC Thomas sternly advised that no one attempt to submit any “test” ERAP applications, as such would be treated as attempted fraud.

Madam Chair noted her positive experiences with the application process; noted the DOA has been very responsive to her inquires and requests for assistance; and that there are multiple weekly calls with those administering the ERAP to discuss pitfalls and triumphs.

Larry Hoss of Our Plan B addressed the Board, noting that he has lost \$292K due to tenants not being able to pay their rent, and that he was having multiple delay problems with the City of Baton Rouge and Calcasieu Parish.

Board Member Free applauded DOA for what had been accomplished so far given the unstable US Treasury guidelines, and expressed also her concerns about soliciting “secret shoppers”. She also noted that she felt the Board Meetings were much more “palatable”.

Madam Chair advised the public that the Board Members are always available, and she applauded Mr. Hoss for being so patient and for not evicting any of his tenants.

Board Member Edwards also requested that no one submit “secret shopper” applications because should would constitute intentional fraud, and would slow down the review and approval of legitimate applications.

There were further discussions on the ERAP.

Hannah Adams of Southeast Louisiana Legal Services addressed the Board, noting that the majority of evictions that are occurring are for “non-ERAP issues”.

AGENDA ITEM #7 – Resolution regarding the LHC Operating Budget

Next item that was discussed was the Resolution adopting the LHC Operating Budget for Fiscal Year Ending June 30, 2022.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC Chief Financial Officer Carlos Dickerson, noting staff was recommending approval thereof.

Madam Chair applauded CFO Dickerson for his and the staff’s hard work on the preparations of the LHC Operating Budget.

On a motion by Board Member Steven P. Jackson, and seconded by Board Member Johnny Berthelot, the Resolution adopting the LHC Operating Budget for the Fiscal Year Ending June 30, 2022 (labeled “Exhibit A”, entitled “Louisiana Housing Corporation Fiscal Year Ending June 30, 2022 Operating Budget”); 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.

AGENDA ITEM #8 – Resolution regarding Lee Hardware & United Jewelers Apartments Project

Next item discussed was the matter regarding \$600K MHGN for Lee Hardware & United Jewelers Apartments Project.

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 Steven P. Jackson and seconded by Board Member Gillis R. Windham, the Resolution authorizing an additional not-to-exceed Six Hundred Thousand Dollars (\$600,000) principal amount of the Multifamily Housing Governmental Note (Lee Hardware & United Jewelers Apartments Project) above the previously approved not-to-exceed \$8,800,000 principal amount of the Governmental Note; accepting the proposal of U.S. Bank National Association for the purchase of such additional principal amount of the Governmental Note; fixing the parameter terms of said additional principal amount of the Governmental Note; 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.

AGENDA ITEM #9 – Resolution regarding Lafitte 2017

Next item discussed was the matter regarding the purchase of \$2,870,000 MHRB for Lafitte 2017.

The matter was introduced by Secretary Brooks.

Additional information was provided by Louis Russell, LHC Housing Development Administrator, noting costs had exceeded 10% of the original approved costs amount, and that staff was recommending approval thereof.

On a motion by Board Member Anthony “AP” Marullo, III and seconded by Board Member Willis Rack, the Supplemental Resolution accepting the proposal of Community Housing Capital for the purchase of an additional Two Million Eight Hundred Seventy Thousand Dollars (\$2,870,000) above the previously approved \$4,500,000 Multifamily Housing Revenue Bonds for Lafitte 2017 located on 15 non-contiguous parcels in one or more series; fixing the parameter terms of said bonds

and otherwise providing with respect to said bonds; 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.

AGENDA ITEM #10 – 2020 QAP

Next item discussed was the matter regarding the 2022 Qualified Allocation Plan Timeline Update and Inclusion of Lease Addendum.

The matter was introduced by Secretary Brooks.

Additional information was provided by Louis Russell, LHC Housing Development Administrator.

Mr. Russell discussed the QAP Proposed Changes, recommendations to the Improved Pool Categories, additional Policy Considerations, Disaster Credits, Income Average Test, Cost Contingency, and 2021 Waitlist Funding.

There was a discussion regarding increased construction costs due to COVID-19 supply-demand chain issues. COO Sweazy noted that LHC was working with the developers to minimize any gaps.

Madam Chair applauded Mr. Folsie for his exemplary work and commitment to the LHC.

Madam Chair next discussed the Residential Lease Addendum matter.

Madam Chair solicited any public comments on the aforementioned matter, there were none.

AGENDA ITEM #11 – Resolution regarding \$69M LHC SFMRRB

Next item discussed was the matter regarding the issuance of \$69M of LHC Single Family Mortgage Revenue and Refunding Bonds.

The matter was introduced by Secretary Brooks.

Additional information was provided by Brenda Evans, LHC Housing Finance Deputy Administrator for Homeownership, noting that staff was recommending approval thereof, and that the matter would go for final approval at the State Bond Commission in July 2021.

On a motion by Board Member Johnny Berthelot and seconded by Board Member Willis Rack, the Resolution accepting the parameter term proposal for the purchase of not exceeding Sixty-nine Million Dollars (\$69,000,000.00) of Louisiana Housing

Corporation Single Family Mortgage Revenue and Refunding 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; providing with respect to said bonds; 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.

AGENDA ITEM #12 – HAF

Next item discussed was the matter regarding the Housing Assistance Fund.

COO Sweazy advised the Board that Ms. Evans would be the point of contact obo LHC, and that the HAF would be administered by the Governor's Office as primary contact obo the State.

AGENDA ITEM #13 – TRANSFER ISSUES FOR BUILDING

Next item discussed was the matter regarding Draft Legal Guidance regarding Transfer Issues for Buildings.

The matter was introduced by Secretary Brooks.

Additional information was provided by Leslie Strahan, LHC Senior Attorney, noting the matter has been pre-discussed with LAAHP, and that they were in support thereof.

Additional information was provided by Wayne Neveu, LHC Bond Counsel, noting that more federal guidance was pending from the IRS.

Madam Chair inquired as to how many current LHC projects would be affected.

Ms. Strahan advised that LHC was aware of three (3) projects that may be affected, but that the matter would be discussed further at future QAP public hearings.

There were further discussions on the matter by all concerned.

AGENDA ITEM #14 – OTHER BUSINESS

Secretary Brooks advised the Board that he had placed in their binders a detail of future pertinent LHC and Board-related events from June 2021 – August 2021.

Board Member Jackson requested an update on any pending legislation affecting LHC.

Dr. Shanta Harrison, LHC Director of Strategic and Policy Initiatives, gave a brief update on the aforementioned, noting that SB188 would most likely become law effective August 01, 2021.

ADJOURNMENT

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

The Full Board meeting adjourned at 12:10 P.M.

Chairwoman

Secretary