



Louisiana Housing
Corporation

Board of Directors

Agenda Item #2

**Minutes of the
April 14, 2021
Board of Directors
Meeting**

May 12, 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, April 14, 2021 @ 10:00 A.M.

**Virtually Held via GlobalMeet from 2415 Quail Drive
Executive Director's Conference Room, Baton Rouge, LA 70808**

Board Members Participating (via GlobalMeet audio-video conference mode)

Interim-Board Chairwoman Jennifer Vidrine
Tony Ligi on behalf of Louisiana State Treasurer John M. Schroder
Johnny Berthelot
Derrick Edwards
Stacy S. Head
Steven P. Jackson
Tonya P. Mabry
Anthony "AP" Marullo, III
Ericka McIntyre
Willie Rack
Gillis R. Windham

Board Members Absent

None

Staff Present (on-site at LHC Building)

Barry E. Brooks
Edselle Keith Cunningham, Jr.
Bradley Sweazy
Jessica Guinn Johnson
Gary Beadle
Bridget Javius
Louis Russell
Wendy Hall

Judy White
Carlos Dickerson
Dr. Shanta Harrison
Brenda Evans
Eddie Bynog

Others Present

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 continue serving as Interim-Board Chairwoman until the July 2021 Board Officers elections, and called the meeting to order at 10:02 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

NEW BOARD MEMBER TONYA P. MABRY

Board Secretary Brooks noted for the Record, that New Board Member Mabry had completed her Swearing-In and Oath of Office prior to the Board Meeting; and that her fully executed Oath of Office document had been duly filed with the Louisiana Secretary of State’s Office.

The Board Members welcomed New Board Member Mabry.

Board Member Mabry made a few brief self-introduction remarks.

APPROVAL OF MINUTES OF MARCH 10, 2021 BOARD MEETING

Next item discussed was the March 10, 2021 LHC Full Board of Directors Meeting Minutes.

On a motion by Board Member Derrick Edwards and seconded by Board Member Tony Ligi, the Minutes of the March 10, 2021 LHC Full Board of Directors Meeting were unanimously approved.

INTERIM BOARD CHAIRWOMAN'S REPORT

IBC Vidrine complimented the LHC staff on the many ZOOM meetings, activated website, and outreach activities as related to the ERAP, and noted that more outreach was needed.

LHC EXECUTIVE DIRECTOR'S REPORT

LHC Executive Director E. Keith Cunningham, Jr. gave a brief update as related to LHC COVID-19 relief efforts, noted that COVID-19 has opened up opportunities to assist, that it was a period for growth and progression, etc.

ED Cunningham acknowledged the recent death of former LHC employee and Ville Platte resident and developer Mr. J. C. Caesar. Noting that JC's death had renewed his focus.

AGENDA ITEM #56 – Emergency Rental Assistance Program (“ERAP”)

ED Cunningham, along with consultants Stacy Bonnafons and Ted Guillot gave an informative update on the ERAP (PowerPoint available upon request).

Among the items discussed were ERAP Overview, Program Objectives, Application Process Workflow, Operational Metrics, etc.

Mr. Cunningham provided additional information, noting some of the barriers and challenges that the ERAP had encountered.

IBC Vidrine acknowledge the barriers and obstacles, and inquired on what proactive measures were being taken to minimize such, and that she was concerned about a negative public image if there is a lack of applications and/or there being delays in processing applications and expending the funds.

Ms. Bonnafons advised that there was a Live Call Center to assist those applicants having technical issues or needing questions answered.

Board Member Ligi noted his concern of a duplication of applications, especially given there being one program administered by Parishes that had received their own allocation of funds from U. S. Treasury, and those other 57 LGUs being administered by the State.

Ms. Bonnafons noted that their system eliminates duplicate applications, and such are not counted twice.

ED Cunningham noted that Louisiana was farther advanced in the ERAP than the national average of other states and HFAs.

Mr. Guillot gave additional information on the outreach and communication activities, noting the many on-the-ground efforts and assistance being provided to applicants, the many virtual informational sessions being held, as well as continuous meetings with the 57 LGUs and Stakeholders, that Application Assistance events were being conducted in many cities along with sessions for Landlords, etc.

Board Member Jackson suggested that further discussion of the ERAP might be more conducive for a Board Committee Meeting.

There were CHAT questions submitted by Kim Washington, Amy Middleton, and Charles Tate.

Mr. Tate addressed the Board and applauded the Live Call Center concept, and suggested MOUs with Councils on Aging and other grassroots organizations.

AGENDA ITEM #7 – Resolution regarding HOME Funds under 2021 Spring NOFA

Next item discussed was the Resolution regarding staff's recommended strategies for awarding HOME funds under the 2021 Spring NOFA.

The matter was introduced by Secretary Brooks.

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

ED Cunningham and LHC COO Bradley Sweazy provided additional information.

There were CHAT comments from Charles Tate, David Harms, and Kim Washington.

On a motion by Board Member Steven P. Jackson, and seconded by Board Member Johnny Berthelot, the resolution approving Louisiana Housing Corporation (LHC or Corporation) staff's recommended strategies for awarding HOME funds under the 2021 Spring NOFA (NOFA); 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 #7

YES: Vidrine, Ligi, Berthelot, Edwards, Head, Jackson, Mabry, Marullo, McIntyre, Rack, Windham.

NO: None.

ABSENT: None.

AGENDA ITEM #8 – Resolution regarding Open Indenture Program Initiative

Next item discussed was the matter regarding adoption of the LHC Open Indenture Program Initiative Strategy for Multi-Family Tax-Exempt Bond financing.

The matter was introduced by Secretary Brooks.

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

Ms. Annie Lee of JPMorgan Chase Bank provided additional information (**PowerPoint available upon request.**)

On a motion by Board Member AP Marullo, III and seconded by Board Member Tony Ligi, the resolution approving the adoption of the Louisiana Housing Corporation (LHC or Corporation) Open Indenture Program Initiative (“Indenture”) Strategy for Multi-Family Tax-Exempt Bond financing; 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 Agenda Item #8

YES: Vidrine, Ligi, Berthelot, Edwards, Head, Jackson, Mabry, Marullo, McIntyre, Rack, Windham.

NO: None.

ABSENT: None.

AGENDA ITEM #9 – 2022 QAP TIMELINE

The matter was introduced by ED Cunningham, noting the disaster credits benefits thereof.

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

AGENDA ITEM #10 – USDA HOUSING PRESERVATION GRANT

The matter was introduced by Secretary Brooks.

Additional information was provided (**PowerPoint available upon request**) by Tamechia Beemon, LHC Housing Finance Deputy Administrator for Recovery Housing.

AGENDA ITEM #11 – OTHER BUSINESS

None.

ADJOURNMENT

There being no other matters to discuss, Board Member Johnny Berthelot offered a motion for adjournment that was seconded by Board Member Stacy S. Head There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 11:55 a.m.

Chairwoman

Secretary