



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, November 10, 2021 @ 10:30 A.M.

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

Board Members Present

Chairman Anthony P. Marullo, III
Vice-Chairwoman Tonya P. Mabry
Louisiana State Treasurer John M. Schroder
Johnny Berthelot (arrived at 10:53 A.M.)
Alfred E. Harrell, III
Stacy S. Head
Steven P. Jackson
Ericka McIntyre
Willie Rack
Jennifer Vidrine
Richard A. Winder
Gillis R. Windham

Board Members Absent

None

Staff Present

Barry E. Brooks
Bradley Sweazy
Yolanda Martin
Nakesla Blount
Rendell Brown
Louis Russell

Judy White
Carlos Dickerson
Brenda Evans
Leslie Strahan
Plezetta West
Thomas Bates
Bridgette Richard
John Ampim
Richard Buchholtz
Shanta Harrison

Others Present

See Sign-In Sheet.

CALL TO ORDER

Board Chairman Anthony P. Marullo, III called the meeting to order at 10:38 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

Next item discussed was the October 13, 2021 LHC Full Board of Directors Meeting Minutes.

Board Member Vidrine requested that documents referenced in the Minutes be readily available in the Record. Secretary Brooks noted that documents referenced in the Minutes are in the Official files, but are not actually attached to the Minutes, and are available upon request.

On a motion by Board Member Steven P. Jackson and seconded by Board Member Stacy S. Head, the Minutes of the October 13, 2021 LHC Board of Directors Meeting were unanimously approved, as distributed.

BOARD CHAIRMAN'S REPORT

Chairman Marullo thanked everyone for participating, especially given the COVID-19 mitigation challenges; he welcomed new Board appointees Mr. Harrell and Mr. Winder; he advised that the recently revamped Standing Committees would begin meeting soon; and that SSA Consultants would be contacting the Board Members individually for interviews as related to the LHC Executive Director Search matter.

Board Vice-Chairwoman Vidrine inquired as to why Board Member Rack was not listed as a member of any of the Standing Committees. Chairman Marullo advised that such would be a private discussion that would be held later, and not a discussion to be held during the Board Meeting.

LHC INTERIM-EXECUTIVE DIRECTOR'S REPORT

LHC IED Bradley R. Sweazy advised the Board that LHC was concurrently testing the ability to LIVESTREAM the Board Meetings.

Board Member State Treasurer Schroder noted that he thought such was "...very important for transparency", and that he fully supports the meetings being able to LIVESTREAM.

LHC Executive Counsel Yolanda Martin advised that the LIVESTREAM proceedings would be in accordance with State Open Meetings Laws.

Board Member State Treasurer Schroder advised the public to contact their Legislators and let them know of the benefits for LIVESTREAM of public meetings, given that recent legislation failed allowing for such to be done State-wide.

IED Sweazy continued, noting that the LIVESTREAM equipment was being paid for via federal dollars; that he is eager to restart the Standing Committees; that he anticipated March 2022 to award the QAP and Rural Bond Bundle matters; that more disaster flood funding are anticipated; that a \$39M HOME funds Action Plan would be provided to the Board for review and approval soon; noted the improved LHC Quail Drive building aesthetics; and that LHC was offering the CALM app to staff and Board Members.

Secretary Brooks noted for the Record the arrival of Board Member Johnny Berthelot at 10:53 a.m.

IED Sweazy furthered, noting that LHC employee development and training was being retooled; that LHC was working towards a more paperless environment and revamping its contract tracking database; and that the staff was working on several community educational initiatives.

State Treasurer Kennedy and Board Member Head requested a working discussion before the next QAP to dialogue with the public, officials, LHC staff and Board Members, etc., to make sure everyone was providing input and that everyone is in sync as related to the processes, and that the processes and protocols approved remain such unless changes are reviewed and approved by the Board.

IED Sweazy noted that the LHC advocates for better "community planning."

Board Member Jackson concurred in the aforementioned need for a working discussion, and that he was concerned as to whether local governments are duly informed about proposed and/or upcoming developments; and he briefly discussed LED's advance notification protocols to municipalities.

Board Member Winder noted that "...education should trickle down to the public", since the public is oftentimes unaware of their opportunity and right to provide input.

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

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

AC Thomas noted that the ERAP2 was nearing towards a launch.

The Board applauded the continued positive progression of the ERAP1.

AGENDA ITEM #6 – Resolution regarding The Reserve at Howell Place Project

Next item discussed was the resolution regarding issuing \$34M in MHRB for The Reserve at Howell Place Project, located in Baton Rouge.

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 Alfred E. Harrell, III, the resolution of intention to issue not exceeding Thirty-four Million Dollars (\$34,000,000) Multifamily Housing Revenue Bonds for The Reserve at Howell Place Project located at 4201 Ford East Street, Baton Rouge, East Baton Rouge Parish 70811, 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 The Reserve at Howell Place Project; 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 #7 – Resolution regarding Nathan Village Apartments

Next item discussed was the resolution regarding authorizing changes in site design for Nathan Village Apartments, located in West Monroe.

The matter was introduced by Secretary Brooks.

Additional information was provided by Louis Russell, LHC Housing Development Administrator, noting that the costs overruns were due to the need to reconfigure the buildings by stacking the buildings instead of placing vertically, and that staff was recommending approval thereof.

On a motion by Board Member Ericka McIntyre and seconded by Board Member Richard A. Winder, the resolution authorizing a change in the site design from (12) 4-Plex buildings to (4) 4-Plex buildings and (4) 8-Plex buildings for Nathan Village Apartments, located in West Monroe, Ouachita Parish, Louisiana; authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 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.

Thereafter, Board Member Winder introduced and invited Mr. Anthony Moore to address the Board about increased costs to a project he was developing.

Additional information on the aforementioned was provided by Ms. Zulika Moore. It was noted that the matter was regarding three (3) single family homes in Ouachita Parish wherein the commitment award was denied, and a suggestion to reapply was offered. In 2019, the costs per house was proposed at \$143K. Due to COVID-19 and the supply-demand increase in building supplies, the current costs per house is \$166,350.80. Accordingly, there was a request made for the Board to approve the increase (see document related detailing the project costs).

Board Chairman Marullo thanked Mr. and Mrs. Moore for providing the information regarding their project. But advised that such was not an Action that the Board would be able to approve, and that the matter would best further be discussed at the Board Committee level, and more importantly, with further dialogue with LHC staff.

Board Member Jackson suggested Mr. And Mrs. Moore contact their local CHDO for guidance.

ADJOURNMENT

There being no other matters to discuss, Board Member Alfred E. Harrell, III offered a motion for adjournment that was seconded by Board Member Richard A. Winder. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 11:35 a.m.

Chairman

Secretary