



Louisiana Housing Corporation

An audio-video recording of these proceedings is available upon request by contacting the LHC

LHC Board of Directors

Programs Committee Meeting Minutes

Tuesday, May 10, 2022

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

Committee Members Present

Steven P. Jackson (Committee Chairman)
Board Chairman Anthony P. Marullo, III

Committee Members Absent

Tonya P. Mabry

Board Members Present

Tony Ligi, Official Designee obo Louisiana State Treasurer John M. Schroder
Brandon O. Williams
Richard A. Winder

Board Members Absent

Alfred E. Harrell, III
Steven J. Hattier
Ericka McIntyre
Willie Rack
Jennifer Vidrine

Staff Present

Barry E. Brooks
Joshua G. Hollins
Donna Deculus
Marjorianna Willman
Brenda Evans
Louis Russell
Winona Connor
Carrie Patterson
Lauren Hartley Holmes

Leslie C. Strahan
Bridgette Richard
Thomas Bates
Plezetta M. West

Others Present

See Sign-In sheet.

CALL TO ORDER

Programs Committee Chairman Steven P. Jackson called the meeting to order at 2:04 P.M. Board Secretary Barry E. Brooks called the roll; a quorum was confirmed.

APPROVAL OF MINUTES

Next was the approval of the Minutes of the April 06, 2022 Programs Committee Meeting.

On a motion by Board Member Brandon O. Williams and seconded by Board Member Richard A. Winder, the Minutes of the April 06, 2022 LHC BOD Programs Committee Meeting were unanimously approved, as distributed.

PUBLIC COMMENTS

PC Chairman Jackson solicited any public comments.

Mr. Felton Coular (representing the NW La. CDC) advocated the need for LHC environmental reviews to be more streamlined.

LHC Executive Director Joshua G. Hollins and LHC Chief Sustainability Officer Brenda Evans acknowledged that LHC was aware of the aforementioned issues and such was being addressed, and that further discussions were being scheduled with Mr. Coular to seek resolution(s) thereof.

There were no further public comments.

PROGRAMS COMMITTEE CHAIRMAN'S REPORT

None.

AGENDA ITEM #5

Next item discussed was regarding ERAP1, ERAP2, and HAF.

PC Chairman Jackson inquired as to the status of ERAP2.

CSO Evans advised that LHC was in dialogue with DOA regarding the reallocation plan, and that a follow-up on the status of ERAP2 would be forthcoming; and that applications were currently be accepted online for HAF.

PC Chairman Jackson for the Record advocated for the HAF to primarily be administered by LHC.

ED Hollins noted the ongoing dialogue with OCD as related to how to better partner with them on how best to handled dual-Agency programs.

AGENDA ITEM #6

Next item discussed was regarding the 2022 Louisiana Legislative Regular Session.

The matter was introduced by Secretary Brooks.

Official Designee Board Member Tony Ligi noted that the Amendment to HB325 regarding Virtual Meetings which would have included LHC Board Meetings, did not advance; that the desire of the Legislature was to look at a more comprehensive plan regarding Virtual Meetings for all State entities.

PC Jackson asked LHC staff to monitor HB612 by Representative Huvall regarding Fortified Homes.

Board Member Tony Ligi also briefly discussed SB172 which deals with the costs of issuance and reporting requirements by the State Bond Commission.

AGENDA ITEM #7

Next item discussed was regarding the 2024 QAP Funding Round.

The matter was introduced by Secretary Brooks, with additional information provided by LHC Director of Housing Production Louis Russell.

DOHP Russell noted there were plans to do a series of Community Focus Group events to determine the State's affordable housing needs; he discussed the June 2022 – June 2023

tentative schedule of related events; and discussed F & V phase aspects, early scoring, and matters related to the pre-application phase.

Board Member Richard Winder inquired as to what areas of the State the CFGs would take place.

ED Hollins and DOHP Russell noted that the CFGs events would primarily be held at LHC, but that there would be several State-wide Listening Sessions.

AGENDA ITEM #8

Next item discussed was regarding Tax Credit Allocations from 2012-2022.

The matter was introduced by Secretary Brooks, with additional information provided by LHC Director of Housing Production Louis Russell.

Board Member Brandon Williams requested a breakdown by year to better understand the time gaps; he also discussed the need for underserved areas outreach and priority funding.

DOHP Russell suggested that incentive points would be a good mechanism to reach the underserved areas.

PC Chairman Jackson noted the chart as presented was only related to LIHTCs and suggested that an “overall LHC impact” on Louisiana detailing all findings-involvement by LHC.

Board Member Richard Winder suggested a Consortium of Parishes (i.e., Saint Charles, Saint James, Saint John, etc.) be bundled for “triangle” analysis.

DOHP Russell noted that he’d review options for a “regional housing” needs approach.

ED Hollins noted that Set-Asides are a great mechanism to achieve regional needs.

AGENDA ITEM #9

The next item to be discussed was regarding HOME-ARP

The matter was introduced by Secretary Brooks, with additional information provided by DSO Evans.

DSO Evans briefly discussed the upcoming May 26th Public Hearing to get input from the public on how best to utilize the funds, and noted that there would also be two (2) virtual events.

DSO Evans noted that from the public comments received that a Plan would thereafter be brought to the Board at the June BODM; and that she was also working with CoCs, members of the homeless community, local municipalities, and LGUs with assistance from CSRS.

PC Jackson noted that he'd seen the Online Survey; and advocated for resources for domestic violence housing needs as well as those formerly incarcerated re-entering into society.

AGENDA ITEM #10

Next item discussed was regarding SOAR.

The matter was introduced by Secretary Brooks, with additional information being provided by CSO Evans,

CSO Evans noted that SOAR was a case management system to assist those disabled find homes; she also discussed the SOAR National Outcomes.

PC Jackson noted the need to have a conversation regarding co-occurring needs.

Jasmine Porter, Program Manager, Office of Behavioral Health gave an overview of the Louisiana SOAR; and discussed the SOAR process from intake to final benefit.

Board Member Richard Williams advocated for the need to get the message out that about SOAR.

Carrier Patterson, LHC Continuum of Care Manager, provided additional information noting the benefits of SOAR.

ED Hollins noted that an MOU between LHC and OBH was in development.

AGENDA ITEM #11

Next item discussed was regarding ESGCV.

The matter was introduced by Secretary Brooks, with additional information being provided by CSO Evans and Housing Finance Deputy Administrator for Homelessness Solutions Winona Connor.

HFDA Connor noted that the goal was to get ready for hurricane season and plan for the needs of the homeless population, and to also assess State-approved shelters; that the funds could be used for large-scale generators and to make the shelters more resilient; that she has received a 'wish-list' from the shelters as well as what they can also contribute.

PC Jackson noted his full support for the aforementioned initiatives.

AGENDA ITEM #12

Next item discussed was regarding LIHWAP

The matter was introduced by Secretary Brooks, with additional information being provided by CSO Evans and Housing Finance Deputy Administrator for Special Programs Lauren Holmes.

HFDA Holmes discussed LIHWAP trainings, applications process, that there were 46 vendors, 450 clients, and \$144K invoices currently.

CSO Evans noted the delay in signing up vendors.

HFDA Holmes noted that the vendor agreement and required documentations are an obstacle oftentimes due to hardware-software issues; that \$310K in benefits has been dispensed; that \$20.7M was the amount Louisiana was allocated; and that the funds could not be used to pay for garbage or waste fees.

On a motion by Board Chairman Anthony P. Marullo, III and seconded by Official Designee Board Member Tony Ligi, the Committee approved handling items #13, #14, #15, #16, #17, #18, #19, #20, and #21 *in globo*, there being no opposition thereof.

AGENDA ITEM #13

Next item discussed was regarding the proposed purchase of \$75M of LHC SFMRB.

The matter was introduced by Secretary Brooks, with additional information being provided by DOHP Russell.

AGENDA ITEM #14

Next item discussed was regarding the proposed purchase by PNC Bank NA for an additional \$1,555,560.00 of MHGN for The Reserve at Juban Lakes Project located in Denham Springs.

The matter was introduced by Secretary Brooks, with additional information being provided by DOHP Russell.

AGENDA ITEM #15

Next item discussed was regarding the proposed purchase by PNC Bank NA for an additional \$1,280,560.00 of MHGN for Morningside at Juban Lake Project located in Denham Springs.

The matter was introduced by Secretary Brooks, with additional information being provided by DOHP Russell.

AGENDA ITEM #16

Next item discussed was regarding the proposed purchase by Stifel Nicolas & Company for an additional \$250,000.00 of MHRB for Park Homes of Iowa located in Iowa.

The matter was introduced by Secretary Brooks, with additional information being provided by DOHP Russell.

AGENDA ITEM #17

Next item discussed was regarding the intent to issue \$7M MHRB for Trishelle Apartments Project located in Monroe.

The matter was introduced by Secretary Brooks, with additional information being provided by DOHP Russell.

AGENDA ITEM #18

Next item discussed was regarding the intent to issue \$15M MHRB for Parkview Apartments Project located in Monroe.

The matter was introduced by Secretary Brooks, with additional information being provided by DOHP Russell.

AGENDA ITEM #19

Next item discussed was regarding the intent to issue \$24M MHRB for KHA Affordable Properties Project located in Kenner, Louisiana.

The matter was introduced by Secretary Brooks, with additional information being provided by DOHP Russell.

AGENDA ITEM #20

Next item discussed was regarding a change in the site design from four (4) buildings to three (3) buildings for Ravendale Apartments in Shreveport.

The matter was introduced by Secretary Brooks, with additional information being provided by DOHP Russell.

Board Member Williams inquired as to what was the need for the change in site design request.

DOS Evans noted that such was due to in-fill construction of the land.

AGENDA ITEM #21

Next item discussed was the resolution accepting the Louisiana Weatherization Assistance Program WAP Year 2022 State Plan.

The matter was introduced by Secretary Brooks, with additional information being provided by HFDA Holmes.

On a motion by Board Chairman Anthony P. Marullo, III and seconded by Official Designee Board Member Official Designee Tony Ligi, the Committee moved the aforementioned items #13 - #21, having been duly introduced and discussed, and there being no public comments, be approved *in-globo* and to provide for other matters in connection therewith; be submitted **FAVORABLY to the Full Board at the May 11, 2022 BODM for approval.**

OTHER BUSINESS

PC Jackson requested an update on discussions regarding increased development costs.

DSO Evans and DOHP Russell noted that there was on-going discussions with the developers.

Board Member Williams noted that he was seeing some costs relief in the construction industry – specifically, that it was taking 6-8 weeks instead of 4 months for delivery of windows.

ED Hollins noted that the LHC Financial Team was exploring insurance costs.

PC Jackson noted that gap costs funds were needed.

Board Member Richard Winder applauded ED Hollins as the Opening Speaker for the recent LAAHP Annual Conference.

ADJOURNMENT

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

The Programs Committee Meeting adjourned at 3:45 P.M.

Board Secretary, Barry E. Brooks