



Louisiana Housing Corporation

LHC Board of Directors

Board Meeting Minutes

Wednesday, August 12, 2015

**2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
11:00 A.M.**

Board Members Present

Mayson H. Foster
Malcolm Young, Jr.
Michael L. Airhart
Preston Robinson obo Treasurer John N. Kennedy
Ellen M. Lee
Willie Spears

Board Members Absent

Dr. Daryl V. Burckel
Larry Ferdinand
Matthew P. Ritchie
Guy T. Williams, Jr.

Staff Present

Michelle Thomas
Barry E. Brooks
Brenda Evans
Loretta Wallace
Janel Young
Terry Holden
Todd Folse
Edselle Keith Cunningham, Jr.
Leslie C. Strahan
Jessica Guinn
Christine Bratkowski
Rebekah Ward

Collette Mathis
Marjorianna Willman

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

LHC Board Chairman Mayson H. Foster called the meeting to order at 11:11 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

Chairman Foster noted that a letter had been received from Treasurer John N. Kennedy delegating Mr. Preston Robinson as his Official Proxy to the LHC Board of Directors.

LHC BOARD CHAIRMAN'S REPORT

Chairman Foster noted that he had appointed Board Member Willie Spears as Chairman of the Single Family Committee, and that all previous Board Committees appointments would remain the same.

APPROVAL OF MINUTES

On a motion by Board Member Willie Spears and seconded by Board Vice-Chairman Malcolm Young, Jr., the Minutes of the July 8, 2015 LHC Board of Directors Meeting were approved unanimously.

RESOLUTIONS

First item discussed was the resolution authorizing to contract with National Housing Consultant Services. Chairman Foster went over the specifics of the matter noting there was a need for a review of the overall structure of LHC in an effort to best move forward most quickly and efficiently; that members of the Board had met earlier with Ms. Helena Cunningham of NHCS and presented her with a contract for one (1) year at \$120K.

Board Member Ellen M. Lee inquired if there any Conflict of Interest and/or Recusal parameters in the contract.

Chairman Foster replied that a letter had been received from the Louisiana State Board of Ethics noting that there were no COI issues regarding NHCS working under contract for LHC.

On a motion by Board Vice-Chairman Malcolm Young, Jr. and seconded by Board Member Michael L. Airhart, the resolution authorizing the Louisiana Housing Corporation to contract with National Housing Consultant Services; 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.

The next item discussed was the resolution regarding the State's 2016 Draft Qualified Plan and Funding Round Timetable.

LHC CAO and Appointing Authority Michelle L. Thomas went over the specifics of the matter noting there will be two (2) competitive rounds in FY 2016 with one now and one also in Spring 2016, that TCAP funds will be available for both rounds, that non-compliance fees and penalties are included, that the timeline was 21 days, that there would be a public hearing on August 28th, that this round forward allocates \$5M of the available \$10.2M, that the urban redevelopment property as a category had been eliminated, that there was more focus on scattered sites and lease-to-own properties, etc.

Chairman Foster noted that in the previous QAP round, the developers had requested an expedited fund round, and that Multifamily Committee Chairman Guy T. Williams, Jr. had reviewed the matter and was recommending approval thereof.

Public Comments were received from Mr. Charles Tate who requested clarity that public comments and public input from the August 28th public hearing be heard and given due consideration.

Mr. Greg Gachassin of Cartesian Company addressed the Board and requested the attendance of as many Board Members as possible for the August 28th public hearing, and that he encouraged the consideration of workforce housing needs.

Ms. Holly Knight of the Bennett Group addressed the Board and inquired if the proposed timeline would have any impact on the 4% rounds and HOME funds. Ms. Evans replied there would be no effect thereof.

On a motion by Board Member Michael L. Airhart and seconded by Board Vice-Chairman Malcolm Young, Jr., the resolution providing for approval of the State's 2016 Draft Qualified Allocation Plan and Funding Round Timeline; 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.

LHC Director of Housing Production Ms. Brenda Evans went over the specifics of the Villages of Versailles Apartments resolution, noting a favorable F&V had been received, and that staff was recommending approval thereof.

On a motion by Board Vice-Chairman Malcolm Young, Jr. and seconded by Board Member Michael L. Airhart, the Resolution authorizing the preliminary approval of the issuance of not to exceed \$28,000,000 Multifamily Housing Revenue Bonds in one or more series to finance the acquisition, rehabilitation and equipping of the Village of Versailles Apartments located at 14369 Saigon Drive and 14600 Dwyer Blvd., New Orleans, Orleans Parish, Louisiana; 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.

The next item discussed was the resolution regarding Twin Lakes of Leesville. Ms. Evans went over the specifics of the matter, noting a favorable F&V had been received, and that staff was recommending approval thereof.

On a motion by Board Member Willie Spears and seconded by Board Vice-Chairman Malcolm Young, Jr., the Resolution authorizing the preliminary approval of the issuance of not to exceed \$9,000,000 Multifamily Housing Revenue Bonds in one or more series to finance the acquisition, rehabilitation and equipping of Twin Lakes of Leesville located at 213 Blackburn, 100 Logan Lane, 701 Wesley and 300 Campbell, Leesville, Vernon Parish, Louisiana; 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.

The next item discussed was the resolution regarding issuance of an RFP for an Analysis of Impediments to Fair Housing Choice. LHC Executive Counsel Mr. Edselle Keith Cunningham, Jr. went over the specifics of the matter, noting that LHC would be working in partnership with OCD on the matter, that a payment structure was being discussed with OCD, that September 25th would be the deadline for submissions, and that the scope of services timeline was pending.

On a motion by Board Vice-Chairman Malcolm Young, Jr. and seconded by Board Member Willie Spears, the resolution to authorize the Louisiana Housing Corporation ("Corporation") to issue a Request for Proposals ("RFP") to seek proposals for an Analysis of Impediments to Fair Housing Choice; 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.

Next item discussed was the resolution regarding the issuance of an RFP for a Primary Service Provider for the East Baton Rouge Parish Weatherization Assistance Program. LHC Program Administrator Ms. Loretta Wallace went over the specifics of the matter, noting that EBRP has sent a letter advising they would not be participating in WAP any

longer. Such was reiterated by Chairman Foster in a discussion he noted he'd had with EBRP Mayor's Office recently.

On a motion by Board Member Michael L. Airhart and seconded by Board Vice-Chairman Malcolm Young, Jr., the resolution authorizing the LHC to prepare and issue a Request for Proposals (RFP) to select a qualified and experienced primary service provider for the administration of the 2015-2016 Weatherization Assistance Program ("WAP") in the Parish of East Baton Rouge; 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.

UPDATES AND REPORTS

Ms. Wallace noted that Willowbrook Apartments was at 94% occupancy, Village de Jardin Apartments at 98%, and Mid-City Gardens Apartments at 98% also.

Ms. Evans noted that there had been 40 reservations in the month of July, which was an upward trend.

Ms. Wallace noted that the 2016 LIHEAP State Plan was due on September 1st.

LHC REPORT

Ms. Thomas advised the Board of "Happenings at LHC", noting that LHC had participated in the LAHMA Annual Conference on July 24th in New Orleans, that staff had participated in National Development Council's Housing Development Finance Professional Certification Program, the HUD Uniform Physical Condition Standard REAC Training, NeighborWorks CHDO Training Series, that LHC would be participating in the September 30th LAAHP Annual Conference in New Orleans, etc.

OTHER BUSINESS

Mr. Buddy Spillers of Macon Ridge thanked the LHC for the recent CHDO Training Series. Ms. Lolita Glasper of People's reiterated Mr. Spiller's positive comments. And, Mr. Tate applauded the staff for the recent in-house training events likewise.

Chairman Foster reminded everyone of the current proposed cuts to HOME funds, and encouraged everyone to contact Congress in support of increasing the HOME funds not cutting them.

EXECUTIVE SESSION

Board Vice-Chairman Malcolm Young, Jr., moved that pursuant to La. R.S. 42:17(A)(2) that the Board enter into Executive Session for the purpose of discussion strategy regarding prospective litigation.

The motion to enter into Executive Session was seconded by Board Member Ellen M. Lee.

A Roll Call was done to Enter Executive Session. Votes were as follows:

YES (Mr. Foster, Mr. Young, Mr. Airhart, Mr. Robinson, Ms. Lee, and Mr. Spears).

NO: None.

The motion passed unanimously.

The Board entered into Executive Session at 12:00 p.m.

On a motion by Board Vice-Chairman Malcolm Young, Jr. and seconded by Board Chairman Mayson H. Foster, the Board exited Executive Session at 12:52 p.m.

A Roll Call was done to Exit Executive Session. Votes were as follows:

YES (Mr. Foster, Mr. Young, Mr. Airhart, Mr. Robinson, Ms. Lee, and Mr. Spears).

NO: None.

The motion passed unanimously.

Chairman Foster noted for the record that no motions or official actions had been taken during the aforementioned Executive Session.

ADJOURNMENT

There being no other matters to discuss, Board Vice-Chairman Malcolm Young, Jr. offered a motion for adjournment that was seconded by Board Member Willie Spears. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 12:54 p.m.



Chairman



Secretary