



Louisiana Housing Corporation

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LHC Board of Directors

Board Meeting Minutes

Wednesday, April 17, 2019

**2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
10:00 A.M.**

Board Members Present

Chairman Lloyd "Buddy" Spillers
Vice-Chairwoman Jennifer Vidrine
Renee Free (on behalf of Louisiana State Treasurer John M. Schroder)
Tammy P. Earles
Derrick Edwards (arrived at 10:41am)
Stacy S. Head
Gillis R. Windham
Willie Rack

Board Members Absent

Larry Ferdinand
Byron L. Lee
Donald B. Vallee

Staff Present

Barry E. Brooks
Edselle Keith Cunningham, Jr.
Bradley Sweazy
Jessica Guinn Johnson
Leslie C. Strahan
Terrell Dupard
Miriam Bowie
Plezetta West

Winona Connor
Kevin Brady
Na'Tisha Natt
Robby Bizot
Louis Russell
Janel Young
Carlos Dickerson
Lauren Hartley-Holmes

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Board Chairman Lloyd "Buddy" Spillers called the meeting to order at 10:08 A.M. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

Next item discussed was the March 18, 2019 Board Meeting Minutes.

On a motion by Board Member Willie Rack and seconded by Board Vice-Chairwoman Jennifer Vidrine, the Minutes of the March 18, 2019 LHC Board of Directors Meeting were unanimously approved.

BOARD CHAIRMAN'S REPORT

Board Chairman Spillers commented on the recent LHC Housing Conference, noting how proud he was of its success and all the positive comments he'd received.

Board Member Rack complimented the LHC staff likewise on being so cordial and welcoming to everyone. He also noted that the conversation between Governor John Bel Edwards and LHC Executive Director E. Keith Cunningham, Jr. was excellent.

Board Vice-Chairwoman Vidrine stated that "...LHC is on the map..." and "...they know what we can do". And, that the staff displayed themselves with "...dignity, professionalism, and class."

Board Member Gillis R. Windham noted that he was "...very proud to be associated with LHC."

Board Member Renee Free noted that there was "...a very good broad section of information presented" and that she was "...looking forward to next year's event!"

Chairman Spillers noted that he'd received "...much positive feedback from the public" and that the only "...negative was the rooms overflowed with attendees."

LHC EXECUTIVE DIRECTOR'S REPORT

ED Cunningham thanked everyone for attending the April 2nd – 4th LHC Housing Conference, noting that "...housing is part of the solution for Louisiana's long term recovery" and that the Conference was an "...opportunity to celebrate a fresh start."

He furthered by noting on the Record that "...The ability to work together as a team is more important than most people recognize. I value team. I have a great team here at the Louisiana Housing Corporation, Board Members, and Employees alike. But if I could put an asterisk next to names, these two individuals, Na'Tisha and Janel, would be the stars of the show. So I want to thank them personally on the Record."

LHC Director of Public Affairs Na'Tisha Natt addressed the Board and gave a brief wrap-up of the Conference, noting that the primary goals had been achieved, that 50 out of 64 parishes had participated, that there were 600+ attendees, and discussed a few of the post-conference comments and feedback received.

ED Cunningham continued with his Report, noting that the Governor's Advisory Council on Disability Affairs would be making a formal request for LAAHP to attend their next meeting; he discussed the recent Brook Point Groundbreaking that LHC attended; he noted that the 2019 QAP was being developed and asked that comments be sent to QAPcomments@lhc.la.gov; and he reminded everyone that there should be no direct communications with LHC Board Members or LHC Staff until such time that the Draft 2019 QAP is officially released.

Chairman Spillers applauded the Board Members for their compassion, dedication, and unwavering support and service.

AGENDA ITEM #5

Next item discussed was the resolution regarding declaring the month of April 2019 as "Fair Housing Month".

LHC Attorney Terrell Dupard introduced that matter and discussed the history and purpose of the Fair Housing Act.

On a motion by Board Member Gillis R. Windham and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution commemorating the 51st Anniversary of the Fair Housing Act and declaring the month of April, 2019 as “Fair Housing Month”; 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 # 6

Next item discussed was the resolution regarding 2019 Draft QAP.

Chairman Spillers noted that the matter would be discussed at the end of the Agenda, there being no objections from the Board.

AGENDA ITEM #7

Next item discussed was the resolution regarding \$24.5M MHRB for CCM Housing Preservation Project in Lake Charles.

LHC Housing Production Administrator Louis Russell went over the specifics of the matter, noting it was 233 units, and that staff was recommending approval thereof.

On a motion by Board Member Willie Rack and seconded by Board Member Tammy P. Earles, the resolution accepting the proposal of R4 Capital Funding, LLC or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Twenty Four Million Five Hundred Thousand Dollars (\$24,500,000) Multifamily Housing Revenue Bonds (CCM Housing Preservation Project known as Carver Courts, Clark Courts and Meadow Park in Lake Charles, LA) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; 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 #8

Next item discussed was the resolution regarding \$4M of MHRB for Hollywood Acres in Baton Rouge.

LHC Housing Production Administrator Louis Russell went over the specifics of the matter, noting it was 45 units, a new construction and scattered site, and that staff was recommending approval thereof.

On a motion by Board Member Vice-Chairwoman Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution of intention to issue not exceeding Four Million Dollars (\$4,000,000) Multifamily Housing Revenue Bonds for Hollywood Acres (located near 4154 Hollywood Street, Baton Rouge, LA), 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 Hollywood Acres; 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 #9

Next item discussed was the resolution regarding \$4M of MHRB for Hollywood Heights in Baton Rouge.

LHC Housing Production Administrator Louis Russell went over the specifics of the matter, noting it was 45 units, a new construction and scattered site, and that staff was recommending approval thereof.

On a motion by Board Member Vice-Chairwoman Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution of intention to issue not exceeding Four Million Dollars (\$4,000,000) Multifamily Housing Revenue Bonds for Hollywood Heights (located near 4154 Hollywood Street, Baton Rouge, LA), 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 Hollywood Heights; 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 #10

Next item discussed was the Single Family Program Reports and Updates.

LHC Housing Development Administrator Brenda Evans addressed the Board.

Thereafter, Chairman Spillers applauded the Single Family Staff and the LHC Financial Advisors for all their great collaborations, innovations, and successes.

OTHER BUSINESS

None.

AGENDA ITEM #6

Next item discussed was the 2019 Draft QAP.

ED Cunningham introduced the matter.

HDA Russell gave additional information including the Timelines of future deadlines, public hearings, workshops, etc.

LHC Director of Strategic Initiatives Janel Young discussed the three Allocation Pools and Credit Caps.

Board Member Stacy Head thanked the staff for getting the info to the Board in advance, and she requested that more effort be given to making the Board Meetings more paperless.

Ms. Young furthered and discussed Threshold Requirements, Selection Criteria Scoring, and Universal Design Components.

Vice-Chairwoman Vidrine inquired if there was anything for kitchen construction for the elderly. COO Sweazy noted such had been included in the Universal Design protocols.

LHC Compliance Administrator Todd Folse discussed fully mobility accessible designs and the Universal Design concepts differences.

Board Member Head inquired as to why there was preference being given to people on public housing assistance. HAD Russell noted that such was a statutory requirement and not a policy requirement.

Board Member Head inquired on Green Community and LEED.

Mr. Folse noted that there were four base Green Community building options to select from.

ED Cunningham reiterated to everyone that the Draft QAP was a fluid document.

Board Member Head inquired on the term "blighted."

Ms. Young advised that staff was reviewing the best definition for such. Mr. Folse discussed the state minimum definitions thereof.

Board Member Head inquired as to any connections to investment towards workforce housing in the State.

Ms. Young advised that discussions were being held with Louisiana Economic Development to get a list of developments in the State.

Vice-Chairwoman Vidrine discussed the Negative Neighborhood Features components.

Ms. Young discussed Underwriting Recommendations Basis Boost.

HDA Russell discussed Development Fee.

Ms. Young discussed Selection Criteria Scoring.

ED Cunningham advised that the public would have all necessary document to review and comment as the Draft QAP was a “breathing document”.

COO Sweazy advised that there would be a Public Hearing on May 6th and that the Board would approved the 2019 QAP during the June 2019 BODM.

Chairman Spillers reiterated that “...this is a Draft.”

On a motion by Board Vice-Chairwoman Jennifer Vidrine and seconded by Board Member Gillis R. Windham, the resolution providing for approval of the State's 2019 Draft Qualified Allocation Plan; 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.

ADJOURNMENT

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

The Full Board meeting adjourned at 11:16a.m.



Chairman



Secretary