



# Louisiana Housing Corporation

**LHC Board of Directors**

**Board Meeting Minutes**

**Wednesday, December 10, 2014**

**2415 Quail Drive  
V. Jean Butler Board Room  
Baton Rouge, LA 70808  
12:00 P.M.**

## **Board Members Present**

Mayson H. Foster  
Michael L. Airhart  
Dr. Daryl V. Burckel  
Larry Ferdinand  
Treasurer John N. Kennedy  
Ellen M. Lee  
Matthew P. Ritchie  
Willie Spears  
Guy T. Williams, Jr.

## **Board Members Absent**

Malcolm Young, Jr.

## **Staff Present**

Fred Tombar  
Michelle Thomas  
Bradley Sweazy  
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 12:29 p.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

**APPROVAL OF MINUTES**

**On a motion by Board Member Michael L. Airhart and seconded by Board Vice-Chairman Larry Ferdinand, the Minutes of the October 8, 2014 LHC Board of Directors Meeting were approved unanimously.**

**LHC BOARD CHAIRMAN'S REPORT**

Board Chairman Foster noted that the recent QAP public hearing was well attended, and he thanked Multifamily Committee Chairman Guy T. Williams, Jr. for the well-conducted meetings, and thanked Treasurer John N. Kennedy for attending also; noted that he and LHC Executive Director Fred Tombar, III had addressed the recent LAAHP 2015 Annual Conference; and he acknowledged the exemplary work, contributions, and commitment of outgoing LAAHP Executive Director Charlotte Bourgeois.

Ms. Bourgeois addressed the Board and thanked everyone for the support and hard work in addressing the needs of affordable housing in Louisiana.

**ADMINISTRATIVE COMMITTEE**

In the absence of AC Chairman Malcolm Young, Jr., Board Chairman Foster advised that the Committee had met earlier, and was recommending approval of the resolution regarding appointment of Linda Jarrell to the Housing and Transportation Planning and Coordinating Commission.

**On a motion by Board Vice-Chairman Larry Ferdinand and seconded by Board Member Dr. Daryl V. Burckel, the resolution appointing Linda Jarrell of Volunteers of America to serve on the Housing and Transportation Planning and Coordinating Commission as one of the two appointees made by the Louisiana Housing Corporation from a nonprofit housing development organization; 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 approving the list of Approved Market Analysts for the 2015 QAP Funding Round. Chairman Foster went over the specifics of the matter, and noted the Committee was recommending approval thereof.

**On a motion by Board Member Dr. Daryl V. Burckel and seconded by Board Vice-Chairman Larry Ferdinand, the resolution authorizing the Corporation to enter into contracts with selected proposers to serve as Market Analysts; 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 1<sup>st</sup> Annual LHC Affordable Housing Conference. LHC Chief Administrative Officer Michelle Thomas went over the specifics thereof, noting it would be held in New Orleans on August 26 – 28. She also discussed the purpose of the event as well as potential attendees and sponsors.

Chairman Foster requested that Ms. Thomas present a revenue neutral budget to the Board at the February 2015 Board Meeting.

#### **MULTIFAMILY COMMITTEE REPORT**

MC Chair Guy T. Williams, Jr. noted that the Committee had met earlier, and the first item was the resolution the 2015 Qualified Allocation Plan. He went over the specifics, noting the Committee was recommending approval thereof, consistent with changes as discussed during the Committee Meeting.

There were further discussions on the aforementioned matter amongst the Board Members and attending members of the public.

**On a motion by Board Member Guy T. Williams, Jr. and seconded by Board Member Michael L. Airhart, the resolution providing for approval of the State's 2015 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.**

The next item discussed was the resolution regarding a Notice of Funding Availability for the reservation of Katrina/Rita CDBG Program Funds in Plaquemines Parish. Chairman Williams went over the specifics, noting the Committee was recommending approval thereof.

**On a motion by Board Member Guy T. Williams, Jr. and seconded by Board Member Dr. Daryl V. Burckel, the resolution approving the issuance of a Notice of Funding Availability for awarding CDBG funds in Plaquemines Parish; 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.**

Finally, Chairman Williams noted that the Non-Closed Projects update was in the Board binders for review.

#### **SINGLE FAMILY COMMITTEE REPORT.**

SF Chairman Matthew P. Ritchie noted that the Committee had not met earlier, and that there were no action items needing Board approval.

SF Chairman Ritchie noted that the Single Family Program Updates were in the Board binders for review.

#### **SUSTAINABLE HOUSING COMMITTEE**

SHC Chairwoman Ellen M. Lee advised that the Committee had met earlier, and that there were no action items needing Board approval.

Chairwoman Lee next briefly discussed a partnership with Foundation for Louisiana, noting that further discussions on the matter were pending.

Chairwoman Lee concluded by noting that the Program Updates were in the Board binders for review.

#### **ASSETS AND INVESTMENTS COMMITTEE**

AIC Chairman Dr. Daryl V. Burckel noted that the Committee had not met earlier, that there were no action items needing Board approval, and that updates were in the Board binders.

LHC Program Administrator Loretta Wallace updated the Board on Willowbrook Apartments, Village de Jardin, and Mid-City Gardens Apartments.

Board Members Airhart and Kennedy requested an analysis on future use of the dance studio as well as future use of the community center at Mid-City Gardens Apartments.

Mr. Tombar noted that the property managers would be present at the February 2015 Board Meeting for more in-depth discussions regarding the three aforementioned properties.

### **LHC EXECUTIVE DIRECTOR'S REPORT**

ED Tombar highlighted the following: he thanked Ms. Bourgeois for her stellar service to LAAHP he commended the LHC staff for the great work done on the 2015 QAP; that the House had passed the 2015 Omnibus Package; that HUD had reported a progressive decline in homelessness in the nation; he introduced new LHC employees; that the Contract Administration Group had a recent Clean Audit Report; that the TBA program had been launched by George K. Baum; he discussed the Tax Extender Legislation; and reported that the 2014 LHC Annual Report had been completed and distributed statewide.

Treasurer Kennedy requested further information on what model DHH was using to evaluate spending of Medicaid dollars on homelessness.

### **BOARD MEETING SCHEDULE FOR CALENDAR YEAR 2015**

The Board discussed next setting the schedule for Regular Meetings of the Board for calendar year 2015.

After a short discussion, there was a consensus to set the meeting dates for 2015 for the months of February, April, June, July, September, and November.

### **OTHER BUSINESS**

Mr. Bob Feret, an attorney in the Rowan Court property matter addressed the Board seeking reconsideration of approval for the rehab plan for that project.

Chairman Foster advised Mr. Feret and the Board Members that since the matter was currently in litigation, and upon advice from LHC Executive Counsel Keith Cunningham, the matter was not a proper discussion item during the Board Meeting.

According, Chairman Foster ceased further discussions on the aforementioned matter.


**ADJOURNMENT**

There being no other matters to discuss, Board Member Dr. Daryl V. Burckel offered a motion for adjournment that was seconded by Board Member Ellen M. Lee. There being no discussion or opposition, the motion passed unanimously.

**The Full Board meeting adjourned at 1:37 p.m.**



**Chairman**



**Secretary**