



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, July 14, 2021 @ 10:00 A.M.

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

Board Members Present

Interim-Board Chairwoman Jennifer Vidrine
Tony Ligi obo Louisiana State Treasurer John M. Schroder
Johnny Berthelot
Derrick Edwards
Steven P. Jackson
Tonya P. Mabry
Anthony "AP" Marullo, III
Ericka McIntyre
Willie Rack
Gillis R. Windham

Board Members Absent

Stacy S. Head

Staff Present

Barry E. Brooks
Bradley Sweazy
Louis Russell
Wendy Hall
Judy White
Lionel Dennis
Carlos Dickerson
Dr. Shanta Harrison
Nakesla Blount
Eddie Bynog

Brenda Evans
Leslie Strahan
Plezetta West
Yolanda Martin
Bridget Jarvius
John Ampim

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Interim Board Chairwoman Jennifer Vidrine called the meeting to order at 10:04 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

Thereafter was a brief Invocation, and recital of the Pledge of Allegiance.

APPROVAL OF MINUTES OF JUNE 09, 2021 BOARD MEETING

Next item discussed was the June 09, 2021 LHC Full Board of Directors Meeting Minutes.

On a motion by Board Member Steven P. Jackson and seconded by Board Member Willie Rack, the Minutes of the June 09, 2021 LHC Full Board of Directors Meeting were unanimously approved.

APPROVAL OF MINUTES OF JUNE 15, 2021 SPECIAL BOARD MEETING

Next item discussed was the June 15, 2021 LHC Full Board of Directors SPECIAL Board Meeting Minutes.

On a motion by Board Member Steven P. Jackson and seconded by Board Member Willie Rack, the Minutes of the June 15, 2021 LHC Full Board of Directors SPECIAL Board Meeting were unanimously approved.

ELECTION OF 2021-2022 LHC BOARD OFFICERS -- LHC BOARD CHAIRMAN AND VICE-CHAIRMAN

The next item discussed was the Election of the 2021-2022 Board Officers.

IBC Vidrine opened the floor for nominations for Chairman.

Board Member Steven P. Jackson nominated Mr. Anthony “AP” Marullo, III for Board Chairman. Mr. Marullo accepted the nomination.

IBC Vidrine asked three (3) times for any additional nominations. Hearing none, the nominations for Board Chairman were closed, without objection.

Hearing no other nominations, Mr. Anthony “AP” Marullo, III was elected Chairman of the LHC Board of Directors by acclamation.

A Roll Call Vote was done, as follows:

YES (9): Ligi, Berthelot, Edwards, Jackson, Mabry, Marullo, McIntyre, Rack, Windham.

NO (0): None.

ABSENT (1): Head.

ABSTAIN (1): Vidrine.

Immediately after the announcement of the Board Chairman election results, Board Member Vidrine changed her vote from ABSTAIN to YES. There was no objection.

Newly elected Board Chairman Marullo opened the floor for the nominations for Vice-Chairman.

Board Chair Marullo nominated Ms. Tonya Mabry for Board Vice-Chairman. Ms. Mabry accepted the nomination.

Board Secretary Brooks announced three (3) times for any additional nominations. Hearing none, the nominations for Board Vice-Chairman were closed, without objection.

Hearing no other nominations, Ms. Tonya P, Mabry was elected Vice-Chairwoman of the LHC Board of Directors by acclamation.

A Roll Call Vote was done, as follows.

YES (9): Vidrine, Ligi, Berthelot, Jackson, Mabry, Marullo, McIntyre, Rack, Windham.

NO (1): Edwards.

ABSENT (1): Head.

ABSTAIN (0): None

LHC INTERIM-EXECUTIVE DIRECTOR'S REPORT

LHC IED Bradley R. Sweazy addressed the Board and briefly discussed planned LHC process improvements and public communications enhancements, improved environmental reviews, future use of drone technology, continued transparency, and simple to read dashboard reports and data analyses.

AGENDA ITEM #8 – 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 also discussed the upcoming July 31st end of the Eviction Moratorium.

She also noted that as of July 13th, the total funds allocated were \$15,191,793.00, that the ERAP Group was working with utility companies and co-ops as related to the payment of utilities, that landlords are participating more than previously, that direct payments to tenants is being protocolled so as to ensure that the landlords will get paid, increased outreach opportunities are on-going, and that continued assistance and communications is continuing with the 7 LGUs.

Chairman Marullo applauded the positive improvements in the ERAP.

AC Thomas acknowledged the challenges of some of the property owners.

Board Member Jackson inquired on eviction prevention measures being considered, and suggested the use of the American Bar Association to help thwart evictions.

There was further discussions between BM Jackson, AC Thomas, and Gina Campo.

Craig Matthews with SMILE CAA addressed the Board, and suggested using non-profits to assist ERAP processing and minimizing evictions.

Additional comments were provided by Maxwell Ciardullo and Hannah Adams.

Board Member Vidrine applauded SMILE CAA for their grassroots community action efforts.

There were further discussions on the ERAP.

AC Thomas gave an update on the Housing Assistance Fund Program, noting that more information was available at www.lacovidhousing.com.

AGENDA ITEM #9 – Resolution regarding \$69M of LHC SFMRRB

Next item discussed was the matter regarding the proposed purchase of \$69M LHC Single Family Mortgage Revenue and Refunding Bonds.

The matter was introduced by Secretary Brooks.

Additional information was provided by Brenda Evans, LHC Program Administrator for Homeownership.

On a motion by Board Member Gillis R. Windham and seconded by Board Member Derrick Edwards, the resolution accepting the parameter term proposal for the purchase of not exceeding Sixty-nine Million Dollars (\$69,000,000.00) of Louisiana Housing Corporation Single Family Mortgage Revenue and Refunding Bonds in one or more series or subseries; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; approving the form and directing the execution of the Bond Purchase Contract for said Bonds; and to provide for other matters in connection therewith. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

Given the germaneness thereof, Secretary Brooks suggested that the next four (4) items be individually presented, discussed and debated, and then voted on *in globo*.

Chairman Marullo inquired if there were any objections or concerns from the Board Members, there being no objections nor concerns voiced, the matter was moved by Board Member Steven P. Jackson and seconded by Board Member Johnny Berthelot; the proceedings continued accordingly.

AGENDA ITEM #10 – Resolution regarding Galilee Senior Housing

Next item discussed was the matter regarding accepting Red Stone Tax Exempt funding LLC as the purchaser of \$12,493,342 Multifamily Housing Revenue Bonds for Galilee Senior Housing located in Shreveport.

The matter was introduced by Secretary Brooks.

Additional information was provided by Louis Russell, LHC Housing Development Administrator, noting staff was recommending approval thereof.

AGENDA ITEM #11 – Resolution regarding Malcolm Kenner

Next item discussed was the matter regarding accepting Stifel Nicolaus & Company Inc. as the purchaser of \$10M MHRB for Malcolm Kenner located in Kenner.

The matter was introduced by Secretary Brooks.

Additional information was provided by Louis Russell, LHC Housing Development Administrator, noting staff was recommending approval thereof.

AGENDA ITEM #12 – Resolution regarding Grove Place

Next item discussed was the matter regarding accepting Home Bank NA as the purchaser of \$6M MHRB for Grove Place located in New Orleans.

The matter was introduced by Secretary Brooks.

Additional information was provided by Louis Russell, LHC Housing Development Administrator, noting staff was recommending approval thereof.

AGENDA ITEM #13 – Resolution regarding England Apartments

Next item discussed was the matter regarding accepting Stifel Nicolaus & Company Inc. as the purchaser of \$8M MHRB for England Apartments located in Alexandria.

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 Willie Rack, the aforementioned resolutions regarding Galilee Senior Housing, Malcolm Kenner, Grove Place, and England Apartments, were approved *in globo*; in one or more series or subseries; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; approving the form and directing the execution of the Bond Purchase Contract for said Bonds; and to provide for other matters in connection therewith. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

AGENDA ITEM #14 – Fair Housing and Tenant Selection

Next item discussed was regarding Fair Housing and Tenant Selection with regards to Criminal Record Screening.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC Compliance and Construction Manager Todd Folsie.

Public comments were received from Maxwell Ciardullo, Dorothy Martin, Ezekiel Williams and Gabrielle Barry with VOTE, etc.

Additional comments were received from the Board Members and LHC staff.

Chairman Marullo thanked everyone for their comments, and he encouraged the members of VOTE to continue getting their message out and making their “voices heard”.

IED Sweazy noted that the matter was included as part of the QAP, and thanked everyone involved thereof.

Board Member McIntyre inquired as to whether there was a second review protocol if a tenant is denied.

Mr. Folsie replied affirmatively.

Board Member Jackson inquired on matters related to enforcement.

Mr. Folsie noted that such falls under the jurisdiction of DOJ, HUD, or the AGO. And, that there are reporting mechanisms in place to initiate such.

AGENDA ITEM #15 – 2022-2023 QAP

Next item discussed was the matter regarding approving the State’s 2022-2023 Qualified Allocation Plan (“QAP”).

The matter was introduced by Secretary Brooks.

Additional information was provided by Louis Russell, LHC Housing Development Administrator.

Mr. Russell discussed the matter, noting there had been multiple informative meetings and public hearings, many reviews and revisions, he discussed highlights of the Additional Changes, discussed the Threshold Categories, the 30% AMI and Target Populations, One Award Per Metro Area Boost, Basis Boost, Improved Pool Categories, Developer Fee for 9% LIHTC Projects, Enhanced Cost Control Policy, Extraordinary Site Costs, Selection Criteria, Program Schedule Timeline, etc.; and, noted that staff was recommending approval thereof.

There were further brief discussions on the matter by the Board and LHC staff.

Chairman Marullo inquired multiple times for any public comments regarding the matter, there were no public comments provided.

On a motion by Board Member Steven P. Jackson and seconded by Board Vice-Chairwoman and Board Member Designee Tony Ligi, the resolution providing for approval of the State's 2022/2023 Qualified Allocation Plan; and to provide for other matters in connection therewith. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

AGENDA ITEM #16 – LHC Bylaws Proposed Amendment

Next time discussed was the Pre-Notice of proposed amendment to the LHC Bylaws reflective of passage of SB 188 during the 2021 Louisiana Regular Legislative Session.

Secretary Brooks introduced the matter, and provided detailed specifics related thereof.

Secretary Brooks noted that the matter would be submitted for Board approval at the August 11, 2021 BODM.

Board Member Vidrine took a moment of Personal Privilege to acknowledge the fourteen (14) years of Perfect Board Meetings Attendance attained by Secretary Brooks.

Additional accolades were extended to Board Members Vidrine, Berthelot, Rack, and the Treasurer's office for Perfect Board Meetings Attendance for Year 2021.

AGENDA ITEM #17 – EXECUTIVE SESSION

Board Vice-Chairwoman Mabry moved that pursuant to La. R.S. 42:17, the Board enter into Executive Session:

Executive Session: Pursuant to La. R.S. 42:17, the Board of Directors of the LHC reserves the right to enter into Executive Session relative to the following pending litigation:

Miriam Bowie versus State of Louisiana, Through the Louisiana Housing Corporation, and Keith Cunningham, Individually and In His Official Capacity as Executive Director, Case No. NUMBER C-708664 SEC. 26, 19th Judicial District Court for the Parish of East Baton Rouge, State of Louisiana.

And,

Executive Session: Pursuant to La R.S. 42:17(A)(4), the Board of Directors of the LHC reserves the right to enter into Executive Session relative to investigative proceedings regarding allegations of sexual harassment misconduct.

The motion to enter into Executive Session was seconded by Board Member Johnny Berthelot.

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

YES – 10: (Ms. Vidrine, Mr. Ligi, Mr. Berthelot, Mr. Edwards, Mr. Jackson, Ms. Mabry, Mr. Marullo, Ms. McIntyre, Mr. Rack, Mr. Windham).

NO - 0: None.

ABSENT - 1: Ms. Head.

The motion passed unanimously.

The Board entered into Executive Session at 11:55 a.m.

On a motion by Board Member Vice-Chairwoman Mabry and seconded by Board Member Designee Ligi the Board exited Executive Session at 1:50 p.m.

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

YES – 7: (Ms. Vidrine, Mr. Ligi, Mr. Berthelot, Mr. Jackson, Ms. Mabry, Mr. Marullo, Ms. McIntyre).

NO - 0: None.

ABSENT - 4: Mr. Edwards, Ms. Head, Mr. Rack, Mr. Windham.

The motion passed unanimously.

AGENDA ITEM #18 – OTHER BUSINESS

Craig Mathews of SMILE CAA addressed the Board regarding LHC's CHDOs.

Mr. Mathews advised the new CHDO procedural requirements were hampering, that he has concerns about delays getting projects moving forward, that there are delays due to the new CHDO application processing procedures, that a CHAAP application project was denied and taken from SMILE CAA and given to EBR CHDO UREC, that he has concerns about a Closing that was held at a McDonald's restaurant and not at SMILE CAA office and that there was not any SMILE CAA presence nor participation at the Closing, etc.

There were extensive and lengthy conversations (verbatim transcript available upon request) between Mr. Mathews, the Board Members, and IED Sweazy.

Chairman Marullo assured Mr. Mathews that he has the commitment of the Board to stay involved in the matter, and asked that he continue his dialogue with IED Sweazy.

Mr. Mathews noted he did not want to lose community support, and that he too was looking for ways to be proactive and to communicate better with LHC.

IED Sweazy advised of the upcoming CHDO Retreat being planned, as well as the Open Windows Process Initiative.

Board Member Jackson noted the need to "...give specific focus to cultivate CHDOs".

Chairman Marullo noted that Mr. Mathews had expressed his concerns, that the Board was attentive thereof, and that he too wants "...good partners."

ADJOURNMENT

There being no other matters to discuss, Board Member Ericka McIntyre offered a motion for adjournment that was seconded by Board Vice-Chairwoman Tonya P. Mabry. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 2:27 P.M.



Chairman



Secretary