



Louisiana Housing Corporation

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LHC Board of Directors

Board Meeting Minutes

Wednesday, April 12, 2017

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

Board Members Present

Lloyd S. "Buddy" Spillers
Michael T. Anderson
Tammy P. Earles
Thomas L. Enright (obo Treasurer Ron Henson)
Elton M. Lagasse
Willie Rack
Donald B. Vallee
Jennifer Vidrine
Gillis R. Windham

Board Members Absent

Larry Ferdinand
Nancy T. Montoya

Staff Present

Barry E. Brooks
Edselle Keith Cunningham, Jr.
Bradley Sweazy
Brenda Evans
Loretta Wallace
Janel Young

Jatis Harrington
Rene Landry
Leslie C. Strahan
Christine Bratkowski
Miriam Bowie
Barbara Stoetzner
Carlette Powell
Liza Bergeron
Marjorianna Willman
Nicole Sweazy

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Board Chairman Lloyd S. “Buddy” Spillers called the meeting to order at 11:26 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

On a motion by Board Member Willie Rack and seconded by Board Vice-Chairwoman Jennifer Vidrine, the Minutes of the March 15, 2017 LHC Board of Directors Meeting were moved for approval.

LHC BOARD CHAIRMAN’S REPORT

Chairman Spillers extended sympathies to the families of retired employee Curtis Ferrara and former employee Lana Todd, both whom had passed away recently.

Board Member Donald B. Vallee took a moment of personal privilege and applauded Chairman Spillers in his endeavor towards applying for the USDA Louisiana State Directorship, and noted his full support thereof.

LHC EXECUTIVE DIRECTOR’S REPORT

LHC Executive Director E. Keith Cunningham, Jr. briefly discussed the following: Louisiana Housing Heroes Initiative Launch held on March 21 – noting it was the first time that a sitting Louisiana Governor had visited the LHC; the Louisiana Disaster

Recovery Forum with the Office of the Comptroller of the Currency and the FDIC was held at LHC on March 31; HUD-HFA Lender Training on April 4 – 7 at LHC; that there would be an upcoming Board Meeting to discuss the LHC 2017-2020 Strategic Plan and Board Governance; and that he had attended the Phoenix Square Ribbon Cutting on April 10.

AGENDA ITEM #5

Next item discussed was the resolution regarding approving the Louisiana Weatherization Assistance Program (“WAP”) Year 2017 State Plan.

LHC Housing Finance Deputy Administrator Loretta Wallace briefly went over the specifics of the matter, noting that May 1, 2017 was the deadline to submit the Plan to the Department of Energy; that the State’s funding allocation was currently unknown; that no public comments had been received; and that staff was recommending approval.

Board Member Gillis R. Windham read the following into the Record: “I, Gillis Windham, Chairman of the Board of Quad Area Community Action Area Action Agency, which is a CHDO, may have an interest in the resolution to approve the Louisiana Weatherization Assistance Program 2017 State Plan, current before this Board. Therefore, I hereby RECUSE myself from participation in the actions of the Corporation and the Board, including but not limited to discussion and voting on this matter in accordance with Louisiana Revised Statute 40:600.909(H).

Mr. Jedidiah Jackson from JEFFCAP addressed the Board and read from a prepared statement, noting their request to be included in the 2017 WAP State Plan.

Ms. Wallace gave a brief historical aspect on JEFFCAP’s deficiencies, as well as discussed the trainings provided to the JEFFCAP staff.

Chairman Spillers advised Mr. Jackson that the matter currently before the Board was the approval of the 2017 WAP State Plan, and not an appeal by JEFFCAP; and then he called for the vote on the pending matter.

On a motion by Board Vice-Chairwoman Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution approving the Louisiana Weatherization Assistance Program (“WAP”) Year 2017 State Plan (labeled as “Exhibit A”); 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.

Thereafter, Chairman Spillers advised Mr. Jackson that his appeal should be a separate item to be discussed as a future date.

Mr. Jackson addressed the Board again and for the record reiterated his request that the Plan be amended to include JEFFCAP.

AGENDA ITEM #6

The next item discussed was the resolution regarding the purchase of \$30M LHC SFMRRB.

LHC Housing Finance Deputy Administrator Brenda Evans briefly went over the specifics of the matter, and noted that the matter had been approved by the State Bond Commission.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Michael T. Anderson, the resolution accepting the parameter term proposal for the purchase of not exceeding Thirty Million Dollars (\$30,000,000) of Louisiana Housing Corporation Single Family Mortgage Revenue Refunding Bonds (Mortgage-Backed Securities Pass-Through Program) (Federally Taxable) 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 Refunding 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 #7

The next item discussed was the resolution regarding the Delta 100 matter.

LHC Housing Finance Deputy Administrator Brenda Evans briefly went over the specifics of the matter, and noted that the Single Family Committee recommended approval.

On a motion by Board Member Michael T. Anderson and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution to authorize and implement the Delta 100 – A Delta Alternate Mortgage Program providing homeownership financing for borrowers unable to obtain homeownership through conventional means; 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. There was one (1) NO Vote from Board Member Donald B. Vallee.

AGENDA ITEM #8

Next item discussed was the resolution regarding the LHC Loan Originations.

Ms. Evans briefly went over the specifics of the matter, and noted that the Single Family Committee recommended approval.

Board Member Vallee inquired as to what was the purpose of the initiative.

Ms. Evans replied that staff would be able to engage with mortgage lenders, that the matter would enhance Single Family Program expansion to reach areas not being reached, and that she supports the initiative.

Chief Operating Officer Bradley Sweazy noted that the cost would be \$45K to train six (6) employees.

Executive Director Cunningham advocated that the initiative was a good use of LHC resources for investing in staff development and training, and that there would be no new staff needed nor any Civil Service changes to current staff.

SFC Chairman Michael T. Anderson noted his support, and advised that the matter would not be in competition with LHC.

Chairman Spillers and Vice-Chairwoman Vidrine both noted their support for the matter.

On a motion by Board Vice-Chairwoman Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution to authorize and direct the Single Family Staff of LHC to obtain the necessary training and certifications to provide for Louisiana Housing Corporation Loan Originations including but not limited to first mortgages and providing homeownership financing and/or refinancing programs; 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. There was one (1) NO Vote from Board Member Donald B. Vallee.

AGENDA ITEM #9

Next item discussed was the resolution regarding the Regional Bank Pilot Program.

Ms. Evans briefly went over the specifics of the matter.

Chairman Spillers and SFC Chairman Anderson both noted their support of the matter.

On a motion by Board Member Michael T. Anderson and seconded by Board Member Willie Rack, the resolution to authorize and implement a Regional Bank Pilot Program; 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. There was one (1) NO Vote from Board Member Donald B. Vallee.

AGENDA ITEM #10

Next item discussed was the resolution regarding Bastion Phase II.

LHC Housing Finance Deputy Administrator Marjorianna Willman went over the specifics of the matter.

On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution approving changes to Bastion Phase II (1917 Mirabeau Avenue in New Orleans, Orleans Parish, Louisiana) authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith, was moved to debate.

Developer David Miller addressed the Board.

Board Member Vallee noted for the record that he had voted “NO” in the earlier Multifamily Committee meeting, and that he was changing his vote to “YES” with some stipulations thereof.

Board Member Vallee offered a Motion to Amend the matter based on terms from a conversation that he'd had earlier with Mr. Miller; the Motion to Amend DIED for lack of a Second.

On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution approving changes to Bastion Phase II (1917 Mirabeau Avenue in New Orleans, Orleans Parish, Louisiana) authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; 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. There was one (1) NO Vote from Board Member Donald B. Vallee.

AGENDA ITEM #11

Next item discussed was the resolution regarding awarding HOME funder under the 2017 Spring NOFA.

Ms. Willman briefly went over the specifics of the matter.

Board Member Vallee noted his concern that the public had not been given adequate time to review the matter.

Chairman Spillers opened the floor for public comments on the matter.

Ms. Andreanecia Morris addressed the Board and expressed her concern regarding entitlement communities.

Mr. Charles Tate addressed the Board and requested additional time for the public to review the matter.

Ms. Willman advised that the resolution was being presented "...with the option where there is a priority given to non-entitlement areas, but we will accept applications from entitlement area and fund those".

On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution approving LHC staff's recommended strategies for awarding HOME funds under the 2017 Spring Notice of Funding Availability (NOFA); 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. There was one (1) NO Vote from Board Member Donald B. Vallee.

AGENDA ITEM #12

Next item discussed was the resolution regarding the State's 2017 Qualified Allocation Plan ("QAP").

Ms. Willman briefly went over the specifics of the matter.

On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution providing for approval of the State's 2017 Qualified Allocation Plan ("QAP"); and providing for other matters in connection therewith, was moved to debate.

Board Member Vallee offered a Motion to Amend the matter to "remove the 10 points for Choice Neighborhood."

Executive Director Cunningham briefly discussed the need for Choice Neighborhoods.

Chairman Spillers inquired if there were any further comments from the Board. Hearing none, he then advised of the pending Motion to Amend.

Chairman Spillers opened up the floor for public comments.

Mr. Greg Gachassin addressed the Board noting that he was not in support of the points for Choice Neighborhood.

Mr. Charles Tate addressed the Board noting that based on research he'd done, there would only be one (1) neighborhood in Baton Rouge and perhaps one (1) in Shreveport that would be Choice Neighborhood eligible.

Mr. Chris Clement addressed the board and noted that CN1 is usually only two (2) square miles in scale, and that he felt the matter should be removed or revised. He read a prepared statement into the record regarding the aforementioned.

Board Member Vallee noted his concern about set asides for specific developers and for a "...limited few."

Ms. Andreanecia Morris addressed the Board advocating that urban areas be given a "fair shot"; that LHC should be guided by the Housing Needs Assessment; and that increasing development caps might stimulate developments.

Board Member Vallee discussed a meeting held recently with New Orleans Councilmember Stacy Head, ED Cunningham, and COO Sweazy.

Board Member Vallee inquired to the Chair of his pending Motion to Amend the Resolution by removing the 10 points for Choice Neighborhood.

Chairman Spillers advised the Board that the pending Motion to Amend was to remove the 10 points for the Choice Neighborhood, and asked Ms. Willman to read how the matter was currently written in the QAP.

Ms. Willman read into the record the verbiage in the QAP related to designating 10 points for Choice Neighborhood as "...project located within a HUD identified neighborhood planning grant area would be allowed ten points -- so we would just strike that area that whole section from the selection criteria."

Mr. Vallee noted "...that's fine as an amendment to my resolution".

Chairman Spillers again advised the Board of the pending Motion to Amend, and asked if there was a Second. There being no Second, the Motion to Amend DIED.

Chairman Spillers then asked if everyone was ready to vote on the Motion to approve "...the QAP as presented."

On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution providing for approval of the State's 2017 Qualified Allocation Plan ("QAP"); 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 with one (1) NO Vote from Board Member Donald B. Vallee, and one (1) ABSTAIN from Board Member Tammy P. Earles.

AGENDA ITEM #13

Next item discussed was the resolution regarding Howell Village.

On a motion by Board Member Donald B. Vallee and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution of intention to issue not exceeding Thirty-three Million Dollars (\$33,000,000) Multifamily Housing Revenue Bonds for Howell Village Apartments, #2016-107BF (72nd Ave and Howell Blvd, Baton Rouge, East Baton Rouge Parish, Louisiana 70807) 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 Howell Village Apartments; 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 #14

Next item discussed was the resolution regarding the CEA between LHC and OCD.

Executive Director Cunningham briefly went over the specifics of the matter, noting that the Administrative and Finance Committee was recommending approval thereof.

Board Member Vallee noted his preference to defer the matter since he had not seen the Agreement.

On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution granting Edselle Keith Cunningham, Jr., the LHC Executive Director, authority to sign the Cooperative Endeavor Agreement with the state Office of Community Development and any other documents necessary to administering the Disaster Housing Programs, including

but not limited to the Restoration Loan Program and the Restore Louisiana Neighborhood Landlord Rental Program; and providing for other matters in connection therewith. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed. There was one (1) NO Vote from Board Member Donald B. Vallee.

OTHER BUSINESS

Board Member Vallee noted that he'd like to discuss the Program Updates and Reports. Chairman Spillers noted that perhaps the Board would review them "next month."

ADJOURNMENT

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

The Full Board meeting adjourned at 12:50 pm.



Chairman



Secretary