



# *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, January 18, 2023 @ 10:30 A.M.**

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

## **Board Members Present**

Vice-Chairwoman Tonya P. Mabry  
Official Designee Tony Ligi obo Louisiana State Treasurer John M. Schroder  
John S. Alford  
Steven Hattier  
Steven P. Jackson  
Ericka McIntyre  
Willie Rack  
Willie M. Robinson  
Jennifer Vidrine  
Brandon O. Williams  
Richard A. Winder

## **Board Members Absent**

Chairman Anthony P. Marullo, III  
Alfred E. Harrell, III

## **Staff Present**

Barry E. Brooks  
Joshua G. Hollins  
Donna Deculus  
Marjorianna Willman  
Denisa Joshua  
Annie Robinson  
Louis Russell

Judy White  
Wendy Hall  
Lionel Dennis  
Brenda Evans  
Leslie Strahan  
Plezetta West  
Thomas Bates  
Portia Johnson  
Rachel Haney  
Jarvis Lewis

**Others Present**

See Sign-In Sheet.

**CALL TO ORDER**

In the absence of Board Chairman Anthony P. Marullo, III, Board Vice-Chairwoman Tonya P. Mabry called the meeting to order at 10:35 A.M. Board Secretary Barry E. Brooks called the roll; there was a quorum.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

There was a Moment of Silence, followed by the recital of the Pledge of Allegiance.

**SWEARING-IN OF BOARD MEMBERS**

Next was the swearing-in of REAPPOINTED Board Member Tonya P. Mabry

The Oath of Office was administered by LHC General Counsel Leslie C. Strahan.

Next was the swearing-in of REAPPOINTED Board Member Willie Rack.

The Oath of Office was administered by LHC General Counsel Leslie C. Strahan.

**APPROVAL OF DECEMBER 14, 2022 BODM MINUTES**

Next item discussed was the December 14, 2022 LHC Full Board of Directors Meeting Minutes.

**On a motion by Board Member Richard A. Winder and seconded by Board Member Willie Rack, the Minutes of the December 14, 2022 LHC Board of Directors Meeting were unanimously approved, as distributed.**

### **LHC BOARD CHAIRMAN'S REPORT**

None

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

LHC Executive Director Joshua G. Hollins applauded the Reappointments of Board Members Mabry and Rack.

ED Hollins discussed the PRIME NOFA-2 noting 61 applications had been received totaling \$149M; he discussed the Pathways Programs for 1<sup>st</sup> Time Homebuyers in storm damaged areas; he discussed the Keys for Service Program designed for First Responders and Educators seeking to be 1<sup>st</sup> Time Homebuyers; Save the Date for the 2023 Louisiana Housing Conference in Baton Rouge on September 24-26, 2023; he noted that the well-received comments from the advocacy and development communities on the 2024 QAP were appreciated; he discussed the Rental Restoration Program; noted that the Administration Committee had met on January 17<sup>th</sup> and received the Pay Study Report commissioned from SSA Consultants; that Congress has directed HUD to stop any further PBCA solicitations; that he had an earlier morning tele-discussion with White House Officials applauding the LHC QAP; and that LHC would be providing information related to the upcoming Louisiana Legislative Special Session regarding property insurance issues.

Board Member Official Designee Tony Ligi inquired if LHC had any information regarding a recent *New Orleans Advocate* article regarding the Old Browns Dairy site that would no longer be used for affordable housing. ED Hollins noted he'd have staff look into the matter.

Board Member Jennifer Vidrine thanked ED Hollins for his Report, and inquired as to what were the impediments for homeowners getting and maintaining insurance. ED Hollins noted that such was due to high insurance premiums and a lack of policy providers.

Board Member Vidrine also noted that she'd like ED Hollins to participate in the upcoming LMA Board Meeting and LMA Annual Conference.

Board Member Steven P. Jackson commended staff for the 2024 QAP; and he noted that "...once adopted there is no going back"; that he appreciated the focus on the notification process; that he was excited about the Homeownership Programs; that he'd like more discussion on incentivizing programs; that he looked forward to the February Programs Committee Meeting and would like to discuss closing the loops in homelessness prevention.

There was a discussion between staff and Board Member Steven J. Hattier regarding factors affecting volume caps and taxables.

### **AGENDA ITEM #7**

Next item discussed was regarding approval of the State's 2024 Qualified Allocation Plan – QAP.

The matter was introduced by Secretary Brooks.

Additional information (multiple public hearings, improvements to Pool categories, modified CNI aspects, added Asset Management fees for federally-funded projects, enhanced scoring criteria, extended affordability, governmental priorities, diversity and equity inclusion incentivization, etc.) was provided by LHC HFPA Louisiana Russell, also noting that staff was recommending approval of the matter.

ED Hollins applauded Mr. Russell for his informative overview, and provided additional information.

Board Member Vidrine inquired if there was any items advocated by the public that were not addressed.

LHC COO/CLO Marjorianna Willman noted that advocates wanted more aspects regarding evictions and tenant screenings.

ED Hollins noted that 260+ comments had been received, and that everyone was embracing the Fortified and Green Certifications.

Board Member Jackson applauded the Minority and Section-3 incentives; and also commended the extended affordability enhancements.

Board Member Steven Hattier inquired on the underserved parishes (as referenced on page 44 Section C – [document available upon request](#)).

Board Member Richard Winder acknowledged the 2024 QAP as a “fantastic document”; and confirmed that once it is approved by the BOD that such cannot be amended.

ED Hollins noted that the next steps would be Final Approval of the Awards.

Board Member Brandon O. Williams requested staff resend out the map of underserved areas.

**On a motion by Board Member Steven P. Jackson and seconded by Board Member Jennifer Vidrine, the resolution providing for approval of the State's 2024 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 unanimously.**

#### **AGENDA ITEM #8**

Next item discussed was regarding RDA II located in Baton Rouge.

Secretary Brooks noted that LHC staff was requesting the matter be **WITHDRAWN** for further review and discussion.

**On a motion by Board Member Steven P. Jackson and seconded by Board Member Ericka McIntyre, the Board approved the WITHDRAWAL of the matter regarding RDA II; 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.**

**It was moved by Board Member Steven P. Jackson and seconded by Board Member Ericka McIntyre that the Board approve the handling of Agenda Items # 9, 10, 11, 12, and 13 *In Globo.***

#### **AGENDA ITEM #9**

Next item discussed was regarding \$10M MHRB for Bayou D’Arbonne Retirement Village located in West Monroe.

The matter was introduced by Secretary Brooks.

#### **AGENDA ITEM #10**

Next item discussed was regarding \$42M MHRB for Cypress at Ardendale Phase I located in Baton Rouge.

The matter was introduced by Secretary Brooks.

#### **AGENDA ITEM #11**

Next item discussed was regarding \$7.5 MHRB for Cypress Court located in Ponchatoula.

The matter was introduced by Secretary Brooks.



**AGENDA ITEM #12**

Next item discussed was regarding \$8M MHRB for Federal City – Building 10 located in New Orleans.

The matter was introduced by Secretary Brooks.

**AGENDA ITEM #13**

Next item discussed was regarding \$74,280,708 for The Reserve at Joor Place located in Baton Rouge.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Steven P. Jackson and seconded by Board Member Willie Rack, the Board APPROVED the aforementioned Agenda Items #9, #10, #11, #12, and #13; 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, Board Member Jackson requested a brief presentation at the February Programs Committee Meeting regarding Bond Deals 101.

Thereafter, audience member Donnie Cunningham requested to approach the podium to “...ask Mr. Hollins a question”. With caution and clarified purpose, such was approved by Board Vice-Chairman Mabry.

There was a brief discussion between ED Hollins and Mr. Cunningham regarding the PRIME NOFA as related to geographic areas. ED Hollins noted that such had not been finalized.

Mr. Cunningham applauded the PRIME NOFA.

**ADJOURNMENT**

There being no other matters to discuss, Board Member Richard A. Winder offered a motion for adjournment that was seconded by Board Member Willie M. Robinson. There being no discussion or opposition, the motion passed unanimously.

**The Full Board meeting adjourned at 11:45 A.M.**



Chairman



Secretary