



Louisiana Housing Corporation

LHC Board of Directors

Board Meeting Minutes

Wednesday, April 10, 2013

**2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
11:30 A.M.**

Board Members Present

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

Board Members Absent

Malcolm Young

Staff Present

Don J. Hutchinson
Bradley Sweazy
Barry E. Brooks
Brenda Evans
Charlette Minor
Rene' Landry
Danny Veals
Jeff DeGraff

Terry Holden
Todd Folse
Edselle Keith Cunningham, Jr.
Christine Bratkowski
Leslie C. Strahan
Jessica Guinn
Victoria Hilton
Collette Mathis
Marjorianna Willman

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

LHC Board Chairman Michael L. Airhart called the meeting to order at 11:36 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Board Member Willie Spears, the Minutes of the March 13, 2013 LHC Board of Directors meeting were approved unanimously.

LHC BOARD CHAIRMAN'S REPORT

Board Chairman Michael L. Airhart noted that due to the lengthy Agenda, the only item to report was that LHC was celebrating April as Fair Housing Month, and that more on the matter would be discussed later.

LHC INTERIM EXECUTIVE DIRECTOR'S REPORT

IED Don J. Hutchinson reported on the following items: that LHC has been awarded \$8.25M from HUD for the Section 811 Program; that the Louisiana Housing Authority had moved to the Mid-City Gardens Apartments Activity Center; that he along with LHC Executive Counsel Keith Cunningham had recently made a presentation during a meeting with City of Baton Rouge Councilmember Ronnie Edwards and some of her district constituents; that Anna Dearmon from

DOA would be working here as the LHC Communications Director; and he discussed various legislation directly and/or indirectly impacting LHC.

MULTIFAMILY COMMITTEE REPORT

MC Chairman Guy T. Williams, Jr. noted that the Committee met earlier and was recommending approval of the resolution regarding the issuance of \$174,754.00 in 4% Non-Competitive Low-Income Housing Tax Credits to Sheppard Park Village Apartments.

LHC Program Administrator Brenda Evans went over the specifics of the matter, noting the project was located in Minden, had an acceptable F & V, and that staff was recommending approval thereof.

On a motion by Board Member Guy T. Williams, Jr. and seconded by Board Member Dr. Daryl V. Burekel, the resolution establishing the maximum qualified basis and low-income housing credits to Sheppard Park Village Apartments; authorizing 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 approving a waiver of the Minimum Square Footage and Full Bathrooms Per Unit Type required in the 2013 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 policy for approving requests for the Return/Reallocation of Low Income Housing Tax Credits. Ms. Evans went over the specifics of the matter, noting that staff was recommending approval thereof.

On a motion by Board Member Guy T. Williams, Jr. and seconded by Board Member Willie Spears, the resolution providing a policy outlining procedures for evaluating and approving requests for credit return/reallocation; and 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 unanimously.

Next item discussed was the resolution regarding The Gardens of Baton Rouge. Ms. Evans went over the specifics of the matter, noting that there were delays in the project being completed due to wetland issues that had been finally resolved by the developer, and that staff was recommending approval thereof.

On a motion by Board Member Guy T. Williams, Jr. and seconded by Board Member Willie Spears, the resolution approving an extension to the project schedule and return/reallocation of credits to The Gardens of Baton Rouge authorizing the Corporation

staff and counsel to prepare the forms of such documents and agreements as may be necessary; 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 the recommended strategies for awarding HOME funds with Low Income Housing Tax Credits. Ms. Evans went over the specifics of the matter, noting that there was \$5M in HOME funds still available, that recommended awards would be announced in August 2013, and that staff was recommending approval thereof.

On a motion by Board Member Guy T. Williams, Jr. and seconded by Board Member Ellen M. Lee, the resolution approving staff's recommended strategies for awarding HOME funds; 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.

MC Chair Williams advised that the Committee had received updates on the 2014 QAP and Non-Closed Projects at the meeting earlier. Additionally, he noted that future QAPs will have an annual cycle.

Chairman Airhart noted the need for the QAP schedule to be consistent so that the development community will be aware thereof and ready each year.

ADMINISTRATIVE COMMITTEE

Chairman Airhart noted that Board Member Willie Spears chaired the AC in Board Member Malcolm Young's absence.

The first item discussed was regarding celebrating April as Fair Housing Month. Mr. Cunningham advised the Board that LHC was trying to be more proactive and affirmative its role in fair housing issues.

The next item discussed was a resolution declaring the month of April 2013 as Fair Housing Month. Mr. Cunningham went over the specifics of the resolution, noting that staff was recommending approval thereof. Interim-AC Chair Spears noted that the Committee had discussed the matter earlier and was recommending approval likewise.

On a motion by Board Member Guy T. Williams, Jr. and seconded by Board Member Matthew P. Ritchie, the resolution recognizing and declaring the month of April, 2013 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.

The next item discussed was a resolution halting any new hires, as well as the granting of raises or merit increases.

Interim-AC Chair Spears noted that the Committee had discussed the matter earlier, made some revisions, and was recommending approval thereof.

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Vice-Chairman Mayson H. Foster, the resolution directing the Interim Executive Director as of March 27, 2013, that the LHC shall have no new hires, and shall not grant any raises or merit increases; 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.

SINGLE FAMILY COMMITTEE REPORT

SF Chairman Matthew Ritchie noted that the Committee had not met earlier since there were no action items on their Agenda.

Ms. Evans gave a brief overview of the various Single Family Program Updates.

ASSETS AND INVESTMENTS COMMITTEE

AIC Chair Dr. Daryl V. Burckel noted that the Committee had met earlier, but did not have any action items on their Agenda.

LHC Program Administrator Loretta Wallace gave a brief overview report on Willowbrook Apartments, Village de Jardin, and Mid-City Gardens.

SUSTAINABLE HOUSING COMMITTEE

SHC Chair Ellen M. Lee noted that the Committee had met earlier, and that there were no action items needing Board approval. She did note that there would be recommendations at the May BODM regarding the Energy Programs RFP recently released.

Additionally, that the Housing and Transportation Subcommittee was being formed and that the members thereof would also have oversight of the State Interagency Council on Homelessness.

In conclusion, she noted that the Committee had earlier received other reports regarding the Sustainable Housing Department, Louisiana Housing Authority Department, Energy Programs, NSP2, and HOME Programs.

OTHER BUSINESS

Board Chairman Airhart noted that there were was an additional item denoted on the Supplemental Agenda regarding the selection of an LHC Executive Director.

There was a motion by Vice-Chairman Mayson H. Foster and seconded by Board Member Dr. Daryl V. Burckel for the Board to enter into **Executive Session Discussion for purposes of discussing the character and professional competence of five (5) candidates that are named for the position of Executive Director for the Louisiana Housing Corporation; 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 votes were as follows:**

YES (Michal L. Airhart, Dr. Daryl V. Burckel, Mayson H. Foster, Alice Washington, Ellen M. Lee, Matthew P. Ritchie, Willie Spears, Guy T. Williams, Jr.).

NO (None).

ABSENT (Malcolm Young).

The Board went into Executive Session at 12:13pm.

The Board exited Executive Session at 4:15pm.

On a motion by Vice-Chairman Mayson H. Foster, and seconded Board Member Dr. Daryl V. Burckel, the resolution appointing Frederick Tombar, III as the Executive Director of the Louisiana Housing Corporation; and providing for other matters in connection therewith, was moved to debate.

There being no further discussion, opposition, or public comments, a Roll Call Vote was taken, and the motion passed 6 (YES) to 0 (NO), and 3 (ABSENT). The votes were as follows:

YES (Michal L. Airhart, Dr. Daryl V. Burckel, Mayson H. Foster, Alice Washington, Ellen M. Lee, Willie Spears).

NO (None).

ABSENT (Matthew P. Ritchie, Guy T. Williams, Jr., Malcolm Young).

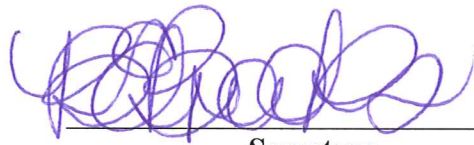
ADJOURNMENT

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

The Full Board meeting adjourned at 4:24 P.M.



Chairman



Secretary