



# Louisiana Housing Corporation

*\*An audio-video recording of these proceedings is available upon request by contacting the LHC\**

LHC Board of Directors

## Programs Committee Meeting Minutes

Tuesday, November 07, 2023

V. Jean Butler Board Room, LHC Building  
2415 Quail Drive, Baton Rouge, LA 70808  
4:00 P.M.

### Committee Members Present

Steven P. Jackson (Committee Chairman)  
Board Vice-Chairwoman Tonya P. Mabry  
Brandon O. Williams

### Committee Members Absent

None

### Board Members Present

Board Chairman Alfred E. Harrell, III  
Official Designee Tony Ligi Louisiana State Treasurer John M. Schroder  
Jennifer Vidrine  
Richard A. Winder

### Board Members Absent

John S. Alford  
Steven J. Hattier  
Ericka McIntyre  
Willie Rack  
Willie M. Robinson

### Staff Present

Barry E. Brooks  
Marjorianna Willman  
Donna Deculus  
Joshua McNemar  
Tasha Joseph

Jarvis Lewis  
Louis Russell  
Leslie C. Strahan  
Bridgette Richard  
Thomas Bates  
Plezetta M. West  
Brenda Evans  
Ray Rodriguez  
Liza Bergeron  
Winona Connor  
Michelle Redler

### **Others Present**

See Sign-In sheet.

### **CALL TO ORDER**

Programs Committee Chairman Steven P. Jackson called the meeting to order at 4:02 P.M. Board Secretary Barry E. Brooks called the roll; a quorum was confirmed.

### **INVOCATION AND PLEDGE OF ALLEGIANCE**

There was a Prayer by Committee Chairman Steven P. Jackson, followed by the recital of the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

Next was the approval of the Minutes of the August 08, 2023 Programs Committee Meeting.

**On a motion by Committee Member Board Vice-Chairwoman Tonya P. Mabry and seconded by Board Chairman Alfred E. Harrell, III, the Minutes of the August 08, 2023 LHC BOD Programs Committee Meeting were unanimously approved, as distributed.**

### **PUBLIC COMMENTS**

Programs Committee Chairman Jackson solicited any public comments. There were none from those present.

## **PROGRAMS COMMITTEE CHAIRMAN'S REPORT**

PC Chairman Jackson noted that he'd like an update from LHC staff regarding Providence and the Pre-Draft QAP Public Hearing.

## **LHC PROGRAMS REPORT**

LHC Interim Executive Director Marjorianna Willman noted that there were no outstanding matters needing to be addressed, and thanked the Programs staff for their good works.

## **AGENDA ITEM #7**

Next item discussed was regarding \$22.4M MHRB for Joor Road located in Baton Rouge.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Chief of Multifamily Production Louis Russell, also noting that staff was recommending approval of the matter.

**On a motion by Committee Member Brandon O. Williams and seconded by Board Chairman Alfred E. Harrell, III, the resolution of intention to issue not exceeding Twenty-Two Million Four Hundred Thousand Dollars (\$22,400,000) Multifamily Housing Revenue Bonds for Morningside at Joor Place located at 4625 Joor Road, Baton Rouge, East Baton Rouge Parish, Louisiana, 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 Morningside at Joor Place; 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; to accept the proposal of Cedar Rapids Bank and Trust Company or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the November 08, 2023 BODM for approval.**

## **AGENDA ITEM #8**

Next item discussed was regarding issuing an RFP for Environmental Services.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC COO Marjorianna Willman and LHC HFDA for Environmental and Labor Compliance Michelle Redler, also noting that staff was recommending approval of the matter.

Public Comments were received from Amanda Spain and Kelvin Hill.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Richard A. Winder, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Environmental Services; and providing for other matters in connection with the foregoing; be submitted FAVORABLY to the Full Board at the November 08, 2023 BODM for approval.**

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

Next item discussed was regarding issuing an RFP for Consulting Services for Homelessness and Housing Voucher Programs.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Chief Program Officer Brenda Evans, noting that staff was recommending approval of the matter.

**On a motion by Board Member Chairman Alfred E. Harrell, III and seconded by Board Member Jennifer Vidrine, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Consulting Services for Homelessness and Housing Voucher Programs; and providing for other matters in connection with the foregoing; be submitted FAVORABLY to the Full Board at the November 08, 2023 BODM for approval.**

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

Next item discussed was regarding issuing an RFP for Home Appliance Replacement Program (“HARP”) for Seniors.

The matter was introduced by Secretary Brooks.

Additional information being provided by LHC Chief of Staff and Operations Joshua McNemar, noting it was a \$250K funded initiative in partnership with Lowe’s.

There were additional comments and questions from the Committee Members and Board Members regarding the specifics of the matter.

**On a motion by Board Member Chairman Alfred E. Harrell, III and seconded by Committee Member Board Vice-Chairwoman Tonya P. Mabry, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to establish the Home Appliance Replacement Program (HARP); and providing for other matters in connection with the foregoing; be submitted **FAVORABLY** to the Full Board at the November 08, 2023 BODM for approval.**

**AGENDA ITEM #11**

Next item discussed was the regarding the 2025 Qualified Allocation Plan QAP

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC Chief of Multifamily Production Louis Russell.

**AGENDA ITEM #12**

Next item discussed was the regarding PRIME-2 Gap Funding.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC HFDA CDBG Disaster Recovery Liza Bergeron.

Public Comments were provided by Kelvin Hill and James Freeman.

**AGENDA ITEM #13**

Next item discussed was the regarding PRIME-3 Update.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC HFDA CDBG Disaster Recovery Liza Bergeron

**AGENDA ITEM #14**

Next item discussed was the regarding the RRDP.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC Chief of Multifamily Production Louis Russell.

**AGENDA ITEM #15**

Next item discussed was the regarding PHSSP.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC Chief Program Officer Brenda Evans.

**AGENDA ITEM #16**

Next item discussed was the regarding LHC Technology Services and Systems.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC Chief of Staff and Operations Joshua McNemar and LHC COO Marjorianna Willman.

**ADJOURNMENT**

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

**The Programs Committee Meeting adjourned at 5:21 P.M.**



**Board Secretary, Barry E. Brooks**