



# *Louisiana Housing Corporation*

July 7, 2020

## **LHC BOARD OF DIRECTORS MEETING**

### **FINAL AGENDA**

Notice is hereby given of a Regular Meeting of the Louisiana Housing Corporation ("LHC/Corporation") Board of Directors ("Board"), to be held on **Wednesday, July 8, 2020 at 10:00 A.M.**, known as the "**Annual Meeting**" via video/telephone conference (see access instructions on Pages 5-6) from Louisiana Housing Corporation Building, **V. Jean Butler Boardroom**, 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

1. Call to Order and Roll Call.
2. Swearing-In of **New Board Member Steven P. Jackson** (appointed by Governor; represents the 1<sup>st</sup> Congressional District; experience in banking or bonds).
3. Swearing-In of **New Board Member Anthony P. "AP" Marullo III** (appointed by Governor; represents the 4<sup>th</sup> Congressional District; experience in affordable housing development).
4. Approval of the **Minutes of the June 10, 2020 LHC Full Board Meeting**.
5. **LHC Board Chairman's Report**.
6. **LHC Executive Director's Report**.
7. **Election of 2020-2021 LHC Board Officers:**
  - a. Election of **LHC Board Chairman**.
  - b. Election of **LHC Board Vice-Chairman**.

### **Multifamily and Assets Committee Matters**

8. Resolution of **intention to issue not exceeding Twelve Million One Hundred Thousand Dollars (\$12,100,000) Multifamily Housing**

**Revenue Bonds for Lotus Village** located on two non-contiguous parcels as follows: (i) one parcel bounded by Gracie St., N. 16<sup>th</sup> St., Spanish Town Rd, and Frisco St. and (ii) one parcel is bounded by Spanish Town Rd, N. 15<sup>th</sup> St, North St. and N. 16<sup>th</sup> St., Baton Rouge, East Baton Rouge Parish, Louisiana 70802, 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 Lotus Village; 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 to provide for other matters in connection therewith. Staff recommends approval.

9. Resolution of **intention to issue not exceeding Eight Million Dollars (\$8,000,000) Multifamily Housing Revenue Bonds for Lemann Building** located at 312 Mississippi Avenue, Donaldsonville, Ascension Parish, Louisiana 70346, 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 Lemann Building; 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 to provide for other matters in connection therewith. Staff recommends approval.
10. Resolution of **intention to issue not exceeding Eight Million Dollars (\$8,000,000) Multifamily Housing Revenue Bonds for Miller Roy** located at 1001 DeSiard Street, Monroe, Ouachita Parish, Louisiana 71201, 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 Miller Roy; 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 to provide for other matters in connection therewith. Staff recommends approval.
11. Resolution of **intention to issue not exceeding Eight Million Dollars (\$8,000,000) Multifamily Housing Revenue Bonds for Sandal Family Apartments** located at 405 Sandal Street, West Monroe, Ouachita Parish, Louisiana 71291, 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 Sandal Family 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 to provide for other matters in connection therewith. Staff recommends approval.

12. Resolution of **intention to issue not exceeding Nine Million, Five Hundred Thousand Dollars (\$9,500,000) Multifamily Housing Revenue Bonds for The Burrow** located at 1510 Corbin Road, Hammond, Tangipahoa Parish, Louisiana 70403, 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 The Burrow; 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 to provide for other matters in connection therewith. Staff recommends approval.
13. Resolution of **intention to issue not exceeding Fourteen Million Dollars (\$14,000,000) Multifamily Housing Revenue Bonds for The Reserve at Juban Lakes** located at 11020 Village Lane, Denham Springs, Livingston Parish, Louisiana 70726, 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 The Reserve at Juban Lakes; 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 to provide for other matters in connection therewith. Staff recommends approval.
14. Resolution **accepting the proposal of Cedar Rapids Bank and Trust Company or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Fourteen Million, Five Hundred Thousand Dollars (\$14,500,000) Multifamily Housing Bonds for Vantage Developers, LLC (LHA Moss & Simcoe Projects, located at 1106 Moss Street and 1600 Simcoe Street, Lafayette, Lafayette Parish, Louisiana)**; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing. Staff recommends approval.
15. Resolution **accepting the proposal of International Bank of Commerce or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Thirty-five Million Dollars (\$35,000,000) Multifamily Housing Governmental Note (Sherwood Oaks Project) located at 10950 Darryl Drive, Baton Rouge, East Baton Rouge Parish,**

- Louisiana 70815**; fixing the parameter terms of said governmental note and otherwise providing with respect to said governmental note; and providing for other matters in connection with the foregoing. Staff recommends approval.
16. Supplemental Resolution **accepting the proposal of Stifel, Nicolaus & Company, Inc. for the purchase of an additional One Million Dollars (\$1,000,000) above the previously approved \$11,000,000 Multifamily Housing Revenue Bonds (Valencia Park Project, 740 North 14<sup>th</sup> Street, Baton Rouge, East Baton Rouge Parish, Louisiana 70802)** in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing. Staff recommends approval.
  17. Resolution **accepting the proposal of Home Bank N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of a not to exceed Twelve Million Four Hundred Thousand Dollars (\$12,400,000) Multifamily Housing Governmental Note (Cypress at Gardere Project) (the “Governmental Note”)** for the Cypress at Gardere Project located at 501 Gardere Lane, Baton Rouge, East Baton Rouge Parish, Louisiana; fixing the parameter terms of the Governmental Note and otherwise providing with respect to the Governmental Note; and providing for other matters in connection with the foregoing. Staff recommends approval.
  18. Resolution providing for **approval of the State's 2021 Qualified Allocation Plan (“QAP”)**; and providing for other matters in connection therewith. Staff recommends approval. Staff recommends approval.
  19. Other Business.
  20. Adjournment.



Edselle Keith Cunningham, Jr.  
LHC Executive Director

**If you require special services or accommodations, please contact Board Coordinator and Secretary Barry E. Brooks at (225) 763 8773, or via email [bbrooks@lhc.la.gov](mailto:bbrooks@lhc.la.gov).**

**\*\*Pursuant to the provisions of LSA-R.S. 42:16, upon two-thirds vote of the members present, the Board of Directors of the Louisiana Housing Corporation may choose to enter Executive Session, and by this notice, the Board reserves its right to go into Executive Session, as provided by law.\*\***

## Instructions for joining the LHC Board of Directors Meeting

### Web Access:

**Link to Meeting:** <https://louisianahousingcorp.globalmeet.com/LHC>

*Note: You will be asked to enter your email address, first name, and last name.*

### Telephone Access

**Call: (605)475-5613**

**GuestCode: 313574#**

### Only if accessing via web:

1. After selecting link, you will be brought to a screen asking "How would you like to join the meeting?" Options are "Continue in Browser" or "Open App".

#### ***If Using Your Browser and NOT the App, Proceed as Follows:***

2. Select "Continue in Browser".

*Note: Depending on the configuration of your device, a Plugin may need to be downloaded.*

3. In "Welcome to Global Meet" screen, enter Email Address and select "Continue".
4. In next screen, complete "First Name" and "Last Name" fields, then select "Continue".
5. In "How would you like to talk in the meeting?" screen, select applicable option: "Use My Computer" or "Use My Phone".

*Note: If you do not have a speaker/mic on your device, "Use My Phone" option should be selected. This option gives the functionality of the software on your computer while using your phone to listen and speak.*

6. If "Use My Phone" is selected,
  - a. In "Call Me" window, enter the phone number you would like to use for audio (listening and speaking).
  - b. You will receive an incoming call from an out of state number.
  - c. Answer call and follow audio prompts by entering 1 then#.

*Note: If you choose the "Use My Computer" option and no microphone is listed, select "Don't Connect Audio" to join the meeting. Upon joining the meeting, in left side of screen, a microphone with an exclamation mark will be in red. Select the microphone and you will be asked "How would you like to talk in the meeting"? See step 6a-c for completing setting up audio.*

7. After selecting applicable audio option, select "Connect Me".
8. The "Welcome to the Meeting" screen will now be visible.
9. All participants are visible in the "Guest" section.
10. Once the meeting begins, the host will mute all users; however, you are encouraged to mute your microphone upon entry into the meeting.
11. Upon conclusion of the meeting, to exit, select "Exit" button in the lower right of the screen.

## **Public Comment**

There are two options to provide public comment for the LHC Board Meeting, prior to or during the meeting. Below are the processes for both options. Any public comments received will be read during the meeting.

- Prior to Meeting :  
Emails will be received up to 3:00 pm on Monday, July 6, 2020. All emails must be submitted to [BBROOKS@LHC.LA.GOV](mailto:BBROOKS@LHC.LA.GOV) and must include the Agenda Item number, your name, and a brief statement. If you wish to speak during the meeting, please indicate in your email. You will be addressed during the meeting.
- During the Meeting:  
Within the meeting software (both web and app based), on the left side of the screen is a “Chat” section under the “Guest” section. To provide comments, you must include the Agenda Item number, your name, and a brief statement. Please note that all comments submitted are visible to all participants.

If there are any questions regarding the above instructions, please contact Barry Brooks at (225) 763-8773. **You are encouraged to test your device prior to the meeting to ensure no connectivity problems.**



# Louisiana Housing Corporation

STATE OF LOUISIANA  
PARISH OF EAST BATON ROUGE

## CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM

In accordance with Proclamation Number 30 JBE 2020, issued by Governor John Bel Edwards on March 16, 2020 and by Proclamation Number 31 JBE 2020 issued on April 2, 2020, this notice shall serve as a certification of the Louisiana Housing Corporation's inability to otherwise operate in accordance with Louisiana Open Meetings Law due to a lack of a quorum as a result of the COVID-19 Public Health Emergency and the measures put in place to protect the health and safety of the public.

As attested to below, **Barry E. Brooks**, Secretary of the Louisiana Housing Corporation Board of Directors, has conferred with the members of the Board and confirmed their inability to attend a meeting in public in adherence with the measures in place under the direction and guidance from the White House, the Centers for Disease Control, and state health officials.

Considering the foregoing, the Louisiana Housing Corporation's Board of Directors Meeting will be held via tele-video conference on **Wednesday, July 8, 2020 at 10:00 a.m.** in a manner that allows for observation and input by members of the public, as set forth in the Notice posted on Thursday, July 2, 2020.

**Barry E. Brooks, Secretary  
Louisiana Housing Corporation**

.....  
On this 2<sup>nd</sup> day of July, 2020, before me personally appeared Barry E. Brooks, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed it as his free act and deed.

**Notary Public  
Jessica A. Guinn  
Notary Public  
Bar Roll No. 31181  
My commission expires at death**

