



Louisiana Housing Corporation

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LHC Board of Directors

Board Meeting Minutes

Wednesday, February 7, 2018

**2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
9:30 A.M.**

Board Members Present

Lloyd S. "Buddy" Spillers
Jennifer Vidrine
Tammy P. Earles
Derrick Edwards
Thomas Enright (obo Treasurer John M. Schroder)
Willie Rack
Donald B. Vallee

Board Members Absent

Michael T. Anderson
Larry Ferdinand
Gillis R. Windham

Staff Present

Barry E. Brooks
Edselle Keith Cunningham, Jr.
Bradley Sweazy
Jessica Guinn
Brenda Evans

Leslie C. Strahan
Miriam Bowie
Nicole Sweazy
Kevin Brady
Natasha Anderson
Na'Tisha Natt
Robby Bizot
Robert McNeese
Marjorianna Willman

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Board Chairman Lloyd S. "Buddy" Spillers called the meeting to order at 1:08 p.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

Next was the Swearing-In of new Board Member Mr. Derrick Edwards.

Chairman Spillers introduced Mr. Edwards, advising everyone that he was the Governor's Appointee replacing former Board Member Andreanecia Morris.

Mr. Edwards gave a brief self-introduction. His Oath of Office was administered by LHC Executive Counsel Jessica Guinn.

APPROVAL OF MINUTES

Next item discussed were the November 8, 2017 Board Meeting Minutes.

On a motion by Board Member Donald B. Valle and seconded by Board Member Willie Rack, the Minutes of the November 8, 2017 LHC Board of Directors Meeting were unanimously approved.

Next item discussed were the December 13, 2017 Board Meeting Minutes.

Board Member Thomas Enright requested a correction noting that he was the official delegate for Treasurer John Schroder and no longer for Treasurer "Ron Henson".

On a motion by Board Member Thomas Enright and seconded by Board Member Donald B. Vallee, the Minutes of the December 13, 2017 LHC Board of Directors Meeting were unanimously approved, as corrected.

BOARD CHAIRMAN'S REPORT

Chairman Spillers advised that he had a very productive meeting earlier with USDA-RD officials, and that a follow-up meeting had been planned for March 14, 2018.

EXECUTIVE DIRECTOR'S REPORT

LHC Executive Director E. Keith Cunningham, Jr. distributed his detailed Executive Director's Report to the Board to review at their leisure; and, he welcomed new Board Member Mr. Edwards.

Board Member Vallee inquired as to how many people were still in temporary housing post-Flood, and what the "end-plan" would be.

Louisiana Housing Authority Executive Director Nicole Sweazy replied that MHU users would be handled by a Committee created to take care of on a case-by-case basis, and wherein necessary the Committee would make case-by-case appeals to FEMA.

Board Member Edwards inquired as to the process to handle housing on a case-by-case basis for the elderly and those with special needs who were flood-impacted.

Ms. Sweazy advised that the elderly and special needs populations are referred to service providers or to Permanent Supportive Housing resources via Rapid Rehousing, and that the elderly and disabled are standardly given priority.

AGENDA ITEM #7

The next item discussed was the resolution regarding the recommended awards for the 2017 Community Development Block Grant Notice of Funding Availability to certain residential rental facilities.

LHC Housing Production Administrator Ms. Marjorianna Willman went over the specifics of the matter, noting that 4 of the 19 applications received would be awarded, and that \$13.458M was being awarded.

Board Vice-Chairwoman Jennifer Vidrine inquired as to why the 4 awarded projects were all in New Orleans.

Board Member Vallee noted his concerns about giving points for blight and for concentrating the 4 awarded projects all in New Orleans.

Ms. Willman and LHC Chief Operating Officer Bradley Sweazy discussed the matter, noting that the points were awarded based on the QAP, and that scoring criteria had been approved by the Board in the earlier NOFA.

Chairman Spillers noted that he was in support of the aforementioned awards, in particular given that such was based on the Board's prior approval of the NOFA.

There were further discussions amongst the Board Members and LHC staff regarding the matter.

Public Comments were received from Mr. Victor Smeltz with Renaissance who advocated for consistency in underwriting practices, and he suggested a challenge round similar to the QAP or a process of reconciliation or appeals process.

Reverend Larry Turner from Alexandria inquired whether Choice Neighborhoods received ten (10) points. Ms. Willman replied affirmatively.

Ms. Willman advised everyone that there would be a pre-QAP meeting at LHC on February 27, 2018.

Vice-Chairwoman Vidrine reiterated her concerns that New Orleans was getting all the funds to be awarded and that there was nothing awarded to any of the smaller municipalities.

Mr. Charles Tate addressed the Board and briefly discussed CDBG funds and the scoring criteria.

Mr. Evan Holliday with LDG addressed the Board and discussed the benefits of CDBG funds and leveraging.

Ms. Holly Knight noted that she felt the process for scoring and awarding the funds was fair.

On a motion by Board Member Donald Vallee and seconded by Board Member Derrick Edward, the resolution approving the recommended awards for the 2017 Community Development Block Grant (CDBG) Notice of Funding Availability to certain residential rental 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 with one (1) NO Vote from Board Vice-Chairwoman Vidrine.

AGENDA ITEM #8

Next item discussed was the resolution regarding awards for the 2017 Plaquemines Parish Community Development Block Grant Notice of Funding Availability to certain residential rental facilities.

Ms. Willman went over the specifics of the matter, noting LHC and OCD were recommending approval, that it was a 44-unit 4-plex new construction project with 2 and 3 bedrooms; and that it was elevated 18 feet off the ground with elevators.

Mr. Blake Jones addressed the Board and discussed the difficulty in developing in small communities.

Board Member Vallee stated "...Mr. Chairman, in all fairness, when this NOFA came before us before, Elton Lagasse who used to sit on our Board and myself cautioned staff to make certain that this request be addressed to the Council, identify it to them and to the Parish administration, since as you know each form of government doesn't control each other. It's on their own dog and pony shows. Each one has their own ideas. To my knowledge that did not get done. I spoke to two – three councilmen about it when it came up on the agenda and hat the status of this was, and they said I have no idea – all I know is it came before us two and a half weeks ago and we declined the rezoning application."

Board Member Vallee noted his concerns about rezoning in the proposed area given flood proneness and the probable lack of municipal support.

Ms. Willman advised that LHC and OCD had previously met with the Plaquemines Parish President.

Mr. Jones addressed the Board and noted that the project would meet the needs of the residents in the area; and that the units would be available for the elderly and disabled and would have elevators.

Mr. Ned addressed the Board and advocated his support for the project.

Board Member Vallee noted that he was concerned about the area not being federally protected by levees.

Mr. Jones suggested the Board approve the matter subject to zoning approval.

Mr. Jerry Gilbert addressed the Board and discussed the project's design.

LHC ED Cunningham discussed the reasoning for funding the project.

Board Member Enright noted that he felt it was premature to approve the matter if not rezoned.

Mr. Jones suggested the Board defer the matter for 60 days.

Pastor Ronald Singleton addressed the Board and noted that 150 families were on a waiting list to return back to Plaquemines Parish, and he passionately stressed the need for affordable housing in the Plaquemines Parish areas.

LHC COO Sweazy noted the difficulty in finding Plaquemines Parish projects, and that if the matter was deferred then the funds would probably be returned back to OCD for other projects.

Mr. Bill Hindman addressed the Board regarding total development costs.

LHC ED Cunningham reiterated his support for the project and that it would be beneficial in providing much needed affordable housing to the area.

Board Member Vallee suggested that the developers do a rezoning application.

Mr. Jones advised that a new application would be needed to be submitted as related to the zoning.

On a motion by Board Member Vallee and seconded by Board Member Enright, the request to DEFER the matter related to the recommended awards for the 2017 Plaquemines Parish Community Development Block Grant (“CDBG”) Notice of Funding Availability (“NOFA”) to certain residential rental 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. There was one (1) NO Vote from Board Member Earles.

AGENDA ITEM #9

Next item discussed was matter regarding recommended strategies for awarding HOME Investment Partnership Funds through the 2018 Winter Notice of Funding Availability.

Board Member Vallee noted “...I have a concern that we exclude any portion of the state from any monies that we allocate, but I recognize why you want to do this, and it’s a small amount of our HOME funds and the necessity to do it. And, “...it would be my recommendation to cap it at no more than half a million. And that we limit this to four to eleven units....”

On a motion by Board Member Vallee and seconded by Board Member Edwards, the resolution approving Louisiana Housing Corporation staff’s recommended

strategies for awarding HOME funds under the 2018 Winter Notice of Funding Availability 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 #10

Next item discussed was regarding the Federal Tax Relief Act Impact on the LHC.

Mr. Gordon King of Government Consultants discussed the matter with the Board, he discussed the impact on municipal bonds, the impact on affordable housing, that there was no perceived impact on the single family industry, and he discussed Qualified Opportunity Zones.

There were no public comments on the matter.

AGENDA ITEM #11

Next item discussed was regarding updates on Refinance and MRB Issue.

Mr. King and Mr. John Poche' of Raymond James gave an update on next steps in the MRB process.

Thereafter, Board Member Enright made follow-up remarks regarding the 2017 Plaquemines Parish CDBG NOFA and the 2017 CDBG NOFA, noting "...I don't think I've been asked to waive the QAP thresholds before...and that's my concern...I need to know things like that beforehand."

ED Cunningham noted that it would be continually stressed to the developers "...to put their package together to be able to give us a very clear understanding...we want to do it in a way that makes sense...."

AGENDA ITEM #12 – EXECUTIVE SESSION

Board Vice-Chairwoman Jennifer Vidrine moved that pursuant to La. R.S. 42:17, the Board enter into Executive Session:

*The purpose for the executive session is **pursuant to La. R.S. 42:17, to discuss strategies concerning prospective litigation related to HUD Findings regarding the LHC's Administration of the HOME Investment Partnership Program, when an open meeting would have a detrimental effect on the bargaining or litigating position of the public body.***

The motion to enter into Executive Session was seconded by Board Member Edwards

**A Roll Call was done to Enter Executive Session. Votes were as follows:
YES (Mr. Spillers, Ms. Vidrine, Ms. Earles, Mr. Edwards, Mr. Enright, Mr. Rack, Mr. Vallee).**

NO: None.

The motion passed unanimously.

The Board entered into Executive Session at 3:13 p.m.

On a motion by Board Vice-Chairwoman Vidrine and seconded by Board Member Enright, the Board exited Executive Session at 4:05 p.m.

A Roll Call was done to Exit Executive Session. Votes were as follows:

YES (Mr. Spillers, Ms. Vidrine, Ms. Earles, Mr. Edwards, Mr. Enright, Mr. Rack, Mr. Vallee).

NO: None.

The motion passed unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

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

The Full Board meeting adjourned at 4:06 p.m.


Chairman


Secretary