



Louisiana Housing
Corporation

2018 ANNUAL REPORT





TABLE OF CONTENTS

Message from Leadership	4
Purpose & Mission	7
Rebranding	9
Louisiana Housing Conference	11
Community Connections	13
Programs & Community Impact	15
Partners & Who We Help	27
Leadership	28
Board of Directors	30



MESSAGE FROM EXECUTIVE DIRECTOR E. KEITH CUNNINGHAM JR.

The Louisiana Housing Corporation (LHC) has undergone significant changes over the past few years, including the appointment of new board members, a major rebranding initiative and hosting the first annual statewide housing conference with over 500 attendees.

The LHC has helped thousands of Louisiana families gain access to quality affordable housing since the beginning of this administration in April 2016. By focusing on customer service, holistic community development and our unique responsibility to our partners, we have been able to reach areas of the state and people we had never reached before.

Our work has enhanced the quality of life of Louisiana's working families, homeless, veterans, senior citizens and people with disabilities.

In our efforts to be a more responsive and vital organization, we've recognized the need to position ourselves to address community needs as we address housing. Our objective is to implement strategic and creative ways to meet the needs of our communities and overcome the unique challenges faced across the state of Louisiana.

We have had the opportunity to work with teams of other providers in moments of disaster response. We have also had the unique opportunity to play a role in several of Gov. John Bel Edwards' directives, all designed to assist those who need our help the most.

Going forward, we will:

- create even more opportunities in the form of grants and supplemental programs
- establish long-term partnerships with local and regional housing entities
- continue to improve our ability to respond in times of disaster
- develop, coordinate and implement statewide housing policies

Our goal is to establish LHC as a true community-building organization with a focus on connecting health care, education and economic development. Housing is the foundation of vibrant, healthy communities, and a true opportunity for us all.



MESSAGE FROM CHAIRMAN OF THE BOARD LLOYD "BUDDY" SPILLERS

The LHC was created when the Legislature merged the Louisiana Housing Finance Agency with housing programs from other state agencies in 2011, including many programs from the Office of Community Development. This move centralized Louisiana's housing programs into one agency to streamline how the state addresses its housing needs and avoids duplication of efforts and resources.

I have been honored to serve as chairman of the board of directors of the LHC. Since my appointment in 2016, our board members have focused on improving service to the public and building communities by enhancing quality of life in communities across the state, and I am proud of the many benefits that LHC continues to provide to Louisiana families.

We are committed to providing more housing opportunities that improve the quality of life for working families, veterans, seniors and people with disabilities.



PURPOSE & MISSION

The mission of the Louisiana Housing Corporation is to ensure that every Louisiana resident is granted an opportunity to obtain safe, affordable, energy-efficient housing and related services.

Each day this ongoing challenge is met by a dedicated team of professionals who allocate federal and state funds to help working families make their housing dreams a reality.

LHC administers federal and state funds through programs designed to advance the development of energy-efficient and affordable housing, drives housing policy and co-chairs the Louisiana Disaster Housing Task Force.

COMMUNITY IMPACT AT A GLANCE

HOMEOWNERSHIP

555
HOMEOWNERS

\$82.3M
LOANS

HOUSING DEVELOPMENTS

46
DEVELOPMENTS

\$208.6M
INVESTMENT

2,709
FAMILIES ASSISTED

3,203
JOBS CREATED

UTILITY ASSISTANCE

76,790
FAMILIES ASSISTED

\$36.3M
INVESTMENT

ENERGY-EFFICIENCY IMPROVEMENTS

684
FAMILIES ASSISTED

\$4.7M
INVESTMENT

RENTAL ASSISTANCE

23,522
FAMILIES ASSISTED

\$12.1M
INVESTMENT

HOMELESSNESS SOLUTIONS

12,200
FAMILIES ASSISTED

\$8.3M
INVESTMENT



REBRANDING

In 2018, the Louisiana Housing Corporation engaged in a major rebranding to reflect the organization's increased focus on community development and accessibility. LHC has a long history of providing access to safe, affordable housing through development and funding, but the new initiative strengthens its commitment.

The rebranding gives us the opportunity to identify as both a housing provider and a community developer. One of the goals of the rebranding was to increase accessibility so everyone can get the information they need.

The centerpiece of this accessible, community-focused brand is our redesigned website. The website connects homebuyers, homeowners, renters, housing professionals and government agencies with the resources and information they need to increase access to and development of safe, affordable housing throughout the state.

Louisiana Housing Corporation engaged in a major rebranding to reflect the organization's increased focus on community development and accessibility.



LOUISIANA HOUSING CONFERENCE

Our inaugural Connections conference, held in Baton Rouge, offered participants the unique opportunity to connect with a diverse group of professionals and advocates from all across the state and nation. The conference was divided into six tracks that examined and discussed housing from an individual, regional and statewide perspective.

The conference attracted more than 500 attendees from 50 parishes across Louisiana.

Connections was an opportunity to help elected leaders and housing professionals learn, share and develop affordable housing strategies to build stronger communities across the state.



Aeneas Williams, NFL Veteran and Hall of Famer and Keynote Speaker

HOUSING CONFERENCE TRACKS



Community
Connections



Compliance



Energy Empowerment



Homeownership



Housing Development



Homelessness
Solutions

The conference attracted more than 500 attendees from 50 parishes across Louisiana with the primary goal of helping community leaders leverage housing funds and resources in ways that go beyond merely developing affordable housing to support the broader concept of building communities.



COMMUNITY CONNECTIONS

We partner with municipalities and community organizations to develop solutions to help meet housing needs. In 2018, LHC launched Community Connections, an initiative designed to bring the full capacity of state, federal and local governments together to address community revitalization, facilitated by a team of dedicated housing professionals who explore ideas, techniques and solutions to address community revitalization.

"Community Connections has given us the opportunity to bring our stakeholders together for an in-depth discussion about housing. We now have a better understanding of how we can leverage resources to restore communities in St. Mary Parish."

—Mayor Eugene Foulcard



First Community Connections in Franklin, LA, St. Mary Parish with (left to right) E. Keith Cunningham Jr., LHC Executive Director; Willie Rack, LHC Board Member; Mayor Eugene Foulcard, City of Franklin; Rep. Sam Jones, District 50



PROGRAMS & COMMUNITY IMPACT



The Louisiana Housing Corporation administers a variety of programs that assist renters, homebuyers and homeowners, developers, nonprofit organizations, local governments and other stakeholders in creating safe, affordable, energy-efficient housing.

HOMEOWNERSHIP

We work with lenders, Realtors and homebuying counselors to offer down-payment assistance, low-interest loans, tax credits and financial training to make homeownership a reality.

HOUSING DEVELOPMENT

We offer tax credits and low-interest loans to help finance the construction, acquisition and rehabilitation of affordable homes and rental housing.

DISASTER RELIEF

We administer federally funded programs to help housing developers and property owners affected by natural disasters.

WEATHERIZATION

We provide weatherization assistance to reduce energy costs by increasing the energy efficiency of homes for eligible families and individuals.

ENERGY ASSISTANCE

We assist with energy costs for heating and cooling by offering bill-payment assistance for eligible households experiencing financial hardship.

RENTAL ASSISTANCE

We offer resources to help find affordable rental housing.

HOMELESSNESS SOLUTIONS

We work to eradicate homelessness, and to help veterans, seniors and people with disabilities find sustainable affordable housing.



HOMEOWNERSHIP PROGRAMS

Through a variety of programs, LHC works with lenders, Realtors and homeowners to help make the dream of homeownership a reality. In 2018, we helped close 555 total loans for the purchase of single-family homes, with an average loan amount of \$148,324. Overall, LHC invested \$82.3 million to assist first-time and repeat homebuyers across the state.

PROGRAM IMPACT:

Investment: **\$82.3 million**

Average Loan: **\$148,324**

Homebuyers: **555**

HOMEBUYER COUNSELING PROGRAM

Homeownership is a valuable part of improving our communities. LHC understands the value of homeownership, as well as the costs and obligations that come with it. New for 2018, our Homeownership Education Counseling Program helps people understand the rights, privileges and responsibilities of homeownership through workshops with LHC's approved grantees.

A total of 4,227 prospective homebuyers across the state received education in the homebuying process. Education included group training and one-on-one counseling administered by HUD-certified counselors.

"It was very informative, and the counselor was very knowledgeable. I learned what I needed to about purchasing a home and I see myself owning a home within a year. Participating in homebuyer counseling took the fear out of homebuying."

—Homebuyer Counseling Participant

A PLACE TO CALL HOME: A HOMEBUYER'S STORY

Working with LHC, Princess Eubanks was able to acquire a bank loan through Red River Bank. Her relationship with Red River Bank began over two years ago, right after the Baton Rouge area flooding in 2016. She opened an individual development account with Red River that would match a portion of savings. Then she began working with Mid City Redevelopment Alliance, a not-for-profit organization focused on community development in Baton Rouge, to start her process toward homeownership. Eubanks' lender at Red River promised her she would be in her home by Thanksgiving 2018, and she closed on Nov. 16, 2018.

Mortgage Revenue Bond (MRB) Assisted
Loan amount: **\$134,844**
LHC Down Payment & Closing Cost Assistance: **\$5,393.76**
IDA assistance amount: **\$3,000**
Total cost Eubanks brought to closing: **\$445.07**

"The team of experts made me a believer. I tell everyone about Red River, Mid City and LHC."

—Princess Eubanks

HOUSING DEVELOPMENT PROGRAMS

LHC's rental and housing programs are a proven boost to development projects across the state, helping fund projects that might not otherwise be possible, particularly in low-income areas.

HOME INVESTMENT PARTNERSHIP

Provides funding for affordable rental and homeownership development and

rehabilitation. In 2018, we assisted 81 families with a total investment of \$8.4 million in ten HOME projects.

COMMUNITY IMPACT:

HOME Investments **\$8.4 million**

Total HOME Projects: **10**

Housing Units: **81**

IT TAKES A VILLAGE: A HOUSING DEVELOPMENT STORY

The Urban Restoration and Enhancement Corporation (UREC) recently developed Urban Garden Senior Village, a duplex-style senior housing development consisting of eight two-bedroom units. Each unit features an open floor plan with energy-efficient kitchen appliances, including a microwave oven, full-size washer and dryer, stylish kitchen and bath cabinets, spacious walk-in closets, patio space and an enclosed garage for parking.

The target population for the Urban Garden Senior Village is working families, grandparents raising grandchildren and seniors over the age

of 55. LHC awarded \$405,000 in HOME funds to UREC to fund the development. Other properties developed by UREC in Baton Rouge are:

- Urban Garden (21-unit single family development)
- Urban Meadows (68-unit multi-family rental development)
- Urban Villa (30-unit multi-family rental development – Louisiana's first "Grandparent Housing" with supportive services to Urban Villa's grandparents raising their grandchildren)

Urban Garden Senior Village





LOW-INCOME HOUSING TAX CREDITS

The Low-Income Housing Tax Credit (LIHTC) program provides tax incentives intended to increase the availability of low-income rental housing. It offers a credit against regular tax liability for investments in affordable housing properties constructed, acquired, and rehabilitated after 1986.

We awarded over \$20 million in 10-year federal housing tax credits to 36 developments to create and rehabilitate 2,628 apartments serving families, seniors and individuals with disabilities.

Property owners claim tax credits over a 10-year period to help offset the costs associated with construction or rehabilitation of a housing development. In exchange for the credits, owners must maintain rents that are affordable and limit occupancy to residents with low to moderate incomes for a minimum of 30 years.

COMMUNITY IMPACT:

Developments Funded: 36
Investment: \$200.2 million
Families Assisted: 2,628
Jobs Created: 3,203

WEATHERIZATION PROGRAM

LHC offers weatherization-related services through its Weatherization Assistance Program (WAP) and its Weatherization and Building Performance Institute (BPI) Training Center. Our services are prioritized for seniors 60 and older, families with children 18 and under, persons with disabilities, and households with a high energy burden to help relieve the economic hardship of high energy costs.

"I can't thank you enough for weatherizing my house. Now I can save a little money on my light bill. I have to stretch every penny."

—Johnnie Schliegmeyer

LHC was able to assist Johnnie Schliegmeyer of Ponchatoula by weatherizing his home. From pre-registering with the program to ensure his home qualified to having professional, knowledgeable technicians perform the necessary services to completing



PROGRAM IMPACT:

Investment: **\$4.6 million**

Households Assisted: **684**

a thorough inspection of the home improvements, LHC assisted him every step of the way.

"I can't thank you enough for weatherizing my house. Now I can save a little money on my light bill. I have to stretch every penny," Schliegmeyer says.

The program has assisted thousands of homeowners with weatherizing and reducing energy costs. In 2018, we assisted 684 total households, including 471 seniors, 405 individuals with disabilities and 286 households with children or adolescents. The total program cost was \$4,662,625.55, with an average cost of \$6,816.70 per weatherized home.

ENERGY ASSISTANCE PROGRAM

LHC provides energy assistance through its Low-Income Housing Energy Assistance Program (LIHEAP). LIHEAP is a federally funded program that helps low-income households with their home energy bills. The program may provide bill-payment assistance and/or energy-crisis assistance to help ensure that every Louisiana resident is granted an opportunity to obtain safe, affordable, energy-efficient housing.

We disbursed \$36,270,113 million in utility payments to assist 76,790 families across Louisiana. Seventy-five percent of the recipients were seniors and/or persons with disabilities.



PERFORMANCE-BASED CONTRACT ADMINISTRATION

LHC is one of 33 state housing finance agencies that provide direct oversight and monitoring of the financial and physical condition of project-based Section 8 rental assistance (PBRA) properties, which were created to maintain affordable rental homes for low-income persons.

The U.S. Department of Housing and Urban Development provides private owners of multifamily housing either a long-term project-based rental assistance contract, a subsidized mortgage or a combination of the two to make units affordable.

The PBRA program makes up the difference between market rents and what low-income tenants can afford, based on paying 30% of household income for rent.

Through Performance-Based Contract Administration (PBCA), LHC provides direct assistance to tenants and property owners by resolving health and safety concerns, responding to complaints, processing contract renewals, conducting compliance reviews, etc.

LHC has established a proven track record of effective and efficient management of the PBCA program. In 2018, we managed 176 housing contracts that serve 15,132 households across the state, processed \$101 million in assistance payments and resolved 53 health and safety issues.

PROGRAM IMPACT:

Investment: **\$101 million**

Households Assisted: **15,132**



DISASTER RECOVERY PROGRAMS

LHC plays an important role in housing recovery efforts. As the lead agency for the Louisiana Disaster Housing Task Force, LHC works with the Governor's Office of Homeland Security and Emergency Preparedness, the Office of Community Development (OCD) and a number of other state and federal agencies to help displaced residents impacted by disaster.

LHC provides financing post-disaster and recovery assistance to help families and communities to recover and become more resilient.

In 2016, we were specifically charged with assisting citizens in need who were impacted by the Great Floods. Through that charge, a number of housing programs totaling more than \$100 million were created, in partnership with the Office of Community

Development, to rebuild and revitalize many of the affected communities.

Our Neighborhood Landlord Program was established primarily to assist landlords that sustained damage during flooding in March and August 2016. Nonprofits, public housing authorities and local jurisdictions were also eligible to apply to the program for rehab assistance or new construction to create infill housing for buildings containing no more than four units. In 2018, we awarded more than \$35 million to nonprofits and landlords. Going forward, this program will rehab or create new rental properties for up to 339 units.

The Multifamily Restoration Loan Fund awarded \$14 million for 573 units, and was able to fund the majority of those projects throughout 2018. Our Flood Piggyback Program, started in December 2017, gave \$37.5 million to rehab or create 979 housing units.

The Louisiana Rapid Rehousing Program was created to provide rental assistance and case management to help the affected obtain permanent housing as soon as possible. To date, the program has received over 1,300 applications and provided housing to 902 households. A total of \$21 million was allocated to assist these families in need.

In 2018, we awarded more than \$35 million to nonprofits and landlords. Going forward, this program will rehab or create new rental properties for 339 units.

MULTIFAMILY RESTORATION



\$14M
investment



573
housing units

PIGGYBACK PROGRAM



\$37.5M
investment



979
housing units

NEIGHBORHOOD LANDLORD PROGRAM



\$35M
investment



339
housing units

LOUISIANA RAPID REHOUSING PROGRAM



\$21M
investment



902
housing units

LOUISIANA HOUSING HEROES EARNS NATIONAL RECOGNITION

LHC helped 287 families secure permanent housing following the worst natural disaster since Hurricane Sandy by developing statewide public-private partnerships while limiting the use of federal funds to achieve results.

"LHC demonstrated their commitment to the people of Louisiana by working long hours and finding creative solutions and ways to expedite the process for those in greater need."

—Secretary Ann Marie Oliva

Our Housing Heroes initiative received the Sterling Achievement Award, presented annually by the Council of State Community Development Agencies (COSDA) to a state program that

demonstrates positive results in improving the lives of people who are experiencing homelessness or are on the verge of being homeless.

We utilized a unique combination of funding sources, including the Emergency Solutions Grant, HOME Tenant-Based Rental Assistance and State Housing Trust Funds totaling \$1.35 million, to secure permanent housing for working families, seniors, persons with special needs and people experiencing homelessness living in emergency shelters and temporary housing supported by the Federal Emergency Management Administration (FEMA).

"LHC demonstrated their commitment to the people of Louisiana by working long hours and finding creative solutions and ways to expedite the process for those in greater need," said HUD Deputy Assistant Secretary Ann Marie Oliva. "Without their involvement, the city of Baton Rouge and the state of Louisiana would have faced an increase in homelessness after the Great Flood."



(left to right) Lloyd "Buddy" Spillers, Nicole Sweazy, and E. Keith Cunningham, Jr.



HOMELESSNESS SOLUTIONS PROGRAM

LHC is committed to providing solutions to people who are either experiencing or at risk of homelessness, including access to housing and supportive services. By leveraging federal funds, we have been able to provide rental assistance for affordable permanent housing for many people experiencing homelessness, coupled with a range of social services aimed at helping them stay in their new homes.

Over the past year, LHC, as part of a diverse team of advocates, has stepped up efforts to transition people from some of Baton Rouge's largest homeless encampments to permanent housing. The Homelessness to Housing Coalition was created in 2017, and the LHC has

been a member since its inception. This coalition has worked with the mayor's office and anti-homelessness advocates in the Baton Rouge community to address the city's homeless populations, including participating in a community breakfast and fundraiser to coincide with National Hunger & Homelessness Awareness Week.

LHC is committed to providing solutions to people who are either experiencing or at risk of homelessness, including access to housing and supportive services.



PARTNERS & WHO WE HELP

WHO WE HELP

Children Aging Out
of Foster Care
Homebuyers
Homeowners

Renters
Persons Experiencing
Homelessness
Persons With Disabilities

Veterans
Seniors

PARTNERS

Accountants
Advocates
Attorneys
Commercial Lenders
Contractors
Developers

Government Representatives
Homebuyer Counselors
Housing Providers
Investors
Landlords
Lawmakers

Mortgage Lenders
Nonprofit Representatives
Property Managers
Service Providers
Realtors



**Interested in partnering or working with
the Louisiana Housing Corporation?**

Please contact our Public Affairs Division at publicaffairs@lhc.la.gov or
888.454.2001.

LEADERSHIP

Executive Team



**E. Keith
Cunningham Jr.**
Executive Director



Bradley R. Sweazy
Chief Operating Officer



**Jessica Guinn
Johnson**
Executive Counsel



Carlos Dickerson
Chief Financial Officer



Na'Tisha Nelson Natt
Public Affairs Director



Kevin Brady
*Human Resources
Director*



Janel A. Young
*Policy & Strategic
Initiatives Director*

Leadership Team



John Ampin
*Technology Services
Director*



Agaha Brass
*Environmental
Compliance Manager*



Winona Conner
*Homelessness Solutions
Administrator*



Brenda Evans
*Homeownership
Administrator*



Todd Folse
*Construction &
Compliance Monitoring
Manager*



Lauren Holmes
*Energy Assistance
Administrator*



**Chawuna Jackson
Parker**
*Rental Assistance
Manager*



Collette Mathis
Internal Audit Director



Dione Milton
*Asset Management
Manager*



Ray Rodriguez
*Interim Housing
Recovery Administrator*



Louis Russell
*Housing Development
Administrator*



Juon Wilson
*Facilities Management
Director*

BOARD OF DIRECTORS

The Louisiana Housing Corporation is governed by a board of 11 members, composed of the state treasurer, two members appointed by the president of the Senate, two members

appointed by the speaker of the House and six members appointed by the governor. The board represents various housing sectors and the public.



Lloyd "Buddy" Spillers
Chairman

—
Ferriday, LA

Affiliation:
Congressional District 5



Mayor Jennifer Vidrine
Vice-Chairwoman

—
Ville Platte, LA

Affiliation:
President of Senate



State Treasurer John M. Schroder

—
Baton Rouge, LA

Affiliation:
State Treasurer

Ex-Officio Member



Tammy P. Earles

—
Hammond, LA

Affiliation:
Congressional District 1



Derrick Edwards

—
New Orleans, LA

Affiliation:
Congressional District 2



Larry Ferdinand

—
Shreveport, LA

Affiliation:
Congressional District 4



Stacy Head

—

New Orleans, LA

Affiliation:
Speaker of the House



Byron L. Lee

—

New Orleans, LA

Affiliation:
President of the Senate



Willie Rack

—

Franklin, LA

Affiliation:
Congressional District 3



Donald B. Vallee

—

Belle Chasse, LA

Affiliation:
Speaker of the House



**Mayor Gillis R.
Windham**

—

Killian, LA

Affiliation:
Congressional District 6



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