

JEFF LANDRY  
GOVERNOR



KEVIN J. DELAHOUSSEY  
LHC EXECUTIVE DIRECTOR

# *Louisiana Housing Corporation*

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

**LHC Board of Directors**

**Board Meeting Minutes**

**Wednesday, November 13, 2024 @ 10:30AM**

**2415 Quail Drive  
V. Jean Butler Board Room, LHC Building  
2415 Quail Drive, Baton Rouge, LA 70808**

**Board Members Present**

Vice-Chairwoman Tonya P. Mabry  
Official Designee Renee' Fontenot Free obo La. State Treasurer John Fleming, MD  
Sarah E. Collier  
Wendy D. Gentry  
Christian Gil  
Steven J. Hattier  
Kristen C. O'Keefe  
Willie Rack  
Brandon O. Williams  
Jennifer Vidrine  
Richard A. Winder

**Board Members Absent**

Chairman Stephen I. Dwyer  
Alfred E. Harrell, III

**Staff Present**

Barry E. Brooks  
Donna Deculus  
Leslie R. Chambers  
Jatis Harrington  
Annie Robinson  
Rendell Brown  
Lionel Dennis  
Louis Russell  
Wendy Hall

Brenda Evans  
Nakesla Blount  
Dionne Milton  
Plezetta West  
Thomas Bates  
Bridgette Richard  
Jarvis Lewis  
Todd Folse  
John Ampim  
Collette Mathis  
Lauren Holmes  
Michelle Redler  
Winona Connor  
Ray Rodriguez, Jr.  
Tonika Jackson

**Others Present**

See Sign-In Sheet.

**CALL TO ORDER**

In the absence of Board Chairman Stephen I. Dwyer, Board Vice-Chairwoman Tonya P. Mabry called the meeting to order at 10:41 A.M. Board Secretary Barry E. Brooks called the Roll; there was a quorum.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

There was an Inspirational Prayer by Board Member Richard A. Winder, followed by the recital of the Pledge of Allegiance.

**APPROVAL OF OCTOBER 29, 2024 \*SPECIAL\* BODM MINUTES**

Next item discussed was the October 29, 2024 LHC Full Board of Directors \*Special\* Meeting Minutes.

**On a motion by Board Member Brandon O. Williams and seconded by Board Member Wendy D. Gentry, the Minutes of the October 29, 2024 \*Special\* BODM were unanimously approved, as distributed.**

**APPROVAL OF OCTOBER 09, 2024 BODM MINUTES**

Next item discussed was the October 09, 2024 LHC Full Board of Directors Monthly Meeting Minutes.

**On a motion by Board Member Willie Rack and seconded by Board Member Kristen C. O’Keefe, the Minutes of the October 09, 2024 BODM were unanimously approved, as distributed.**

#### **LHC BOARD CHAIRMAN’S REPORT**

None.

#### **LHC EXECUTIVE MANAGEMENT TEAM’S REPORT**

LHC Chief of Staff and Executive Counsel Leslie R. Chambers advised the Board that the EMT was working on matters for the upcoming 2025 Legislative Sessions.

#### **AGENDA ITEM #6 – LHC FISCAL YEAR 2025 OPERATING BUDGET**

Next item discussed was regarding the LHC FY25 Operating Budget

The matter were introduced by Secretary Brooks.

Additional information was provided by Budget and Finance Committee Chairwoman Wendy D. Gentry, noting that the goal was for a “ground-zero budget” and a “balanced budget”.

Madam Chair Gentry also noted that in light of last fiscal year’s net operating loss of \$3,484,320 and the fact that the LHC is approaching half-way thru this current fiscal year, the Budget and Finance Committee was charging LHC consultant, RAYBRAD, LLC, along with the assistance of the LHC Executive Management Team, the task of eliminating \$1,577,125 from the remainder of the FY2025 Operating Budget. The Budget and Finance Committee will allow up to, but not to exceed, \$1,577,125 in losses to be drawn from Reserves.

**On a motion by Board Member Wendy D. Gentry and seconded by Official Designee Board Member Renee’ Fontenot Free, the resolution adopting the LHC Operating Budget for the Fiscal Year Ending June 30, 2025 (labeled “Exhibit A”, entitled “Louisiana Housing Corporation Fiscal Year Ending June 30, 2025 Operating Budget”); 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 #7 – LHC Financial Reports**

Next item discussed was regarding the LHC Financial Reports.

The matter were introduced by Secretary Brooks.

It was moved by Vice-Chairwoman Tonya P. Mabry that Agenda Items #8 – #25 be presented *In Globo*, there being no objections thereof.

**AGENDA ITEM #8 – LAKEVIEW LOAN SERVICING, LLC**

Next item discussed was regarding the inclusion of Lakeview Loan Servicing, LLC as a Master Servicer.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving the inclusion of Lakeview Loan Servicing, LLC, a Delaware limited liability company in the definition of Master Servicer under the Series 2024C/D/E Program; 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 #9**

Next item discussed was regarding \$9M MHRB for Grand Oaks located in Plaquemine.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Nine Million Dollars (\$9,000,000) in Multifamily Housing Revenue Bonds for Grand Oaks located at the intersection of Belleview Drive and Pecan Place, Plaquemine, Iberville Parish, Louisiana 70764, 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 Grand Oaks; 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 Stifel, Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of said Multifamily Housing Revenue Bonds; 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 an additional \$5M TGN for Natchitoches Thomas Apartments located in Natchitoches.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the supplemental resolution accepting the proposal of Greystone Housing Impact Investors LP for the purchase of an additional Five Million Dollars (\$5,000,000) of Taxable Governmental Notes to serve as bridge loan financing above the previously approved Eighteen Million Dollars (\$18,000,000) Multifamily Housing Governmental Notes for Natchitoches Thomas Apartments located at 500 North Street, Natchitoches, Natchitoches Parish, Louisiana in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; fixing the parameter terms of said governmental notes and otherwise providing with respect to said governmental notes; 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 #11**

Next item discussed was regarding issuance of \$19.5M MHRB for 236 Third located in Baton Rouge.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Nineteen Million, Five Hundred Thousand Dollars (\$19,500,000) Multifamily Housing Revenue Bonds for 263 Third located at 224 Florida Street and 263 Third Street, Baton Rouge, East Baton Rouge Parish, Louisiana 70801, 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 263 Third; 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 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 #12**

Next item discussed was regarding issuance of \$10M MHRB for Barret Senior Lofts located in Shreveport.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Ten Million Dollars (\$10,000,000) Multifamily Housing Revenue Bonds for Barret Senior Lofts located at 2600 Barret Street, Shreveport, Caddo Parish, Louisiana 71104, in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Barret Senior Lofts; 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 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 #13**

Next item discussed was regarding issuance of \$52,215,000 MHRB for The Batture Apartments located in New Orleans.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Fifty-Two Million Two Hundred Fifteen Thousand Dollars (\$52,215,000) Multifamily Housing Revenue Bonds for The Batture Apartments located at 1494 Tchoupitoulas Street, New Orleans, Orleans Parish, Louisiana 70130 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 Batture 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; to accept the proposal of Goldman Sachs or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #14**

Next item discussed was regarding issuance of \$19.5M MHRB for BW Cooper Senior located in New Orleans.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Nineteen Million, Five Hundred Thousand Dollars (\$19,500,000) Multifamily Housing Revenue Bonds for BW Cooper Senior located at 3401 Erato Street, New Orleans, Orleans Parish, Louisiana 70125, 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 BW Cooper Senior; 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 Regions Bank or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #15**

Next item discussed was regarding issuance of \$25M MHRB for Central Point Senior Village located in Pineville.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Twenty-Five Million Dollars (\$25,000,000) Multifamily Housing Revenue Bonds for Central Point Senior Village located at 11 Azalea Road, Pineville, Rapides Parish, Louisiana 71360, in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Central Point Senior 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; 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 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 #16**

Next item discussed was regarding issuance of \$9,750,000 MHRB for Fairfield Building Lofts located in Shreveport.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Nine Million, Seven Hundred Fifty Thousand Dollars (\$9,750,000) Multifamily Housing Revenue Bonds for Fairfield Building Lofts located at 1600 Fairfield Street, Shreveport, Caddo Parish, Louisiana 71104, in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Fairfield Building Lofts; 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 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 #17**

Next item discussed was regarding issuance of \$15,034,454 MHRB for Franklin Senior Apartments located in Franklin.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Fifteen Million, Thirty-Four Thousand, Four Hundred Fifty-Four Dollars (\$15,034,454) Multifamily Housing Revenue Bonds for Franklin Senior Apartments located at 1501 Hospital Avenue, Franklin, St. Mary Parish, Louisiana 70438, in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Franklin Senior 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; to accept the proposal of Home Bank, N.A. or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #18**

Next item discussed was regarding issuance of \$24M MHRB for Hampton Park located in Walker.

The matter was introduced by Secretary Brooks.



**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Twenty-Four Million Dollars (\$24,000,000) Multifamily Housing Revenue Bonds for Hampton Park located at 9614 Florida Blvd., Walker, Livingston Parish, Louisiana 70785, 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 Hampton Park; 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 Stifel, Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #19**

Next item discussed was regarding issuance of \$21M MHRB for Imperial Terrace located in Houma.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Twenty-One Million Dollars (\$21,000,000) Multifamily Housing Revenue Bonds for Imperial Terrace located at 5041 Imperial Drive, Houma, Terrebonne Parish, Louisiana 70360, 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 Imperial Terrace; 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 Lument Securities, LLC or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #20**

Next item discussed was regarding issuance of \$11M MHRB for Lake Charles Mid-City Seniors located in Lake Charles.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Eleven Million Dollars (\$11,000,000) Multifamily Housing Revenue Bonds for Lake Charles Mid-City Seniors located at 2900 block of Creole Street, Lake Charles, Calcasieu Parish, Louisiana 70601, 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 Lake Charles Mid-City Seniors; 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 R4 Capital Funding, LLC or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #21**

Next item discussed was regarding issuance of \$92M MHRB for NSA East Bank Apartments located in New Orleans

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Ninety-Two Million Dollars (\$92,000,000) Multifamily Housing Revenue Bonds for NSA East Bank Apartments located at 4400 Dauphine Street, New Orleans, Orleans Parish, Louisiana 70117, 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 NSA East Bank 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; to accept the proposal of Raymond James & Associates, Inc. or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #22**

Next item discussed was regarding issuance of \$11M MHRB for Richmond Terrace located in LaPlace.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Eleven Million Dollars (\$11,000,000) Multifamily Housing Revenue Bonds for Richmond Terrace located at 8775 Richmond Drive, LaPlace, St. John the Baptist Parish, Louisiana 70068, 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 Richmond Terrace; 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 Lument Securities, LLC or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #23**

Next item discussed was regarding issuance of \$23M MHRB for Sherwood Place located in Zachary.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Twenty-Three Million Dollars (\$23,000,000) Multifamily Housing Revenue Bonds for Sherwood Park located at 5325 Lower Zachary Road, Zachary, East Baton Rouge Parish, Louisiana 70791, 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 Sherwood Park; 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 Stifel, Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #24**

Next item discussed was regarding issuance of \$24M MHRB for Villas 225 located in Zachary.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Twenty Four Million Dollars (\$24,000,000) Multifamily Housing Revenue Bonds for Villas 225 located at 6127 Mallard Crossing Drive, Zachary, East Baton Rouge Parish, Louisiana 70791, 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 Villas 225; 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 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 #25**

Next item discussed was regarding issuance of \$8,250,000 MHRB for Wildwood Townhomes located in Hammond.

The matter was introduced by Secretary Brooks.

**On a motion by Board Member Willie Rack and seconded by Board Member Jennifer Vidrine, the resolution approving and authorizing the issuance of not exceeding Eight Million, Two Hundred Fifty Thousand Dollars (\$8,250,000) Multifamily Housing Revenue Bonds for Wildwood Townhomes located at 43110 Happywoods 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 Wildwood Townhomes; 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 Stifel, Nicolaus & Company, Incorporated or such other purchaser as may be designated by the Taxpayer for the purchase of said bonds; 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 #26 – AUDIT RESULTS OF THE LHC SINGLE FAMILY PROGRAM**

Next item discussed was regarding the Audit Results by External Auditors from DHHM, LLP regarding the LHC Single Family Program.

Secretary Brooks noted that the matter had been **DEFERRED** due to the unexpected illness of the representative from DHHM, LLP; and that said item would be placed on the December 10<sup>th</sup> Audit Committee Meeting agenda.

Audit Committee Chairwoman Renee' Fontenot Free concurred in the aforementioned.

#### **AGENDA ITEM #27 – PERFORMANCE AUDIT BY LLA**

Next item discussed was regarding the Performance Audit on Affordable Housing Programs in Louisiana Notice from the LLA.

Madam Chair Free noted that the matter was scheduled for an Entrance Conference Meeting on November 20<sup>th</sup> that would be attended by LHC staff and Board Chairman Dwyer and herself.

#### **AGENDA ITEM #28 – CFO Task Force**

Next item discussed was an update by regarding the Task Force overseeing hiring of the LHC Chief Financial Officer.

The matter were introduced by Secretary Brooks.

Additional information on the matter was provided by Board Member Sarah Collier, Chairwoman of the Task Force, noting her concern that the salary of the CFO is limited by State Civil Service; that the Task Force would be requesting that the CFO be an Unclassified Position via approval of the SCS at their upcoming December 4<sup>th</sup> meeting; and that they would like the new LHC Executive Director involved in the selection of the CFO.

#### **AGENDA ITEM #28A**

**It was noted by Administration Committee Chairwoman Jennifer Vidrine that the Administration Committee had moved to Suspend the Rules to Add to the Agenda a discussion regarding protocols for handling LHC signatures electronically; 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.**

Additional information was provided by Madam Chair Vidrine.

Additional information was provided by LHC Information Technology Director John Ampim.

Additional information was provided by LHC Consultant Bradley Sweazy and COS-EC Leslie Chambers advising that an internal working group was reviewing the matter to

ensure the protocols and guidelines thereof were in sync with all applicable State, Federal, or Administrative parameters.

**AGENDA ITEM #29 – Board Access to LHC Internal Network Files and Documents**

Next item discussed was regarding the request from Board Chairman Stephen I. Dwyer for Board Members to have access to LHC internal network files and documents.

The matter were introduced by Secretary Brooks.

Additional information on the matter was provided by Madam Chair Vidrine, noting that LHC Director of Information Technology John Ampim, would be coordinating a tutorial for the Board Members on the protocols and guidelines thereof. Such would be done initially via Zoom and thereafter via one-on-one web-based training. And, that the access would be Read-Only restricted.

**AGENDA ITEM #30 – LHC Staffing Plan and Vacant Positions**

Next item discussed was regarding the LHC Staffing Plan and Current Vacant Positions

The matter were introduced by Secretary Brooks.

Additional information was provided by Madam Chair Vidrine.

Additional information was provided by LHC Human Resources Director Nakesla Blount, noting that there were currently 24 vacancies – of which 9 were being recruited for hiring; that there were 152 current regular employees, and 2 part-time employees.

HR Director Blount noted that she was working on a current LHC Org Chart.

**On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, effective as of November 02, 2024, the Board hereby designates LHC's Executive Management Team ("EMT") as follows:**

**EMT Leslie Chambers, Chief of Staff and Executive Counsel to oversee: Legal, Technology Services, Human Resources, Accounting, and Constituent Services**

**EMT Brenda Evans, Chief Programs Officer to oversee: Homeownership, Performance Based Contract Administration ("PBCA") & Energy Assistance Programs, Rental Assistance, Homelessness Solutions, and Internal Audit and Community Development Block Grant ("CDBG") Compliance.**

**EMT Jarvis Lewis, Director of Government Affairs/Development and Operations to oversee: Government Relations, Policy & Public Affairs, Construction & Compliance, Development, and Environmental & Section 3 Compliance.**

**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 #31 – LHC Grievance Hotline for Employees**

Next item discussed was regarding the LHC Grievance Hotline for Employees.

The matter were introduced by Secretary Brooks.

Additional information was provided by Madam Chair Vidrine.

Additional information was provided by LHC HR Director Ms. Blount.

**AGENDA ITEM #32 – HOME Program and HMS**

Next item discussed was regarding the HOME Program NOAH, CHAAP, and CSAR and the use of HMS versus spreadsheets.

The matter were introduced by Secretary Brooks.

Additional information was provided by Jarvis Lewis, LHC Director of Governmental Affairs, noting that the CHDOs were using the HMS -- but not to its full potential.

LHC Consultant Mr. Sweazy noted that "...HMS is a good tracking tool."

**AGENDA ITEM #33 – CHDO**

Next item discussed was regarding CHDO disbursement of operating funds, re-certification, and quarterly meetings.

The matter were introduced by Secretary Brooks.

Additional information was provided by Jarvis Lewis, LHC Director of Governmental Affairs, noting that he was working on guidelines to create a "CHDO University"; that the quarterly meetings should begin in early Year 2025 – and such would include training, orientation, and mentoring; and that the Operating Funds have begun disbursements.

Mr. Louis Russell, LHC Chief of Multifamily Production, noted that \$300K had been disbursed to eligible CHDO projects to date.

**AGENDA ITEM #34 – LHC Environmental Department**

Next item discussed was regarding the LHC Environmental Department.



The matter were introduced by Secretary Brooks.

Additional information was provided by Madam Chair Vidrine.

Additional information was provided by DGA Mr. Lewis; he distributed a Checklist for Environmental Reviews (**available upon request**).

Board Member Brandon O. Williams acknowledged the improvements, given staffing issues, of the Environmental Department and Director Michelle Redler.

#### **AGENDA ITEM #35 – Willowbrook Apartment**

Next item discussed was regarding an update on the recent fire incident at Willowbrook Apartments.

The matter was introduced by Secretary Brooks.

Additional information was provided by Todd Folsie, LHC Compliance and Construction Monitor Administrator, noted that on October 22<sup>nd</sup> a contract was issued and that there was currently an “undetermined completion date”.

Ms. Brenda Evans, LHC Chief Programs Officer, noted that Franklin Associates was no longer working on tasks related to the fire incident, and that she’d confer with the property management company for an update on the conditions and status of the affected tenants.

#### **AGENDA ITEM #36– Mid-City Apartments Facility**

Next item discussed was regarding an update on the rental occupancy at the Mid-City Gardens Apartments complex in Baton Rouge.

The matter was introduced by Secretary Brooks.

Additional information was provided by CPO Ms. Evans, noting that the first rental payment had been received, that the term lease would end on February 28, 2027; and that she’d provide a copy of the lease to the Board.

**LHC DGA Mr. Lewis requested a moment of Personal Privilege to acknowledge LHC employee Ms. Pat Hampton on her recent retirement of 24 Years of Service to LHFA-LHC, and a total of 34 Years of Total Service to the State.**

#### **ADJOURNMENT**

There being no other matters to discuss, Board Member Willie Rack offered a motion for adjournment, seconded by Board Member Kristen C. O’Keefe. There being no discussion or opposition, the motion passed unanimously.

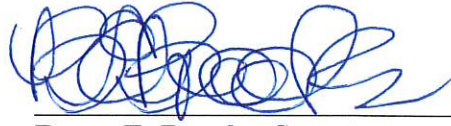


**The Full Board Meeting adjourned at 11:13 A.M.**



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**Stephen I. Dwyer, Chairman**



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**Barry E. Brooks, Secretary**