



Louisiana Housing Finance Agency

KATHLEEN BABINEAUX BLANCO
GOVERNOR

MILTON J. BAILEY
PRESIDENT

Louisiana Housing Finance Agency
Full Board Meeting Minutes
Wednesday, April 18, 2007
2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
11:45 A.M.

2415 QUAIL DRIVE
BATON ROUGE, LOUISIANA 70808
(225) 763-8700
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Commissioners Present

Wayne E. Woods
Lisa Woodruff-White
Alice Washington for Treasurer John Kennedy
Phillip Miller
Bob Austin
Mark Madderra
Dr. Adell Brown, Jr.
Greg Gachassin
Danette O'Neal
Merriell F. Lawson
Kevin J. Brown
Allison A. Jones
Carolyn B. Burris
Larry J. Broussard
Guy T. Williams

Commissioners Absent

Kevin J. Brown

Legal Counsel Present

Wayne Neveu, Foley & Judell

Staff Present

Barry Brooks
Lourie Brown
Brenda Evans
Tina Powell
Tim Shackelford
Anne Fulton
Louis Russell

Others Present

See Sign-In Sheet Attachment

Chairman Woods called the meeting to order at 1:05PM. He then asked that the roll be called. Lourie Brown did the roll call and thereafter a quorum was reached. Note there was no introduction of guests per Chairman Woods because of time constraints (see attached Sign-In Sheet). He then requested the minutes of the March 21, 2007 Full Board Meeting be approved by his fellow Commissioners.

On a motion by Commissioner Jones and seconded by Commissioner Adell Brown, Jr., the minutes of the March 21, 2007 Full Board meeting were approved.

CHAIRMAN'S REPORT

The Chairman's Report was tabled per Chairman Woods' request pending the final outcome of the Board Election of Officers and the LHFA President-Secretary and Vice President. He accordingly thereafter recused himself from conducting the meeting and passed the floor to Commissioner Austin for further handling.

Commissioner Austin opened the floor for elections of Board Chairman, Board Vice-Chairman and for LHFA President-Secretary and LHFA Vice President for 2007-2008. The floor was then opened for nominations of the four vacancies. Commissioner Greg Gachassin proposed the following slate of candidates: Wayne Woods for Board Chairman, Allison Jones for Board Vice-Chair, Milton Bailey for Agency President-Secretary, and James Gilmore for Agency Vice-President.

Commissioner Austin confirmed the nomination of the slate of officers which was seconded by Commissioner Larry Broussard. Mr. Austin then requested acknowledgement of any other nominations or alterations to the current pending nominations motion.

Commissioner Carolyn Burris nominated a separate slate of officers as follows: Mark Madderra as Board Chairman, Allison Jones for Board Vice-Chair, Milton Bailey for Agency President-Secretary, and James Gilmore for Agency Vice-President. Commissioner Austin requested clarification from Ms. Burris that the only nomination change would be Mark Madderra instead of Wayne Woods as Chairman with the nominations remaining the same as earlier prescribed. Ms. Burris concurred. Accordingly, Mr. Austin requested a set-aside for election of the Board Chair for later resolve and to proceed with the other three nominations.

Commissioner Mark Madderra respectively declined the nomination for Board Chairman. Commissioner Austin summarized that since Commissioner Madderra had declined the nomination for Board Chairman, the issue becomes improper and the original slate of officers would stand as well as the acclamation. Commissioner Austin opened the floor for any comments or questions from the Board Members. There were none.

The motion for acclamation was voted on with one dissention vote from Commissioner Burris. That being so, the motion passed and was approved for Commissioner Gachassin's slate of officer nominations.

Elected Officers are:

- Wayne Woods for Board Chairman**
- Allison Jones for Board Vice-Chair**
- Milton Bailey for Agency President-Secretary**
- James Gilmore for Agency Vice-President**

Commissioner Austin thereafter reverted the floor back to Chairman Woods.

Chairman Woods expressed his thanks and gratitude to everyone for their vote of confidence. He also acknowledged the past year's struggles and the applauded the healing of relationships thereafter. He also noted the good work efforts of the Board, himself, and gave additional accolades to Milton Bailey and James Gilmore. .

Commissioner Austin requested a review of the previous passed motion to ensure that the matter did incorporate that the LHFA President serves also as Board Secretary. Commissioner Gachassin stated this issue was indeed included in his original motion. Commissioner Austin thereafter concurred.

PRESIDENT'S REPORT

Commissioner Woods passed the floor on to President Bailey for the President's Report. President Bailey began by thanking the Board for their support of his continuation as LHFA President. He then gave jubilant thanks to the developers, the Board of Directors, advocates of affordable housing, and others who are instruments of support in the continued success of LHFA in the achievement of it's goals and mission of affordable housing. He also extended accolades to the LHFA staff for their hard work.

President Bailey then gave an update on the progress of the Strategic Plan for the immediate housing needs of the State. He noted GCR had been contracted to do a Pre- and Post-Katrina assessment to assist in the development of the Agency's Strategic Plan endeavors. He advised that the report is readily available for anyone wishing to review it. A statement analysis of the findings was discussed detailing various statistics, GO Zone and Per Capita tax credit matters, crisis management criteria, revenue bond funds, home funds, etc., in relation to the objectives of affordable housing in the State. He also stressed that even after 17,000 housing units are available and go online, this only encompasses 10% of the total needs assessed with there consequently still being 110,000 affordable housing units needing to be built or reconstructed in the GO Zone. This conclusionary statement is the main basis for the 10-year Strategic Plan which calls for a "philosophical umbrella" under which to establish housing unit production goals.

President Bailey requested concurrence from the Board on placing the Strategic Plan in the public domain to give the public an opportunity to review the Plan, understand the mission, and time to comment within ten days. Additionally, he requested permission to put the Plan on the LHFA website in order to receive input from the community.

He then noted the Objectives were to continue building the internal capacity of the Agency programs - including Administration, Tax Credits, HOME, and Energy. Also establishing internal buy-ins and coalitions with developers, communities, advocates, and other stakeholders in raising the visibility of the LHFA while also raising the quality of life in the developments that are financed by the Agency likewise. He also stressed the need to further the various Community Outreach programs and aspects to educate the populace, council persons, state legislators, and others in fully grasping the empowering benefit of establishing affordable housing. Additional positive education should be in noting that mixed-income affordable housing is nothing to be feared; but in fact, should be supported and encouraged. President Bailey also touched briefly on the aspects of the NIMBY (Not In My Back Yard) philosophy as it takes root within some areas of the State, in particular Jefferson, Slidell, and East New Orleans. He then requested that Vice President James Gilmore read a letter into the record dealing with a public records request and the initiation of market study analyses that was received from Senator Ann Duplessis.

Thereafter, Mr. Gilmore took the floor and proceeded to read the letter verbatim for the record.

Milton Bailey continued his discussion of the Strategic Plan that deals with creating networks between stakeholders by working with various federal, state, local, private, and public entities to create links with legislators and local advisory groups towards getting a consensus on the appropriate means to reach affordable housing objectives of the State and LHFA.

The third aspect President Bailey discussed from the Strategic Plan was to improve the LHFA from within. He did note the progress in so far as the development of staffing capacity was concerned. Aspects of internal capacity enhancements were also discussed, in addition to fiduciary position enhancements and reserve growth, and the need for encouraging the awareness of disadvantaged groups and the need for their participation in the overall development of affordable housing in the local communities.

The fourth primary focus, to which President Bailey is giving his personal attention, involves returning back to Congress to get additional funding resources, continuing to build the Agency's internal program capacities, as well as building external awareness of the programs and the benefits derived from affordable housing. He will continue to work with various entities including the residents, council members, state legislature, and the media to dispel the myths and misnomers currently affecting the progression of affordable housing.

President Bailey's final aspect dealt with enhancing partnerships with stakeholders.

The Chair recognized Commissioner Lisa Woodruff-White who inquired as to whether the items referenced earlier in the letter received from Senator Duplessis had in fact been acted upon. President Bailey referred her inquiry to Vice-President Gilmore for comment. VP Gilmore confirmed the information requested by Senator Duplessis had been sent. He detailed the delivery date of each item accordingly, noting the initial request date of March 21, 2007 with a 2nd request received on April 4, 2007. He also stated that items #1 and #2 as referenced in the April 4 letter that dealt with market studies and the documents respectively thereof were submitted to the Senator on April 5. Item #3 that dealt with securing a market study of Eastern New Orleans is being worked on but is pending further analysis due to geographical specifics of the request. Item #4 requesting that Gaslight Square and Willow Brook apartment complexes not be developed was not feasible as the complexes are state-owned by LHFA, are in their final stages of redevelopment and will proceed accordingly.

Chairman Woods presented clarification that the redevelopment of Gaslight Square and Willow Brook apartment complexes are not in the control of the Agency at this point and that every effort is being made to ensure that the previous tenants are given preference in returning back to their respective complexes in conjunction with the Agency's mission of providing affordable housing.

President Milton Bailey requested a change in the Agenda to reflect that Walter Guillory of the Lafayette Housing Authority be allowed to present his 4-minute video presentation. He extended an invitation to Mr. Guillory to make any opening remarks and/or commentary prior to the showing of the video. Mr. Guillory thanked the Board and introduced himself as representing the Lafayette Housing Authority along with the Opelousas Housing Authority and the Louisiana Housing Council. He then gave a brief introduction of his groups' goals as that of providing programs that will help meet the needs of their residents so that they can become self-sufficient, and that the continued cycle of multi-generational public housing be substantially reduced via encouragement, mentoring, and educational programs. Thereafter, the video from Mr. Guillory was shown. It was followed by a post-discussion from Mr. Guillory reiterating the new goals of public housing authorities of transitioning everyone from public housing to home ownership. He thanked the Board for its continued support and also respectively requested that PHA's receive 50 bonus points on their applications to allow them to continue to provide the services they are involved with as they've acquired additional lands in Lafayette and Opelousas and anticipate completing an additional 60 homes in both areas.

SINGLE FAMILY COMMITTEE REPORT

Chairman Woods then requested that in the interest of time the Commissioners review their packets for the 2007A, 2006D, 2006C, 2006BR, 2006B, 2006AR, 2006A Issued and Whole Loan Report update inserts, stating that the Mortgage Bond presentation by Larry Englande as presented earlier in the Single Family Committee meeting. He also noted the presentation was very informative and that there will be upcoming training sessions available for the Board and anyone interested.

The next item on the Agenda was a resolution approving and authorizing the issuance of not exceeding One Hundred Million Dollars (\$100,000,000) of Louisiana Housing Finance Agency Single Family Mortgage Revenue Bonds, Series 2007B in one or more subseries (the "Series 2007B Bonds"). He requested confirmation from Commissioner O'Neal that the matter was reported favorably from the Single Family Committee. Commissioner O'Neal responded affirmatively. Thereafter, the Chair requested adoption of the matter accordingly.

On a motion by Commissioner Brown and seconded by Commissioner Jones, the foregoing resolution was approved.

The next item on the Agenda was a resolution approving the delivery of not exceeding Fifty Million Dollars (\$50,000,000) of Louisiana Housing Finance Agency Single Family Mortgage Revenue Bonds, Series 2007B-1, as GO Zone Bonds (the "Series 2007B-1 Bonds" or "GO Zone Bonds") to finance mortgage loans for home buyers located in the GO Zone. The Chairman reiterated that this matter likewise was approved favorably by the Single Family Committee and a motion for adoption was issued.

On a motion by Commissioner Gachassin and seconded by Commissioner Lawson, the foregoing resolution was approved.

Commissioner Danette O'Neal reminded the Board that there will be a meeting of the Finance Team on Tuesday, May 1, 2007 at 1:00pm.

MULTIFAMILY COMMITTEE REPORT

Commissioner Madderra confirmed the resolutions were approved at the Multifamily Committee meeting. He noted items on the third page may require discussion.

The first item was a request for approval of a resolution for Autumn Chase Apartments Project. Chairman Woods entertained a motion to approve the resolution.

On a motion by Commissioner Madderra and seconded by Commissioner Jones, the foregoing resolution was approved.

The next item was a request for approval of a resolution for the Bacmonila Garden Apartment Project.

On a motion offered by Commissioner Madderra and seconded by Commissioner Jones, the foregoing resolution was approved.

Next to be discussed was a resolution accepting the proposal of Bank of America, N.A. for the purchase of not exceeding Eight Million Five Hundred Thousand Dollars (\$8,500,000) of Louisiana Housing Finance Agency Multifamily Housing Refunding Bonds (Legacy Heights Apartments Project) in one or more series; fixing the terms of said bonds and otherwise providing with respect to said bonds. Noting again the item reported favorably out of the Multifamily Committee, the Chair offered the matter for acceptance.

A motion was offered by Commissioner Lawson and seconded by Commissioner Madderra. There being no further discussions or oppositions, the matter was unanimously passed.

The fourth matter was a resolution of intention to issue Multifamily Housing Revenue Bonds to finance the acquisition, rehabilitation and equipping of a multifamily housing project; authorizing not exceeding \$2,000,000 Multifamily Housing Revenue Bonds (Pine Terrace Apartments Project) in one or more series.

On a motion offered by Commissioner Lawson and seconded by Commissioner Madderra, the foregoing resolution was approved.

The fifth matter was a resolution of intention to issue Multifamily Housing Revenue Bonds to finance the acquisition, rehabilitation and equipping of a multifamily housing project; authorizing not exceeding \$9,250,000 Multifamily Housing Revenue Bonds (Spanish Arms Apartments Project) in one or more series.

A motion was offered by Commissioner Madderra and seconded by Commissioner Burris. There being no further discussions or oppositions, the matter was unanimously passed.

The Chair requested the next item on the Agenda, the Qualified Allocation Plan matter, be tabled for later discussion.

Accordingly, it was then explained that the next resolution related to a matter that the Chairman Woods, President Bailey, and Commissioner Madderra in their respective official Board capacities had voted on. They were requesting that a resolution be approved that would waive the twenty percent (20%) poverty unit set-aside based upon upon HANO's failure to provide Section 8 Project Based Assistance, for the NHP Foundation-Forest Park, #06(2)-211 development project funded in 2006.

On a motion offered by Commissioner Brown and seconded by Commissioner Madderra. There being no further discussions or oppositions, the matter was unanimously passed.

The next resolution was a resolution ratifying board action waiving the twenty percent (20%) poverty unit set-aside for Redemptorist Apartments, #06(02)-294 based upon HANO's commitment of providing HAP contract through January 2011.

On a motion offered by Commissioner Jones and seconded by Commissioner Madderra. There being no further discussions or oppositions, the matter was unanimously passed.

The Chair continued the meeting introducing the next item which was a resolution ratifying Board action approving additional credits for 6 projects that requested additional credits, namely:

Crescent Garden #07/08(FA)-38; Renaissance Place #07/08 FA-46; 3501 St. Claude 06(2)-112; Hunters Glen #06(3)-463; Bayou Gardens 06(2)-250 \$80,675; Renaissance Place #06-21.

Commissioner Gachassin provided clarification that the 6 projects were 100% of the projects requesting credits, therefore no submittals had been rejected.

On a motion offered by Commissioner Madderra and seconded by Commissioner Lawson, the foregoing resolution was approved.

Introduced next by the Chair was a resolution to approve the site change for Forest Towers, #07/08(FA)-02 (VOA) and providing for all necessary documentation, reprocessing and matters pertaining thereto. Commissioner Gachassin provided a brief history of this matter noting the original property site was in Orleans Parish but due to opposition they were unable to proceed accordingly. Therefore they are looking at the possibility of relocation to a new site in Jefferson Parish. However, due to opposition from local officials they were unable to proceed accordingly. This property is tied to 200 units and also associated with a HAP contract. Additionally, the property is being kept within the New Orleans Metropolitan Area and will service the elderly. Based on the foregoing, Commissioner Gachassin requested affirmation of the site change request from the Board. Chairman Woods inquired as to what the location would be for the new site change. Commissioner Gachassin noted the only info he had available was there were two potential sites described as Central City and New Orleans, pending further discussions with the local officials on any anticipated future oppositions. Chairman Woods requested confirmation as to whether approval of the resolution's intention was contingent upon the final site selection(s). Commissioner Gachassin continued that a finalization of the formal site selection information should be available soon because the proposed sites are in the same submarkets. Commissioner Jones followed up summarizing in essence that the credits are transportable in this matter. Her statement was confirmed by Commissioner Gachassin.

On a motion offered by Commissioner Madderra and seconded by Commissioner Jones, the foregoing resolution was approved.

Next item introduced by the Chairman was a resolution approving the adjacent movement of the project for North Abbeville, #06(2)-126 on contiguous site; providing for all matters pertaining thereto. Commissioner Madderra gave a brief history noting that this was a two-phase site development with the front area development having already been approved and that this resolution will require that completion of development of the back area is to be done first instead.

On a motion offered by Commissioner Madderra and seconded by Commissioner Williams, the foregoing resolution was approved.

Chairman Woods then issued confirmation that the next two items listed on the Agenda, namely the Discussion of Forest Towers site change and Discussion of North Abbeville site change, had concurrently been discussed during the previous two resolution introductions and voted on.

Chairman Woods then redirected everyone back to the QAP pending agenda matter as the next topic for discussion. Commissioner Madderra continued noting that there was a consensus on the technical agreements with the exception of three points of significant discussion. He requested

some further time to discuss those matters so everyone would be in agreement. Chairman Woods gave further clarification that there had previously been public and open hearings on these matters, that he is cognizant of the differing of opinions and that now was the time for the Board to make a decision without the benefit of any further public discussions.

Commissioner Madderra stated the first item dealt with the liability of permanent supportive housing projects, noting that assurance of project submittals are contingent that the project is viable using the rents that are related to the projects. He noted that one of the concerns was developers being put in a position where either they felt the need to select the points to get approved but then did not have the funding to carry out the projects and would have to come back to the Board for waivers. He again stressed the importance of affordable permanent supportive housing. Commissioner Madderra continued, stating the need for a possible formal workshop on permanent supportive housing units due to the apparent confusion and need for additional information. A date for the workshop has not been set and will be announced at a later date. Chairman Woods provided clarification that the Board is very committed to the concept of permanent supportive housing units. Commissioner Madderra concurred noting that one of the other two issues discussed previously at length involved substantial developers and that points should be awarded to them if they can demonstrate a good track record of generating deals and bringing them to closing. Accordingly, the QAP on page 51 denotes awarding 15 points if it affirmed that someone is a substantial developer. He continued by reading the definition of a substantial developer as basically a developer who has done five affordable housing projects totaling no less than 300 units. He then passed the floor to Commissioner Gachassin for further discussions.

Commissioner Gachassin discussed that the current definition of substantial developer came from the mixed income pool aspect of the prior QAP. He also felt that in fairness there should be no penalizations of any individual who has researched and constructed other types of properties, other than affordable housing, coming in to compete and whether there are any criteria to distinguish a successful or good developer simply based on the number of projects that particular developer has previously completed. Additionally, he challenged the idea of a private market versus a public market, stressing that there should be across the board stipulations and criteria. Commissioner Jones questioned the definition as used on page 43 of the QAP dealing with a substantial developer meaning someone who has only done apartment units. She questioned if funds were used for single family projects, would they be eliminated from the classification as a substantial developer under the current definition? She stressed her main concern was that of the track record criteria. Commissioner Madderra responded that there had been substantial discussions by the staff previously on modifying the definition; that it was a broad-based definition without any apparent elimination factors and that the main criteria intention was the involvement in at least five affordable housing projects with a minimum of 300 units. Commissioner Jones thereafter requested clarification on the not less than 300 apartment units specification in the definition. Commissioner Madderra agreed that the word "apartment" should be deleted from the definition. There was continued debate and discussions on the substantial developer definition by both Commissioners Madderra and Jones. Chairman Woods and Commissioner Gachassin further discussed the pros and cons of the definition, experience and expertise of the developers, and the consequences of possible penalizations of some

individuals who may not have the sophistication of others, but could make the program actually work. Commissioner Burris expressed concern that when the number of units are considered there are a number of minorities who have not had the opportunity to participate in the program because of the limitations or the specific components of the current definitions and stipulations thereof. Commissioner O'Neal concurred with Commissioner Burris' statements and she continued with a discussion of the fairness of the definition of experienced developers versus new developers.

Commissioner Madderra further explained the harsh aspects and complexity of financing in the affordable housing industry. He thereafter conceded that the 15 points connected with being a substantial developer was of not such importance that it could not be excluded. Commissioner Woods then requested the agenda move forward. Commissioner Madderra discussed the PHA units pools point criteria, noting the initial thought was to award 50 points. He thereafter invited Commissioner Phil Miller to state his position on this matter to the Board. Mr. Miller basically stated that in lieu of there being a dedicated pool set-aside for the PHA's, they are willing to accept a 50 scoring point category. Commissioner Gachassin furthered the discussion on the PHA the pool matter. He also spoke on substantial developers and the 50 points gap matter, noting the pros and cons and compromises needed for a fair and consistent point development scoring system. Commissioner Gachassin concluded with a recommendation of 35 points bonus for the PHA's. Commissioner Miller requested a 50 point bonus for the PHA's. Commissioner Austin interjected the need for a full Board vote as to whether the bonus points would be 35 or 50.

Commissioner Madderra noted that further discussions were still needed before a consensus could be obtained from everyone. The Chair recognized Commissioner Burris who stressed the disadvantages currently constraining the PHA's are due to budgetary and financial limitations not apparent to the developers who have various financial backings. Additionally, she noted that after 15 years many of the developers are gone but the PHA's are still involved in the projects for additional supportive services. Commissioner Burris concluded by stating her support of the 50 points for the PHA's. Commissioner Jones inquired as to the feasibility of the 35 to 50 point conversion. Commissioner Madderra stated the feasibility was unknown until a number of QAP's had been processed and analyzed thereafter. Commissioner Gachassin further discussed the set-aside points criteria noting the need for broader application results and also agreed with Commissioner Madderra on the need for further QAP results in order to quantify the advantages and disadvantages.

President Bailey requested the Board to reflect on the notion that incentives create the impetus for changing public housing away from centers of poverty and away from centers of disenfranchisement and creates the type of communities as seen in the earlier video presentation. Judgment should then be based on how interested everyone is in seeing the changes taking place. Commissioner Gachassin agreed with President Bailey but referenced some of the poor redevelopment efforts of HANO. Commissioner Woods reiterated the need for the Board to vote on the matter, also noting that in reference to the QAP it was the Board's consensus to delete the matter dealing with substantial developer and that other items addressed included the QAP submission date and solicited any other QAP concerns from the Board.

Commissioner Woodruff-White discussed scattered sites and requested clarifications of the issues thereof. Commissioner Gachassin noted that in previous QAP's there were provisions for scattered sites as well as lease-to-own options that for some unknown reason are not in the current QAP. Commissioner Woodruff-White requested an explanation for the exclusion. Chairman Woods briefly explained that in some of the urban areas it would be difficult to do scattered sites and it would be easier to find multi-family developments. Commissioners Madderra and Jones further discussed the aspects of scattered sites. Commissioner Gachassin inquired of Brenda Evans how many points are currently being allocated to scattered sites in the most recent QAP. Ms. Evans responded 15 points.

Board Attorney Wayne Neveu discussed the history of incentive points for scattered sites and lease-to-own properties. Thereafter, Mr. Mark Turrentine from Standard Enterprises, Inc. discussed the 50 points PHA matter from a developer's perspective, including the need for a level playing field for all of the participants involved. Mr. Will Belton from AAmagin followed discussing the current problems that he faces given the political climate. He discussed the history and creation of LHFA and its core values in conjunction with the elimination of poverty and asset creation goals. He stressed the need for teamwork in conjunction with the legislature and that LHFA needs assistance in its resource allocation parameters.

Ms Katie Anderson, President of Louisiana Housing Authorities, spoke briefly on the constant changes of the QAP and that even if there is an allocation of the 50 points, it still may not actually put PHA's on a level playing field but is still appreciated and is a good place to start. She also reminded the Board that the PHA's are non-profit entities who have long-term housing goals. Commissioner Jones inquired as to the origin of the 50 points and why 35 points does not accomplish the same or similar goal of evening the playing field for everyone. LHA President Anderson gave a brief history noting it was a very difficult and challenging process and that she was unable to give a definitive response. Commissioner Jones continued noting that she wanted to be fair in her ultimate decisions but giving the inability of anyone to quantify the numbers that she was having an impasse likewise. Ms. Anderson continued stating that they tried to look at the last round of funding to see where the for-profit developers scored as opposed to the PHA scores even though there was a set-aside and they did their best to reach an analogy of what they would need to compete successfully. She also noted that their analogy concluded that the for-profits were scoring 75 points or higher and they concluded that if they could get 50 points it would give them better positioning and make them more competitive.

Chairman Woods applauded the good debate and discussions but requested furtherance of the meeting. He noted the modifications to the draft QAP and acceptance of the draft as amended thereof towards furtherance of the final QAP. There was a discussion by Louis Russell that on page 2 the omission of some parishes had inadvertently been excluded.

There was introduction of a motion to accept the technical revisions by Commissioner Gachassin and seconded by Commissioner Jones.

Mr. Russell also noted that the parishes that were omitted are highlighted on page 53 of the QAP.

Mr. Russell also noted the application completion criteria language needed to be altered to reflect the definition of a sponsor and the glossary needed to have "or managing member" added.

There was introduction of a motion to accept the technical revisions by Commissioner Gachassin and seconded by Commissioner Jones for modification number 2. There being no further discussions or oppositions, the matter was unanimously passed.

The Chair recognized Commissioner Woodruff-White who discussed the points criteria for scattered sites development and requesting clarification for the points.

Chairman Woods requested clarification on the motion. The motion was finally clarified as being a modification offered by Commissioner Woodruff-White and seconded by Commissioner Gachassin to add additional points for the scattered sites and for the lease-to-own option being 10 points for scattered sites and 15 points for lease-to-own and allowing the developer to choose either, or both and to be referred to as modification number 3. **There being no further discussions or oppositions, the matter was unanimously passed.**

Commissioner Gachassin introduced a motion in regards to the substantial developer category and the elimination of any substantial developer fee points in the QAP draft, to be known as modification number 4. **The motion was offered by Commissioner Gachassin and seconded by Commissioner Jones. There being no further discussions or oppositions, the matter was unanimously passed.**

Commissioner Gachassin introduced modification number five which will reduce the PHA points from 50 to 35. A motion was offered by Commissioner Gachassin and seconded by Commissioner Brown. Chairman Woods requested a roll call vote on modification number five to modify the draft QAP from 50 points to PHA's to 35 points.

Lourie Brown began the roll call. Chairman Woods declined an initial vote, stating he would reserve his vote in the event of a tie and noted that as Chair he has jurisdiction to act accordingly.

The roll call vote was as follows: Woods – abstained, Woodruff-White – NO, Washington – NO, Miller – NO, Austin – YES, Madderra – NO, Gachassin – YES, O'Neal – YES, Lawson – NO, Brown – YES, Jones – Yes, Burris – NO, Broussard – YES, Williams – YES.

Chairman Woods confirmed the vote as: YES(7), NO(6), Abstain(1-Woods), Absent (1-Kevin Brown). **Accordingly, the draft modifications carried.**

Chairman Woods confirmed the current motion on the floor being to accept the QAP draft with the modifications as such: 1) to add the additional parishes for the technical change, 2) technical change in regards to sponsor definition, 3) 10 points for scattered sites and 15 points for lease-to-own with the developer able to choose either, or both, 4) elimination of substantial developer, 5) awarding of 35 points to the PHA's. There being no further discussions or oppositions, the matter was unanimously passed. This concluded the Multi-Family Report.

HUMAN RESOURCES

The Chairman requested progression of the meeting giving the floor to Commissioner Dr. Brown **There was a motion introduced to amend the agenda to add Presidency Continuation, offered by Commissioner Dr. Brown and seconded by Commissioner Woodruff-White.**

There being no further discussions or oppositions, the matter was unanimously passed, noting the suspension of the rules thereof.

Commissioner Dr. Brown briefly discussed Policy Revision dealing with Student Worker employment, the Americans with Disabilities Act, and the Dress Codes. **The motion for acceptance of the policies was offered by Commissioner Dr. Brown and seconded by Commissioner Woodruff-White. There being no further discussions or oppositions, the matter was unanimously passed.** Commissioner Dr. Brown continued (inaudible) discussing the future vision of the Agency in regards to the budget and building facility missions.

There then was a commendation of the works and efforts of the LHFA President and Vice-President. Additional thanks were extended to the seven Commissioners who have submitted performance evaluations with an apology to those Commissioners who were unable to submit due to computer technical problems. Future evaluations will be reviewed and revised to ensure full Board participation. He also noted that April elections need to be aligned together to reflect the annual merit pay raise increased.

Commissioner Dr. Brown further discussed the needs to give the President and Vice-President a 4% merit pay increase effective immediately. The motion was offered by Commissioner Dr. Brown and seconded by Commissioner Jones. There being no further discussions or oppositions, the matter was unanimously passed.

Commissioner Dr. Brown furthered by requesting the Board to authorize the Human Resources Committee to move effectively and immediately to evaluate the President's contract to include a comprehensive evaluation of how his salary compensation package compares to others in similar functions in the southern region and present a recommendation thereof so that any suggested changes can become effective July 1, 2007.

The motion was offered by Commissioner Dr. Brown and seconded by Commissioner Woodruff-White. There being no further discussions or oppositions, the matter was unanimously passed.

LEGAL

Commissioner Jones noted that the Legal Committee had met earlier and had discussed four items. The first item discussed was the negotiations of the Katrina Cottages Cooperative Endeavor Agreement with FEMA and AHPP. Negotiations are still pending mainly due to profit margins and budgetary items – anticipated delivery of the Agreement is for the May 9, 2007 Board meeting. Second item was the DSS/OFS LHFA Memorandum of Understanding for Child Care. There was then a presentation of a resolution that the Legal Committee was recommending for full Board adoption dealing with a MOU between the DSS/OFS and LHFA dealing with a child care social services block grant. Noting the child care infrastructure was destroyed by Hurricanes Katrina and Rita, the MOU came highly recommended by Commissioner Jones. **The motion was offered by Commissioner Jones and seconded by Commissioner Dr. Brown. There being no further discussions or oppositions, the matter was unanimously passed.**

The next item dealt with an MOU between the LHFA and the Louisiana Association of Community Action Partnerships that is still being viewed by the Legal Committee and they will provide a full contract for the Board's consideration.

ENERGY

Commissioner Broussard recommended adoption of the reports for the MOU between LHFA and LACAP regarding transferring of the Low Income Home Energy Assistance Program (LIHEAP), and the Weatherization Assistance Program (WAP). The motion was offered by Commissioner Broussard and seconded by Commissioner Jones. There being no further discussions or oppositions, the matter was unanimously passed.

BUDGET & FINANCE

The Chairman passed the floor to Commissioner Gachassin who noted the 2007/2008 Fiscal Year budget should be prepared and ready for presentation at the May 2007 Board Meeting. He also discussed Board travel in the current FY budget; in particular, that the current policy deals with reimbursement only and nothing on limits and restrictions or per se individual budgets. The Committee will evaluate over the next 90-days the policies of other housing agencies and other state agencies for Board travel matters. Presentation of their findings and recommendations should be available prior to the next fiscal year for Board discussions. It was also noted that Board travel is currently grossly over budget. Accordingly, Commission Gachassin suggested that any Board travel for the remainder of the FY and until such time as there are implementation of any new policies that any Board travel should be approved prior to the expenditure by the Board Chairman and/or Agency President. He left the floor open for further discussion on the matters. Commission Woodruff-White noted the action was taken with the charge of flexibility to the President and Chair on a variety of different factors that might impact travel. Commissioner O'Neal recommended the responsibility not be on the Board Chair as it creates a circle of too many contacts without full flowing communication between everyone. She continued that she has experienced lengthy delays in getting reimbursed even after her requests are approved. She would prefer to go to the President for direct approval. Commissioner Dr. Brown stated he would like to see the President out of the approval process because it creates conflict of interest. In the interim he suggested approval be derived from the Vice-President and Vice-Chair. Commissioner Jones disagreed noting she did not want the President in the approval process as he would be put in a compromising position as he reports to the Board. Commissioner Gachassin reminded to the Board that any decision would be a temporary resolve in an effort to curtail further budgetary consequences. Commissioner Burris expressed her concern that she understands the limitations but also is cognizant that there are adequate monies for budgetary adjustments to address the next three months left in the FY. She furthered that new Board members should be given some latitude in these areas so as to continue their development and education opportunities about housing finance, policy making, and program enhancements. Chairman Woods then explained his concerns on Board travel and the need for fiscal responsibility, constraints, sound policies, and monetary prudence in his capacity as Board

Chairman. He also recognized that even though there were adequate funds for possible travel to Africa, Europe, and Asia this did not equate to the necessity or need for such travel expenditures. He stated he hoped the Board has enough confidence in his decision making that there would be no concerns regarding travel requests and that he was willing to accept the responsibility. Thereafter, Commissioner Burriss expressed her opinion that the Chair's comments about going 'to Africa' are out of context and that she found his comments insulting and in very poor taste. Chairman Woods countered that his comment was done in jest and directed to Mr. Gilmore who is traveling to Africa to present a paper on behalf of the Agency and that he meant it in no disrespect. He also stressed his comments were reflective of his need to be consistent and prudent in his budgetary principles. **Commissioner Dr. Brown suggested a policy be written to give the Chair and Vice-Chair permission to approve travel until June 30, 2007. The motion was offered by Commissioner Dr. Brown and seconded by Commissioner Broussard. There being no further discussions or oppositions, the matter was unanimously passed.**

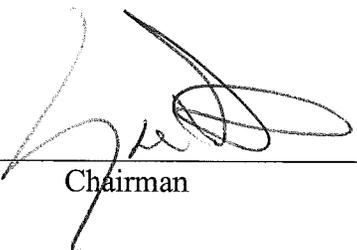
Commissioner Gachassin noted that the staff will be directed to begin analysis and research with other housing finance agencies and other state agencies as to their approval processes in relations to Boards of Commissioners travel. The motion was offered by Commissioner Gachassin and seconded by Commissioner Broussard. There being no further discussions or oppositions, the matter was unanimously passed.

Chairman Woods noted that there would be a later review of the composition of the committees and subcommittees chairs possibly at the next Board meeting. He also requested everyone congratulate and recognize Commissioner Jones on her election as the new Vice-Chair.

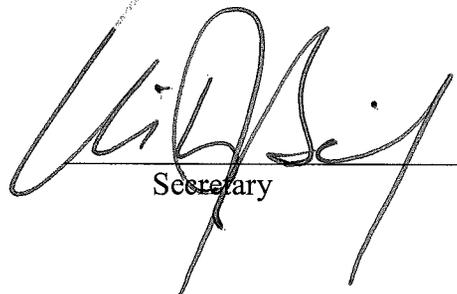
Commissioner Austin noted as a reminder that during the President's Report that there was unfinished business; namely, giving authority for the strategic plan to be placed on the LHFA website for public comment, which was still pending final action by the Board. **The motion was offered by Commissioner Austin and seconded by Commissioner Woodruff-White. There being no further discussions or oppositions, the matter was unanimously passed.**

ADJOURNMENT

There being no other matters to discuss, Chairman Woods offered a motion for adjournment that was seconded by Commissioner Jones. There being no further discussions or oppositions, the matter was unanimously passed. The Full Board meeting adjourned at 3:15pm.



Chairman



Secretary