



# Louisiana Housing Finance Agency

**Full Board Meeting Minutes  
Board of Commissioners  
Louisiana Housing Finance Agency**

**Wednesday, September 9, 2009  
2415 Quail Drive  
V. Jean Butler Board Room  
Baton Rouge, LA 70808  
12:00pm**

**Commissioners Present**

Wayne E. Woods  
Allison A. Jones  
Guy T. Williams  
Michael L. Airhart  
Mayson H. Foster  
Katie Anderson  
Joseph Scontrino, III  
Elsenia Young  
Walter O. Guillory  
Neal Miller  
Jerome Boykin, Sr.

**Commissioners Absent**

Tyrone A. Wilson  
J. Mark Madderra  
Susan W. Sonnier  
Jerome Boykin, Sr.  
John Kennedy

**Legal Counsel Present**

Wayne Neveu, Foley & Judell  
Terri Porche Ricks  
Edselle Keith Cunningham, Jr.  
Christine Bratkowski  
Leslie C. Strahan

**Staff Present**

Barry E. Brooks  
Milton Bailey  
Alesia Wilkins-Braxton  
Charlette Minor  
Loretta Wallace

Brenda Evans  
Jeff DeGraff  
Darleen Okammor  
Terina Stripling  
LaTosha Overton  
Mary Antoon  
Danny Veal  
Calvin Humble  
Anne Robinson  
Kip Anderson  
Demetria Favre  
Joyce Jackson  
Wendy Hall  
Terry Holden  
Eva Martinez  
Collette Mathis  
Joe Durnin

**Others Present**

See Sign-In Sheet Attachment

**CALL TO ORDER**

In the brief absence of Chairman Wayne E. Woods, Vice-Chair Allison A. Jones called the meeting to order at 12:15pm, Board Coordinator Barry Brooks did the roll call and a quorum was established. Next there was no introduction of guests (see sign-in sheet).

**CHAIRMAN'S REPORT**

In order to preserve a BOCM quorum, Interim Chair Jones requested a change in the Agenda order so that the Swearing-In of new Commissioner Neal Miller might take place first.

Interim Chair Jones then administered the Oath of Office to Mr. Miller. His wife, Jennifer, accompanied him thereof and held the Bible for him.

Commissioner Miller then introduced himself as the Business Agent for the Local 198 Plumbers and Pipefitters Union, a group he has been with since 1983, and President of the Baton Rouge Area Building and Trade Group. He advised the BOC that he has widely traveled the country and was very eager to learn about the LHFA and was looking forward to working with everyone.

### **APPROVAL OF MINUTES**

**On a motion by Commissioner Katie Anderson and seconded by Commissioner Elsenia Young, the minutes of the Full Board Meeting held August 12, 2009, were approved. There being no further discussions or oppositions, the motion passed unanimously.**

**Note for the Record that Chairman Woods arrived and took over the BOCM proceedings at 12:25pm.**

### **PRESIDENT'S REPORT**

Due to time constraints, LHFA President Milton J. Bailey reserved his time pre-Adjournment.

### **SINGLE FAMILY COMMITTEE**

SFC Chair Airhart noted that the 2009A Issue was going out very well in the next 14 days in the amount of \$10-\$11M out of the \$25M that was authorized

Single Family Manager Mary Antoon noted that info on the 2008A, 2009E, and Whole Loan Report was available for review in the Board binders. She noted that on page SF22 was a list of 31 loans totaling \$621K.

SFCC Airhart noted that the timeline had moved to Oct 15, Nov 15, and Dec 15 for the RFP's for the Financial Advisors and Finance Team.

Program Administrator Brenda Evans advised the BOC that their previous comments on the RFP's would be included in the matters and re-circulated amongst everyone.

### **SPECIAL PROGRAMS HOME COMMITTEE**

SPHC Chair Walter O. Guillory requested that the Rules be Suspended to Add an Agenda item that had erroneously be left off the Final Agenda

**On a motion by Commissioner Walter O. Guillory and seconded by Commissioner Elsenia Young, the Rules were Suspended to Add to the Agenda a Resolution Adopting the Recommendation of staff on two Housing Trust Fund Projects, Evangeline Pointe and Unity Village, and providing others matters in connection therewith; There being no further discussions, oppositions, or public comments the matter unanimously passed.**

Special Programs Administrator Loretta Wallace invited Unity Village representative to give the BOC a status report.

Mr. Richard Mary, noting he was Reverend Gatlin's attorney) advised the BOC that his client wanted approval for nine (9) homes in Eunice being partially funded via the Housing Trust Fund. They were requesting a 90 day extension in order to resolve pending Eunice Planning and Zoning Commissioner matters. He noted that there was to be held a 5:30pm 9/19/09 public hearing before the EPZC to discuss the project's approval thereof. He noted that there was the possibility of filing a mandatory injunction seeking approval with ten (10) days to two-week probable court decision.

Vice-Chair Jones inquired as to who approves zoning issues in Eunice. Mr. Mary noted the EPZC has sole statutory approval and jurisdiction thereupon.

There was further discussion between Mr. May and the BOC on the zoning process particulars.

Chairman Woods then requested to hear from the representative(s) from Evangeline Pointe.

Mr. Charles Tate addressed the BOC on behalf of Evangeline Pointe. He noted he was not aware of any NIMBYism allegations; that the LHFA had been sent letter attesting to proper zoning on the project; that 90 days is an appropriate time for an extension but that most likely a decision would be rendered in 30 days; and that he was working diligently with the AARP and City of Ville Platte to resolve any pending issues.

Chairman Woods inquired as to whether there were any funds being put in jeopardy if the extensions were not granted. Ms. Wallace advised that the funds needed to be expended to assist in facilitating future legislation on new HTF funding; and that she support a not to exceed 90 day extension in order to move the HTF Programs forwards.

LHFA President Bailey requested further clarification on the 90 versus 30 day statements made by the respective representatives. He also noted that he'd prefer a shorter timeframe from 90 days to perhaps the next BOCM and continued thereafter wherein deemed necessary, in lieu of a blanket 90-day extension deadline.

Mr. Tate countered by suggesting a 90-day extension with a 30-day status report due at the next BOCM.

Chairman Woods noted the need to move the HTFP forward but also the need to make the legislature aware of any impediments the Agency faces in expensing the funds thereof.

Vice-Chair Jones noted her concern that 30-days may not be enough time given the many unknown factors facing the projects.

Commissioner Neal Miller suggested a 60-day compromise.

SPHC Chair Guillory noted that he and staff were recommending a 90-day extension, and would include in the Resolution an amendment with the condition that the developers make monthly

reports back to the Full Board until the earlier of the ending of the ninety-day period or the closing of the loan documents.

**On a motion by Commissioner Walter O. Guillory and seconded by Commissioner Elsenia Young, the resolution to adopt the recommendation of staff on two Housing Trust Fund Projects, Evangeline Pointe (Ville Platte) and Unity Village (Eunice), was approved; and providing for other matters in connection thereof. There being no further discussions or oppositions, the matter unanimously passed.**

Next item discussed was the resolution for the recommended awards for the Rural Affordable Housing Initiative. There was brief discussion on the parameters of the matter.

**On a motion by Commissioner Walter O. Guillory and seconded by Vice-Chair Allison A. Jones, the resolution to adopt the Louisiana Housing Finance Agency Rural Affordable Housing Initiative Recommended Awards (attached Exhibit A, entitled "Louisiana Housing Finance Agency Recommended Awards"), was approved; and providing for other matters in connection thereof. There being no further discussions or oppositions, the matter unanimously passed.**

Next item discussed was the resolution for the recommended awards for the Nonprofit Rebuilding Pilot Program. SPHC Chair Guillory advised the BOC that he was recommending approval thereof.

Ms. Minor noted a revision to the previous list. On page SP34 she noted that United Way of Greater New Orleans was being added at #2 on the list.

**On a motion by Commissioner Walter O. Guillory and seconded by Vice-Chair Allison A. Jones, the resolution to adopt the Louisiana Housing Finance Agency Nonprofit Rebuilding Pilot Program Recommended Awards (attached Exhibit A, entitled "Louisiana Housing Finance Agency Recommended Awards"), was approved; and providing for other matters in connection thereof. There being no further discussions or oppositions, the matter unanimously passed.**

### **ENERGY ASSISTANCE COMMITTEE**

EAC Chair Katie Anderson advised the BOC that the EAC had met earlier but had no items needing actions thereupon. She also noted that the Energy Program Updates were in the Board binders. She thanked the EA staff for their hard work on the ARRA plan.

EAC Chair Anderson also noted that the LIHEAP Express had expended 90% of its funding and that LIHEAP Regular had expended 95% of its funding.

Chairman Woods requested that there be a public awareness campaign on the successes of the Energy programs. EACC Anderson noted that she had been working with LHFA Public Information Director Jeff DeGraff to ensure that the public was aware of the programs and available resources thereof.

Next item discussed was the resolution approving the Louisiana 2010 LIHEAP State Plan. EACC Anderson noted that the SP had been a partnered project between LHFA, LRA, DOE, LACAP, and others. She noted the resolution was proposing adoption of the SP for submission to DOE.

**On a motion by Commissioner Katie Anderson and seconded by Vice-Chair Allison A. Jones, the resolution approving and accepting the Louisiana 2010 Low Income Home Energy Assistance Program (LIHEAP) State Plan (attached as "Exhibit A" entitled "Low Income Home Energy Assistance Program (LIHEAP) Abbreviated Model Plan Fiscal Year 2010"), was adopted; and providing for other matters in connection thereof. There being no further discussions or oppositions, the matter unanimously passed.**

Thereafter, Chairman Woods noted his concern about HES and LACAP as sole contractors with no bidding process involved therein. LHFA General Counsel Terri Ricks noted that both were being noted as sole source due to their previous relationships with the Agency and the LIHEAP, and additionally because State Law gives the LHFA BOCM sole discretionary approval thereof – so in essence all was statutorily sufficient and abiding thereupon.

Commissioner Mayson Foster extended his thanks to the staff and to EACC Anderson for all the hard work done on the SP, in addition to the great partnerships with LACAP, DOE, LRA, etc. He advised everyone that the SP anticipated having 5,136 units weatherized.

### **MULTIFAMILY RENTAL HOUSING COMMITTEE REPORT**

MFC Chair Guy T. Williams noted that the Committee had met earlier and that the first item to be discussed was a resolution regarding the Award of the Calendar Year 2009 Housing Ceiling.

Ms. Evans advised that BOC that the resolution had been revised and was dealing with the awarding of the TCAP funds. She thereafter went over the resolution parameters.

MFCC Williams advised the BOC and that staff and the MFC were recommending approval thereof.

Thereafter, Commissioner Michael L. Airhart inquired on the Lafayette Parish Study, specifically the 300 elderly waiting list matter.

Ms. Evans noted she had been informed by the VFW market study consultant that he had informed her he had spoken with someone in Commissioner Guillory's office (Lafayette

Housing Authority) and was going to send her said employee's name to document his conversation thereof.

Commissioner Guillory expressed his concern with the numbers noted in the study and that he likewise wanted to know the name of the LHA employee that VFW had conferred therewith.

Commissioner Miller inquired as to why an out of state vendor was selected for the study.

Ms. Evans briefly went over the market study RFP process. Additionally, Chairman Woods briefly went over the historical aspects of the market study, noting the Agency had requested such due to previous studies' inconsistencies.

Commissioner Miller inquired as to whether there were any available in-state vendors who could have done the market study. Ms. Evans noted she would provide him with the list of all those who had responded to the market study RFP.

Chairman Woods noted that one of the prime selection factors was the costs and timeframe of deliverables. Ms. Evans concurred. He also noted that the preference in such matters is to keep such projects within the state whenever possible.

Commissioner Airhart requested that criteria be added to the market study the local Housing Authority are contacted and that an inquiry be made as to whether there are any waiting lists. Chairman Woods concurred.

Commissioner Anderson noted that oftentimes Housing Authorities are overlooked and that their input should be included in the studies.

**On a motion by Commissioner Guy T. Williams and seconded by Vice-Chair Allison A. Jones, the resolution providing the award of the Calendar Year 2009 Housing Ceiling to certain residential rental facilities; authorizing the Agency staff and counsel to prepare the forms of such documents and agreements as may be necessary to award 2009 housing credit dollar amounts to such facilities; providing for the award of Tax Credit Assistance Program Funds ("TCAP Funds") to certain of such residential rental facilities that have received awards of tax credits under the 2009 Qualified Allocation Plan; authorizing the Agency staff, General Counsel and Foley & Judell, L.L.P as the Agency's tax credit counsel to prepare the forms of such documents and agreements as may be necessary to award TCAP Funds in accordance with HUD Notice CPD-09-03 – REV issued May 4, 2009 but revised July 27, 2009 (the "HUD TCAP Notice"), was adopted; and providing for other matters in connection thereof. There being no further discussions or oppositions, the matter passed with ONE NAY vote from Commissioner Michael L. Airhart.**

Next item discussed was the resolution regarding the Amendment to the 2007/2008 GO Zone Qualified Allocation Plan relating to the definition of "Material Change".

Ms. Evans briefly went over the resolution parameters, noting that staff was recommending another public hearing be done due to previous low public comment and/or participation.

President Bailey advised the BOC there was pending Congressional legislation that may affect the outcome and that he was supporting the aforementioned resolution.

### **OTHER BUSINESS**

Vice-Chair Jones went over the specifics of the resolution regarding the 07/08 QAP Amendment and the 2009 QAP, noting in essence it was simply encouraging the Governor to sign said document submitted to him by the Agency.

On a motion by Vice-Chair Allison A. Jones and seconded by Commissioner Elsenia Young, the **resolution strongly encouraging the Governor to sign the amendment to the 2007/08 QAP and to sign the 2009 QAP, which would permit the final award of the Calendar Year 2009 Housing Ceiling to certain residential rental facilities and permit the award of Tax Credit Assistance Program Funds ("TCAP Funds") to certain of such residential rental facilities that have received awards of tax credits under the 2009 Qualified Allocation Plan by not later than September 30, 2009, was adopted; and providing for other matters in connection thereof. There being no further discussions or oppositions, the matter unanimously passed.**

Thereafter, Chairman Woods applauded the resolution and the relationship the Agency has with developers and the need thereof the Governor to sign said QAP application matter.

Commissioner Guy Williams noted it was Chairman Woods' birthday and everyone thereafter sang "Happy Birthday" to him.

Commissioner Foster noted for everyone that in attendance was former City of Bastrop Mayor Clarence Hawkins, who had recently been appointed by President Obama as the Louisiana State Director for the USDA.

### **ADJOURNMENT**

There being no other matters to discuss, Vice-Chair Allison A. Jones offered a motion for adjournment that was seconded by Commissioner Walter O. Guillory. There being no further discussion or opposition, the matter was unanimously passed. **The Full Board meeting adjourned at 1:20 PM.**

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Chairman

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Secretary