



# *Louisiana Housing Corporation*

**LHC Board of Directors**

**Board Meeting Minutes**

**Wednesday, May 11, 2016**

**2415 Quail Drive  
V. Jean Butler Board Room  
Baton Rouge, LA 70808  
10:00 A.M.**

**Board Members Present**

Lloyd S. "Buddy" Spillers  
Michael T. Anderson  
Christopher Trahan obo Treasurer John N. Kennedy  
Tammy P. Earles  
Elton M. Lagasse  
Willie Rack  
Donald B. Vallee  
Jennifer Vidrine  
Gillis R. Windham

**Board Members Absent**

Larry Ferdinand  
Ellen M. Lee

**Staff Present**

Edselle Keith Cunningham, Jr.  
Barry E. Brooks  
Brenda Evans  
Loretta Wallace  
Janel Young  
Todd Folsie  
Jatis Harrington

Leslie C. Strahan  
Christine Bratkowski  
Barbara Stoetzner  
Carlette Powell  
Liza Bergeron  
Marjorianna Willman  
Nicole Sweazy

**Others Present**

See Guest Sign-In Sheet

**CALL TO ORDER**

Board Chairman Lloyd S. “Buddy” Spillers called the meeting to order at 10:09 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

**APPROVAL OF MINUTES**

**On a motion by Board Member Donald B. Vallee and seconded by Board Member Jennifer Vidrine, the Minutes of the April 13, 2016 LHC Board of Directors Meeting were approved unanimously.**

**On a motion by Board Member Michael T. Anderson and seconded by Board Member Willie Rack, the Minutes of the April 27, 2016 LHC Board of Directors Special Board Meeting were approved unanimously.**

**LHC BOARD CHAIRMAN’S REPORT**

Board Chairman Spillers thanked everyone for electing him as Chairman and noted that the Board would be very transparent, and that he was working on Committee assignments.

**MULTIFAMILY COMMITTEE REPORT**

LHC Interim Executive Director Edselle Keith Cunningham, Jr. and Director of Housing Development Brenda Evans noted that the Committee met earlier, and went over the specifics of the first resolution regarding a timeline extension to the Villages of Eagle Point VII Project. Project Developer Tim Green briefly addressed the Board.

Thereafter, there were further discussions on the aforementioned matter between the Board, Mr. Green, and Ms. Evans.

**On a motion by Board Member Vallee and seconded by Board Member Elton M. Lagasse, the resolution authorizing a timeline extension to the Village at Eagle Point VII, located at 2334 Riverwood Drive, Bossier City, Bossier Parish, Louisiana 71111, involving TBD; 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.**

Next item discussed was the release of a Spring 2016 NOFA for at least \$4M in HOME funds to be used in conjunction with 4% LIHTCs and LHC Multi-Family Bonds.

**Board Chairman Spillers RECUSED himself from participating in further meeting proceedings, and read the following statement into the Record:** “The next orders of business involve three (3) resolutions that use and/or involve HOME funds. I, Lloyd S. “Buddy” Spillers, am the President of Macon Ridge Community Development Corporation, a CHDO with an interest in these resolutions,. Therefore, I hereby turn over this meeting to Board Member Donald B. Vallee as Acting-Chair so that I may recuse myself.

**Board Member Gillis R. Windham also RECUSED himself from participating concerning this matter, and read the following statement into the Record:** I, Gillis Windham, Chairman of the Board of Quad Area Community Action Agency, which is a CHDO, have an interest in the resolution titled “Spring 2016 NOFA for at least \$4M in HOME funds” currently before this Board. Therefore, I hereby recuse myself from participating in the actions of the Corporation and the Board including, but not limited to, discussion and voting on this matter, as according to Louisiana Revised Statute 40:600.90H.

**Board Chairman Spillers also RECUSED himself from participating concerning this matter, and read the following statement into the Record:** I, Lloyd S. “Buddy” Spillers, the President of Macon Ridge Community Development Corporation, which is a CHDO, have an interest in the resolution titled “Spring 2016 NOFA for at least \$4M in HOME funds” currently before this Board. Therefore, I hereby recuse myself from participating in the actions of the Corporation and the Board including, but not limited to, discussion and voting on this matter, as according to Louisiana Revised Statute 40:600.90H.

**Board Chairman Spillers also RECUSED himself from participating concerning another matter, and read the following statement into the Record.** I, Lloyd S. “Buddy” Spillers, the President of Macon Ridge Community Development Corporation, a CHDO have an interest in the resolution titled “CHDO Funding Strategy for CHDO set-aside funds in HOME non-entitlement areas” currently before this Board. Therefore, I hereby recuse myself from participating in the actions of the Corporation and the Board

including, but not limited to, discussion and voting on this matter, as according to Louisiana Revised Statute 40:600.90H.

**Board Chairman Spillers also RECUSED himself from participating concerning another matter, and read the following statement into the Record.** I, Lloyd S. "Buddy" Spillers, the President of Macon Ridge Community Development Corporation, a CHDO have an interest in the resolution titled "CHDO Assistance Strategy and to provide maximum of five percent (5%) of annual HOME funds allocation to CHDOs" currently before this Board. Therefore, I hereby recuse myself from participating in the actions of the Corporation and the Board including, but not limited to, discussion and voting on this matter, as according to Louisiana Revised Statute 40:600.90H.

**Board Member Windham also RECUSED himself from participating concerning another matter, and read the following statement into the Record.** I, Gillis Windham, Chairman of the Board of Quad Area Community Action Agency, a CHDO have an interest in the resolution titled "CHDO Funding Strategy for CHDO set-aside funds in HOME non-entitlement areas" currently before this Board. Therefore, I hereby recuse myself from participating in the actions of the Corporation and the Board including, but not limited to, discussion and voting on this matter, as according to Louisiana Revised Statute 40:600.90H.

**Board Member Windham also RECUSED himself from participating concerning another matter, and read the following statement into the Record.** I, Gillis Windham, Chairman of the Board of Quad Area Community Action Agency, a CHDO have an interest in the resolution titled "CHDO Assistance Strategy and to provide maximum of five percent (5%) of annual HOME funds allocation to CHDOs" currently before this Board. Therefore, I hereby recuse myself from participating in the actions of the Corporation and the Board including, but not limited to, discussion and voting on this matter, as according to Louisiana Revised Statute 40:600.90H.

IED Cunningham and Ms. Evans briefly went over the specifics of the resolution regarding the Spring 2016 NOFA.

**On a motion by Board Member Anderson and seconded by Board Member Lagasse, the resolution approving the LHC staff's recommended strategies for awarding HOME funds under the 2016 Spring NOFA (Notice of Funding Availability); and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.**

Next item discussed was the resolution regarding CHDO Funding Strategy for CHDO set-aside funds in HOME non-entitlement areas. Ms. Evans and HOME Program Manager Robert McNeese briefly went over the specifics of the matter.

**On a motion by Board Member Vidrine and seconded by Board Member Lagasse, the resolution approving the adoption of the LHC Community Housing Development Organization (“CHDO”) Funding Strategy for CHDO set-aside funds for both HOME non-entitlement areas and HOME entitlement areas with a preference given to non-entitlement areas; and providing for other matters in connection therewith; 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.**

Next item discussed were the resolutions regarding CHDO Operating Assistance Strategy. Mr. McNeese went over the specifics of the matter.

There were public comments on the aforementioned matter from Mr. Jeff Beverly with St. Mary Housing Authority and Ms. Lolita Glass with POSE.

**On a motion by Board Member Vidrine and seconded by Board Member Anderson, the resolution approving the adoption of the LHC Community Housing Development Organization (CHDO) Operating Assistance Strategy and to provide a maximum amount of five percent (5%) of the Annual HOME Fund Allocations to approved CHDOs; 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.**

Acting-Chair Vallee noted for the Record that since the three (3) Resolutions had been addressed that he was thereby turning over the meeting back to Chairman Spillers.

Chairman Spillers acknowledged Mr. Clarence Hawkins, Louisiana Director of USDA Rural Development.

Ms. Evans briefly went over the specifics of the National Housing Trust Fund Grantee matter, noting that public comments on the matter would be received in June 2016.

There were public comments from Mr. Wallis Sibley addressing the need for more veterans housing services.

Ms. Evans briefly went over the Non-Closed Projects update.

### **SINGLE FAMILY COMMITTEE REPORT**

Chairman Spillers noted that Board Member Anderson had agreed to serve as Chair of the Single Family Committee.

Ms. Evans went over the Current Programs, the LHC-CDBG Programs, the Delinquencies, and the Mortgage Counseling Updates.

Mr. Richard Wolcott with Standard Mortgage addressed the Board and gave a brief historical overview of delinquency rates and affordability ratios.

The Board also had brief discussions with Mr. Gordon King of Government Consultants, Larry Englande with George K. Baum, John Poche' with Raymond James, and Wayne Neveu with Foley Judell. Each gave an overview of what services they provide to LHC.

### **ASSETS AND INVESTMENTS COMMITTEE**

Housing Program Administrator Loretta Wallace noted that the 404-units at Willowbrook Apartments were at 95% occupancy; that the 220-units at Village de Jardin Apartments were at 99% occupancy; and that the 60-units at MidCity Gardens Apartments were at 88% occupancy.

### **SUSTAINABLE HOUSING COMMITTEE**

Chairman Spillers noted that Board Member Vidrine had agreed to serve as Chair of the Sustainable Housing Committee.

IED Cunningham noted that the resolution regarding issuance of a NOFA of the Louisiana State Emergency Solutions Grant was being WITHDRAWN.

Ms. Wallace briefly went over the Energy Program Activity Report and Updates.

Louisiana Housing Authority Executive Director Nicole Sweazy went over the LHA Department Updates.

Housing Program Administrator Liza Bergeron went over the Sustainable Housing Department Updates.

Housing Program Manager Ray Rodriguez went over the Disaster Recovery CDBG Close Status Report.

### **ADMINISTRATIVE COMMITTEE REPORT**

IED Cunningham and Interim CFO Jatis Harrington went over the LHC Operating Budget for FY ending June 30, 2017 protocols and process, noting that at the June BODM the Board would be approving said Budget.

### **2016 REGULAR SESSION HOUSE BILL 409**

Chairman Spillers discussed the implications as related to HB 409 amendment that would transfer \$4M from the LHC general reserves to the State Treasury.

IED Cunningham read into the record the specifics of HB 409, namely "...Section 2, Notwithstanding any provision of law to the contrary, the Louisiana Housing Corporation or its successor is hereby authorized and directed to deposit into the state treasury the unrestricted and unencumbered fund assets of Four Million Dollars. Such deposit shall occur on or after July 1, 2016, but before January 1, 2017. The state treasurer is hereby authorized and directed to transfer the funds to the Overcollections Fund."

Thereafter, there were very lengthy discussions amongst the Board Members, public attendees Mr. Bob Fenet, Mr. Jeff Beverly, and Mr. Charles Tate on the aforementioned matters.

**On a motion by Board Member Vallee and seconded by Board Member Vidrine, the Board authorized advocating the Legislature to not direct the transfer of \$4M from LHC to the Overcollections Fund; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed. There was one (1) ABSTAIN vote from Mr. Christopher Trahan (official proxy for Treasurer John N. Kennedy).**

### **LHC REPORT**

IED Cunningham thanked everyone for their confidence in appointing him as IED; stressed that his goal was to stabilize the Corporation and to build capacity internally; that he wanted to identify new partners and strengthen current relationships; that he would be working on process mapping the various workflows at LHC to identify strengths and weaknesses, etc.

IED Cunningham also advised the Board of the upcoming NCSHA Housing Credit Connect Conference and that LHC would have a visible presence at the event.

### **OTHER BUSINESS**

Public comments were received from Ms. M. A. Chen regarding the Lower 9<sup>th</sup> Ward.

There was a brief discussion on delayed related to the NRPP.

Mr. Donnie Cunningham with Jones Walker introduced himself to the Board and advised what services he provides to the LHC.

**ADJOURNMENT**

There being no other matters to discuss, Board Member Vallee offered a motion for adjournment that was seconded by Board Member Anderson. There being no discussion or opposition, the motion passed unanimously.

**The Full Board meeting adjourned at 1:30p.m.**

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Secretary