



# *Louisiana Housing Corporation*

## **LHC Board of Directors**

### **Multifamily and Assets Committee ("MAC") Meeting Minutes**

**Monday, March 18, 2019**

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

#### **MAC Members Present**

Gillis R. Windham  
Derrick Edwards (arrived at 10:22am)  
Willie Rack

#### **MAC Members Absent**

Larry Ferdinand  
Stacy S. Head  
Byron L. Lee

#### **Board Members Present**

Tammy Earles  
Ron Henson obo La. State Treasurer John M. Schroder  
Donald B. Vallee  
Jennifer Vidrine  
Lloyd "Buddy" Spillers

#### **Board Members Absent**

None

#### **Staff Present**

Barry E. Brooks  
Edselle Keith Cunningham, Jr.  
Bradley Sweazy

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Jessica Guinn  
Leslie C. Strahan  
Plezetta West  
Terrell Dupard  
Linda Rushing  
Louis Russell  
Lionel Dennis  
Wendy Hall  
Robby Bizot

## **Others Present**

See Guest Sign-In Sheet

## **CALL TO ORDER**

MAC Chairman Gillis R. Windham called the meeting to order at 10:06am. Board Secretary Barry E. Brooks called the roll; there was a quorum.

## **AGENDA ITEM #2**

First item discussed was the resolution regarding \$24.5M MHRB for CCM Housing Preservation in Lake Charles.

LHC Housing Development Administrator Louis Russell introduced the matter, and noted that staff was recommending approval thereof.

Additional information was provided by Ben Taylor with Lake Charles Housing Authority.

Ms. Vidrine inquired as to the proximity of the projects and number of units.

HDA Russell noted there were 158 units for Carver Courts and Clark Courts, and 75 units for Meadow Park.

Mr. Vallee inquired as to why there were two waivers. Mr. Russell noted that the waiver requests were from HUD since the matter was federally issued, but that LHC's QAP was more restrictive than the federal requirements.

Mr. Vallee inquired as to what was the federal requirement for bathroom size.

LHC Chief Operating Officer Bradley Sweazy noted that the projects are very old and that bathroom size is usually based on local ordinances.

Mr. Taylor furthered, noting that because of HTCs the existing structure of the building cannot be changed, and that the property is up-to-standard with HUD currently.

Mr. Vallee noted his concern that by waiving the rules it would lessen the quality of living standards.

ED Cunningham assured the Committee that LHC was ensuring that the developments are up-to-code and that the quality of living standards are not compromised.

Mr. Wayne Neveu addressed the Committee and discussed historical background on why waivers are needed for older rehab projects.

Mr. Vallee inquired on minimum square footage.

HDA Russell discussed the minimum square footage waiver aspects, noting that such meets HUD standards and that the waiver request was being requested by HUD.

**On a motion by Mr. Spillers and seconded by Mr. Rack, the Committee approved recommending FAVORABLY to the Full Board approval of the resolution of intention to issue not exceeding Twenty-four Million Five Hundred Thousand Dollars (\$24,500,000) Multifamily Housing Revenue Bonds for CCM Housing Preservation (Carver Courts, Clark Courts and Meadow Park in Lake Charles, LA), 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 CCM Housing Preservation; 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; and approving a waiver of the Minimum Square Footage and Full Bathrooms Per Unit Type required in the 2018 Qualified Allocation Plan; and to provide for other matters in connection therewith.**

**There being no further discussion, opposition, or public comment, a Roll Call Vote was taken, and the motion passed 6 YES to 1 NO.**

**The votes were as follows: YES (Windham, Rack, Earles, Henson, Vidrine, Spillers).  
NO (Vallee).**

### **AGENDA ITEM #3**

The Record reflected the arrival of Mr. Derrick Edwards at 10:22am.

Next item discussed was regarding the LHC 2019 Spring NOFA.

ED Cunningham went over the specifics of the matter, noting the purpose and use of the funds.

Mr. Vallee inquired as to what was the cap. COO Sweazy replied \$4M.

Mr. Vallee noted his desire to consider smaller caps, and that he was concerned that there had been no public comments on the matter nor enough specificity.

ED Cunningham noted his support for broad specific policy dialogue, and reminded everyone that a term sheet had been previously sent to the Board detailing the intent of the NOFA.

Mr. Vallee reiterated his concerns about the specifics of the NOFA.

Ms. Janel Young, LHC Strategic Initiative Director, discussed more in-depth the specifics and goals of the NOFA, noting areas that the NOAH was trying to address and fund.

Additionally, discussed by Ms. Young was areas of demonstrated needs consensus tract.

There were further discussions as related to the scoring and selection criteria of the NOFA.

Mr. Vallee suggested that the matter come back to the Board at the April 2019 BODM.

Mr. Edwards stated that as a Board Member he did not see his role as that of micromanaging LHC, and that he supports the \$4M cap.

Mr. Spillers stated that by raising the cap it increases equity and reduces debt service on the developments.

Mr. Henson stated that the State Bond Commission had a recent question of concern of whether LHC was putting equitable effort to serve the entire State.

ED Cunningham noted that there was no effort to ignore any one particular parish(es), and that LHC earnestly evaluates and strives to address State-wide needs.

Mr. Charles Tate addressed the Board and discussed the \$4M cap.

**On a motion by Mr. Spillers and seconded by Mr. Edwards, the Committee approved recommending FAVORABLY to the Full Board approval of the resolution approving Louisiana Housing Corporation (LHC or Corporation) staffs recommended strategies for awarding Four Percent LIHTC, Bond and HOME Program Income funds under the 2019 Spring Notice of Funding Availability (NOFA); and providing for other matters in connection therewith; and to provide for other matters in connection therewith.**

**There being no further discussion, opposition, or public comment, a Roll Call Vote was taken, and the motion passed 7 YES to 1 NO.**

**The votes were as follows: YES (Windham, Edwards, Rack, Earles, Henson, Vidrine, Spillers.  
NO (Vallee).**

#### **AGENDA ITEM #4**

Next item discussed was regarding the 2019 Qualified Allocation Plan ("QAP").

**On a motion by Mr. Vallee and seconded by Mr. Edwards, the Committee recommended DEFERRING the 2019 QAP matter for discussion during the Full Board Meeting.**

**OTHER BUSINESS**

None.

**ADJOURNMENT**

There being no other matters to discuss, Ms. Vidrine offered a motion for adjournment that was seconded by Mr. Rack. There being no discussion or opposition, the motion passed unanimously.

**The MAC meeting adjourned at 10:54 a.m.**

A handwritten signature in blue ink, appearing to read 'Barry E. Brooks', is written over a horizontal line.

Barry E. Brooks, LHC Board of Directors Secretary