

HOUSING AND NEIGHBORHOODS DEPARTMENT  
OFFICE OF THE DIRECTOR



**JACKSONVILLE HOUSING COMMUNITY AND DEVELOPMENT COMMISSION BOARD MEETING MINUTES**

**June 17, 2009**

**4:00p.m.**

Proceedings before the Jacksonville Housing Community and Development Commission taken on Wednesday,  
June 17, 2009, Ed. Ball Building, 214 N. Hogan Street - 8<sup>th</sup> Floor  
Jacksonville Duval County, Florida commencing at approximately 4:03pm.

COMMISSION MEMBERS

CHARLES COMMANDER, Chair

BURSEY J. ARMSTRONG, SR., Vice Chair

DICK BROWDY, Member

LENNY CURRY, Member

AJANI DUNN, Member

BARBARA HARRELL, Member

MEREDITH HINES, Member

BRAD KING, Member

PHILIP MOBLEY, Member

SCOTT WITT, Member

WIGHT GREGER, Director

**JACKSONVILLE HOUSING COMMUNITY AND DEVELOPMENT COMMISSION BOARD MEETING MINUTES**  
**June 17, 2009**

**Board Members Present:**

**CHARLES COMMANDER, CHAIR**  
**BURSEY J. ARMSTRONG SR, VICE CHAIR**  
 RICHARD (DICK) BROWDY, Member  
 LENNY CURRY, Member  
 BARBARA HARRELL, Member  
 MEREDITH HINES, Member  
 BRAD KING, Member  
 PHILIP MOBLEY, Member - (arrvd:4:07)

**Board Members Absent:**

AJANI DUNN, Member  
 SCOTT WITT, Member

**Professional Staff:**

KAREN CHASTAIN, Esquire, Office of the General Counsel

**Staff:**

WIGHT GREGER, Director

CAROLYN ANDERSON	TINA BEALS
BENITA DAWSON	GLORY DIXON
DAYATRA COLES	DARRELL GRIFFIN
CAROLYN HERRING	VALERIE RICHARDSON
AMY ROBINSON	LAURA STAGNER
YON WHEELER	

**Others Present:**

Doug Brown, Operation New Hope  
 Bill Byers, Genesis Group  
 Jim Clark, City Council (COJ)  
 CM Daniel Davis, City Council (COJ)  
 Dara Davis, NJCDC  
 Chris Hagan, NEFBA  
 Sandy Horvitz, LISC

Bishop E.M. Johnson, GTCDC  
 Angela Leatherbury, Habijax  
 Eugene Montgomery, LISC  
 Shannon Nazworth, Ability Housing  
 Mary Kay O'Rourke, Habijax  
 Chris Simon, Builders Care  
 Bill Wilson, Builders Care

**JACKSONVILLE HOUSING COMMUNITY AND DEVELOPMENT COMMISSION BOARD MEETING MINUTES**  
**June 17, 2009**

*The Last Board Meeting was Held on May 20, 2009.*

Agenda Item	Content	Exhibit/s of which are attached hereto and by this reference made a part hereof.	Action and/or Follow-Up
<b>Call Meeting to Order, Welcome and Introductions</b>	<p>Chairperson Commander called the meeting to order at 4:03p.m. with a quorum present.</p> <p>Ms. Greger introduced and welcomed Mr. Richard (Dick) Browdy who was appointed to serve as a member on the JHCDC Board.</p>	Mr. Browdy's Resume	NA
<b>Consider Approval of Minutes</b>	<p>Motion to approve the minutes of the May 20, 2009 meeting was made by Mr. Armstrong and duly seconded by Ms. Harrell.</p> <p><b>Motion Passed 7-0.</b></p>	JHCDC Minutes for May 20, 2009	N/A
<b>1. Staff Reports</b>	<p><b><u>Financial Report</u></b></p> <p>Ms. Stagner stated that the financial information for the month ending May 31, 2009 is available for review. She also stated that the 2004-2005 allocation should start to go away within the next 60 days as the TBRA program begins to payout.</p>	Financial Report ending May 31, 2008	N/A
	<p><b><u>Legislative Update</u></b></p> <p>Ms. Stagner reported that the legislative update is available for review. She gave a brief update regarding legislative actions pertaining to the JHCDC. She stated to contact her if there are any questions.</p>	Legislative Update Memorandum	N/A

Agenda Item	Content	Exhibit/s of which are attached hereto and by this reference made a part hereof.	Action and/or Follow-Up
	<p><b><u>Contract Status Update</u></b>  Ms. Stagner stated that the contracts for the real estate closings as well as the NSP contracts are moving forward and to contact her if there are any questions regarding the status of any particular contract.</p> <p><b><u>Director's Report</u></b></p> <ul style="list-style-type: none"> <li>• Ms. Greger stated that the Foreclosure Prevention initiative is moving forward. A website was created and the department is partnering with WJCT to launch additional enhancements to the site. Town meetings and a documentary will be created to provide more information to the community about foreclosure issues. Ms. Greger stated that she will provide more information as it becomes available.</li> <li>• Ms. Greger stated that the NSP is ramped up. The planning stages are completed and the first 20 houses are in the pipeline. The media blitz is scheduled at the end of July or the beginning of August.</li> <li>• Ms. Greger stated that July 17<sup>th</sup> is the deadline for the second round of NSP dollars. The application is a competitive allocation process. The City is working in partnership with the developer community to create the competitive application.</li> <li>• Referring to the TBRA program, Ms. Greger stated that families are now starting to be placed. The funding comes from HOME federal dollars and must be spent by September 30<sup>th</sup>.</li> </ul>	<p>Contract Status Update</p> <p>June 2009 Director's Report</p> <p>June 16, 2009 HAND Organizational Chart</p>	<p>N/A</p>

Agenda Item	Content	Exhibit/s of which are attached hereto and by this reference made a part hereof.	Action and/or Follow-Up
	<p><b><u>Program Report - Housing Services Division</u></b>  Ms. Coles gave a brief update regarding the Production Report. She stated that no changes have been provided since the last authorized Board meeting. The division completed and passed the SHIP monitoring review that was completed by Florida Housing. Ms. Coles also gave current updates regarding events attended by staff and the activities of the CHDO pool.</p>	Production Report  Program Report	NA
	<p><b><u>Program Report - Community Development Division</u></b>  Ms. Greger gave an overview of the recent events that have taken place in the CD division. Chief Carswell will be organizing quarterly outreach activities for the Community Development Division. This quarter, they participated at the Clara White Mission serving lunch to homeless individuals. There is an opportunity for a new funding source called Community Development Block Grant Recovery Act (CDBG-R). The application was submitted and staff is awaiting a response from HUD. Staff has applied for \$1.8M. More information will be provided as it becomes available.</p>	Program Report	

### 3. Action Items

#### 3a. Approval of Funding Recommendations

*Mr. Mobley stated that he serves as a Chair on a Board for an organization that funds allocation to Daniel Memorial. He declares a voting conflict under Chapter 112 of the Florida Statue (Ethics and Sunshine Laws) and today will abstain from voting. Mr. Mobley has filed Form 8B, Memorandum of Voting Conflict for County, Municipal and other Local Public Officers which is on file at the Housing and Neighborhoods Department.*

Referring to the 2009-2010 Universal Application Funding Recommendations, copies of which are attached hereto and by this reference made a part hereof. Ms. Greger stated that there was a very lengthy review of each of the applications for the Universal Funding Cycle of 2009-2010. Ms. Greger gave a brief overview of each of the funding sources and elaborated on reasons why the funding of SHIP dollars was absent from the list of recommendations. She stated that the State did not give any grants for the fiscal year under the SHIP program. State funding was also lost which included a cutback in administrative fees. There are some items that are typically funded but missing such as this year's rental rehab since they were funded by SHIP. Ms. Chastain provided some ground rules about ethics and sunshine laws regarding voting conflicts under Chapter 112 of the Florida Statue. Ms. Greger stated that staff recommendation is to fund \$12,190,951 as detailed on the attached chart. Funding Recommendations are as follows:

- HOME - \$2,748,052
- CDBG - 6,781,111

- HOPWA - \$2,265,720
- ESG - 297,923
- Reallocated Funds - \$23,145
- CDBG Program Income - \$75,000

Discussion ensued and Ms. Harrell made a motion to approve the Fiscal Year 2009-2010 Funding Recommendations as submitted by staff with the exception of Daniel Memorial. Mr. Armstrong seconded the motion.

**Motion passed 8-0.**

Mr. Browdy made a motion to approve the Fiscal Year 2009-2010 Funding Recommendation for Daniel Memorial as submitted by staff. Mr. Armstrong seconded the motion.

**Motion passed 7-0**

**Abstained - 1.**

3b. LHAP Amendment - 2009/2012

Referring to the Florida Homebuyer Opportunity Program, a copy of which is attached hereto and by this reference made a part hereof, Ms. Greger stated that the LHAP for fiscal years 2009 through 2012 needs to be amended to accommodate the new Florida Homebuyer Opportunity Program created by Florida Housing during the 2009 legislative session. The City of Jacksonville will be receiving an allocation amount of \$806,179. The program provides up to \$8,000 or 10% of purchase price, whichever is less toward the purchase of a home. These funds are an advance to the federal first

time homebuyer tax credit and shall be repaid by the applicant. The funds must be expended by December 1, 2009. Discussion ensued and Ms. Harrell made a motion to amend the LHAP for fiscal years 2009 through 2012 to include the new strategy called the Florida Homebuyer Opportunity Program. Ms. Hines seconded the motion.

**Motion passed 8-0.**

Agenda Item	Content	Exhibit/s of which are attached hereto and by this reference made a part hereof.	Action and/or Follow-Up
4. New Business	<p><b><u>Revision of Owner Occupied Rehab for Roofing</u></b></p> <p>Referring to the Roof Only Program, copies of which are attached hereto and by this reference made a part hereof, Ms. Greger stated that she received a letter from Builders Care requesting that the Board give consideration in starting a roof only program in order to expeditiously address the roofing challenges of the residents of Duval County. She stated that she along with Ms. Coles and Councilman Davis met with the representatives of Builders Care to discuss the pros and cons of this type of program. However, under the current funding structure, it cannot be accomplished. This program cannot be instituted with CDBG dollars because the entire home must be bought up to code. The best funding source would be SHIP and the department is not receiving any SHIP funding at this time. There is a potential of receiving program income from loan repayments, repayments from home sales and other related resources. Ms. Greger stated that staff is looking for direction from the Board to decide if a roof program is warranted. Discussion ensued about funding sources, fund availability, roof repair only versus repairing the entire home and the waiting list. It was determined by the Board that staff set up some guidelines that could possibly incorporate a roof only program with a monetary cap and the assumption that it can be implemented at the availability of allocation from pool a of funds.</p>		N/A
5. Old Business	None.		N/A

Public Comments

Council member Davis said that it is an honor to speak and to be able to express how pleased he is with the work that is provided by the staff at HAND. Regarding the Roof Only program, Councilman Davis stated that he looks forward to honoring the Board's decision about the program when it reaches City Council.

*Adjournment - The meeting was adjourned at 5:17p.m.*

**NEXT BOARD MEETING IS SCHEDULED TO COMMENCE ON AUGUST 19, 2009 AT 4:00P.M.  
(UNLESS OTHERWISE NOTICED)**

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CERTIFICATION

Recorded and Transcribed by:

\_\_\_\_\_  
Yonner Wheeler

Submitted by:

\_\_\_\_\_  
Secretary (N/A)

Approved by:

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Charles Commander, Chair