

HOUSING AND NEIGHBORHOODS DEPARTMENT
OFFICE OF THE DIRECTOR



JACKSONVILLE HOUSING COMMUNITY AND DEVELOPMENT COMMISSION BOARD MEETING MINUTES
February 18, 2009
4:00p.m.

Proceedings before the Jacksonville Housing Community and Development Commission taken on Wednesday,
February 18, 2009, Ed. Ball Building, 214 N. Hogan Street - 8th Floor
Jacksonville Duval County, Florida commencing at approximately 4:00pm.

COMMISSION MEMBERS

CHARLES COMMANDER, Chair
BURSEY J. ARMSTRONG, SR., Member
LENNY CURRY, Member
AJANI DUNN, Member
BARBARA HARRELL, Member
BRAD KING, Member
PHILIP MOBLEY, Member
ANTOINE D. ROBERTS, Member
SCOTT WITT, Member

WIGHT GREGER, Director

**JACKSONVILLE HOUSING COMMUNITY AND DEVELOPMENT COMMISSION BOARD MEETING MINUTES
February 18, 2009**

Board Members Present:

CHARLES COMMANDER, CHAIR

BURSEY J. ARMSTRONG SR, Member

AJANI DUNN, Member

BARBARA HARRELL, Member

BRAD KING, Member

PHILIP MOBLEY, Member - (arrvd:4:17)

SCOTT WITT, Member

Professional Staff:

KAREN CHASTAIN, Esquire, Office of the General Counsel

Dr. JOHNNY GAFFNEY, City Councilmember - District 7

Others Present:

Sanford Horvitz, LISC

Bishop Johnson, GTCDC

Gene Montgomery, LISC

Shannon Nazworth, Ability Housing

Board Members Absent:

KERRI STEWART, Ex-Officio Member

LENNY CURRY, Member

A.D. ROBERTS, Member

Staff:

WIGHT GREGER, Director

JANE BOUDA

LACREE CARSWELL

DARRELL GRIFFIN

LAURA STAGNER

YON WHEELER

GLORY DIXON

VALERIE RICHARDSON

KENNY LOGSDON

MARYBETH RIDDERMAN

CAROLYN ANDERSON

DAYATRA COLES

ERROL SCHELL

TEMEKA STROUD

OMEGA ALLEN

BENITA DAWSON

CHIQUITA BENDOLPH

AMY ROBINSON

MARILYN FENTON-HARMER

**JACKSONVILLE HOUSING COMMUNITY AND DEVELOPMENT COMMISSION BOARD MEETING MINUTES
February 18, 2009**

The Last Board Meeting was Held on January 21, 2009.

Agenda Item	Content	Exhibit/s of which are attached hereto and by this reference made a part hereof.	Action and/or Follow-Up
Call Meeting to Order, Welcome and Introductions	Chairperson Commander called the meeting to order at 4:03p.m. with a quorum present.		NA
Consider Approval of Minutes	Motion to approve the minutes of the January 21, 2008 meeting was made by Ms. Harrell and duly seconded by Mr. Armstrong. Motion Passed 6-0.	JHCDC Minutes for January 21, 2008	N/A
1. Staff Reports	<u>Financial Report</u> Ms. Stagner stated that the financial information for the month ending December 31, 2008 is available for review. She also stated that the expenditure projections are on track and there are no extra ordinary items to report.	Financial Report ending December 31, 2008	N/A
	<u>Legislative Update</u> Ms. Stagner reported that the appointment of the three new Commission Board members was approved at the most recent City Council meeting as well as the appointment of the new Chief of Community Development (LaCree Carswell). The appropriation of some of the HOME program income is being adjusted in order to line up with the federal reporting system for reporting. The SHIP supplemental funding for Housing Partnership will be presented for approval at the next City Council meeting.	Legislative Update Memorandum	N/A
	<u>Contract Status Update</u> Ms. Stagner stated that the contract status update is available for review in the format which outlines the actions that were approved as	Contract Status Report	

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	<p>well as the timeline in the department's process of completing a particular contract, either through real estate closings or any other legal entity. She also stated that the new format will outline the linkage between the Office of General Counsel, staff, and the Board in the process of contract completion and to contact her for any questions regarding the new format.</p>		
	<p><u>Director's Report</u></p> <ul style="list-style-type: none"> • Ms. Greger introduced and welcomed the new Board members for JHCDC; Mr. Ajani Dunn, Mr. Scott Witt and Mr. Philip Mobley. She also introduced the new Chief for the Community Development Division; LaCree Carswell as well as the Housing Services Division and the Community Development Division staff and the JHCDC Profession team. • Ms. Greger stated that staff has received the direction letter from HUD regarding the OIG audit issue. The audit pertains to issues of operations dated back to 1993. They have asked that \$3M be repaid as a penalty for not maintaining affordability. Ms. Greger stated that has provided a response to HUD outlining the reasons that their findings are an error and to reconsider their decision. She also requested the assistance of the Mayor to intercede as well as Congresswoman Corrine Brown and HUD staff in Washington D.C. to come up with a more equitable solution with the issue of the audit. She stated that she will inform the Board when more information is available. 	<p>February 2009 Director's Report</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
	<ul style="list-style-type: none"> Ms. Greger stated that the City will be launching a community/city-wide information portal and information service as a result of the recent foreclosure summits conducted by Councilman Hyde and Councilman Webb. The Housing and Neighborhoods Department will be involved in implementing unified strategies for foreclosure prevention. More information will be made available when the program initiates the launch. 		
	<p><u>Program Report</u> Ms. Coles gave an overview of the Production Reports for 2008 so that the new Board members can be familiar with the current information provided. She stated that Production Report represents three fiscal years of production as well as balanced information from earlier years of contracts that still exist. In the future, Program staff will be working with the Finance staff to create a production report in a narrative format. The next Production Report will be presented at the next authorized Board meeting in its new simplified format.</p>	Production Report	NA
2. Committee Report	<p><u>Jacksonville Housing Finance Authority - JHFA</u> Ms. Greger stated that the JHFA Board made a decision today to re-authorize extension agreements with several developments. The 2006 single family program is closed out and there is a little bit of funds left in the 2007 single family. She also stated that everyone will have to wait to see how the economy changes to be able to tell if any more single and multifamily projects can be issued in the future.</p>	JHFA Minutes for January 21, 2009	

3. Action Items

3a. Approval of LHAP (2009-2012)

Referring to the Local Housing Assistance Plan (LHAP) for 2009-2012, a copy of which is attached hereto and by this reference made a part hereof, the LHAP is required by the State and governs how the SHIP funds are going to be administered. Ms. Coles stated that approval is needed for the new LHAP for years 2009 through 2012. The LHAP will reflect the same LHAP in the previous years with the exception of a few administrative and minor changes according to the Fact Sheet, a copy of which is attached hereto and by this reference made a part hereof. Discussion ensued and Mr. Armstrong made a motion to approve the LHAP for fiscal years 2009-2012 according to the enclosed Fact Sheet subject to the changes made by the Office of the General Counsel (OGC). Mr. Dunn seconded the motion.

Motion passed 7-0.

3b. Approval of Technical Revision to the LHAP (2006-2009)

Referring to the Local Housing Assistance Plan (LHAP) for 2006 - 2009, a copy of which is attached hereto and by this reference made a part hereof, Ms. Coles stated that a technical revision in the form of an amendment is needed for the LHAP for the SHIP Program for fiscal years 2006-2009. The revision will be to add the Foreclosure Prevention strategy language that will increase the maximum award amount to \$8,500. Individuals who have experienced the loss of employment may have the ability to receive assistance, although they may not have located employment at the time of

submitting an application. Discussion ensued about fund availability and Ms. Harrell made a motion to approve the amendment to the LHAP to allow the technical revision of the foreclosure prevention strategy to be added. Mr. Armstrong seconded the motion.

Motion passed 7-0.

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4. New Business	<p><u>Election of Vice Chair</u> Mr. Commander stated that there are no recommendations to present for nomination for the JHCDC Vice Chair. He stated to contact Ms. Greger to provide recommendations for the JHCDC Vice Chair.</p>	N/A	N/A
5. Old Business	<p><u>TBRA Update</u> Referring to TBRA, Ms. Greger stated that the program is close to launching. Staff is in the final stages of discussions with the Jacksonville Housing Authority. She anticipates that the program will be up and running by the next authorized Board meeting. Ms. Greger also stated that she will keep the Board updated as more information becomes available.</p> <p><u>NSP Amendment Update</u> Regarding the Neighborhood Stabilization Program (NSP), Ms. Greger stated that the letter was received from HUD accepting the plan as presented for the \$26M award for the NSP. An RFP has been solicited for services in a number of categories to help with the program. There were 150 applications received. The ranking and scoring process by staff is completed and the information was forwarded to the Procurement division. The next step would be to select partner agencies for awards and proceed to contract negotiations. Ms. Greger stated that she anticipates production to start around the</p>		N/A

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	beginning of April. There are only 18 months available to commit the entire \$26M and after looking at the proposals, there should be no problems expending funding. Ms. Greger stated that she will provide more information as it becomes available.		

Public Comments

Councilmember Gaffney commended staff for the work that they and do and the great strides accomplished for the community and is honored to serve as Liaison for the Department. He also stated that staff is diligent, hard working and great stewards of the City's money to make sure that it is well spent.

Adjournment - The meeting was adjourned at 5:00p.m.

NEXT BOARD MEETING IS SCHEDULED TO COMMENCE ON APRIL 15, 2009 AT 4:00P.M. DUE TO THE POSSIBLE ANNUAL BOARD RETREAT TO BE CONDUCTED ON MARCH 18, 2009 AT 2:00P.M. (UNLESS OTHERWISE NOTICED)

CERTIFICATION

Recorded and Transcribed by:

Yonner Wheeler

Submitted by:

Secretary (N/A)

Approved by:

Charles Commander, Chair