

HOUSING AND NEIGHBORHOODS DEPARTMENT



JACKSONVILLE HOUSING FINANCE AUTHORITY

MINUTES

OF

REGULAR MEETING

January 23, 2008

JACKSONVILLE HOUSING FINANCE AUTHORITY

January 23, 2008

2:30 p.m.

PROCEEDINGS before the Jacksonville Housing Finance Authority taken on Wednesday, January 23, 2008, Edward Ball Building, 214 N. Hogan Street, 8th Floor, Jacksonville, Duval County, Florida commencing at approximately 2:30p.m.

AUTHORITY MEMBERS

BERNARD E. SMITH, Chair
CATHERINE L. CHILDERS, Member
KEN FILIP, Member
TERRY MOORE, Member
JIM PELLOTT, Secretary

WIGHT GREGER, Director

APPEARANCES

BOARD MEMBERS:

BERNARD E. SMITH, Chair.....absent
CATHERINE L. CHILDERS, Member
KEN FILIP, Member
TERRY MOORE, Member
JIM PELLOT, Member.....absent

PROFESSIONAL STAFF:

RHONDA BOND-COLLINS, Greenberg Traurig, Inc.
KAREN CHASTAIN, Office of General Counsel
LARRY FLOOD, RBC Dain Rauscher
MARK HENDRICKSON, The Hendrickson Company
PRISCILLA HOWARD, Community Concepts Group
SUSAN LEIGH, Community Concepts Group
JOHN SABATIER, RBC Dain Rauscher

STAFF:

WIGHT GREGER
LAURA STAGNER
YONNER WHEELER

OTHERS PRESENT:

Frank Baldasre, CW Capital
Annie Bond, Attendee
Marcia Brown, American Housing
Doug Childers, HFF, LP
Richard Dillard, Bank of New York
Sandy Horvitz, LISC
Tom Maxfield, AMM, LLC
Kirk Rogers, Equity Builders
Chris Sims, GMC
S Stein, Multi Family Lenders

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PROCEEDINGS

January 23, 2008

Regular meeting

2:30 p.m.

Call to Order and Comments. Ms. Greger called the regular meeting to order at approximately 2:35 p.m. with a quorum present.

Consider Approval of Minutes of December 5, 2007 of the JHFA

Regular Meeting. The first item on the agenda was the approval of the minutes of the December 5, 2007, Regular Meeting, a copy of which is attached hereto and by this reference made a part hereof. Ms. Childers made a motion to approve the minutes with the noted changes and duly seconded by Mr. Moore.

Motion Passed 3-0.

1. Staff Reports

1a. JHFA Financial Reports

Referring to the Financial Report, a copy of which is attached hereto and by this reference made a part hereof. Ms. Stagner stated that the Executive Summary of the financial activities for the month ending November 30, 2007 are available for review. She also stated that she and Mr. Pellot had a Finance committee meeting last month to review the financial summary to date. Please contact her if there are any questions.

1b. Legislative Updates

Referring to the Legislative Update Memorandum, a copy of which is attached hereto and by this reference made a part hereof. Ms. Stagner stated that the Legislative Updates for the combined agencies are available for review. She stated that the only JHFA-

related legislative item available is that the Mayport Local Government Support contribution has been removed at the developer's request.

1c. Director's Report

Ms. Greger stated that the Mayor is having a series of Anti-Crime Initiatives meetings called the "Jacksonville Journey". These meetings are open to the public and Ms. Greger encourages everyone to attend. There is a sub-committee on Neighborhood Safety and Stability that staff has been attending. The meetings will be ongoing for approximately 90 more days with the intent of putting some action items in place. The 2008 meeting calendar is available for review and if anyone has any questions please see Ms. Wheeler.

1d. Financial Advisor's Memo

Referring to the Memorandum from The Hendrickson Company and Greenberg Traurig, copies of which are attached hereto and by this reference made a part hereof, Mr. Hendrickson stated that the Financial Advisor's report containing information that has taken place since the last authorized Board meeting is available for review.

- In reference to the 2006 Single Family Bond Issue, Mr. Hendrickson stated that all of the non-targeted area bond funds and second mortgage money have been utilized. The targeted area bond funds were released on October 11, 2007 for use in all areas. There has not been much movement since the end of November 2007. The professional team and staff will come up with a plan of action to help the lenders

dissolve the fund balance. It has a very good interest rate and there is no reason that the funds should not be moving.

- In reference to the 2007 Single Family Bond Issue, Mr. Hendrickson stated that the 2007 Single Family Bond Issue closed on October 31, 2007. The bond issue consisted of \$15M of new money, plus a refunding of \$6,290,000 from two older issues. The loans have begun to originate at a good pace.
- Referring to the Towers of Jacksonville, Mr. Hendrickson stated that the application was received for \$10M. All of the fees have been paid. Amerinational has been assigned as the credit underwriter and all of the signed agreements have been turned in. The developer estimates a bond closing by Spring 2008.
- Referring to Bennett Creek, Mr. Hendrickson stated that Bennett Creek received an allocation of \$33M in 2006. The allocation became carry-forward in 2007 which means that it must be used for the first multi-family deal that closes and it must be used before the end of 2009. He also stated that this project will come to some type of closure relatively soon.

2. Action Items

2a. Inducement Resolution - Arlington Portfolio

Referring to the Inducement Resolution for Arlington Portfolio, a copy of which is attached hereto and by this reference made a part hereof, Mr. Hendrickson stated that an application was received for \$27.5M to finance the acquisition and rehabilitation of eight

(8) market rate properties. None of the properties are currently part of the affordable rent/restricted stock. The proposed new owner is American Housing Preservation Corporation of Portland, Maine. There are 725 rental units distributed through the eight properties which are situated on 28.8 acres of infill urban land located in the Arlington submarket. The new development name is Arlington Multifamily Housing Portfolio. Arlington Portfolio will convert the market rate projects to long term affordability by committing them to the federal low income housing tax credit program. American Multifamily Management (AMM) will provide the management for the property. Referring to the Arlington Portfolio analysis, a copy of which is attached hereto and by this reference made a part hereof, the financing plan, ability to proceed, and development team are acceptable. The amenities and resident programs meet JHFA requirements and the development meets the public purpose criteria of housing preservation and rehabilitation. Mr. Hendrickson recommends approval of this project subject to the conditions of the financial analysis report and to execute an Inducement Resolution as prepared by Bond counsel. Discussion ensued about the physical needs assessment, multi-family policies, and scattered property services. Mr. Moore made a motion to approve the Inducement Resolution which includes authorization of a TEFRA hearing and the request for City Council to grant an approval for the TEFRA as well as the execution of the Preliminary agreement with the developer, copies of which are attached hereto and by this reference made a part hereof. Ms. Childers seconded the motion.

Motion passed 3-0.

3. Discussion Items

3a. Countrywide Acquisition

Referring to the Countrywide Request for Consent to Assignment, Mr. Hendrickson stated that the JHFA has received a request from Countrywide Home Loans, Inc., the current Master Servicer under the 2006 single-family bond program to consent to an assignment of its interests in the Master mortgage origination and Servicing agreement for loans purchased and/or originated after January 1, 2008 to Countrywide Bank, FSB. Ms. Bond-Collins stated that the professional team in conjunction with the General Counsel's office has requested additional information from Countrywide with respect to this request. Upon receipt of all requested information and an analysis, a request will be presented to the Board.

4. New Business

None.

5. Old Business

5a. 2008 Bond Allocation

In reference to the 2008 Bond allocation, Mr. Hendrickson stated that the 2008 allocation is \$34,929,091, which includes an increase of \$425,499, 1.2% over 2007. Although the initial allocation applied for and received for the 2008 allocation are reserved for single family, it can be assigned to multi-family projects as needed.

6. Public Comments

None.

Adjournment. Meeting adjourned at 3:33p.m.

JACKSONVILLE HOUSING FINANCE AUTHORITY

Certification

Recorded by:

Submitted by:

Yonner Wheeler

Jim Pellot, Secretary

Approved by:

Bernard E. Smith, Chair

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