

HOUSING AND NEIGHBORHOODS DEPARTMENT  
OFFICE OF THE DIRECTOR



**JACKSONVILLE HOUSING COMMISSION BOARD MEETING MINUTES**

**October 15, 2008**

**4:00 p.m.**

Proceedings before the Jacksonville Housing Commission taken on Wednesday, October 15, 2008, Ed. Ball Building,  
214 N. Hogan Street - 8<sup>th</sup> Floor  
Jacksonville Duval County, Florida commencing at approximately 4:00pm.

COMMISSION MEMBERS

CHARLES COMMANDER, Chair  
BURSEY J. ARMSTRONG, SR., Member  
LENNY CURRY, Member  
BARBARA HARRELL, Member  
BRAD KING, Member  
ANTOINE D. ROBERTS, Member

WIGHT GREGER, Director

**JACKSONVILLE HOUSING COMMISSION BOARD MEETING MINUTES**  
**October 15, 2008**

**Board Members Present:**

**CHARLES COMMANDER, CHAIR**

BURSEY J. ARMSTRONG SR, Member

LENNY CURRY, Member

BARBARA HARRELL, Member

**Professional Staff:**

KAREN CHASTAIN, Esquire, Office of the General Counsel

**Others Present:**

Kristie Aiken, Habijax

Gina Birmingham, Housing Partnership

Lynn Fournier, Finlay

Kevin Gay, ONH

Harry Hampel, Housing Partnership

Bishop E.M. Johnson, GTCDC

Mike Moose, City Development

Sanford Horvitz, LISC

Angela Leatherbury, Habijax

Ronald Pauline, Metro North CDC

Tom Scangarello, ONH

Robert Stockdale, Housing Partnership

**Board Members Absent:**

BRAD KING, Member

A.D. Roberts, Member

KERRI STEWART, Ex-Officio Member

**Staff:**

WIGHT GREGER, Director

DAYATRA COLES

DARRELL GRIFFIN

LAURA STAGNER-CRITES

YON WHEELER

**JACKSONVILLE HOUSING COMMISSION BOARD MEETING MINUTES**  
**October 15, 2008**

*The Last Board Meeting was Held on September 17, 2008.*

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>	Chairperson Commander called the meeting to order at 4:00p.m. with a quorum present.		NA
<b>Consider Approval of Minutes</b>	Motion to approve the minutes of the September 17, 2008 minutes was made by Ms. Harrell and duly seconded by Mr. Burse. <b>Motion Passed 4-0.</b>	JHC Minutes for September 17, 2008	N/A
<b>1. Staff Reports</b>	<p><b><u>Financial Report</u></b>  Ms. Stagner stated that there were no significant changes in the financial accounts ending August 31, 2008. She stated that staff is in the process of closing the fiscal year for 2008 and hopes to have the preliminary financial results at the next authorized Board meeting. The financial reports will be re-designed to reflect the items relative to the separate Board entities.</p> <p><b><u>Legislative Update</u></b>  Ms. Stagner reported that all of the legislative bills presented to City Council were approved by City Council yesterday.</p> <p><b><u>Contract Status Update</u></b>  Ms. Stagner stated that before proceeding into contract with any of the third party non-profit providers, activity numbers must be assigned to them provided by HUD. There are six contracts on the way to Mayor's office for execution. The other contracts are completed and will be forwarded for execution as soon as the activity numbers are received from HUD.</p>	<p>Financial Report ending August 31, 2008</p> <p>Legislative Update Memorandum</p> <p>Contract Status Report</p>	<p>N/A</p> <p>N/A</p>

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	<p><b><u>Director's Report</u></b></p> <ul style="list-style-type: none"> <li>• Ms. Greger stated that staff has done a wonderful job related to the legislative update. She stated that fourteen Bills were approved yesterday by City Council. The separation of the JHC and JHFA Boards is now confirmed. The JHFA Board members no longer sit on the JHC Board. The new name for the JHC Board is the "Jacksonville Housing and Community Development Commission (JHCDC). Ms. Greger noted that there are five vacancies and requested a referral of recommendations to fill the industry specific slots.</li> <li>• Ms. Greger stated that there were resignations given for the Housing Chief and the Chief of Community Development. Advertising for these two positions are now in process.</li> <li>• Ms. Greger stated that staff is still working to resolve the issues of the HUD OIG Audit. The audit pertains to issues of operations dated back to 1993. She stated that she is very hopeful that the issues will be satisfactorily resolved within the next month.</li> <li>• Ms. Greger informed the Board that the department has been awarded \$26M for the Neighborhood Stabilization Program (NSP) from HUD. The primary focus of these funds is to acquire vacant, foreclosed, and abandoned properties and place them back into productive use in terms of making them available for owners and renters for viable housing as community assets. The plan is due to HUD by December 1<sup>st</sup> and the monies should be ready to be utilized by the first quarter of the next calendar year.</li> </ul>	<p>October 2008 Director's Report</p> <p>Board member and vacancy chart.</p> <p>NSP Summary</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"> <li>Ms. Greger stated that the Tenant Based Rental Assistance (TBRA) is starting to go through the legislative process and should be operational by the first quarter of the next calendar year.</li> </ul> <p><b>Program Report</b>  Ms. Coles gave an overview of the production reports for August 2008. She also gave a program report on events and staff activities. Ms. Coles reported information regarding the CHDO Development Subsidy, Foreclosure Intervention and Financial Education and Lien Dispositions. She stated that staff is working closely with the Finance team in order to provide technical assistance to any agencies that have outstanding balances. In reference to the foreclosure data research, Ms. Coles stated that staff will be able to utilize the research in conjunction with the Neighborhood Stabilization Program.</p>	<ul style="list-style-type: none"> <li>Production Report</li> <li>Program Report</li> </ul>	NA
2. Committee Report	<p><b>Jacksonville Housing Finance Authority</b>  Ms. Greger stated that there were no action items at the JHFA Board meeting. The JHFA Board has changed their meeting time until 12 Noon. There is a Notice of Fund Availability (NOFA) available for bond allocation. JHFA will be receiving approximately \$40M as well as an additional \$13M of bond allocation. So far there have been only two applications received to date. All of the NOFA information is located on the department's website. In reference to foreclosure research issues, Ms. Greger informed the Board that families who benefit from the down-payment assistance programs are not the people who are foreclosing. The extensive counseling services help these families prevent foreclosure.</p>	JHFA Minutes for September 17, 2008	N/A

### 3. Action Items

None.

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4. New Business	None.	N/A	N/A
5. Old Business	None.	N/A	N/A
			N/A

#### Public Comments

Harry Hampel - Housing Partnership - Mr. Hampel introduced himself as the replacement for Carolyn Ettlenger who retired from Housing Partnership. He stated that he looks forward to working with the Board and the department.

Kevin Gay - President of Operation New Hope - Mr. Gay gave a brief update of how the organization is progressing.

Bishop EM Johnson - Grace and Truth CDC - Bishop Johnson thanked the Board for the help that is provided to their organization. He gave a brief update as well as a history of Grace and Truth. He invited everyone to a tour that will show what impact the dollars have on the community from the services provided.

Adjournment - The meeting was adjourned at 5:15p.m.

**NEXT BOARD MEETING IS SCHEDULED TO COMMENCE ON NOVEMBER 19, 2008 AT 4:00P.M.  
(UNLESS OTHERWISE NOTICED)**

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CERTIFICATION

Recorded and Transcribed by:

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Yonner Wheeler

Submitted by:

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Secretary (N/A)

Approved by:

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Charles Commander, Chair