

HOUSING AND NEIGHBORHOODS DEPARTMENT



JACKSONVILLE HOUSING FINANCE AUTHORITY

# MINUTES

OF

# REGULAR MEETING

April 16, 2008

# JACKSONVILLE HOUSING FINANCE AUTHORITY

April 16, 2008

2:30 p.m.

PROCEEDINGS before the Jacksonville Housing Finance Authority taken on Wednesday, April 16, 2008, Edward Ball Building, 214 N. Hogan Street, 8<sup>th</sup> Floor, Jacksonville, Duval County, Florida commencing at approximately 2:31p.m.

## AUTHORITY MEMBERS

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

WIGHT GREGER, Director

## APPEARANCES

### **BOARD MEMBERS:**

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

### **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

### **STAFF:**

KANDI BEGUE  
WIGHT GREGER  
LAURA STAGNER  
YON WHEELER

### **OTHERS PRESENT:**

L. W. Carter - Oasis  
Richard Dillard – BNY  
Sanford Horvitz – LISC  
Ron Jackson – JHC Boardmember  
Jeff Lowry - Everbank  
Shannon Nazworth – Ability Housing

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**PROCEEDINGS**

April 16, 2008

Regular meeting

2:30 p.m.

**Call to Order and Comments.** Chair Smith called the regular meeting to order at approximately 2:31 p.m. with a quorum present.

**Consider Approval of Minutes of March 16, 2008 of the JHFA Regular Meeting.** The first item on the agenda was the approval of the minutes of the March 16, 2008, Regular Meeting, a copy of which is attached hereto and by this reference made a part hereof.

Mr. Pellot made a motion to approve the minutes as amended and duly seconded by Mr. Filip.

**Motion Passed 4-0.**

**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 summary of the financial activities for the month ending February 29, 2008 are available for review. She stated that the formal process is just beginning for the City's annual budget cycle and will give future updates at the request of the Director and/or the Board.

**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 Bennett Creek Apartments transaction is awaiting First City Council Reading. The Arlington Housing

Portfolio, Series 2008 has been completed by City Council since the last Board meeting.

1c. Director's Report

Ms. Greger gave a report regarding information that has taken place since the last authorized Board meeting. Discussion ensued about the following:

- Ms. Greger stated that staff is still working on the new legislation that is needed to define the roles and specific details in order to legally separate the JHC and JHFA Board of Commissioners. She stated that there should be a draft document available for review at the next Board meeting.
- The final Jacksonville Journey meeting to adopt recommendations will be on April 24, 2008 in the Main Library at 1:00pm. The Housing and Neighborhoods Department will be taking the lead in implementing some of the items that will be adopted.
- At the last meeting the Board approved that the Crime Free Multi-family Housing Policy be appended to the existing Bond policies. The document has not been completed as of yet pending other information that may change. Ms. Greger will keep the Board informed with the progress of completed the changes to the bond policies.
- Ms. Greger introduced Jeff Lowry from Everbank. Mr. Lowry is interested in participating in the singlefamily bond program. Everbank is very active in the bond market and work extensively with FHFC programs.

- Mr. Hendrickson gave a general overview about what is going on at the state level in reference to housing. He stated that the legislative process is at the point of the session where the House and the Senate have adopted their individual budgets. He also requested that Board members contact House and Senate members and ask them to support the Senate position on housing funding.

1d. Financial Advisor's Memo

Referring to the Memorandum from The Hendrickson Company and the Community Concepts Group, copies of which are attached hereto and by this reference made a part hereof. Mr. Hendrickson stated that the Financial Advisor's report contains actions that have taken place since the last authorized Board meeting.

- In reference to the 2006 Single Family Bond Issue, Mr. Hendrickson stated that there has not been much movement since the end of November 2007 and the funds must be expended by October 2008. He also stated that he plans to devise some strategies along with staff in order to expedite loans in the pipeline. Mr. Smith requested a written report on what steps have taken place at the next Board meeting.
- In reference to the 2007 Single Family Bond Issue, Mr. Hendrickson stated that the 2007 Single Family Bond Issue has been moving very well over the last month. There were 21 additional loans that went into the pipeline since the last Board meeting. He believes that the program administrator has been proactive with the lenders in that program to get

loans moving and originated.

- In reference to the 2008 Single Family Bond Issue, Mr. Hendrickson stated that the JHFA authorized filing for the 2008 allocation and taking the steps necessary to preserve the remaining 2007 allocation as carry-forward. Both actions were completed successfully. However, by federal law, the carry-forward bonding authority has to be used on which ever deal closes first. If the funds are not used by the end of the calendar year, they will no longer be project specific. There are presently three developers in the pipeline for the available funding.
- Referring to the Arlington Multifamily Housing Portfolio, Ms. Leigh stated that they are still moving through the credit underwriting process. They did get their physical assessment back and they are looking for a new lender/tax credit purchaser or consider a private placement.
- Referring to the Towers of Jacksonville, Mr. Hendrickson stated that they are moving forward. They will have the final plans completed in two weeks, so they should have the information available of what they are going to rehabilitate to get them to their final costs. They will not be doing an HFA insured deal which was their original plan. However, they will be moving to another structure to be determined. Mr. Hendrickson also stated that the developer will be coming in with a request for some additional bond authority related to their revised cost/budget of approximately \$3M.

## 2. Action Items

### 2a. Revisions to the Local Government Contribution Ordinance

Referring to the redlined version of the local government contribution ordinance, a copy of which is attached hereto and by this reference made a part hereof. Ms. Greger stated that the Board approved the submission of three applications requesting local government support last month subject to City Council approval. However, further review revealed that they did not meet threshold requirements as per our policies. Today, Ms. Greger stated that staff has prepared a summary of the proposed changes to the existing ordinance in order to be more flexible and more responsive to the FHFC housing programs. The purpose of the revisions is to achieve from City Council a revised delegation of authority that eliminates items that may have been an impediment to securing financing from FHFC in the existing legislation. Discussion ensued about tax credits, the FHFC lottery process, zoning and land use, letter of credit and the JHFA Loan Trust Fund and the Board approved the changes to the Ordinances as follows:

**Ordinance 2002-174-E** - Ms. Childers made a motion to authorize staff to finalize the ordinance for local government contributions based on the adopted recommendations subject to City Council approval. Mr. Pellot seconded the motion.

**Motion passed 4-0.**

**Ordinance 2005-197-E** - Since the JHFA Loan Trust Fund contains the same criteria as the local government support for tax

credits ordinance, Ms. Childers made a motion to authorize staff to draft complimentary legislation and adopt the recommendations to the policy subject to the approval of City Council. Mr. Pellot seconded the motion

**Motion passed 4-0.**

**3. Discussion Items**

None.

**4. New Business**

**4a. Board Vacancies**

Ms. Greger stated that the Mayor has appointed Mr. Ron Jackson to serve on the JHFA Board to replace Mr. Moore. He is presently going through the confirmation process. It will take approximately six weeks before Mr. Jackson becomes a voting member.

**5. Old Business**

None.

**6. Public Comments**

None.

**Adjournment.** Meeting adjourned at 3:40p.m.

**JACKSONVILLE HOUSING FINANCE AUTHORITY**

**Certification**

**Recorded by:**

**Submitted by:**

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**Yonner Wheeler**

**Jim Pellot, Secretary**

**Approved by:**

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**Bernard E. Smith, Chair**

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