



Jacksonville Housing Finance Authority
ANNUAL STRATEGIC PLANNING BOARD RETREAT

JUNE 21, 2017

10:15 AM – 12:00 PM

AGENDA

This agenda represents the topics that will be discussed over more than one meeting based on the time available in addition to suspending discussion to hold a scheduled meeting. Those items not completed during the June session will be discussed at the next available board meeting date based on Board member's ability to attend.

Welcome and Introductions

I. JHFA Board -Ethics & Sunshine

Lawsikia Hodges, JHFA Counsel

- Ethics and Sunshine
 - Members must attend a City Ethics workshop

II. What is an HFA?

Mark Hendrickson, Financial Advisor

- Creation
- Purpose
- Function
- Allocation Process

Monique Spotts, BMO – Bond Counsel

III. JHFA Board - Local Advocacy Role

Laura Stagner, Chief Financial Officer

- Working with the Mayor and Council members
- Legislative Process and Calendar

IV. JHFA Board - State Advocacy Role

Mark Hendrickson, Financial Advisor

- Sadowski Coalition – Legislator Education Efforts
- SHIP and SAIL Funding: Impact on JHFA activities

V. Financial Policies

Laura Stagner, Chief Financial Officer

- Understanding The Monthly and Annual Financial Reports
 - Funding Balances and permitted uses
 - Permitted Changes Within Budget_

VI. Single Family– Priorities and Policies

Helen Feinberg, Investment Banker

- The New Norm
 - Why don't we do Bond Issues?
- MBS/Mortgage Credit Certificates vs. Bonds in Current Market
 - Mortgage Credit Certificates
 - Down Payment Assistance Loans

VII. Multifamily Programs - Funding Sources and JHFA Board Role Susan Leigh, Financial Advisor

- Multi-family Programs – Funding sources
- JHFA Role
- JHFA Bond Allocation and MF Policies
- Comparisons of 9% and 4% Bond/Credit Project
- Credit Underwriting Report Example
- Fees Structure Information
- Mortgage Subordination vs. Grants

Priscilla Howard, Financial Advisor

Laura Stagner, CFO

- Fee Structure - Information

VIII. Analysis of overall JHFA's Delivery System

Mark Hendrickson, Financial Advisor

- Information Flow and Timing
- Staff services provided by City employees
- Staff services provided by Financial Advisors
- Gaps in delivery system
- Options, including contract for use of City employee(s),
 - role of financial advisors, and hiring JHFA staff

IX. Informational Material

- Florida Housing Finance Corporation Multifamily Information
 - QAP
 - 9% Credits
 - SAIL
 - Limited Development Areas
 - Area of Opportunity
- Duval Information Utilized by FHFC (State) for Distribution of Funds
 - Racial and Ethnic Concentration (RECAP)
 - Qualified Census Tracts (QCT) and Limited Development Area's (LDA's)
- Timeline for FHFC RFA's Issuance
- FHFC Areas of Opportunity
- City of Jacksonville Central Business District Priorities
 - Map of Central Business District



- Educational Conferences
- Florida ALHFA Conference
- NALHFA Conference
- Florida Housing Coalition Conference

Wrap-up and Review of Action Steps

Public Comments

Adjournment