

PLANNING AND DEVELOPMENT DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT DIVISION



JACKSONVILLE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION BOARD MEETING MINUTES

April 15 , 2015

4:00 p.m.

Proceedings before the Jacksonville Housing and Community Development Commission taken on Tuesday,
April 15, 2015, Ed Ball Building, 8th Floor, Jacksonville FL, 32202
Jacksonville, Duval County, Florida, commencing at approximately 4:00 p.m.

COMMISSION MEMBERS

Philip Mobley, Chair
Ramonda Fields, Member
Lisa King, Vice Chair
Mel Norwood II, Member
David Wakefield, Member

Elaine D. Spencer, Chief

<p align="center">JACKSONVILLE HOUSING COMMUNITY AND DEVELOPMENT COMMISSION BOARD MEETING MINUTES April 15, 2015</p>

Board Members Present:

Ramonda Fields, Member
 Lisa King, Vice Chair
 Mel Norwood II, Member
 David Wakefield, Member

Professional Staff:

Sandra Stockwell, OGC

Others Present

Board Members Absent:

Philip Mobley, Chair

Staff:

Elaine Spencer, Chief	
Lacree C. Carswell	Darrell Griffin
Dayatra Coles	Rosemary Wesolowski
Devin Carter	Laura Stagner
T. Scott McLarty	Valerie Richardson
Travis Jeffery	Erica Shaw
Jane Bouda	Willie Wilson
Reggie Walker	Denard Turner
Valerie Richardson	Shanee Ealey
Denard Turner	Tina Beals
Kenny Logsdon	Caleena Shirley
Errol Schell	

<p align="center">JACKSONVILLE HOUSING COMMUNITY AND DEVELOPMENT COMMISSION BOARD MEETING MINUTES April 15, 2015</p>

The Last Board Meeting was Held on February 25, 2015.

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	Vice Chair King called the meeting to order at 4:00 p.m. A quorum was present.		N/A
Consider Approval	Motion Passed: A motion to approve the	JHCDC Minutes for	

of Minutes	February 25, 2015 minutes was made by Member Norwood and duly seconded by Member Fields. Motion Passed: 4-0.	February 25, 2015	
I. Staff Reports	<p><u>A. Elaine Spencer's Verbal Report:</u></p> <p>Chief Spencer informed the Commission that the Housing and Community Development Division (HCDD) is actively involved in the Renew Jax initiative. HCDD planned to move forward with three construction and multiple infrastructure projects in several communities. Last month, legislation was introduced for these projects to City Council.</p> <p>An issue arose that now has HCDD looking into obtaining a HUD 108 loan. Chief Spencer informed the Commission that Section 108 is the loan guarantee component of the Community Development Block Grant (CDBG) Program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. This flexibility makes it one of the most potent and important public investment tools that HUD offers to local governments. The Section 108 loan guarantee program allows local governments to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects capable of renewing entire neighborhoods. Such public investment is often needed to inspire private economic activity, providing the initial resources or simply the confidence that private firms and individuals may need to</p>		

invest in distressed areas. Local governments borrowing funds guaranteed by HUD through the Section 108 program must pledge their current and future CDBG allocations as security for the loan.

HCDD, working with the Public Works Department, is looking at obtaining \$6 million that would be deployed in the Helena Street area (Councilmember Lee's district). This will be the first time in 20 years that the City of Jacksonville has pursued this method of financing. This item has been approved by MBRC and the legislation, which will be presented to the commission at a future meeting, is being drafted and is expected to be presented to City Council on April 22, 2015.

Chief Spencer acknowledged that the main disadvantage would be that the CDBG annual allocations would be reduced until the \$6 million is repaid. It could take as long as 10-15 years to repay the loan. If the legislation is not approved, then there will be no impact to the annual CDBG allocation and the city would need to look for funds from a different source.

Chief Spencer announced that HCDD is near the end of our technical assistance with the Cloudburst team. HCDD has accomplished the goals that were identified and established by Cloudburst. Cloudburst will begin closeout as of May 15, 2015 and will present a closeout report to HCDD which will be shared with the Commission upon receipt. The report is

expected to be received around the end of May or beginning of June.

Previously, this Commission approved \$803,000 of SHIP funding for the rehabilitation of the Cathedral Terrace project on Ocean Street. These SHIP funds were leveraged with a \$16 million multi-family bond issue. There will be a kick off on April 21, 2015 at 2:00 pm with Mayor Brown. An invitation was extended to all.

There have been numerous conversations about the fiscal and social issues at Roosevelt Gardens. The Blight Committee plans to establish a special subcommittee to investigate and suggest remedies for some of the outstanding issues. The goal may be to have HCDD, JSO and HUD work together to obtain better performance of the management of the project. We will not be able to pursue HUD's Choice Neighborhoods Grant due to new management at Roosevelt Gardens. The new owner has decided that it is not to his advantage to go to the expense of completing the needs assessment without a guarantee that the City will be awarded the grant. It is impossible to be competitive for the grant without the needs assessment being completed. At this time, the City does not have another qualifying multiple-family community that would meet the criteria for the grant.

B. LaCree Carswell, CDBG Manager, stated that the Universal Application (UA) rating and ranking process has been completed. The team

	<p>is currently working on the fact sheets which the senior management team will review. We hope to have the fact sheets completed in order to present to the Commission at the next meeting.</p> <p>We have received 58 applications this year, which is lower than in years past. At this time we have requests for approximately \$6.1 million in CDBG funds, \$545,000 in HOME funds, \$640,000 in ESG funds, \$2,900,000 in HOPWA funds and \$1,400,000 in SHIP funds. The recommendations and breakdown by funding sources will be provided at the next meeting.</p> <p>HCDD participated in the CDBG week April 6-10, 2015. The week was filled visiting and learning about a number of projects that are funded by CDBG. Ms. Carswell stated that she would present a pictorial display on the various activities of the week.</p> <p>C. Dayatra Coles, Manager of Housing, provided an update on the contracts and services they provide. The ESG contracts and the Emergency Solutions grant are currently 50% spent. HOPWA funds have also been spent down significantly. The H2H program has spent \$860,000 and closed on 52 loans. H2H is leveraged with public funds which to date total \$5.2 million.</p> <p>Owner-Occupied Rehab is moving forward with a number of projects. The Larsen project will be holding a community meeting soon to assist the Larsen Community in completing the required paperwork for the UTIP project.</p>		
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	<p>A small amount of SHIP funds have been allocated for emergency repairs. Most of the requests are for roofs. The requests for repairs are growing and the funding is not. Ms. Coles will be working to try and obtain additional funds from the state.</p> <p>C. Laura Stagner, Finance Director, thanked Chief Spencer for providing her legislative update and introduced her staff members in attendance.</p> <p>D. Darrell Griffin, Affordable Housing Coordinator, reported on a number of active projects that he is involved with. There are two multi-family projects Operation New Hope and their NSP project and Wealth Watchers and their 24-unit NSP3 project. Mr. Griffin also continues to work on three (3) single-family homes with Wealth Watchers and one (1) single-family project with Grace and Truth. In addition, there are two duplex projects, one quadplex project, and three single-family homes. Lastly, Mr. Griffin is working with NWCDC on a duplex project that is under construction on Spearing Street.</p> <p>Mr. Griffin also introduced his staff.</p> <p>Elaine Spencer, Chief, introduced her staff.</p>		
II. Action Items	<p>Dayatra Coles - SHIP Local Housing Assistance Plan (LHAP)</p> <p>Mrs. Coles informed the Commission that the State of Florida enacted the William E.</p>	SHIP Local Housing Assistance Plan (LHAP)	

Public Comments:

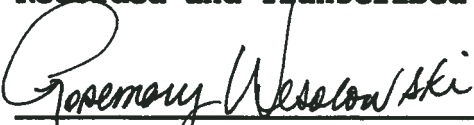
Martha Cox, Family Foundations informed the JHCDC that Family Foundations will be moving downtown in May. Ms. Cox also stated that Family Foundations is sponsoring WiSe Money Week. This event is free and she hopes we can help her spread the word of the event. Ms. Cox also distributed a study from 2006, the Correlated Foreclosure vs. Violent Crimes in Communities.

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

THE DATE FOR THE NEXT MEETING, March 25, 2015, WILL BE NOTICED.

CERTIFICATION

Recorded and Transcribed by:



Rosemary Wesolowski

Submitted by:

Secretary (N/A)

Approved by:



Philip Mobley, Chair

Mel C. Norwood II, Acting Chair