

JACKSONVILLE HOUSING FINANCE AUTHORITY



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Board of Directors Meeting

MINUTES

OF

REGULAR MEETING

October 19, 2022

October 19, 2022: JHFA Board Meeting
Noon
Ed Ball Building

BOARD MEETING:

Present at the meeting were:

BOARD MEMBERS

Barney Smith, Chair
Nadine Carswell, Secretary
Matt Swanson, Treasurer
Dee Bumbarger
Amelyn Morodomi
Jeff Rosen

PROFESSIONAL STAFF:

Mark Hendrickson, The Hendrickson Company, Financial Advisor
Susan Leigh, Community Concepts Group, Financial Advisor
Rhonda Bond-Collins, Bryant Miller Olive, Bond Counsel
Helen Feinberg, RBC Capital Markets, Investment Banker
Chandler Luger, RBC Capital Markets, Investment Banker
Lawsikia Hodges, City of Jacksonville Office of General Counsel
Liz Feezor, BNY Mellon
Tomeshia Harman, BNY Mellon

CITY STAFF:

Tom Daly, Chief, Housing and Community Development Division
Melody Duncan, Executive Assistant to Tom Daly
Adebisi Okewusi, Director of Finance, Housing and Community Development Division
Teresa Curtis, Credit Compliance and Finance Manager

PUBLIC

Ryan Hoover, Vestcor
Eric Weller, Vestcor
Andy Fink, Ability Housing

BOARD MEETING

Chairman Smith called the meeting to order at 12:00 pm.

Establishment of Quorum Via Roll Call

Chairman Smith stated for the record that a quorum of the Board was physically present at the meeting location, with six members physically present.

Minutes

Ms. Bumbarger moved, with a second by Ms. Carswell, that the **Board approve the minutes of the September 21, 2022, Board meeting.** The motion passed 6-0.

Public Comments

Ryan Hoover updated the Board on Vestcor developments and asked that the Gap Financing NOFA include non-bond deals.

JHFA Financials

Mr. Daly updated the Board on the September 30, 2022, JHFA financial statements.

HFA Treasurer Matt Swanson updated the Board on his work on JHFA's financial system. He stated that he would not have a recommendation until the next meeting. Mr. Swanson stated that he was evaluating the financial system, looking back at unpaid fees and subordinate loans, and reviewing the waiver of late fees.

Board Member Conflicts

The Board reported no conflicts.

Single Family—Potential New Bond Issue and Down Payment Assistance Amounts

Mr. Hendrickson and Ms. Feinberg reported on the potential for a new single family bond issue, which would lock in the mortgage rate for one year. Ms. Bond-Collins presented a Resolution authorizing the JHFA to participate in a bond issue with the HFA of Hillsborough County. A lengthy discussion followed, focused on the benefits of the bond issue and the risk and reward of participating in the upfront costs (negative arbitrage and cost of issuance) in exchange for a pro rata share of bond revenues. Mr. Hendrickson stated that if the JHFA paid 50% of the upfront costs, it would receive reimbursement of those costs when and if fees were received (pro rata with the HFA of Hillsborough County) and that the JHFA would receive a pro rata share of revenue after that point based upon loan originations by each county. After discussion, Mr. Rosen moved, with a second by Mr. Swanson, **that the Board approve the Resolution authorizing participation in the single-family bond issue with the HFA of Hillsborough County, including the payment of 50% of the upfront fees in exchange for the pro rata share of the revenues.** The Resolution was approved 5-1, with Ms. Carswell voting against.

After discussion, Mr. Rosen moved, with a second by Ms. Carswell, that the Board authorize an additional \$300,000 for down payment assistance. The motion passed 6-0.

After discussion, Ms. Bumbarger moved, with a second by Mr. Rosen, that the Board authorize an increase in the amount of each DPA loan to \$20,000, effective with loans made under the new bond issue. The motion passed 6-0.

The Board asked Mr. Daly to work with the Mayor's office on generating press for the bond issue.

Mandarin Trace Bond Issuance

Ms. Bond-Collins presented a Resolution authorizing gap financing from the lender on the Mandarin Trace bond transaction. As this was an addition to the agenda, Chairman Smith opened the floor to public comment, and none was received. After discussion, Mr. Swanson moved, with a second by Mr. Rosen, **that the Board approve the Resolution authorizing gap financing for Mandarin Trace Apartments.** The Resolution was approved 6-0.

Gap Financing Application and NOFA

Mr. Hendrickson presented a proposed GAP financing NOFA and Application. He recommended that the Gap Financing not be limited to only bond financings. After discussion, Mr. Rosen moved, with a second by Mr. Swanson, **that the Board approve the Gap Financing NOFA and Application, amended to remove the limitation to bond developments only.** The motion was approved 6-0.

Lofts at LaVilla

Ms. Carswell asked that staff research the reason why the Lofts at LaVilla had occupancy at only 93%, and report back at the next JHFA meeting.

Ashley Square

Chairman Smith stated that Ashley Square was hosting a grand opening luncheon and tour and asked if a Board member could attend. He asked Mr. Hendrickson to email the invitation to all members.

Old Business

Board members were provided with an update on upcoming rental transactions, the occupancy report and a State legislative update.

New Business

There was no new business.

Adjournment

On a motion by Mr. Rosen, with a second by Ms. Carswell, the Board voted 6-0 to adjourn the meeting at 1:06 PM.