

JACKSONVILLE HOUSING FINANCE AUTHORITY



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Board of Directors Meeting

MINUTES

OF

REGULAR MEETING

May 15, 2024

May 15, 2024: JHFA Board Meeting
12 NOON
Ed Ball Building

BOARD MEETING:

Present at the meeting were:

BOARD MEMBERS

Barney Smith, Chair
Jeff Rosen, Vice-Chair
Amelyn Morodomi, Secretary
Glorida "Nadine" Carswell, Treasurer
Cassidy Bergstrom
Alex Rukab

PROFESSIONAL STAFF:

Susan Leigh, Community Concepts Group, Financial Advisor
Laura Stagner-Anderson, Controller
Rhonda Bond-Collins, Bryant Miller Olive, Bond Counsel
Helen Feinberg, RBC Capital Markets, Investment Banker
Joelle Dillard, City of Jacksonville Office of General Counsel
Esther Nichols, The Nichols Group, Auditor
Cathy Liddy, The Nichols Group, Auditor
Tomeshia Harmon, BNY Mellon, Trustee

CITY STAFF:

Travis Jeffrey, Chief, Housing & Community Development Division
Sandra Nester, Executive Assistant to Travis Jeffrey
Joshua Hicks, Affordable Housing Administrator

PUBLIC

Lewon Brunson, Blue Zones Project
Ryan Hoover, Vestcor
Tray Parker, 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.

Minutes

Ms. Carswell moved, with a second by Mr. Rosen, that the **Board approve the minutes of the March 20, 2024, Board meeting**. The motion passed unanimously.

Public Comments

Mr. Ryan Hoover updated the Board on the progress of various Vestcor properties.

Staff Report

There was no staff report.

Board Member Conflicts

There were no Board conflicts.

AUP Status Report

Ms. Nichols reported to the Board on the status of the FY 23 AUP noting delays in receiving information needed to complete the AUP. She stated that Ms. Stagner-Anderson and she will meet with Chief Jeffrey to work through some of the issues and create a plan to obtain the needed information.

Controller Update and FY 24-25 JHFA Budget

Ms. Stagner-Anderson presented the proposed JHFA budget for FY 24-25. After discussion, Mr. Rosen moved, with a second by Ms. Morodomi, **that the Board approve the proposed JHFA FY 24-25 budget.** The motion was approved 6-0.

Single Family Loan Program

The Board discussed potentially raising the Sales Price Limits and chose to leave them in place at this time to match the City's down payment assistance.

2025 Bond NOFA and Application

Ms. Leigh presented the proposed NOFA 2024-3 and Application for 2025 Multifamily Mortgage Revenue Bonds without SAIL. Ms. Carswell requested that a presentation be made to the Board with regards to Section C (Plan for utilizing local, small and emerging business in the City/County) of the Bond Application. Chief Jeffrey agreed to arrange the presentation. After discussion, Ms. Carswell moved, with a second by Ms. Bergstrom, **that the Board approve the NOFA and Application for Multifamily Mortgage Revenue Bond without SAIL and authorize their publication on the JHFA website and distribution to interested parties.** The motion was approved 6-0.

Local Government Support Contribution NOFA & Application

Ms. Leigh presented the proposed NOFA 2024-2 and Application for Local Government Support Loans in conjunction with JHFA bonds. After discussion, Ms. Morodomi moved, with a second by Mr. Rosen, **that the Board approve the Local Government Support Loan in conjunction with JHFA bonds NOFA and Application and authorize their publication on the JHFA website and distribution to interested parties.** The motion was approved 6-0.

State Legislative Update

Ms. Leigh updated the Board on the budget for housing.

Update on Jacksonville Affordable Housing Fund

Chairman Smith provided an update regarding the Jacksonville Affordable Housing Fund stating that \$10 million in City funding would be discussed in City Council this summer and could possibly be included in the FY 25 budget.

Adjournment

Without objection, Chairman Smith adjourned the meeting at 12:38 PM.