

HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY

Minutes of August 1, 2017 Board Meeting

The meeting was held in the Planning Commission Board Room, 18th Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602.

I. Attendees

Chair Debra Koehler called the HFA Board Meeting to order at 9:30 a.m. Members of the audience and the Board introduced themselves, and the Pledge of Allegiance was recited.

Also in attendance were Vice-Chairman David Hollis, Secretary Mercedes DiMaio, and Board Members Frank DeBose, Ed Busansky, Harry Hedges and Mike Kelley.

Also present were Mary Helen Farris (County Attorney's Office), Mark Hendrickson (HFA Financial Advisor), Debbie Berner (HFA Investment Banker—RBC Capital Markets), Misty Taylor (HFA Bond Counsel—Bryant Miller Olive), Alan Zimmitt (Counsel—Bryant Miller Olive), Shawn Wilson (Blue Sky Communities), Alejita Rodriguez and Regina Watson (Camelot), and April Wales (Catholic Charities).

II. Minutes

Mr. Hollis moved, with a second by Mr. Hedges, that the Board **approve the minutes of the May 12, 2017 meeting**. The motion passed 7-0.

III. Public Comment

Ms. Wales updated the Board on the work of Catholic Charities under their HFA funded program serving formerly homeless elderly persons. She stated that lack of available affordable units was a problem.

Ms. Rodriguez updated the Board on the work of Camelot under their HFA funded program serving youth aging out of foster care. She stated that successful clients helped them gauge which youth would be most likely to succeed in the program, but that impulsive behavior was a problem for those that had not succeeded.

IV. Legal Update on the Tempo

Mr. Zimmitt and Ms. Farris updated the Board on the legal issues related to the construction of the Tempo, including the lawsuit involving the HFA. After discussion, Mr. Kelley moved, with a second by Mr. Hedges, that the Board **schedule a “shade” meeting to discuss settlement negotiations or strategy related to litigation expenditures with regard to the pending matter entitled Berkley Regional Insurance Co. v. Housing Finance Authority of Hillsborough County**. The motion passed 7-0. Chair Koehler set the meeting for August 16 at 9:30 AM, and asked Ms. Farris to obtain meeting space and notice the meeting.

V. HFA Monthly Financial Statements

Mr. Hendrickson presented the May and June 2017 Financial Statements, as prepared by the HFA's accountant. After discussion, Mr. Kelley moved, with a second by Mr. Busansky, that the Board **approve the May and June 2017 Financial Statement**. The motion passed 7-0.

VI. Investments

Mr. Hendrickson presented the Investment Report.

VII. Single Family Report: DPA, MCC's, Old Issues and 2012 Program

Mr. Hendrickson reported on the status of the program, including

- County committing \$700,000 of SHIP funds for DPA
- HFA already has funding that amount of loans, so allocation will be fully used when available
- \$225,000 of DPA loans were funded in July
- FHFC HHF funds available to HFA borrowers August 7

A discussion followed, focusing on the amount of cash the HFA was able to convert to DPA loans, when the loans would not have a third party funder (County). The discussion involved management of the volume of DPA loans through mortgage rate and DPA loan amount, the income from the sale of MBS, and the potential impact of HHF funding. After discussion, Mr. Busansky moved, with a second by Mr. Hedges, that the Board **increase the rate on the HFA's loan program to 4.0%**. The motion passed 7-0.

VIII. New Multi-Family Financings

Mr. Wilson updated the Board on the Sweetwater development, which closed June 13— noting construction progress to date.

Mr. Hendrickson and Ms. Taylor presented the request for an increase in bond amount for the Bethune at West River development. After discussion, Mr. Busansky moved, with a second by Mr. Hedges, that the Board **approve an amended Inducement Resolution for Bethune at West River which increases the bond amount to \$22.0 million**. The motion passed 5-0, with Mr. DeBose and Mr. Hollis abstaining.

Mr. Hendrickson updated the Board on the need for a new NOFA for 2018 bond allocation. Ms. Farris updated the Board on her work to develop language that would prohibit Applicants with certain legal issues from participating in HFA programs. After discussion, Mr. Kelley moved, with a second by Mr. Hedges, that the Board authorize publication of a NOFA for 2018 Multi-Family bond applications. The motion passed 7-0. After additional discussion, Mr. Kelley moved, with a second by Mr. Hedges, that the Board **authorize the inclusion of the language proposed by Ms. Farris in the MF Handbook, with the addition of language expanding the definition of "Applicant" to encompass all persons involved, rather than only the borrowing entity**. The motion passed 7-0.

IX. FHFC Limited Development Areas

Mr. Hendrickson updated the Board on FHFC's proposed LDA areas for upcoming RFA's—which did not include any area within Hillsborough County. After discussion, Mr. Busansky moved, with a second by Mr. Hollis, that the Board **authorize the Chair to send a letter to FHFC expressing the HFA's agreement with this proposal.** The motion passed 7-0.

X. FHFC Local Government Preference (Local Government Area of Opportunity Funding)

Mr. Hendrickson and Ms. Koehler updated the Board on their meeting with FHFC in support of continuing local preference in the selection process for 9% Housing Credits. Mr. Hendrickson reported that FHFC now indicates that they intend to retain the local preference for the upcoming RFA governing large counties other than Miami-Dade.

Mr. Hendrickson stated that he had contacted the County for guidance on whether they wished the HFA to conduct a selection process, but had not yet had a response. The Board discussed the necessity to be ready to act on quick notice, and to have the selection criteria in place. After discussion, Mr. Kelley moved, with a second by Mr. Hollis, that the Board continue with the same selection criteria and process for Local Government Area of Opportunity Funding for the upcoming RFA as was used previously. The motion passed 7-0.

XI. Multi-Family Loans & Development Occupancy

Mr. Hendrickson reported on the status of various loans and the continued high occupancy (97.7%) of HFA financed units.

XII. Other Multi-Family Programs

Mr. Hendrickson reported on the Homeless Up and Out, Youth Aging Out of Foster Care, and Catholic Charities programs.

XIII. SEE, FHFC, & County Reports

Mr. Hendrickson reported on the SEE effort and the required level of funding for the 2018 Session. After discussion, Mr. Hedges moved, with a second by Mr. DeBose, that the Board **authorize an increase for SEE funding to \$20,000 in the FY 17-18 budget.** The motion passed 7-0.

Mr. Hedges urged all HFA Board members to meet with local legislators. The Board **directed Mr. Hendrickson to distribute the list of the Hillsborough County legislative delegation.**

Mr. Busansky reported on FHFC Board meeting.

There was no update on County activities.

XIV. Adjournment

On a motion by Mr. Kelley, seconded by Mr. Hollis, the Board voted 7-0 to adjourn the meeting (11:15 AM).