

## **HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY**

### **Minutes of August 1, 2018 Board Meeting**

The meetings were held in the County Attorney's Conference Room, 27th Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602.

#### **I. Attendees**

Chairman Michael Kelley 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 Ed Busansky, and Board Members, Frank DeBose, Mercedes DiMaio, Harry Hedges, and Debra Koehler.

Also present were Mary Helen Farris (HFA General Counsel), Mark Hendrickson (HFA Executive Director), Randy Clement (HFA Bond Counsel—Bryant Miller Olive), Shawn Wilson (Blue Sky Communities), Kevin Troup (Vestcor), Sandy Council (Ruskin CDC), Debbie Careen (Sun Towers), and Bryce Bowden (Apollo Beach resident).

#### **II. Minutes**

Mr. Hollis moved, with a second by Ms. Koehler, that the Board **approve the minutes of the May 18, 2018 meeting**. The motion passed 7-0.

#### **III. Public Comment**

Ms. Council and Ms. Careen discussed the need for affordable housing in the Ruskin/South County area. A discussion followed related to ways the HFA might be able to assist with housing in the area.

Mr. Wilson addressed the Board on the status of Sweetwater Villas and the Preserve at Sabal Park.

#### **IV. Budget Amendments**

Mr. Hendrickson presented two proposed budget amendments related to conforming the budget to existing contracts for CPA and Executive Director services. After discussion, Ms. Koehler moved, with a second by Mr. Hollis, that the Board **approve the proposed budget amendments increasing the line items for Accounting and Executive Director to an amount consistent with the contracts for those services**. The motion passed 7-0.

#### **V. HFA Monthly Financial Statements**

Mr. Hendrickson presented May and June 2018 Financial Statements, as prepared by the HFA's CPA firm. After discussion, Mr. Hedges moved, with a second by Mr. Hollis, that the Board **approve the May and June 2018 Financial Statements**. The motion passed 7-0.

## **VI. Investments**

Mr. Hendrickson updated the Board on HFA investments. Investment Committee Chair Frank DeBose **called a meeting of the Investment Committee for September 7 at 9 AM.**

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

Mr. Hendrickson reported on the status of the program, including HHF funds, and additional SHIP funds that had been allocated by the County for DPA loans.

Mr. Hendrickson reported that the Interlocal Agreement with the JHFA expired September 30. After discussion, Ms. Koehler moved, with a second by Mr. Hollis, that the Board **approve a new Interlocal Agreement with JHFA.** The motion passed 7-0.

Mr. Hendrickson reported on the implementation of the doc stamp exemption for HFA borrowers. After discussion, Ms. Koehler moved, with a second by Mr. Hollis, that the Board **approve a Resolution prepared by bond counsel ratifying actions taken related to implementation of the doc stamp exemption.** The motion passed 7-0.

Helen Feinberg reported that RBC would be exiting the MBS market, noting that this would require changes to the TBA single family MBS sale system. She stated that RBC would honor all existing trades, and that she was working to find an alternative moving forward. After discussion, Ms. Koehler moved, with a second by Mr. DeBose that the Board **(a) ratify and confirm the continued engagement of RBC as bid agent in connection with the TBA single family MBS program; (b) delegate authority to the Chairman or Vice Chairman to execute on behalf of the Authority an agreement or agreements similar in substance and purpose to the Master Securities Forward Transaction Agreement previously entered into with RBC upon the advice of the Executive Director and review by Counsel; and (c) authorize the Chairman or Vice Chairman to take such other actions as are necessary or appropriate to continue the operation of the Authority's TBA single family MBS program.**

The motion passed 7-0.

Mr. Hendrickson reported on the volume of DPA loans. A discussion followed on the amount of DPA loans that the HFA would be able to fund, including liquidity, SHIP reimbursements from the County for loans, MBS trade profits, and anticipated volume. After discussion, the Board **directed Mr. Hendrickson to conduct an analysis of the situation, including all factors noted above, and to present the analysis at the September HFA meeting.**

## **VIII. New Multi-Family Financings & Local Government Area of Opportunity Funding**

Mr. Hendrickson stated that the Bethune Residences I transaction was now scheduled to close in September, and that issues related to guarantors were still being negotiated.

Mr. Hendrickson stated that the negotiations with FHFC related to SAIL applications using local HFA bonds had reached an impasse, due to the need to have a "complete application" to lock in the DDA and/or QCT Housing Credit bonus that exists at the time of the SAIL application. He stated that the solution could be creations of a much smaller HFA Bond Application, to be used by developers using Hillsborough County HFA bonds and applying for SAIL. After discussion, Mr. Hollis moved, with a second by Ms. Koehler, that

the Board **authorize the Executive Director and legal counsel to draft a SAIL-Bond application, and publish a NOFA for that application.** The motion passed 7-0.

The Board discussed application fees for the application, and **expressed a sense of the Board that the application fee be limited to \$500.**

**IX. Local Government Area of Opportunity Funding (Local Preference)**

Mr. Hendrickson reported that Hillsborough County would not be subject to the FHFC requirement that a development located in a Geographic Area of Opportunity be funded in two of the six large counties. He explained that this would allow the HFA to again select a development for local preference in FHFC's Housing Credit process. Mr. Hendrickson presented a draft NOFA and application for developers seeking the LGAOF for Hillsborough County. After discussion, Mr. Hollis moved, with a second by Ms. Koehler, that the Board **approve the proposed LGOAF NOFA and Application, and authorize its publication, with an application deadline of mid-September, and a decision by the HFA at the October meeting.** The motion passed 7-0.

**X. Multi-Family Loans & Development Occupancy**

Mr. Hendrickson reported on the status of various loans and the continued high occupancy (98.5%) of HFA financed units.

Mr. Clement presented an amendment to the Subordinate Loan Agreement for The Tempo, delaying the financial reporting until December 31, 2018—due to construction delays. After discussion, Ms. Koehler moved, with a second by Mr. Busansky, that the Board **approve the proposed amendment to the Subordinate Loan Agreement for The Tempo.** The motion passed 6-0, with Mr. Hollis abstaining (form attached).

**XI. Other Multi-Family Programs**

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

**XII. State and Federal Legislative Update**

Mr. Hendrickson presented an on SEE for 2019.

**XIII. FHFC, & County Reports**

Mr. Busansky reported on the last FHFC Board meeting, noting that the main focus of discussion was recapitalization.

**XIV. New Business**

Ms. Farris reported that Ms. Koehler's reappointment was being considered by the BOCC. After discussion, Mr. Hollis moved, with a second by Mr. DeBose, that the Board authorize a letter of support from the HFA for Ms. Koehler's reappointment. The motion passed 7-0.

**XV. Adjournment**

On a motion by Mr. Hedges, seconded by Ms. Koehler, the Board voted 7-0 to adjourn the meeting (11:05 AM).

