

HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY

Minutes of December 9, 2019 Board Meeting

Board Meeting

The meeting was 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, Harry Hedges, Debra Koehler, and Rebecca Snyder.

Also present were (Mark Hendrickson (HFA Executive Director), Mary Helen Farris (HFA General Counsel), Cheryl Howell (Hillsborough County), Debbie Berner (HFA Investment Banker—RBC Capital Markets), Misty Taylor (HFA Bond Counsel—Bryant Miller Olive), Sue Denihan (HFA Single Family Administrator—eHousing), Ryan Hoover (Vestcor), Shawn Wilson (Blue Sky Communities).

II. Minutes

Ms. Koehler moved, with a second by Mr. Hollis, that the Board **approve the minutes of the October 12, 2019 meeting**. The motion passed 7-0.

III. Public Comment

Mr. Ryan Hoover and Mr. Shawn Wilson spoke on the current FHFC Housing Credit RFA.

IV. HFA Monthly Investments & Financial Statements

Mr. Hendrickson presented the November 2019 Financial Statement, as prepared by the HFA's CPA firm. After discussion, Mr. Busansky moved, with a second by Mr. Hollis, that the Board **approve the October and November 2019 Financial Statements**. The motion passed 7-0.

Mr. Hendrickson noted for the record that he had inadvertently left Renaissance at West River and Preserve at Sabal Park off the list of developments generating semi-annual fees to the HFA on the Summary Budget for FY 19-20. He stated that the two deals were on the MF Ongoing Fees sheet and on the Detailed Budget sheet, and that the totals on the Summary Budget were correct. Mr. Hendrickson stated that the Summary Budget sheet had been corrected.

V. Bond Allocation

Mr. Hendrickson stated that the HFA had been awarded \$200 million of bond allocation from the State Pool. After discussion, Mr. Hedges moved, with a second by Mr. Hollis, that the Board **authorize bond counsel to carryforward \$100 million each for single-family and multi-family**. The motion passed 7-0.

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

Ms. Denihan and Ms. Berner updated the Board on the massively increased volume of loans, due to the reduction in the interest rate and increase in DPA amount. Mr. Hendrickson stated that when the volume of DPA loans equaled the allocation of SHIP funds from the County, the DPA amount would be reduced to \$10,000.

Mr. Hendrickson presented a "heat map", showing the location of loans made in the program from 2012 to 2019. He stated that the largest concentration of loans was in South County, but that for 2019 an increasing number of loans were located in unincorporated County, between the City and Pinellas County.

Ms. Howell discussed additional SHIP or other County funding for DPA loans. Ms. Denihan discussed how realtors were trained for the program and offered to provide a list of trained realtors for the Board.

Ms. Berner discussed changes to the Freddie Mac program, wherein the changes were designed to discourage loans above 80% AMI, and to provide a subsidy directly to the HFA for loans below 50% AMI (100 basis points) and between 50%-80% AMI (50 basis points). She stated that this new subsidy would replace a grant that had gone directly to each homebuyer. A lengthy discussion followed centered on if there was a practical method to pass the additional 50 basis points of assistance on to borrowers below 50% AMI. After discussion, Mr. Hedges moved, with a second by Mr. DeBose, that the **Board eliminate Freddie Mac loans for borrowers with incomes above 80% AMI and that the mortgage rate be lowered to 4.25% for other borrowers, effective upon the date where the direct subsidy replaces the grant to homebuyers (February 1, 2020)**. The motion passed 6-1, with Mr. Busansky opposed.

VII. New Multi-Family Financings

Mr. Hendrickson stated that two new bond applications had been received, and that both met HFA requirements to move forward. He stated that both would be applying for SAIL. After discussion, Ms. Koehler moved, with a second by Mr. Hollis, that the Board **(1) authorize the Executive Director or Chairman to execute any forms or letters necessary for the Uptown Sky development to apply for SAIL, and (2) adopt the Inducement Resolution prepared by bond counsel for Uptown Sky**. The motion passed 7-0. Ms. Koehler then moved, with a second by Mr. Busansky, that the Board **(1) authorize the Executive Director or Chairman to execute any forms or letters necessary for the WRDG T4 Phase Two development to apply for SAIL, and (2) adopt the Inducement Resolution prepared by bond counsel for WRDG T4 Phase Two**. The motion passed 6-0, with Mr. Hollis abstaining due to a conflict (form attached).

VIII. Local Government Area of Opportunity Funding (LGAOF)

Mr. Hendrickson updated the Board on the FHFC applications for Housing Credits, stating that the County LGAOF development- Brandon Preserve had drawn a higher lottery number than the City of Tampa LGAOF deal. A discussion followed on how to better coordinate the process between the City and County, so that deals were not being funded based upon lottery numbers. The Board **directed Mr. Hendrickson to discuss the situation with Ms. Bonnie Wise, and to formulate a strategy to move the issue forward**.

IX. Multi-Family Loans & Development Occupancy

Mr. Hendrickson reported on the status of various loans and the continued high occupancy (97.8%) of HFA financed units. Mr. Shawn Wilson presented his request to swap resident programs at the Preserve at Sabal Park from After School Program for Children to Life Safety Training, stating that insurance and liability issues of the program for children presented great difficulties. After discussion, Mr. Hedges moved, with a second by Mr. DeBose, that the Board **approve the swap of resident program at Preserve at Sabal Park from After School Program for Children to Life Safety Training, subject to the owner paying all legal costs of the HFA associated with document amendments related to the change.** The motion passed 7-0.

X. Other Multi-Family Programs

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

XI. State Legislative & FHFC Report Update

Mr. Hendrickson presented an update on SEE for 2020. Mr. Busansky reported on the latest FHFC Board meeting.

XII. County Report

Given earlier in the meeting.

XIII. 2020 Calendar

Mr. Hendrickson presented a proposed 2020 HFA meeting calendar. Ms. Koehler moved, with a second by Mr. Hollis, that the Board **adopt the proposed 2020 HFA meeting calendar.** The motion passed 7-0.

XIV. Board Election of Officers

The Board discussed the various officer positions. After discussion, Mr. Kelley moved, with a second by Mr. DeBose, that the Board **elect David Hollis as Chairman, Ed Busansky as Vice-Chairman, Frank DeBose as Secretary and all other Board Members as Assistant Secretaries, all effective January 1, 2020.** The motion passed 7-0.

XV. Adjournment

On a motion by Ms. Koehler, seconded by Mr. Hollis, the Board voted 7-0 to adjourn the meeting (10:45 AM).