

HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY

Minutes of May 15, 2020 Board Meeting

Board Meeting

The meeting was held by means of Communications Media Technology, specifically via a telephonic conference call.

I. Attendees

Chairman David Hollis called the HFA Board Meeting to order at 9:30 a.m. Executive Director Mark Hendrickson called the roll and asked each person on the call who was not a Board member to identify themselves.

In attendance were Chairman David Hollis, Vice-Chairman Ed Busansky, Secretary Frank DeBose, and Board Members Harry Hedges, Mike Kelley and Debra Koehler.

Also present were (Mark Hendrickson (HFA Executive Director), Mary Helen Farris (HFA General Counsel), Misty Taylor (HFA Bond Counsel—BMO), Cheryl Howell (Hillsborough County), Helen Feinberg and Debbie Berner (HFA Investment Banker—RBC Capital Markets), Sue Denihan (HFA Single Family Program Administrator—eHousing), Jordan Nelson (Southport), Ryan Hoover, Kevin Troupe & Eric Weller (Vestcor), and Shawn Wilson Communities).

II. Statement by Chairman Hollis on Meeting Conduct

Mr. Hollis stated that all votes would be taken by roll call, and that all persons should identify themselves before speaking, making a motion, or seconding a motion.

III. Minutes

Ms. Koehler moved, with a second by Mr. Hedges, that the Board **approve the minutes of the April 10, 2020 meeting**. The motion passed 6-0.

IV. Public Comment

There were no public comments.

V. HFA Monthly Investments & Financial Statements

Mr. Hendrickson presented the April 2020 Financial Statements as prepared by the HFA's CPA firm. After discussion, Ms. Koehler moved, with a second by Mr. DeBose, that the Board **approve the April 2020 Financial Statement**. The motion passed 6-0.

Mr. Hendrickson reported on investments, noting that interest rates were down significantly. **Board members expressed support for keeping HFA investments short-term.**

VI. Bond Allocation

Mr. Hendrickson updated the Board on bond allocation.

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

Mr. Hendrickson discussed the program, noting that volume had not decreased significantly.

Mr. Hendrickson, Ms. Farris and Ms. Denihan updated the Board on the research of how many HFA second mortgages had not been recorded by the title companies. Ms. Farris reported that she would be finishing her research on all original mortgages that her office had received. Mr. DeBose **asked that other local HFA's be surveyed on the issue and for the issue to be added to the Florida ALHFA conference agenda.** Mr. Hendrickson stated that he would conduct the survey with a target of reporting on the status of HFA loans and the survey in June.

Ms. Berner updated the Board on the MBS market, stating that there were \$10 million of loans in the pipeline, and that the current 3.625% rate was generating a net profit of 5%. A discussion on interest rates followed. Mr. Busansky moved, with a second by Mr. DeBose, that the rates on all loans be lowered to 3.125%. After discussion, Mr. Busansky offered an amending motion, seconded by Mr. DeBose, that the Board **decrease the rate on GNMA loans to 3.125%.** The motion passed 6-0.

Ms. Howell reported that the additional \$700,000 of County funds for HFA DPA loans was scheduled for BOCC approval on May 20.

Mr. Hendrickson reported on average sales price, lender activity, and the location of recent loans.

VIII. New Multi-Family Financings

Ms. Taylor reported that telephonic TEFRA hearings had been held before the meeting for the Millennia Portfolio and Mango Terrace transactions. Ms. Farris stated that the target for BOCC approval was May 20.

IX. Local Government Area of Opportunity Funding

Mr. Hendrickson reported that FHFC had confirmed that Hillsborough County would be targeted for a Geographic Area of Opportunity development rather than a LGAOF (local preference). He stated that if the City of Tampa and the County worked together, a local preference could still be created by giving local contribution to only one deal in a Geographic Area of Opportunity. Ms. Koehler offered to work with Mr. Hendrickson to discuss the issue with the City. Mr. Hendrickson stated that the NOFA and Application would be on the June HFA agenda.

X. 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, but cautioned that rental collections were down as a result of COVID-19 and its impact on employment.

Ms. Koehler reported that 50% of the residents of Metro 510 had either lost their job or had reduced hours. Ms. Howell reported on County funds for rental assistance and the high demand for those funds.

Ms. Koehler stated that she supported using HFA funds to assist non-Section 8 renters who lost jobs or hours (not including Section 8 because their rent is reduced if their income is reduced). Mr. Shawn Wilson stated that delinquent rents increased significantly from April to May, with non-payment as high as 13% at one property.

Ms. Koehler moved, with a second by Mr. Busansky, that the Board

- Authorize \$300,000 for use in a rental assistance program
- The funds be targeted to person who had lost their jobs or have reduced hours (50%)
- Limited to persons living in HFA financed properties
- Assistance limited to no more than 2 months and no more than \$1,000 per month
- Funds to be paid directly to landlord
- Landlords to verify rent
- Mr. Hendrickson and Ms. Koehler to work with Metropolitan Ministries to discuss their participation as administrator of the program, including verifying resident eligibility and marketing program to owners of the HFA funded properties
- Information on program to be distributed by owners to residents

After additional discussion, the motion passed 6-0.

XI. 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. Ms. Farris stated that the CRED contract had been executed.

XII. State Legislative & FHFC Report Update

Mr. Hendrickson presented an update the continuing effort to make sure that full funding was not vetoed due to COVID-19's impact on the state's revenue collection.

Mr. Busansky reported on FHFC activities.

XIII. County Report

Ms. Howell reported on County activities including federal CARE funds and SHIP.

XIV. Florida ALHFA Conference

Mr. Hendrickson updated the Board on the Florida ALHFA conference conversion to digital format. After discussion, Mr. DeBose moved, with a second by Ms. Koehler, that the Board **continue the Platinum/Host level sponsorship for the conference**. The motion passed 6-0.

Mr. Hedges asked that staff inform him if any HFA declined to continue sponsorship, so that he could contact them.

The Board discussed conference format, and expressed support for the conference to be one or two webinars per week over a one month period.

XV. New Business

Mr. Hedges discussed a successful tent city designed to deal with homeless persons during the COVID crisis.

Mr. DeBose asked when the BOCC would consider filling the vacancy on the HFA Board. Ms. Farris stated that they had deferred non-essential items over the past two months.

Mr. Hollis volunteered to write a letter on behalf of the HFA congratulating Bonnie Wise on her appointment as County Administrator.

XVI. Adjournment

On a motion by Mr. Busansky, seconded by Ms. Koehler, the Board adjourned the meeting without objection (10:58 AM).