

Housing Authority of the City of Fort Myers (HACFM)
4224 Renaissance Preserve Way
Fort Myers, FL 33916
Board Meeting
January 10, 2018

A meeting of the Housing Authority of the City of Fort Myers (HACFM) was held January 10, 2018 at 4:00 p.m. in the boardroom of the Housing Authority of the City of Fort Myers, 4224 Renaissance Preserve Way, Fort Myers, FL 33916. Notice of this meeting was duly posted.

ATTENDANCE: Vice Chairwoman Mattie Young
Commissioner Peter Routsis Arroyo
Commissioner Lemuel Teal
Commissioner Israel Suarez
Commissioner Douglas Hogg
Commissioner Joseph D'Alessandro
Marcus D. Goodson, Executive Director
Attorney Tom Dougherty

ABSENT: Chairman Bruce Strayhorn (On telephone)

Vice Chairwoman Young called the meeting to order at 4:07 p.m. followed by the opening invocation and the pledge of allegiance.

APPROVAL OF MINUTES: Vice Chairwoman Young brought before the board the minutes from the November 15, 2017 board meeting. Having reviewed the minutes, Vice Chairwoman Young inquired if there were any corrections, additions or deletions required. Commissioner Hogg made a motion to accept the minutes, seconded by Commissioner Arroyo. The motion carries.

Sherri Campanale, Director of Housing Operations/Section 8

Vice Chairwoman Young stated we will move on to the executive director's reports as there is no discussion to the consent agenda. Commissioner Suarez made a motion to approve the consent agenda, seconded by Commissioner Hogg. The motion carries.

Vicki Collins, CPA, Director of Finance & Human Resources

Included for your review are the Results of Operations, before depreciation, Statement of Assets and Liabilities as of October 31 and November 30, 2017; and Budget to Actual Statements for the year-to-date for the same periods.

SUMMARY

COCC

For the first eight months of the FYE 3-31-18 the COCC has a positive variance of \$62,922 differences. The COCC is doing better than budgeted because the entire Capital Fund Management Fee was drawn in November.

Public Housing Program

Year to date for the fiscal year ended March 31, 2018, the 4 public housing developments managed by HACFM, plus the Palmetto Court AMP, incurred a NI of \$316,125; \$522,000 better than projected. The positive variance is primarily due to the following:

Capital Fund Operations Funds – Full year drawn in November; creating about \$160,000 of the variance. Due to subsidy proration levels subsidy is about \$110,000 more than projected for the period. Budgeted at 89%, and it has been paid at 92.4%. Expenses are lower in all categories – creating about \$220,000 in the variance.

Section 8 Program

YTD the HCV program has a NI of \$186,154; a positive variance of about \$181,000. The NI is broken down between HAP and Admin is as follows:

	Actual NI (Loss)	Budget NI (Loss)	(Over) Under
Admin	\$ 49,270	\$ (5,200)	\$ 54,470
HAP	<u>136,884</u>	<u>10,000</u>	<u>126,884</u>
Total	\$ 186,154	\$ 4,800	\$ 181,354

Reserves held in our bank accounts at November 30, 2017 were:

HAP	\$ 206,640
Admin	\$ 524,011

Results of Operations and Budget to Actual Variances by developments and programs

Results of Operations

	<u>October</u>	<u>November 2017</u>	<u>Eight Months Ended 11-30-2017</u>
	<u>2017</u>		
COCC	23,878	94,850	62,922
Renaissance Preserve Developers, LLC	(3,262)	0	135,847
Southward Village	10,422	53,502	146,268
Bonair Towers	(3,842)	91,150	66,927
Palmetto Court	(2,221)	(2,673)	(42,524)
Royal Palm Towers	(614)	73,628	76,087
Horizons	3,575	(6,875)	69,367
Flossie Riley	(1,861)	(2,626)	(44,872)
Tax Credit Developments	121,860	10,564	234,849
HCV Program	84,582	17,598	186,154
HOPE VI Program & CSS	(1,163)	580,572	748,538
TOTAL	<u>231,354</u>	<u>909,690</u>	<u>1,639,563</u>

Actual to Budget Variances

		<u>Actual</u>	<u>Budget</u>	<u>(Over)/Under</u>
COCC	(over) under budget	62,922	160	62,762
Southward Village	(over) under budget	146,268	(44,240)	190,508
Bonair Towers	(over) under budget	66,927	(24,800)	91,727
Palmetto Court	(over) under budget	(42,524)	(94,912)	52,388
Royal Palm Towers	(over) under budget	76,087	(25,960)	102,047

Horizons	(over) under budget	69,367	(16,200)	85,567
Flossie Riley	(over) under budget	(44,872)	(23,000)	(21,872)
Tax Credits	(over) under budget	234,849	168	234,681
HCV Program	(over) under budget	186,154	4,800	181,354
HACFM Total		755,178	(223,984)	979,162

Police/Crime Reports

There was no discussion about the police reports. There were police officers present at meeting.

Marcus D. Goodson, Executive Director FY 2018 Annual Plan (Resolution 2018-1)

Mr. Goodson stated we have the January board meeting early in the month to approve the annual plan so that it can be submitted to HUD by the date required by HUD. A part of the annual plan requires that we check all the boxes of things we may do in the course of the next 12 months. If we don't check the box and we decide to get involved in a project then we must amend the annual plan. One of the boxes that we checked was the redevelopment of our properties. December 20, 2017 was the deadline for Florida Housing Finance Corporation (FHFC) to submit 9% tax-credit applications. The application that we are challenging are for State Apartment Incentive Loan Program (SAIL) funds, not 9% tax-credit. If we receive SAIL funds we can then meet with Phil Burnett at Lee County Housing Finance Authority to apply for 4% tax-credit bond financing and use the SAIL funds as the GAP funding. We had planned to submit 4 applications for 9% tax credits, but we only submitted 3 applications. The 3 applications submitted are for East Pointe Phase II, Southward Village would be a re-build in phases I, II and III, and the ALF is the third application. Lee County is a medium size county. FHFC will only award one 9% tax-credit application in a medium county. If these applications receive lottery numbers of #1, #2 or #3, only 1 will be funded because it is a medium size county. If application #3 is chosen and our preference was application #1 or #2, we do not have a choice to choose. There are other applications that may go in from Lee County that are not part of our deal, if one of our applications is #5, and another development company submits an application and gets lottery #4, then we get kicked out. We did not do an application for Royal Palm Tower (RPT) because we did not have time to complete the 4th application. We have to wait until FHFC comes out with the Qualified Allocation Plan (QAP), before we can start preparing the applications, the rules for the applications are different for each cycle. Next year they will have a different set of rules.

Mr. Goodson has a meeting tomorrow in Tallahassee with Florida Housing Finance Corporation (FHFC) and Daryl Jones from Integral, Michael Syme, attorney at Fox Rothschild LLP and Jane Dixon of TAG about our Assisted Living Facility (ALF) application. We had an issue with our application, the box that was checked stated we were a Public Housing Agency (PHA), the nonprofit is the instrumentality owned by the PHA, in one part of the application we checked PHA which was fine, but in the other part of the application they were not fine with this. This is a very competitive business. By checking this box, we received extra TDC, however FHFC say we don't qualify. The ALF is a needed project and should have been completed by now.

The draft annual plan was out for public review for 45-days and a meeting was held with the Resident Advisory Board (RAB). Jeanne Dufresne, Procurement Officer stated we are going to

commit most of the funds from the annual plan towards security at Southward Village. Commissioner Routsis Arroyo made a motion to approve the FY 2018 Annual Plan, seconded by Commissioner D'Alessandro. The motion carries.

Renaissance Preserve Reports

Mr. Goodson stated the occupancy is strong at Renaissance Preserve. The new management company is doing a great job at East Pointe Place and The Landings at East Pointe. We are working on the transition of the other phases from Norstar to us as the managing general partner.

Capital Improvements

There was no discussion.

Section 3 Reports

There was no discussion.

Other Business

There was no discussion.

Public Input/Comments

Hollis Creech from Royal Palm Tower (RPT) stated the property manager, staff, and counsel has been very polite to him and to the tenants in the building. There is a problem with the elevators at RPT. There was recently a woman stuck in the elevator and the fire department had to get her and her grandchild out. She was stuck between the 8th and 9th floor and the door wouldn't open. The emergency button was not working according to Mr. Creech. Mr. Creech stated she tried to call the office, however it was during the holidays and the office was closed. There is a lot of anxiety as many of the residents are elderly and frail and are worried about using the elevators. Mr. Creech asked that something be done with the elevator to ease their anxiety. Mr. Creech would like someone in authority to come to their meetings to ensure the residents that everything will be alright, this will help them a lot.

Jane Manning, president of the Resident Advisory Board (RAB) from Royal Palm Tower (RPT) read a letter that she had written complaining about the elevators. She would like the elevators fixed before 2019 which is in the five-year annual plan. She stated that a resident was stuck in the elevator with her grandchild for 30 minutes. She would like a copy of the letter she read attached to the FY 2018 Annual Plan.

Mr. Goodson stated we want to do what needs to be done to repair the elevators. We discussed the requirement that if we make certain amount of improvements in dollar amount to the elevators then it triggers the installation of a sprinkler system throughout the building and this is the challenge. This is financially what is keeping us from repairing these elevators. The costs to repair the elevators is close to \$2 million. Chairman Strayhorn stated we must figure out a way to fix this emergency. Mr. Goodson stated he understands the phone in the elevators work, but staff will check it out in the morning as he is going out of town. Mr. Creech stated the fire department was there within 5 minutes after Mr. Goodson asked him again. We want to report the actual facts. Ms. Campanale stated she spoke with the woman that this event happened to and she does not want anyone to speak on her behalf. Chairman Strayhorn asked if we had an estimate to bring RPT up to where it needs to be. Mr. Goodson stated a Capital Needs Assessment was done in October 2017 in the amount of \$8.1 million and the appraisal dated October 2017 was for \$5.79 million. This is approximately a \$3 million gap. Chairman Strayhorn stated we might want to prepare a Request for Proposals (RFP) to see what it really would cost to repair the elevators. Mr.

Goodson stated we need to speak with the City about the sprinklers. Jeanne Dufresne, Procurement Officer stated once you repair the elevators it also requires a new fire alarm panel, new retro-fits, smoke detectors, and fire pump, there is more to it than just the sprinklers. Chairman Strayhorn stated we should speak with the fire chief and the city manager and maybe separate the two problems with the discretion of the fire chief.

Stuart Dewitt from Royal Palm Tower (RPT) stated what would happen if there was a lawsuit if someone couldn't get down from the upper floors due to an elevator problem.

John Hill from Royal Palm Tower (RPT) noticed that the ambulance/medics are at RPT once every two weeks, maybe more. If the elevators are the only way up to the residents and if someone was having a heart attack it would be futile to get this situation taken care of.

ADJOURNMENT: Having no further business to discuss, the meeting was adjourned at 5:34 p.m.

ATTEST Cheryl L. LaBelle, Executive Assistant Date