

LOAN COMMITTEE MEETING
November 17, 2016

PRESENT: Jerry Austin, Commercial Industrial Appraisal Services; Felicia Dell, York County Board of Commissioners; Amy Hampson, HealthChoices Management Unit; Tom Hoover, York County Controller's Office; Heather Kreiger, ROCK Commercial Real Estate; Jessica Mockabee, York County Human Services; Bruce Rebert, Chairman; Mark Shea, Area Agency on Aging

ABSENT: Fiona Eyster, York Traditions Bank; Bill Koons, Presbyterian Senior Living

STAFF: Dory Brannon, Housing Chief; Michelle Trout, Development Specialist

SOLICITOR: Kurt Blake, Esquire (Absent)

Call to Order

Bruce Rebert called the meeting to order at 10:00 a.m.

Approval of Minutes

Heather Kreiger made a motion to approve the meeting minutes for October 2016. The motion was seconded by Mark Shea and carried unanimously.

Update on discussions with Mission First

Dory Brannon distributed a spreadsheet on the funding involved in the PFG portfolio and reported that staff recently discovered that three (3) of the five (5) PFG properties do not actually have HOME Program funds in them. These are Gateway Apartments, Shelly School and Opera House Apartments. These projects were funded through other County sources. Therefore, we would be able to invest HOME funds in the rehabilitation of these properties if necessary. She shared this information with Alfredo De La Peña from Mission First Housing Group. Dory also reported that Scott Forry from PFG contacted her to discuss potential forgiveness of the existing County debt, but she reminded him that the County will not consider any offer without seeing the financial details of the proposed sale transaction. Scott advised that they may request to make another presentation to the Loan Committee in the near future.

Update on proposed sale of Shelter properties

Dory Brannon reported that she has received confirmation from the Compliance Representative at the Shelter Group that their entire affordable housing portfolio is under contract with Enterprise Homes Inc. They are selling a total of 43 projects in PA, MD and DE. Final settlement is expected before the end of 2nd quarter 2017, but they will come to the County soon with more details about the transaction and the buyer for review and approval. Although the County has no prior experience working with Enterprise directly, Bill Koons speaks highly of the organization.

Update on 219 Baltimore Street

Dory Brannon reported that Attorney Yingst from Hanover Borough took over getting quiet title for the property and he advised that he has obtained verbal agreement from the owners to sign off rights to the common areas. York Area Development Corp. (YDAC) expects to settle on the property at 227

Baltimore Street in December. The previous tenant has been re-located and her moving expenses were paid. She was pre-approved for a mortgage to buy one of the new townhomes, so we will also cover her storage fees until the home is complete. Demolition for both sites is now anticipated for February.

Update on M'Calister Inn

Dory Brannon reported that an architect, Hammel Associates, has been chosen to oversee the elevator repairs. We need to develop a plan to accommodate the tenants who are unable to use stairs during the repair period.

Dory also reported that she has been in conversations with the YMCA to review the existing soft debt with the County and their proposed sale price. She prepared a letter outlining the terms for their board and it was presented at their last meeting. The board agreed to transfer the property to an approved buyer upon assumption of the County debt.

The Housing Authority is still interested in acquiring the property and they are working on putting a financial package together to rehabilitate the property. Dory has a conference call scheduled with the Housing Authority and their consultant to discuss funding options on Friday, November 18th.

Other Business:

- Bruce Rebert called for a nomination for the committee vice-chairman. Jerry Austin made a motion to nominate Fiona Eyster. The motion was seconded by Mark Shea and carried unanimously.
- Dory Brannon reported that the York Homebuyer Assistance Program (YHAP) has not been meeting its contract goal of providing down payment and closing cost assistance for twenty (20) first-time homebuyers per year. In the past three years, we've only funded 8-10 settlements. Staff is looking into underlying reasons for the decline in program participation. In the meantime, she asked the committee to consider de-obligating some of the funds committed to YHAP in order to fund a possible Tenant Based Rental Assistance (TBRA) program. Felicia Dell advised that the County would like to see the TBRA program work in conjunction with other County programs used for homeless prevention. Jessica Mockabee reported that existing one-time rental assistance programs are not enough to help most clients sustain permanent housing. There was a lengthy discussion about TBRA Program options and requirements. Jerry Austin requested staff to gather additional statistical data to support the need for YHAP and/or TBRA for review at the next meeting.
- Dory Brannon reviewed the status of current funding commitment deadlines and possible future projects. She reminded the committee that it is becoming very difficult to align HOME commitment deadlines with the PHFA tax credit program.
- The December meeting is cancelled due to no foreseeable action items and busy holiday schedules. Next meeting will be held on January 19, 2017.

Adjournment

Mark Shea made a motion to adjourn the meeting at 11:00 a.m. The motion was seconded by Jerry Austin and carried unanimously.