



Jacksonville Housing Finance Authority
Board of Directors Meeting
April 20, 2011
12:00 Noon

AGENDA

Call Meeting to Order
Approval of Minutes for February 16, 2011

Bernard E. Smith
JHFA Board

		Pages
I.	<u>REPORTS</u>	
A.	Financial Report	13
B.	Director's Report (verbal)	
C.	Financial Advisor Memo	16
II.	<u>ACTION ITEMS</u>	
A.	Approval for W.A. Knight's Request to Defer Interest Payments	32
B.	Logan's Pointe SAIL ELI Consent Request	33
C.	Approval of Loan Extension for Hilltop Village	40
D.	Approval of 2001 and 2002 Single Family MBS Sale	41
E.	Bond Team Contract Extension	44
III.	<u>NEW BUSINESS</u>	
	None.	
IV.	<u>OLD BUSINESS</u>	
	None.	

Public Comments

HOUSING AND NEIGHBORHOODS DEPARTMENT



JACKSONVILLE HOUSING FINANCE AUTHORITY

MINUTES

OF

REGULAR MEETING

February 16, 2011

JACKSONVILLE HOUSING FINANCE AUTHORITY

February 16, 2011

12:00 p.m.

PROCEEDINGS before the Jacksonville Housing Finance Authority taken on Wednesday, February 16, 2011, Edward Ball Building, 214 N. Hogan Street, 8th Floor, Jacksonville, Duval County, Florida commencing at approximately 12:02p.m.

AUTHORITY MEMBERS

**BERNARD E. SMITH, Chair
CATHERINE L. CHILDERS, Member
KEN FILIP, Member
RONALD JACKSON, Member
JIM PELLOT, Secretary**

WIGHT GREGER, Executive Director

APPEARANCES

BOARD MEMBERS:

BERNARD E. SMITH, Chair
CATHERINE L. CHILDERS, Member
KEN FILIP, Member
RON JACKSON, Member
JIM PELLOT, Member.....absent

PROFESSIONAL STAFF:

KAREN CHASTAIN, Office of General Counsel
RHONDA BOND-COLLINS, Greenberg Traurig, Inc.
HELEN FEINBERG, RBC Dain Rauscher
MARK HENDRICKSON, The Hendrickson Company
PRISCILLA HOWARD, Community Concepts Group
SUSAN LEIGH, Community Concepts Group

STAFF:

WIGHT GREGER, Director
JANE BOUDA
GREG HERZOG
LAURA STAGNER
YON WHEELER

OTHERS PRESENT:

Todd Borck, ARD
Richard Dillard, BNY Mellon
Steve Frick, Vestcor
Pat Lau, ARD
Julie Miller, Smith, Gabriel and Russell

PROCEEDINGS

February 16, 2011

Regular meeting

12:00 p.m.

Call to Order and Comments. Chair Smith called the regular meeting to order at approximately 12:02 p.m. with a quorum present.

Consider Approval of Minutes of January 19, 2011 of the JHFA

Regular Meeting. The first item on the agenda was the approval of the minutes of the January 19, 2011, Regular Meeting, a copy of which is attached hereto and by this reference made a part hereof. Mr. Jackson made a motion to approve the minutes and Ms. Childers seconded the motion.

Motion Passed 4-0.

1. Reports

1a. Financial Report

Regarding the Financial Report, a copy of which is attached hereto and by this reference made a part hereof. Ms. Stagner stated that the results of the financial operations through January 31st are available for review. She also stated that at the fourth month mark, the budget revenues for the entire year are almost achieved. Therefore, we are in a favorable financial position due to the closing of some deals.

1b. Director's Report

Ms. Greger stated that the internal compliance team is working on a new bond compliance manual. The manual is presently in draft form. They will be implementing new procedures regarding the bond compliance. She also stated that the renewal of the contract for

professional services will be due for review. The term expiration date is April 1st and the process for review will start internally.

Regarding the Sadowski legislation to support the removal of the cap on the trust fund and appropriation of dollars, Ms. Greger stated that the appropriation of the dollars from the trust fund was adopted by City Council. As soon as the executed copy is received, it will be sent to the Governor and key legislators. Ms. Greger also stated that at the direction of the Board, the department was able to make a \$15K contribution to the Sadowski education efforts to further their endeavors for the Coalition.

1c. Financial Advisor Memo

Referring to the Financial Advisor's Report from The Hendrickson Company and Community Concepts Group, copies of which are attached hereto and by this reference made a part hereof. Mr. Hendrickson informed the board that the developer for Hollybrook has lost sight control. Therefore, the transaction is exhausted and obsolete. The only deals that continue to be in the pipeline are Pine Grove and Savannah Springs. Ms. Greger asked the Board to contact her if there are any questions. Regarding the bills to repeal the cap on the Sadowski housing trust funds, Mr. Hendrickson stated that the bills have been introduced to the house and the senate. He gave a brief overview about the rules and the appropriations process. He stated that there may be some trust funds eliminated. Legislatively, the first goal is to eradicate the proposal eliminating the trust funds. Then get the cap repeal bill passed and receive appropriation of funds. However, it appears that chances are nominal for actually

receiving the appropriation of funding this year. Updates will be provided to the Board as more information become available. Mr. Hendrickson stated that other informational items in the memorandum are for review and to contact him if there are any questions.

2. Action Item

2a. Ratification of Preliminary Agreement for Refunding Transaction for Lindsey Terrace and Kendall Court

Referring to the Preliminary Agreement for Lindsey Terrace and Kendall Court projects, a copy of which is on file at the Housing and Neighborhoods Department and by this reference made a part hereof. Mr. Hendrickson stated that the Lindsey Terrace was financed by the Duval County HFA in 2001 and Kendall Court was financed by the Florida Housing Finance Corporation. Both transactions are credit enhanced by Fannie Mae and are having financial difficulties. The owner from Vestcor and Fannie Mae have reached an agreement for a workout where the bonds for both deals would be simultaneously refunded to a floating rate with any cash flow dedicated to reduction of bond principal. Mr. Hendrickson also stated that under state law, local HFA's are not permitted to refund bonds originally issued by FHFC, and FHFC could not refund both deals in order to meet Fannie Mae's deadline for closing. The owner from Vestcor is proposing to use an out of state entity called the Wisconsin Public Finance Authority (PFA) as issuer for refunding the bonds for Lindsey Terrace and Kendall Court. In order for the PFA to do business in Florida, the local government must grant approval of the refunding. At refunding,

the existing JHFA bonds would be paid in full and redeemed. To protect the JHFA and the City interest, bond counsel has drafted a Preliminary Agreement between the owner and the JHFA wherein ongoing compliance monitoring, continuation of the provisions of the LURA, legality of the bond issue, fees of the Authority, and other matters are addressed. Discussion ensued about the Preliminary Agreement and legal opinions and Mr. Filip made a motion to approve the Preliminary Agreement prepared by Bond Counsel for Lindsey Terrace and Kendall Court. Mr. Jackson seconded the motion.

Motion passed 4-0.

2b. Extension of Single Family Program

Regarding the 2010 Single Family Program, Mr. Hendrickson stated that the program was highly successful. The \$15M bond issue closed in escrow on January 12, 2010. There is approximately \$12M available anywhere in Duval County and \$3M available only in targeted areas through February 2, 2011. As a result of the MBS sale, another \$5.7M of loans can be originated without issuing additional bonds where the rate was lowered to 3.99%. The target area funds have been released but are not fully utilized. In order to achieve full origination, the single family program needs to be extended to August 1, 2011. After professional team review, Mr. Hendrickson recommends an extension to the latest possible date that the existing negative arbitrage budget will cover cost. If needed, there may be some cost to have an extension of \$6,500. The reducing costs of an extension to bond counsel opinion is \$5K and the rating agency is \$1,500. That date will be determined

when the cash flows are run, but a date certain for the extension is required. Discussion ensued about extension costs and Mr. Jackson made a motion to approve the following:

- The extension of the non-origination call date to August 1, 2011.
- The authorization of the Chairman, Secretary, Executive Director or Assistant Secretary to execute the necessary documents in connection with the extension of the delivery period and call date.
- The authorization of the professional team to take the necessary actions to assist the JHFA with the extension of the delivery period and call date.

Mr. Filip seconded the motion.

Motion passed 4-0.

2c. Approval of Loan Terms for Madison Woods Restructure

Regarding the Madison Woods restructure, Mr. Hendrickson stated that the JHFA previously approved modifications to the second mortgage for Madison Woods. However, HUD has placed an additional requirement on the transaction requiring the second mortgage be extinguished if the property is in default and the developer conveys title via a deed in lieu of foreclosure. The developer for Madison Woods received a \$1,250,000 loan from the DCHFA. The initial loan was secured by a Letter of Credit (LOC) with an interest rate of 2.5% along with a 40-year term. The interest payment was not contingent upon cash flow. The loan has since been modified to remove the LOC and replaced with a second

mortgage. All of the other loan terms remained the same. The current first mortgage is \$8,400,000 from Florida Community Partners. However, the owner is now in the process of refinancing the first mortgage in the amount not to exceed \$8.5M from Oak Grove Capital (to be insured by HUD). The terms of the new first mortgage will have an amortization of 35 years and the rate will be fixed at closing with the current estimated rate of 5.80%. This would increase the likelihood for repayment of the JHFA in a timely manner. Mr. Hendrickson stated that in order to close the HUD-insured new first mortgage, standard HUD documents have to be utilized and since the new HUD loan will greatly improve project cash flow and increase the chances of repayment, he recommends approval of the proposed loan modifications to the JHFA second mortgage. Specifically, Mr. Hendrickson reiterated the terms and conditions previously approved by the JHFA at its May 19, 2010 meeting, and recommended the JHFA approve the transaction include the required HUD provisions relating to the deed-in-lieu of foreclosure. Discussion ensued about the deed in lieu of foreclosure, repayment terms and sharing of cash flow. Mr. Jackson made motion to amend the previously approved terms and conditions for the second mortgage as was set forth at the JHFA's prior meeting (May 19, 2010), to include the following additional items: (1) agree to the requirements of HUD relating to the deed in lieu of foreclosure, and (2) extend the borrower's requirement to prepay \$50,000 principal, subject to cash flow, in year four, year five, and year six, subject to approval by HUD if any approval is required.

Ms. Childers seconded the motion.

Motion passed 4-0.

2d. Extension and Modification of Commitment for Marcis Pointe

Referring to Marcis Pointe, Mr. Hendrickson stated that last month, the Board granted an extension of the commitment until February 28, 2011. Since that time, the applicant discovered that the loan commitment contained terms that were inconsistent with the deal as presented to FHFC. The commitment was for a second mortgage. However, the FHFC credit underwriting report reflected a third mortgage position. During the last housing credit cycle, FHFC distribution tax credit exchange dollars in addition to the normal housing credits reflected by a second mortgage. As part of the conditions for this additional commitment, FHFC required additional extremely low income units to be set aside for residents earning less than 30% of AMI. Discussion ensued about the third mortgage position and the closing date extension and Ms. Childers made a motion to approve the amended commitment prepared by bond counsel reflecting the following requested changes:

- Third mortgage position (\$218K).
- Total superior mortgages (\$9,120,000).
- Certificate of occupancy to be issued by January 1, 2012 (construction start date of December 2010).
- Extension of closing date to March 15, 2011.

Mr. Jackson seconded the motion.

Motion passed 4-0.

3. New Business

None.

4. Old Business

None.

5. Public Comments

None.

Adjournment. Meeting adjourned at 12:56p.m.

JACKSONVILLE HOUSING FINANCE AUTHORITY

Certification

Recorded by:

Submitted by:

Yonner Wheeler

Jim Pellot, Secretary

Approved by:

Bernard E. Smith, Chair

**BOARD MEETING
SUBMISSION FORM**

(All information must be completed prior to Submission)

AGENDA NAME: Financial Report

(This is the name of the item to place on the Agenda)

Today's Date: 03/14/2011

Please check only one: **JHFA** **JHCDC** **NWJEDF**

Please check only one:

ACTION ITEM

Reports **Staff Reports** **Committee Reports** **New Business** **Old Business**

Name of Person/s that will be presenting item at the meeting: Laura Stagner-Crites

Background/Description: Financial Report for the Period Ending March 31, 2011

Are funds available for this item (if applicable): **Yes** **No** **N/A**

Finance Director Signature

RECOMMENDATION: None

**ATTACHMENTS
(Check Here if N/A)**

<p align="center">Name of Attachment1 JHFA Combining Balance Sheet 2011.03.31</p> <p align="center">Name of Person/s responsible for submitting attachment Laura Stagner-Crites</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p align="center">Name of Attachment2 JHFA Combining Operating Statement 2011.03.31</p> <p align="center">Name of Person/s responsible for submitting attachment Laura Stagner-Crites</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p align="center">Name of Attachment3</p> <p align="center">Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p align="center">Name of Attachment4</p> <p align="center">Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

Moved: _____ Second: _____ Other: _____ Quorum # _____

Motion Note:

**JACKSONVILLE HOUSING FINANCE AUTHORITY
COMBINING BALANCE SHEET
MARCH 31, 2011**

JACKSONVILLE HOUSING FINANCE AUTHORITY				
	721	722	723	TOTAL
	Operating Funds	Tax Credit Funds	Loan Trust Fund	
ASSETS				
Equity in Cash and Investments.....	2,976,461	1,208,217	3,130,463	7,315,141
Cash in Escrow and with Fiscal Agents.....	93,453	-	-	93,453
Receivables (Net of Allowances).....	6,994,021	5,957,322	-	12,951,342
Deferred Charges.....	-	218,000 ^B	-	218,000
Other Assets.....	109,773 ^A	-	-	109,773
TOTAL ASSETS.....	10,173,708	7,383,539	3,130,463	20,687,709
LIABILITIES AND FUND BALANCES				
LIABILITIES:				
Accounts Payable and Accrued Liabilities.....	-	-	-	-
Deposits.....	32,450	-	-	32,450
Deferred Revenue.....	-	218,000	-	218,000
Loan Pre-Commitments.....	-	-	-	-
TOTAL LIABILITIES.....	32,450	218,000	-	250,450
FUND BALANCES:				
Reserved for:				
Encumbrances.....	64,915	-	-	64,915
Cash in Escrow.....	-	-	-	-
Mortgages Receivable.....	6,912,363	4,971,103	-	11,883,466
Appropriated.....	(291,763)	-	-	(291,763)
All Other Reserves.....	39,910	-	-	39,910
Unreserved:				
Designated.....	-	-	-	-
Undesignated (deficit).....	3,041,273	2,183,929	3,113,166	8,338,368
Current Year Operating Excess (Deficit).....	374,559	10,507	17,297	402,363
Total Fund Balances.....	10,141,258	7,165,539	3,130,463	20,437,259
TOTAL LIABILITIES AND FUND BALANCES.....	10,173,708	7,383,539	3,130,463	20,687,709

A - Prepaid Items Consists of 4% Subsidy Funds on Deposit with Trustee (SF2009)

B - Marcis Pointe Loan Commitment - Elimination Entries in Process

**JACKSONVILLE HOUSING FINANCE AUTHORITY
 COMBINING STATEMENT OF REVENUE, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 FOR THE MONTH ENDED MARCH 31, 2011**

	JACKSONVILLE HOUSING FINANCE AUTHORITY				TOTAL
	721 Operating Funds	722 Tax Credit Funds	723 Loan Trust Fund		
REVENUE:					
From Federal Grant Sources.....	-	-	-	-	-
From State Grant Sources.....	-	-	-	-	-
From Recaptured Grant Funds.....	-	-	-	-	-
From Bond Sources.....	252,725	-	-	-	252,725
From Investment & Interest Income.....	54,885	10,507	17,297	-	82,689
From Other Sources.....	10,095	-	-	-	10,095
Total Revenue.....	317,705	10,507	17,297		345,509
EXPENDITURES:					
For Program Uses.....	-	-	-	-	-
For Personnel Expenses.....	97,580	-	-	-	97,580
For Operating Expenses.....	72,414	-	-	-	72,414
For Other Expenses.....	-	-	-	-	-
Total Expenditures.....	169,994	-	-		169,994
ENCUMBRANCES:					
For Program Uses.....	-	-	-	-	-
For Personnel Expenses.....	-	-	-	-	-
For Operating Expenses.....	64,915	-	-	-	64,915
For Other Expenses.....	-	-	-	-	-
Total Encumbrances.....	64,915	-	-		64,915
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND ENCUMBRANCES.....	82,796	10,507	17,297		110,600
OTHER FINANCING SOURCES (USES):					
Transfers In.....	-	-	-	-	-
Transfers Out.....	-	-	-	-	-
Transfers from Fund Balance.....	291,763	-	-	-	291,763
Total Other Financing Sources (Uses).....	291,763	-	-		291,763
NET CHANGE IN FUND BALANCES.....	374,559	10,507	17,297		402,363
Includes Prior Year Encumbrances of	-	-	-	-	-
NET CHANGE IN FUND BALANCES (Current Year)	374,559	10,507	17,297		402,363

**BOARD MEETING
SUBMISSION FORM**

(All information must be completed prior to Submission)

AGENDA NAME: Financial Advisor's Memorandum

(This is the name of the item to place on the Agenda)

Today's Date: 4-12-11

Please check only one: **JHFA** **JHCDC** **NWJEDF**

Please check only one:

ACTION ITEM

Reports **Staff Reports** **Committee Reports** **New Business** **Old Business**

Name of Person/s that will be presenting item at the meeting:

Background/Description: Each month, the action and informational items before the Board are detailed in the FA Memo. There are multiple action items, plus discussion items, in the memorandum. Each action item will have its own Submission Form

Are funds available for this item (if applicable): **Yes** **No** **N/A**

_____ *Finance Director Signature*

RECOMMENDATION: Consider approval of recommendations in FA Memo.

**ATTACHMENTS
(Check Here if N/A)**

<p align="center">Name of Attachment1 FA Memo</p> <p>Name of Person/s responsible for submitting attachment Mark Hendrickson</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p align="center">Name of Attachment2</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p align="center">Name of Attachment3</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p align="center">Name of Attachment4</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

Moved: _____ Second: _____ Other: _____ Quorum # _____

Motion Note:

**THE HENDRICKSON COMPANY &
THE COMMUNITY CONCEPTS GROUP**

To: Board of Directors, Jacksonville Housing Finance Authority
From: Mark Hendrickson, Susan Leigh and Priscilla Howard, Financial Advisors
Subject: Update for April 20, 2011 Board Meeting
Date: April 12, 2011

I. W. A. Knight Building—Forbearance Request: Action

A. Background

1. In 2001, the DCHFA (now JHFA) made a \$300,000 second mortgage to LB Jax Development for the acquisition and rehabilitation of the W. A. Knight Building located at 113 West Adams. The first mortgage lender was First Union—now Wachovia/Wells Fargo [“Wachovia”] (\$1,000,000) and the third mortgage lender was the City of Jacksonville—through the JEDC (\$300,000). The DCHFA’s funding source for the loan was its reserve funds.
2. The development is mixed use, with a combination of retail and apartments. The DCHFA’s loan provides one unit of affordable housing.
3. The managing partner of the owner is Michael Langton.
4. The DCHFA loan is secured by a second mortgage lien. The interest rate in the Note is 2%, with a term of 15 years (maturing on October 31, 2016). The DCHFA loan is also secured by a “Continuing and Unconditional Guaranty” in the amount of \$300,000, signed by LB Jax Development, LLC; Brown Brothers Family Interests, Inc.; Langton Associates, Inc.; Michael E. Langton; and Christopher J. Brown.
5. The Wachovia \$1,000,000 loan is secured by a first lien mortgage that matured on November 10, 2008. There was a forbearance agreement followed by a loan modification (described below).
6. The DCHFA, Wachovia, and the City entered into an Intercreditor Agreement that provided upon an event of default of the first mortgage, the junior lenders would forgo receipt of payment on their respective loans.
7. JHFA has honored the Intercreditor Agreement, and is not currently collecting interest on its loan. This was due to the fact that the owner had entered into a forbearance agreement with Wachovia, which expired October 20, 2010.
8. JEDC was willing to assign its third mortgage to JHFA allowing for the consolidation of the subordinate financing into one second mortgage.
9. At the August 18, 2010 Board meeting, in the owner requested conversion of the loans to a grant, with \$60,000 being forgiven each year. The request was not approved.

B. Present Situation

1. The Wachovia first mortgage was modified on February 10, 2011. The modification is for two years, required an immediate \$20,000 principal reduction, requires \$5,000 per month principal reduction during the loan modification period, and increased the interest rate by 2% (to LIBOR +4.5%).
 2. At the conclusion of the modification period (February 2013), the first mortgage will be reduced to \$550,000. At that time, Wachovia will consider another five year loan.
 3. The owner's managing partner (Michael Langton) has made a request for the JHFA to continue the waiver of monthly interest payments for the life of the loan. In addition to the loan modification from Wachovia, Mr. Langton cites the following in support of his request:
 - It will continue to save the building from a pending foreclosure;
 - They have implemented significant rent reductions and are now fully leased;
 - They hired a commercial broker, Collier-Dickenson to find a replacement tenant for the restaurant Chew (which is due to move out for the end of 2011);
 - They have received an offer for the Chew space for a 10 year lease from an existing restaurant in town who wants a downtown location; and,
 - The principals are replacing equipment due to 10 years of operation of the previous tenant.
- C. **Recommendation:** Continue forbearance of JHFA loan (with same terms as current forbearance, including continued accrual of interest) through end of Wachovia loan period (February 10, 2013).

II. Logan's Point—SAIL ELI Subordinate Mortgage Consent: Action

A. Background

1. Logan's Pointe is a 248 unit development located at 3544 St. John's Bluff Road South and is owned by Logan's' Point Associates, Ltd. (The Cornerstone Group).
2. The development was financed in 1999 with an FHFC first mortgage bond loan (original amount \$12.5 million) secured by the FHFC Guaranty Fund/HUD Risk Sharing Program. The financing matures June 1, 2039, and the current principal balance is \$10.7 million.
3. There are two Jacksonville loans:
 - DCHFA 2nd Mortgage: Original balance \$500,000, current balance \$392,658, maturing June 12, 2012. Regular monthly payments of principal and interest were made through May 1, 2009, but were deferred during restructuring discussions. Loan is secured by \$506,000 LOC. Interest is accruing during the forbearance.
 - City HOME 3rd Mortgage: \$200,000 maturing September 7, 2015, in full with 1% interest due at maturity. Loan is secured by mortgage.
4. The LURA requires 244 units to be occupied by residents at 60% area median income and 4 units must be occupied by residents at 50% area median income—for a term of 40 years (through 2040).

B. Present Situation

1. The owners have been awarded a \$1.875 million SAIL/ELI (Extremely Low Income) loan from FHFC. These loans provide capital to offset the loss of income that occurs when the rents are reduced on some of the units to make them affordable to persons earning 33% of AMI or lower. This is accomplished by using the loan to pay down the first mortgage.
2. As a result, the first mortgage will be reduced by \$1.875 million.
3. For Logan's Pointe, 25 units shifted from 60% of AMI to 33% of AMI.
4. Occupancy at the development has improved dramatically over the past year, and since the ELI units were offered. In April 2010, physical occupancy was 81% and economic occupancy was 66%. As of April 2011, physical occupancy is 96% and economic occupancy is 84%.
5. The owner has requested the City of Jacksonville's consent for the FHFC SAIL/ELI loan.
6. The JHFA loan will retain its second mortgage position and will still be secured by the LOC. The overall debt structure will be improved by reduction of first mortgage debt.

C. Recommendation: Approve the request for consent to the SAIL/ELI loan.

III. Hilltop Village Apartments Request for Loan Extension: Action

A. Background

1. Landex (HTV Associates Limited Partnership) is the owner of Hilltop Village Apartments, a 200 unit project based Section 8 property located at 1646 West 45th Street.
2. The property was renovated in 1996, with financing from a 221(d)3 first mortgage, SAIL from FHFC, a loan from the City of Jacksonville, a loan from the DCHFA, and Housing Credits.
3. The DCHFA loan of \$250,000 matures on May 11, 2011. The loan is 3% interest only, with payments due from available cash flow.

B. Present Situation

1. Landex has made no payments on the loan. The current loan balance is the \$250,000 of principal, \$121,847.75 of accrued interest, and \$1,855.20 for late fees—for a total current balance of \$373,702.95.
2. The property is approaching the end of the Housing Credit compliance period, and is in need of renovation (with many of the systems approaching the end of their useful life). Landex wishes to exit the deal.
3. Landex has a sales contract for the property with Southport Financial Services (an experienced affordable housing developer, with over 120 affordable housing communities comprising over 11,000 units—750 in Jacksonville). Almost half of Southport's portfolio consists of project based Section 8 development similar to Hilltop.

4. The sale/refinancing cannot close until after the expiration of the initial Tax Credit compliance period (December 31st, 2011), which would create a projected sale date of January 2012.
5. Landex (the owner) has requested that the maturity date on the loan as well as the accompanying accrued interest be extended until January 31, 2012.
6. Disclosure—Susan Leigh and Priscilla Howard represent Southport. They do not represent the Landex. They will receive a fee if Southport acquires Hilltop and closes an NIBP bond issue with Florida Housing. They will not benefit from this loan. The following recommendation is made by Mark Hendrickson.

C. Recommendation: Approve extension, with requirement that new or current owner repay the loan in full upon sale, plus all accrued interest and late fees.

IV. Sale of MBS—2001 and 2002 Single Family Issues: Action

1. Both the 2001 Duval County HFA Taxable Homeowner Mortgage Revenue Bonds and the Duval County HFA Homeowner Mortgage Revenue Bonds, Series 2002A, are at a stage where optional redemptions are allowed. The 2001 can be redeemed at par and the 2002 at a price of 101%. The current MBS balances are \$1,093,398 (2001) and \$1,381,530 (2002),
2. The underlying MBS can be sold (current estimate) for 108% for the 2001 and 106% for the 2002. Expenses of the sale are estimated at \$25,000 per transaction.
3. The following is a comparison of the net benefit of the sale of MBS (net of expenses) versus the NPV of leaving the deals in place:

Issue	Net Benefit of Sale	Leave Deal in Place 0% PSA	Leave Deal in Place 100% PSA	Leave Deal in Place 250% PSA
2001	\$ 76,672.68	\$ 67,349.58	\$ 56,304.06	\$ 43,688.82
2002	\$255,352.97	\$218,161.60	\$216,792.76	\$214,132.67

4. The sale removes any risk associated with downgrade of GIC providers, as the bond transaction is terminated. It also would save \$6,500 per issue in annual audit fees and \$1,200 for rebate analysis for 2002 deal (none of these cost savings are included in net benefit analysis above).
5. \$101,000 of cash which has accumulated in the 2001 program would be released to the HFA. This is not an increase of net benefit, but transfers monies from the bond account to the HFA.
6. For information, "PSA" means:
 PSA - A model that describes prepayments on a gradually increasing scale from 0% to 6% CPR over the first thirty months, after which prepayments are presumed to level out at 6% for the remaining life of the mortgage. Takes into account the real-world experience that most people do not prepay mortgages during the first few years, since they are (1) less likely to move, (2) less likely to refinance, and (3) usually too strapped to throw a little extra cash into their monthly mortgage payments. Since PSA is a model, the prepayment value is stated as a percentage of the model's assumptions. Therefore, 100 PSA means 100 percent of the model, or CPR building from 0 to 6%; while 150 PSA means 150 percent of the model, or CPR building from 0% to 9%, where it levels out.
7. **Recommendation:** Adopt resolutions prepared by bond counsel approving the sale of the MBS in both the 2001 and 2002 issues, and optional redemption of the bonds.

V. Lindsey Terrace, Kendall Court, Madison Woods and Marcis Pointe—Informational

1. The refunding bonds for Lindsey Terrace and Kendall Court closed. Legal expenses of the Authority have been paid. Additionally, the Authority has received \$5,400 for FA work (not paid to FA, but kept as an offset to the FA fixed fee contract).
2. The Madison Woods refinancing closed. The Authority received a prepayment of \$100,000, reimbursement for all legal fees, and a reimbursement of \$4,500 for FA work (not paid to FA, but kept as an offset to the FA fixed fee contract).
3. The JHFA loan to Marcis Pointe closed.
4. **Recommendation:** None.

VI. Update on Rental Financings—Informational

A. Background

1. Summary of active bond applications:

	Pine Grove	Savannah Springs Phase II
Developer	Richman Group Greenwich, CT & Delray Beach, FL	Richman Group Greenwich, CT & Delray Beach, FL
Development Location	1659 Woods Walk Court (Powers Blvd. approximately 0.75 miles south of University Blvd.)	6945 Morse Avenue (N.E. corner of Morse & Firestone, immediately west of I-295.)
Bond Amount	\$11,480,000	\$6,660,000
Units	168	96
Local Government Loan	\$0	\$0
Development Info	New Construction Family	New Construction Family
Development Status	Building permits approved; DEP permits in place	Ready to Close
TEFRA Hearing & TEFRA Approval Preliminary Agreement Expiration	1-15-10 2-23-10 12-31-11	6-10-10 8-24-10 12-31-11
Credit Enhancement/	Freddie Mac/CW Capital (no commitment) Issues with market delaying Freddie Mac application	Freddie Mac/Wells Fargo Commitment received December 2010 Developer rejected terms
Housing Equity	Richman Capital	Richman Capital
Credit Underwriter	TBD	AmeriNational
Anticipated Closing Date	TBD	TBD

2. The original \$29.7 million NIBP bond issue closed in escrow January 12, 2010. The long term bond rate was locked at 3.60%, plus 60 basis points. The rate was re-locked on September 1, 2010 at 2.47% (plus 60 basis points)—a reduction of 1.02%. Each development will have to complete HFA credit underwriting and obtain credit enhancement from FHA, Fannie Mae, or Freddie Mac in order to “break escrow” and receive a project specific bond loan.
3. The \$8.1 million of NIBP bonds that did not close this December can close in 2011, but at a new rate determined December 3, 2010 (3.01% plus 60 basis points).
4. Richman Development indicates that they are still moving forward on Pine Grove and Savannah Springs II.
5. **Recommendation:** None.

VII. 2010 Single Family Program (NIBP)—Informational

A. Background

1. The \$15 million NIBP bond issue closed in escrow January 12, 2010. The bonds closed November 23, 2010 (roll-out).
2. The initial mortgage rate was 5.20%, with 4% of downpayment assistance available for each loan. The program servicer is US Bank. The rate was reduced to 3.99% for applications taken after September 27.
3. To date, 157 loans (-2) with a total mortgage amount of \$20,673,364 are closed or in process. Of those, MBS containing 43 loans were sold. Since the rate was reduced, 79 loans totaling \$10,195,556 entered the pipeline.

Allocation	MBS Sold	Purchased	Compliance Approved	UW/ Compliance Review	Reservation	Total Allocated	Remaining Allocation
\$15,000,000	\$5,740,741	\$12,854,418	\$1,041,771	\$677,961	\$358,473	\$20,673,364	\$67,377
	43 loans +0	97 loans +12	9 loans +5	5 loans -15	3 loans -4	138% -10%	

Note: Full origination will now be \$20,740,741, or 138% of original \$15 million

4. The program profile:

Loans	Sales Price	Loan Amount	Income	Family Size	Age	Race	New or Existing	Head of Household/ Marital Status
157 (-2)	\$135,683	\$131,378	\$57,371	2.2	35.3	White: 40% Black: 46% Hispanic: 9% Asian: 3% Other: 2%	22% New 85% SF 6% Condo 8% THome 1% Manufac.	46% Female 39% Married 57% Single 3% Single HH

5. Seven lenders originated loans in this program:
 BB&T (49) Bank of America (19) DHI (25) First Bank (16)
 MFC (1) UAMC (21) Watson (26)

B. Present Situation

1. The program is essentially out of funds.
2. As a result of the successful sale of MBS in the program, another \$5.7 million of loans were originated without issuing additional bonds.

C. Recommendation: None.

VIII. 2011 Bond Allocation—Informational

1. The 2011 allocation is \$40,535,897, an increase of \$2,813,156 (7.5%) over 2010:

Year	Single Family Amount	Multifamily Amount	Unallocated	Expiration
2011			\$15,535,897	N.A. until allocated
2011	\$25,000,000			June 7, 2011
2010	\$21,022,741	\$10,700,000		Carryforward available until December 31, 2013. Must be used before new bond allocation and MF is not project specific.
2009		\$10,000,000		Carryforward available until December 31, 2012. Must be used before new bond allocation and is not project specific.
2008		\$18,900,000		Carryforward available until December 31, 2011. Must be used before new bond allocation and is not project specific.
TOTAL	\$46,022,741	\$39,600,000	\$15,535,897	

2. For the 2011 allocation, prior to June 7, 2011, the Authority will have to reassign the allocation to multi-family developments or return the allocation to the Division of Bond Finance and request a new single family allocation with a later expiration date. In either event, the Authority may have to file a validation complaint to toll the expiration date of the 2011 allocation.

3. Recommendation: None.

IX. 2007 Single Family Issue—Informational

1. The 3-31-11 servicing report from US Bank:

	First Mortgages
Original # Loans	109
Original Mortgage Balance	\$14,326,638
Current Mortgage Balance	\$ 8,913,602
Normal Payoffs	13 (11.93%)
Repurchased by Servicer for Chronic Delinquency	15 (13.76%)
Foreclosed or Bankruptcy	7 (6.42%)
Remaining Loans	74
30 Days Delinquent	3 (4.05%)
60 Days Delinquent	5 (6.76%)
90+ Days Delinquent	0 (0.00%)
In Foreclosure	1 (1.35%)

2. Recommendation: None.

X. 2006 Single Family Issue—Informational

1. The February 2011 servicing report from Bank of America:

	First Mortgages	Second Mortgages
Original # Loans	85	60
Original Mortgage Balance	\$11,261,533	\$1,809,908
Current Mortgage Balance	\$10,281,540	\$1,269,178
Normal Payoffs	1	1
Repurchased by Servicer or Foreclosed	7	5
Remaining Loans	77	54
30 Days Delinquent	6 (7.79%)	3 (5.56%)
60 Days Delinquent	0 (0.00%)	1 (1.85%)
90+ Days Delinquent	6 (7.79%)	7 (12.96%)
In Foreclosure	6 (7.79%)	0 (0.00%)

2. **Recommendation:** None.

XI. Florida Housing Finance Corporation Rulemaking—Informational

1. Florida Housing is in the midst of their rulemaking for the upcoming Housing Credit cycle. Due to concerns from the transition team for Governor Scott, the rule was delayed.
2. There were significant problems with the initial draft of the rule, including overreaching interference by FHFC into the credit underwriting, location, physical features and resident programs of bonds financed by local HFA's.
3. Based upon comments from Florida ALHFA, Florida Housing removed local bond deals from much of their application process—creating a “mini-application”. After further comment, most of the proposed requirements from the mini-application (relating to the imposition by FHFC of physical standards, green energy requirements, resident programs, credit underwriting standards, and other items) were removed. Additionally, deals within the 2.5 mile radius of Guarantee Fund deals will now be evaluated on a case-by-case basis rather than rejected outright.
4. Another area of controversy in the rule is the proposal to grant points for various rail stations that exceed the possible points for any other type of public transportation. This proposal gives an overwhelming advantage to developments located in the limited number of counties that have commuter or light rail (Miami-Dade most prevalently). The issues of the advantage for rail stations and the split between Preservation and New Construction deals are under review.
5. Additionally, the Governor has placed a hold on new “rules”. When state agencies conduct bids or distribute funds, they need to adopt a “rule” so that the public can have input into, and can hold the governmental body accountable for distributing the money properly. Florida Housing hopes the rule will be adopted in April, with a June application deadline.
6. Four new Board members were appointed by Governor Crist, and subsequently withdrawn by Governor Scott.
7. **Recommendation:** None.

XII. Sadowski Educational Effort—Informational

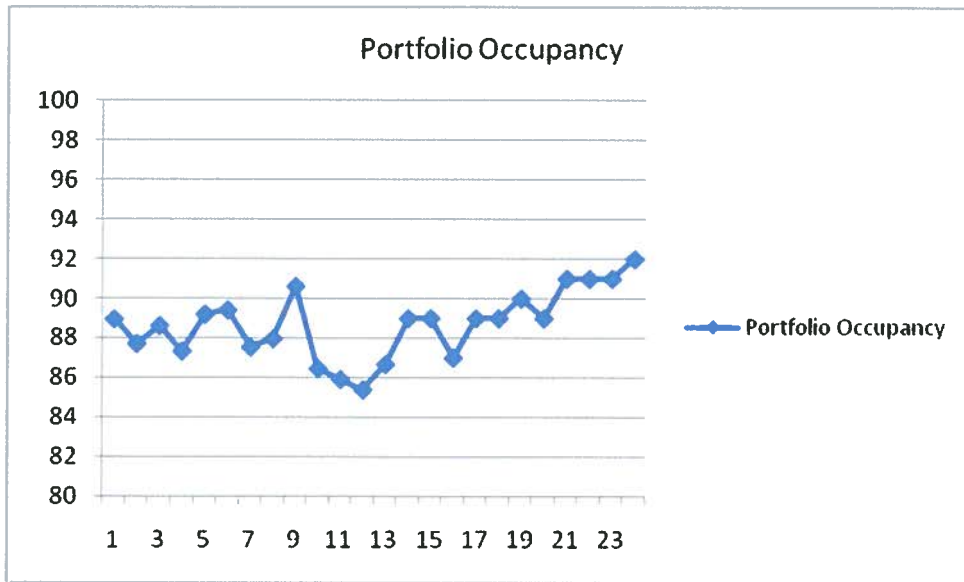
1. The Sadowski Coalition determined that most legislators are unfamiliar with the Sadowski Affordable Housing Act, including the fact that the documentary tax on deeds was increased to fund housing programs and the success of those programs. To improve the situation, the Sadowski Coalition implemented an education effort.
2. At the Florida ALHFA conference, Representative Gary Aubuchon (lead sponsor of the housing legislation in the House) commented on the effectiveness of the Sadowski Education Effort, and emphasized that due to term limits, this must be an ongoing effort. Representative Aubuchon is the House Rules Chairman for the 2011 and 2012 sessions.
3. The education effort has been renewed for the 2011 Legislative Session, with \$107,250 raised this year (\$76,000 from local HFA's, \$25,000 from the Florida Realtors, and remainder from other groups).
4. The 2011 housing bills (with cap repeal) have been introduced (SB 912 by Senator Bennett and HB 639 by Representative Aubuchon). HB 639 has passed the House and been sent to the Senate. SB 912 has moved through two committees, but has not been scheduled for action in the Budget Committee.
5. The Senate Budget Committee has passed SB 2154 which permanently redirects the doc stamps that are now dedicated to housing from the Housing Trust Funds to General Revenue. This is not a one-time sweep—this is a permanent end to dedicated funding for housing. This bill also puts Florida Housing under tighter budget control, so that repaid interest and loans could not be recycled into new loans without an appropriation, and federal funds could not be spent without an appropriation.
6. The House has passed a bill that would roll the Housing Trust Funds into a larger economic development trust fund.
7. The bills are headed to Conference Committee.
8. The Governor's budget recommendations contain only \$37.5 million for housing, of the \$193 million available for appropriation from the housing trust funds. The House has no funding for housing, and the Senate appropriates funds that are already at FHFC and could be spent without an appropriation under current law.
9. **Recommendation:** None.

OCCUPANCY LEVELS

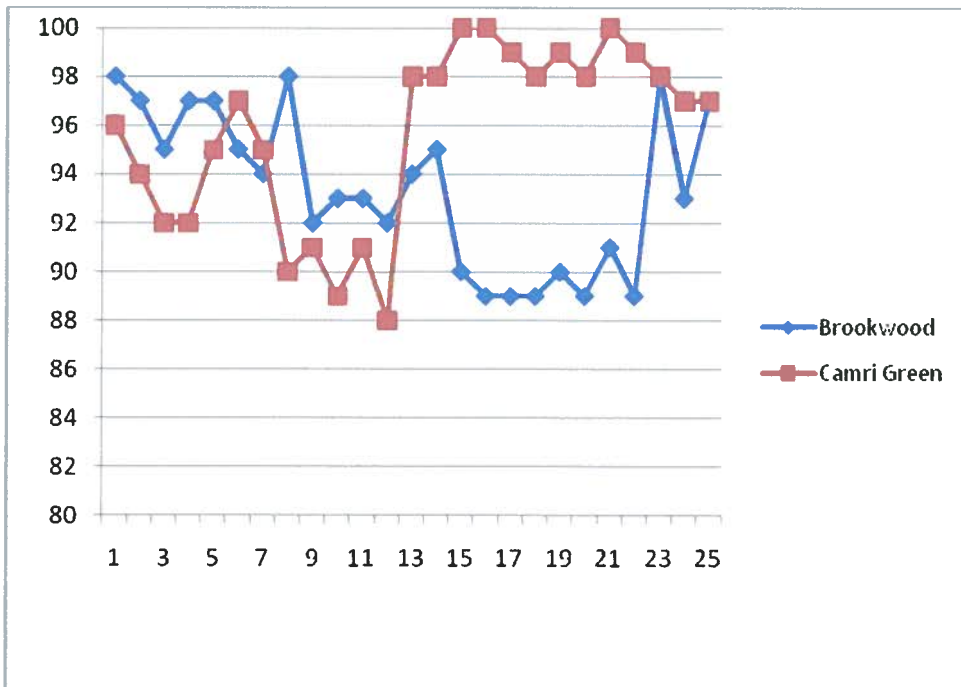
Active Rental Developments—Bond Financed by DCHFAs or JHFAs

Development & Address	Developer	Original Bonds & Issue Date	Units & Occupancy
Brookwood Forest Apartments 1251 Fromage Way 32225	CED	\$10,000,000 2005	168 97% (+4%)
Camri Green Apartments 3820 Losco Road 32257	Vestcor	\$9,200,000 2003	184 97% (-0%)
Cedars at Baymeadows 9801 Old Baymeadows Road 32256	NHP	See Eagles Point	160 84% (+8%)
Christine Cove 3730 Soutel Dr 32208	Carlisle	\$6,000,000 2006	96 97% (+4%)
Eagles Pointe North 3100 Townsend Blvd. 32277	NHP	\$9,015,000 1997	186 84% (-2%)
The Glades Apartments 7524 Southside Blvd. 32256		\$8,775,000 2002	360 96% (-0%)
Hartwood AKA Hampton Ridge 11501 Harts Road 32218	Southport	\$5,840,000 2006	110 85% (+4%)
Kimbers Cove AKA Saddle Creek 103d St. & Monroe Smith Rd. 32210	PRS Companies	\$19,000,000 2004	288 88% (-0%)
Lakes of Mayport Apartments 2610 State Road A1A 32233		\$6,600,000 1985	216 94% (+5%)
Lindsey Terrace Apartments 6455 Argyle Forest Blvd. 32244	Vestcor	\$12,645,000 2001	336 95% (+2%)
Mandarin Pines (formerly Sunbeam Road Apartments) 4295 Sunbeam Road 32257		\$7,350,000 1997	263 83% (+2%)
Southpoint Place 3530 Victoria Park Road 32216		\$1,940,000 1996	108 71% (-0%)
St. Augustine at the Lakes- Phase I and Phase II 11001 St. Augustine Road 32257		\$13,235,000 1986/1996 \$11,720,000 2006	524 (400 & 124) 96% (-0%)
Timuquana Park Apartments 5615 Seaboard Ave. 32244	Southport	\$4,300,000 2004	100 100% (+0%)

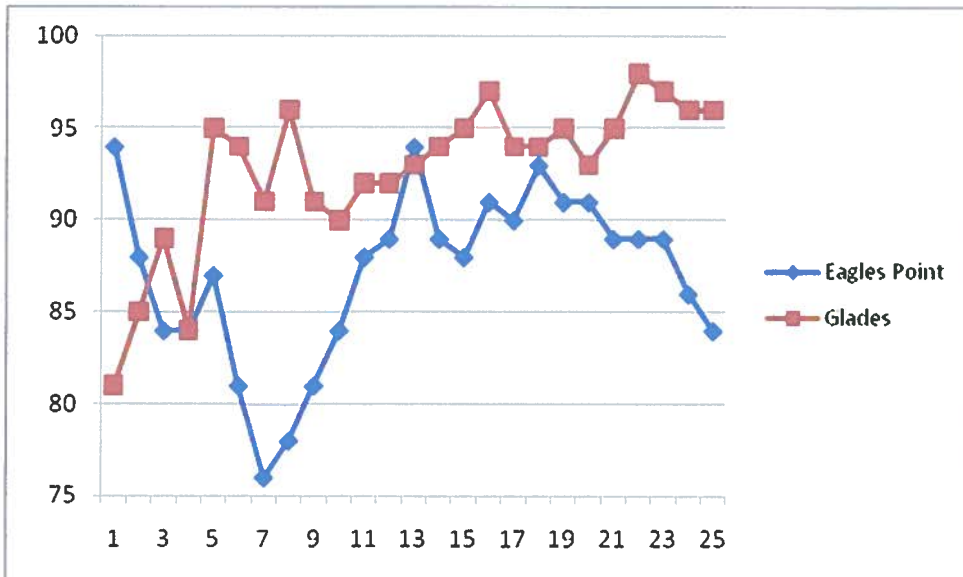
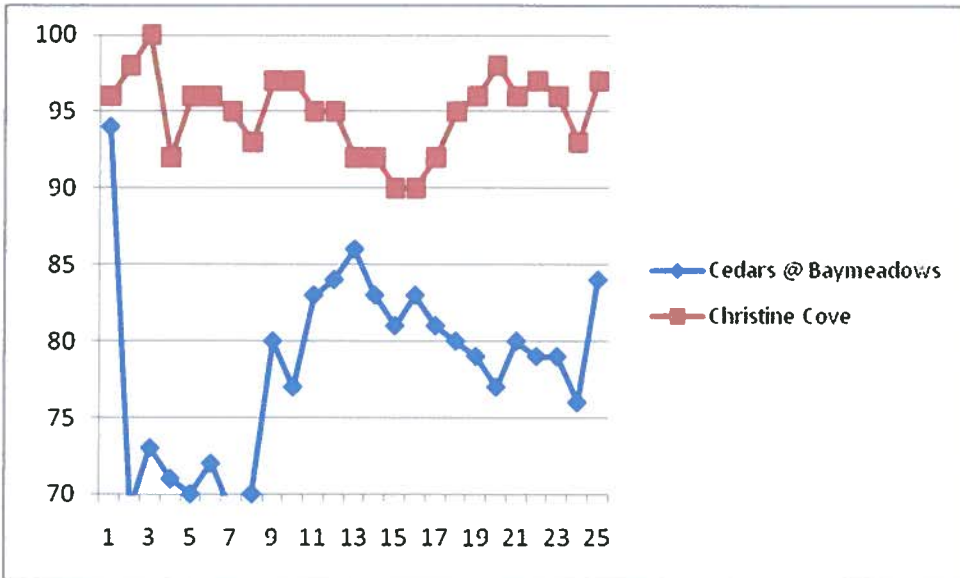
25 Month Occupancy Levels—Entire Portfolio Average Occupancy



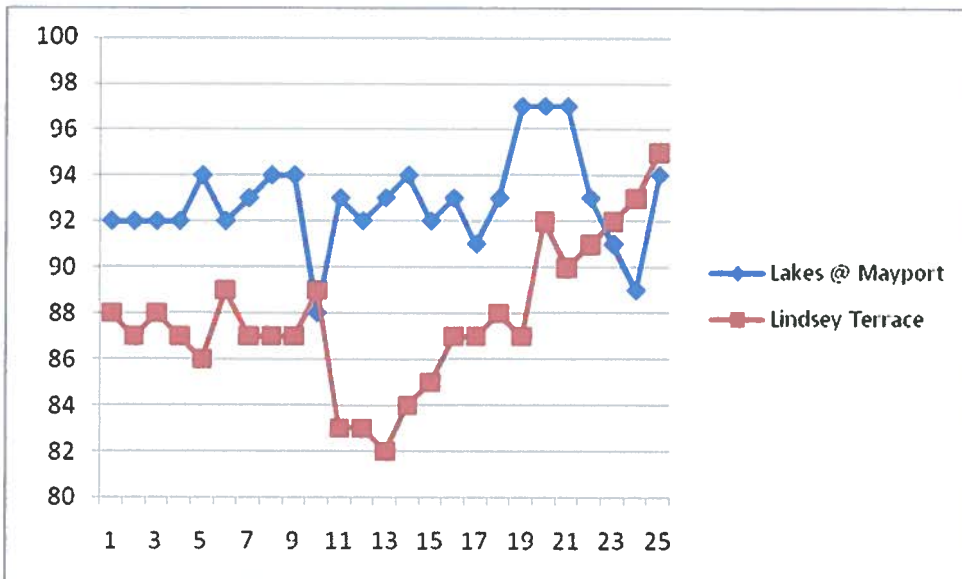
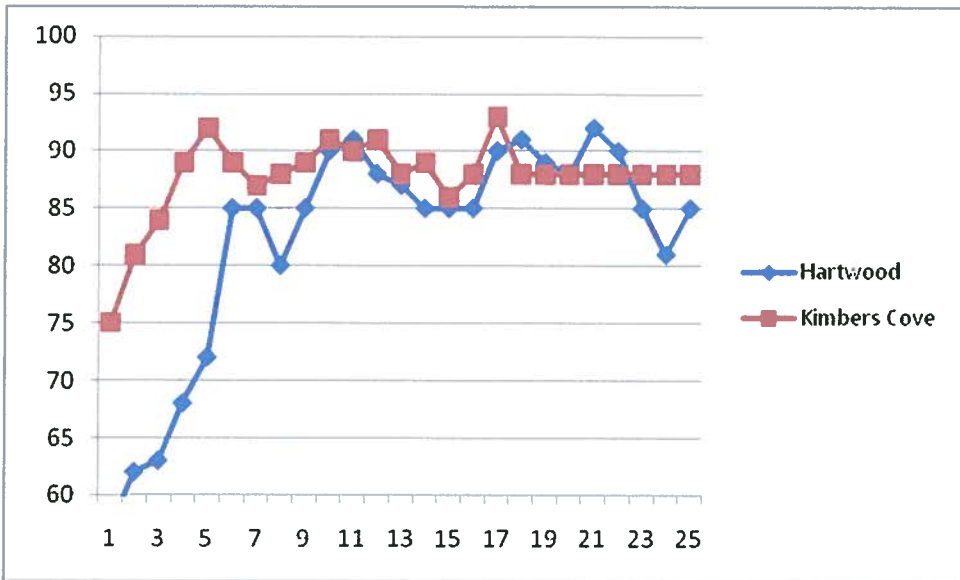
25 Month Occupancy Levels—Average Occupancy by Development



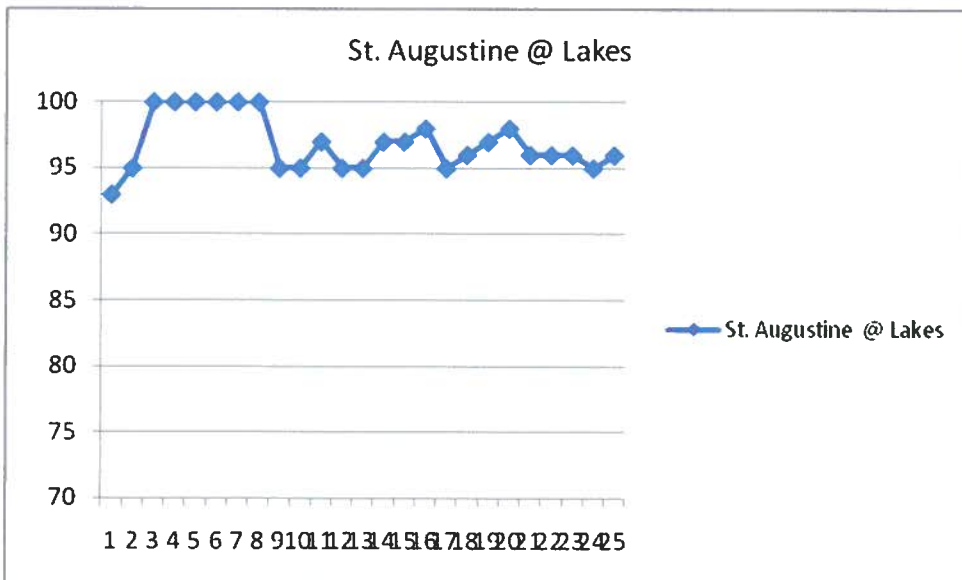
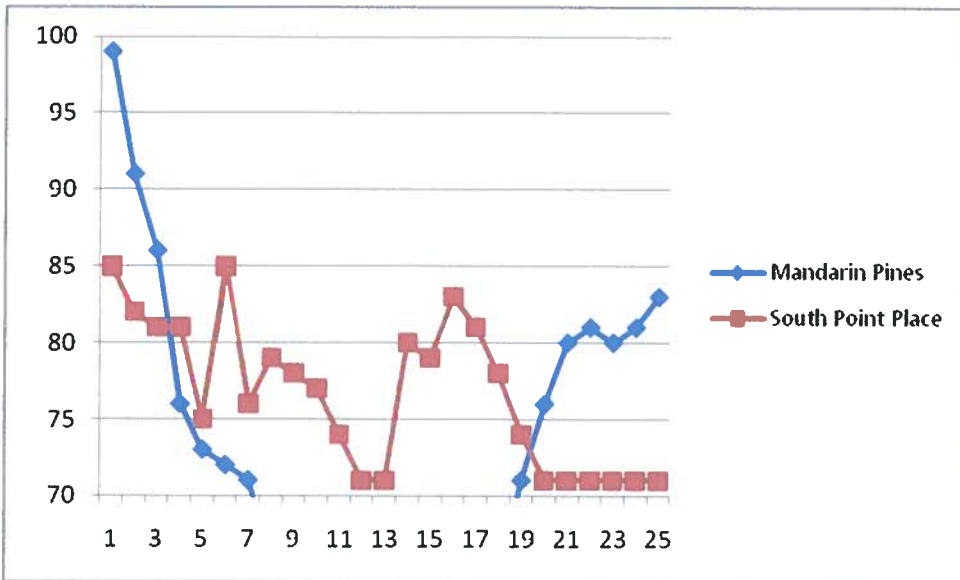
25 Month Occupancy Levels—Average Occupancy by Development



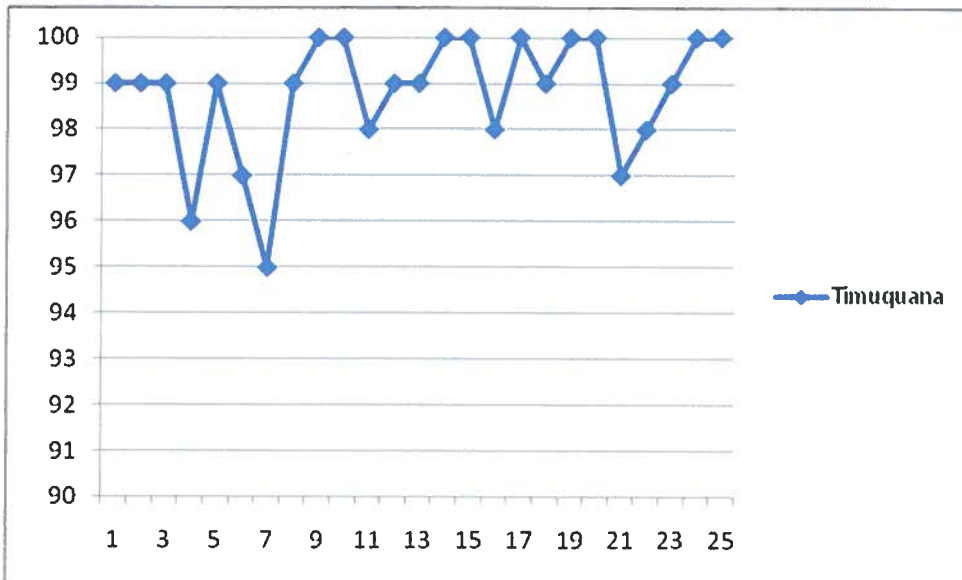
25 Month Occupancy Levels—Average Occupancy by Development



25 Month Occupancy Levels—Average Occupancy by Development



25 Month Occupancy Levels—Average Occupancy by Development



**BOARD MEETING
SUBMISSION FORM**

(All information must be completed prior to Submission)

AGENDA NAME: W. A. Knight Forbearance Request

(This is the name of the item to place on the Agenda)

Today's Date: 4-12-11

Please check only one: **JHFA** **JHCDC** **NWJEDF**

Please check only one:

ACTION ITEM

Reports **Staff Reports** **Committee Reports** **New Business** **Old Business**

Name of Person/s that will be presenting item at the meeting:

Background/Description: JHFA has had a forbearance agreement in place. The first mortgage has been modified and extended. The owner has requested a long term forbearance.

Are funds available for this item (if applicable): **Yes** **No** **N/A**

Finance Director Signature _____

RECOMMENDATION: Consider approval extension of current forbearance through term of first mortgage.

**ATTACHMENTS
(Check Here if N/A)**

<p align="center">Name of Attachment1 FA Memo</p> <p>Name of Person/s responsible for submitting attachment Mark Hendrickson</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p align="center">Name of Attachment2</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p align="center">Name of Attachment3</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p align="center">Name of Attachment4</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

Moved: _____ Second: _____ Other: _____ Quorum # _____

Motion Note:

**BOARD MEETING
SUBMISSION FORM**

(All information must be completed prior to Submission)

AGENDA NAME: Logan's Point Consent to Subordinate Loan

(This is the name of the item to place on the Agenda)

Today's Date: 4-12-11

Please check only one: **JHFA** **JHCDC** **NWJEDF**

Please check only one:

ACTION ITEM

Reports **Staff Reports** **Committee Reports** **New Business** **Old Business**

Name of Person/s that will be presenting item at the meeting:

Background/Description: The property has received approval for an FHFC mortgage that would be subordinate to JHFA and City loans, and which would be used to reduce the first mortgage debt. The JHFA loan is and will continue to be secured by an LOC.

Are funds available for this item (if applicable): **Yes** **No** **N/A**

Finance Director Signature

RECOMMENDATION: Consider consent of subordinate FHFC loan.

**ATTACHMENTS
(Check Here if N/A)**

<p align="center">Name of Attachment1 FA Memo</p> <p>Name of Person/s responsible for submitting attachment Mark Hendrickson</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p align="center">Name of Attachment2 Sail Consent</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p align="center">Name of Attachment3 Commitment Letter</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p align="center">Name of Attachment4 Occupancy Report</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

Moved: _____ Second: _____ Other: _____ Quorum # _____

Motion Note:



CORNERSTONE GROUP

LOGAN'S POINTE ASSOCIATES, LTD.

March, 16, 2011

VIA ELECTRONIC MAIL

Wright Greger, Director
City of Jacksonville
Housing and Neighborhood Department
Office of the Director
Jacksonville Housing Finance Authority
214 North Hogan Street, 8th Floor
Jacksonville, FL 32202

RE: Logan's Pointe
SAIL ELI Loan from Florida Housing Finance Corporation

Dear Ms. Greger:

Logan's Pointe Associates, Ltd., a Florida limited partnership (the "Partnership"), received certain tax-exempt bond and taxable bond funding from Florida Housing Finance Corporation ("Florida Housing") in 1999 (the "Bond Loan"), which funding was guaranteed through the Guaranty Fund Program. In September of 2000, the Partnership received additional financing from the City of Jacksonville (the "City") in the amount of \$200,000 (the "City Loan").

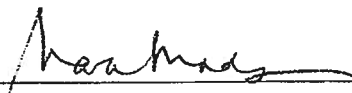
The Partnership recently received approval from Florida Housing to close a State Apartment Incentive Loan Program loan in the amount of \$1,875,000 (the "SAIL ELI Loan"), the proceeds of which will be used to repay a portion of the Bond Loan in like amount. In connection with the SAIL ELI Loan, the Partnership will be required to enter into an agreement with Florida Housing to set aside 28 residential units, previously reserved for households with income at or below 60% of the County's median income ("AMI"), for households whose incomes are at or below 30% AMI for a period of 15 years. The purpose of this letter is to seek the consent of the City to the SAIL ELI Loan and to the execution, recording and filing of the documents required in connection with the SAIL ELI Loan. This letter is not intended to expand the consent rights granted under the documents executed in connection with the City Loan.

Please have an authorized representative countersign this letter where indicated below to indicate the City's consent to the foregoing.

Sincerely Yours,

LOGAN'S POINTE ASSOCIATES, LTD., a Florida limited partnership

By: Logan's Pointe, L.L.C., a Florida limited liability company, its general partner

By: 
Name: MARA S. MAIDES
Title: V.P.

Wight Greger, Director
March 16, 2011
Page 2

The undersigned and authorized representative of the City of Jacksonville, hereby consents to the SAIL ELI Loan described above, and to the execution, recording and filing of all documents required in connection with the SAIL ELI Loan.

CITY OF JACKSONVILLE

By: _____

Name: _____

Title: _____

Via E-Mail

January 25, 2011

Mr. Jorge Lopez
Logan's Pointe Associates, Ltd.
c/o The Cornerstone Group
2100 Hollywood Blvd.
Hollywood, FL 33020

Re: Logan's Pointe (RFP 2010-16-03)

Dear Mr. Lopez:

The Florida Housing Finance Corporation ("Florida Housing") is pleased to issue to Logan's Pointe Associates, Ltd., a Florida limited partnership ("Borrower"), a firm commitment for a SAIL ELI loan in the amount of \$1,875,000 ("Loan") to provide permanent financing for Logan's Pointe ("Development"), located in Jacksonville, Duval County, Florida. The Loan is subject to availability of funds appropriated and funded by the Florida legislature.

Terms of the Loan are as follows:

- 1) **Security Position:** The Loan shall be secured by a subordinate mortgage lien securing the development and all collateral pledged in connection with the Loan at all times along with any other permanent financing in connection with the Development as stated in the Final Credit Underwriting Report dated January 12, 2011. Approval of the subject mortgage from all senior lenders and equity providers is required prior to closing the loan.
- 2) **Interest Rate/Term of the Loan:** The SAIL ELI loan will be non-amortizing with a zero percent interest rate and a term of 15 years in accordance with Rule Chapter 67-48, Florida Administrative Code (F.A.C.). The principal balance will be forgiven at maturity provided the ELI set-asides have been continuously maintained for the 15-year term. At the conclusion of the 15-year term the ELI units will revert back to the set-asides committed to in the original LURA or EUA.
- 3) **Conditions:** Florida Housing's commitment to make the Loan is conditioned upon the following:
 - a) Borrower's compliance with all provisions of section 420.5087, Florida Statutes, Rule Chapters 67-48, F.A.C. and 67-53, F.A.C., and the requirements of RFP 2010-16.
 - b) Borrower's achievement or completion to the satisfaction of Florida Housing of all terms, conditions, and requirements of the credit underwriting report dated January 12,

Rick Scott, Governor

Board of Directors: Leonard Tylka, Chairman • William "Biliy" Buzzett, Secretary, Florida Department of Community Affairs
Marilyn L. Carl • Mary L. Demetree • Lynn Hanfman • Clifford Hardy • William "Will" Lenihan • Michael J. McLeon • Joseph H. Stadlen
Executive Director: Stephen P. Auger

Mr. Jorge Lopez
Logan's Pointe
January 25, 2011
Page 2 of 3

2011, and approved at Florida Housing's Board meeting on January 21, 2011.

- c) Pursuant to Rule Chapter 67-48, F.A.C., the Loan must close no later than March 28, 2011. In the event the Loan does not close by that date, the Borrower agrees that it shall promptly pay all outstanding fees and expenses of the credit underwriter and of Florida Housing's legal counsel (based upon counsel's contracted hourly rates with Florida Housing, not to exceed the contract fee amount for closing the Loan).
- d) The Servicer and our legal counsel must receive all requested information, as set forth in the credit underwriting report and the counsel's due diligence list prior to the closing date in order for the Servicer to deliver a sign-off letter to Florida Housing and its legal counsel. Failure to receive the sign-off letter (indicating that all terms, conditions, and requirements of the credit underwriting have been satisfied) will result in a delay of the closing.
- e) The commitment fee of one percent of the loan (\$18,750) must be paid upon acceptance of this commitment by the Borrower, unless the Borrower is a non-profit organization and provides a certification indicating that funds will not be available prior to closing; the Borrower may then pay the one percent fee at the time of closing. Failure to return your acceptance of this commitment and payment of the one percent commitment fee (if applicable at this time) by February 1, 2011 will render this commitment letter void. In addition to the commitment fee, by acceptance of this commitment the Borrower hereby agrees to pay all fees of Florida Housing's credit underwriting and counsel related to this Loan.

If the closing does not take place by March 28, 2011, and you wish to request an extension, an extension fee will be required along with Board approval.

Florida Housing Finance Corporation commends Logan's Pointe Associates, Ltd. for providing affordable housing to Florida's very low-income citizens.

Sincerely,



Kevin L. Tatreau
Director of Multifamily Development Programs

Rick Scott, Governor

Board of Directors: Leonard Tylko, Chairman • William "Billy" Buzzelt, Secretary, Florida Department of Community Affairs
Marilyn L. Carl • Mary L. Demetree • Lynn Hanfman • Clifford Hardy • William "Will" Lenihan • Michael J. McLean • Joseph H. Stadlen
Executive Director: Stephen P. Auger

Mr. Jorge Lopez
Logan's Pointe
January 25, 2011
Page 3 of 3

ACCEPTANCE OF COMMITMENT

Borrower certifies to Florida Housing by accepting this commitment that all information provided by Borrower to Florida Housing and its credit underwriter is true and correct in all respects to the best of Borrower's knowledge. Borrower agrees to immediately notify Florida Housing if there are any material, adverse changes in condition, in the structure, or ownership of the Borrower or any information provided to Florida Housing or its credit underwriter.

The parties agree that this commitment shall survive the closing of the Loan and that each and every one of the terms, conditions, requirements, obligations and undertakings of the Borrower and any guarantors set forth in this commitment shall be continuing obligations and undertakings and shall not cease or terminate until the entire Loan, together with all interest and fees due thereon and any other amounts which may accrue pursuant to this commitment and/or the documents executed pursuant hereto, shall have been paid in full, and until the obligations and undertakings of the Borrower and any guarantors shall have been fully completed and discharged. The closing of the Loan shall not be deemed a waiver of any of the terms, conditions or requirements and the failure of the Borrower to comply with such terms, conditions and requirements shall be deemed a default or Event of Default under the documents evidencing or securing the Loan. Furthermore, if this commitment is being signed by fewer than all parties (Borrower, partners, managers, members, or trustees of the Borrower and all guarantors), the undersigned certifies and warrants to Florida Housing that the undersigned has been duly authorized to execute and deliver this commitment for and on behalf of, and as agents for, and can legally bind any such party whose signature does not appear below.

The undersigned accepts the
above-described SAIL ELI Loan commitment this

26 day of January, 2011.

Logan's Pointe Associates, Ltd.

By: [Signature], Authorized Representative

Print Name Jorge Lopez

cc: Karla Brown, Multifamily Loans Manager
Laura Cox, Director of Asset Management
Diane Carr, Servicing Administrator
Jan Rayboun, Loan Closing Coordinator
Melanie Householder, Loan Servicing Manager
Janet Peterson, Asset Management Systems Manager
Jan Carpenter, Latham, Shuker, Eden & Beaudine, LLP.
Ben Johnson, Seltzer Management Group, Inc.

Rick Scott, Governor

Board of Directors: Leonard Tylka, Chairman • William "Billy" Buzzett, Secretary, Florida Department of Community Affairs
Marilyn L. Carl • Mary L. Demetree • Lynn Honfman • Clifford Hardy • William "Will" Lenihan • Michael J. McLean • Joseph H. Stadlen
Executive Director: Stephen P. Auger

Logan's Pointe Historic Occupancy

April 2010 through April 2011

Date	Economic Occupancy	Actual Occupancy
April-11	84.12%	96.28%
March-11	80.88%	95.47%
February-11	82.32%	95.87%
January-11	79.70%	94.69%
December-10	77.93%	96.33%
November-10	76.43%	94.67%
October-10	78.56%	93.03%
September-10	71.17%	89.34%
August-10	67.93%	88.38%
July-10	72.20%	84.23%
June-10	68.02%	83.75%
May-10	73.48%	80.33%
April-10	66.19%	81.05%

Notes:

- * Began offering the 25 SAIL ELI units in Dec 2010.
- * Reduced rent concessions over past 12 months.
- *Increased renewals.
- *Modest increase in rents.
- *Hired outside marketing staff.

**BOARD MEETING
SUBMISSION FORM**

(All information must be completed prior to Submission)

AGENDA NAME: Hilltop Village Loan Extension

(This is the name of the item to place on the Agenda)

Today's Date: 4-12-11

Please check only one: **JHFA** **JHCDC** **NWJEDF**

Please check only one:
 ACTION ITEM

Reports **Staff Reports** **Committee Reports** **New Business** **Old Business**

Name of Person/s that will be presenting item at the meeting:

Background/Description: The property has a JHFA loan which is interest only. The loan matures in May. The property is under contract for sale, but the sale cannot take place until January 2012.

Are funds available for this item (if applicable): **Yes** **No** **N/A**

Finance Director Signature

RECOMMENDATION: Consider extension of loan to January 2012, with condition that loan, accrued interest and late fees be paid in full at time of sale.

**ATTACHMENTS
(Check Here if N/A)**

<p align="center">Name of Attachment1 FA Memo</p> <p>Name of Person/s responsible for submitting attachment Mark Hendrickson</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p align="center">Name of Attachment2</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p align="center">Name of Attachment3</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p align="center">Name of Attachment4</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

Moved: _____ Second: _____ Other: _____ Quorum # _____

Motion Note:

**BOARD MEETING
SUBMISSION FORM**

(All information must be completed prior to Submission)

AGENDA NAME: Sale of MBS and Bond Redemption: 2001 and 2002 Single Family Issues

(This is the name of the item to place on the Agenda)

Today's Date: 4-12-11

Please check only one: **JHFA** **JHCDC** **NWJEDF**

Please check only one:
 ACTION ITEM

Reports **Staff Reports** **Committee Reports** **New Business** **Old Business**

Name of Person/s that will be presenting item at the meeting: Mark Hendrickson

Background/Description: Due to high coupon rates on the loans, the Authority can benefit by sale of the MBS in these two issues. Other advantages include ending annual audit fee for each issue.

Are funds available for this item (if applicable): **Yes** **No** **N/A**

Finance Director Signature _____

RECOMMENDATION: Consider approval of resolutions drafted by bond counsel to authorize sale of MBS and redemption of 2001 and 2002 single family issues.

**ATTACHMENTS
(Check Here if N/A)**

<p align="center">Name of Attachment1 FA Memo</p> <p>Name of Person/s responsible for submitting attachment Mark Hendrickson</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p align="center">Name of Attachment2 2001 Analysis</p> <p>Name of Person/s responsible for submitting attachment Rhonda Bond-Collins</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p align="center">Name of Attachment3 2002 Analysis</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p align="center">Name of Attachment4 Resolutions (HANDOUT)</p> <p>Name of Person/s responsible for submitting attachment</p> <p>Are there signatures required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

Moved: _____ Second: _____ Other: _____ Quorum # _____

**DUVAL COUNTY HOUSING FINANCE AUTHORITY
TAXABLE HOMEOWNER MORTGAGE REVENUE REFUNDING BONDS
SERIES 2001 OPTIONAL BOND REDEMPTION & MBS SALE ANALYSIS
SOURCES & USES OF FUNDS**

<i>Fund Balances as of:</i>	4/1/11	
Bid Date for the MBS:	4/26/11	
MBS Delivery Date:	4/28/11	
Bond Redemption Date:	5/2/11	
Redemption Price:	100.00000%	Callable at Par
MBS Pass Through Rates:	7.49% & 7.91%	beginning January 1,
MBS Sale Price (Estimate):	108.00000%	2011.
GIC Rate:	N/A	
GIC Provider:	N/A	

DO NOTHING - PV @ 5%

	0%	100%	250%
Residual	\$ 67,349.58	\$ 56,304.06	\$ 43,688.82

SOURCES OF FUNDS

Trustee Balances	
Revenue Account	\$ 6,837.30
Revenue Interest	-
Revenue Principal	-
Accumulation	-
Total Trustee Balances:	\$ 6,837.30
MBS Principal (projected)	53,650.08
MBS Interest	
MBS Sale Proceeds	
Par Amount	\$ 1,093,397.53
Premium (8%)	87,471.80
Accrued Interest (27 days)	6,173.39
Total MBS Sale Proceeds:	\$ 1,187,042.72
MBS Retained by HFA	-
TOTAL SOURCES	\$ 1,247,530.10

USES OF FUNDS

Optional Redemption (5/2/11):	
Bonds Outstanding:	\$ 1,139,898.45
Redemption Price:	-
Accrued Bond Interest (1 month)	5,936.97
Bond Expenses (1 Month)	-
Issuer Fee	-
Trustee Fee	22.00
Total Optional Redemption (5/2/11):	\$ 1,145,857.42
Transaction Expenses	25,000.00
Issue Expenses	
Rebate Expense Set Aside	\$ -
Rebate Calculation Expense	-
Final Audit Fee	-
Total Issue Expenses	\$ -
HFA Equity	76,672.68
TOTAL USES	\$ 1,247,530.10

NET BENEFIT TO JACKSONVILLE HFA	
HFA Equity	\$ 76,672.68
As MBS (Par)	\$ -
As Cash	76,672.68
	\$ 76,672.68

Accumulation Account is monthly residual that is already released from the indenture. Current balance = \$102,524.76

**DUVAL COUNTY HOUSING FINANCE AUTHORITY
HOMEOWNER MORTGAGE REVENUE BONDS
SERIES 2002A (AMT)
SOURCES & USES OF FUNDS**

Fund Balances as of: 4/1/11

Bid Date for the MBS: 4/26/11
MBS Delivery Date: 4/28/11
Bond Redemption Date: 5/2/11
Redemption Price: 101.00000%
MBS Pass Through Rates: 5.45% & 6.40%
MBS Sale Price (Estimate): 106.00000%
GIC Rate: 5.20%
GIC Provider: Soc Genrale

DO NOTHING - PV @ 5%

	0%	100%	250%
Residual	\$ 205,498.97	\$ 208,048.29	\$ 208,635.80
Issuer Fee	12,662.63	8,743.47	5,494.37
TOTAL	\$ 218,161.60	\$ 216,792.76	\$ 214,132.67

SOURCES OF FUNDS

Trustee Balances			
Special Redemption	\$	5,630.48	
Reserve Account		39,920.76	
Total Trustee Balances:	\$		45,551.24
MBS Principal - estimated			6,500.00
MBS Interest - actual			6,352.17
MBS Sale Proceeds			
Par Amount	\$	1,381,529.90	
Premium (8%)		82,891.79	
Accrued Interest (27 days)		5,696.51	
Total MBS Sale Proceeds:	\$		1,470,118.21
MBS Retained by HFA			-
TOTAL SOURCES			\$ 1,528,521.62

USES OF FUNDS

Optional Redemption (5/2/11):			
Principal Paydown:	\$	1,230,000.00	
Redemption Price:		12,300.00	
Accrued Bond Interest (1 month)		5,828.65	
Bond Expenses (1 Month)		-	
Issuer Fee		-	
Trustee Fee		40.00	
Total Optional Redemption (5/2/11):	\$		1,248,168.65
Transaction Expenses			25,000.00
Issue Expenses			
Rebate Expense Set Aside	\$	-	
Rebate Calculation Expense		-	
Final Audit Fee		-	
Total Issue Expenses	\$		-
HFA Equity			255,352.97
TOTAL USES			\$ 1,528,521.62

NET BENEFIT TO JACKSONVILLE HFA	
HFA Equity	\$ 255,352.97
As MBS (Par)	\$ -
As Cash	255,352.97
	\$ 255,352.97

Bond Team Contract Extension