

JACKSONVILLE HOUSING FINANCE AUTHORITY



Jacksonville Housing Finance Authority Board of Directors Meeting

January 17, 2018

Noon

214 North Hogan Street, 8th Floor

- AGENDA -

Call Meeting to Order

Chair

Approval of Minutes of November 29, 2017 Meeting

JHFA Board

I. Public Comments

A. Public Comments

Public

II. REPORTS

A. "To-Do" List Earlier Meetings

Mark Hendrickson

B. Staff and Financial Report

Laura Stagner

- Financial Statement

- Report on Transfer from Operating to Loan Account

C. Financial Advisor Memo

Mark Hendrickson

IV. ACTION ITEMS

A. Board Members Declare Conflicts, if any

Board

B. Consider Approval of Transfer of Funds

Laura Stagner

C. Consider Bond Allocation Split

Rhonda Bond-Collins

D. Consider Approval of MCC Program

Mark Hendrickson &
Rhonda Bond-Collins

V. NEW BUSINESS

VI. OLD BUSINESS

A. Update on Single Family Program

Mark Hendrickson

B. Update on Existing Rental Properties

Mark Hendrickson

- Recent JHFA Activities/Developments

- Occupancy Report

C. Update on 2018 Legislative Effort

Mark Hendrickson

D. Update on Federal Legislative Situation

Mark Hendrickson

VII. ADJOURN JHFA MEETING

Chair

JACKSONVILLE HOUSING FINANCE AUTHORITY



JACKSONVILLE HOUSING FINANCE AUTHORITY

Board of Directors Meeting

MINUTES

OF

REGULAR MEETING

November 29, 2017

November 29, 2017: JHFA Board Meeting

12:00 pm

214 North Hogan Street, 8th Floor

BOARD MEETING:

Present at the meeting were:

BOARD MEMBERS

Tripp Gulliford, Chairman
Dee Bumbarger, Member
Spencer Cummings, Member
Ruth Owen, Member
Jeffrey Rosen, Member

PROFESSIONAL STAFF:

Mark Hendrickson, The Hendrickson Company, Financial Advisor
Rhonda Bond Collins, Bryant Miller Olive, Bond Counsel
Emerson Lotzia, City of Jacksonville Office of General Counsel

CITY STAFF:

Laura Stagner
Jane Bouda
Dayatra Coles

PUBLIC:

Ryan Hoover, Vestcor
Kevin Troup, Vestcor
Steve Moore, Vestcor
Bob Colvard, Roundstone Development
Ely Banks, Richman Group of Florida
Barrett Slade, AHC
Don Paterson, REVA Development
Ramon Coronado, REVA Development
Michelle Tappiani, Ability Housing
Aundra Wallace, Downtown Investment Authority
Tom Daly, Downtown Investment Authority
Suzanne Pickett, Jacksonville Urban League
Geoff Harlan, Blue Sky Communities
Chuck Shealy, LISC Jacksonville

BOARD MEETING

Chairman Gulliford called the meeting to order at 12:00 pm

Minutes

Ms. Bumbarger moved, with a second by Mr. Cummings, that the **Board approve the minutes of the September 19, 2017 Board meeting.** The motion passed 5-0.

PublicComments

There were no public comments.

2017 and 2018 Bond Allocation

Ms. Bond-Collins and Mr. Hendrickson updated the Board on the status of the 2017 and 2018 allocations.

Board Member Conflicts

Mr. Gulliford declared a voting conflict related to matters concerning Vestcor. The conflict form and Chairman Gulliford's statement are attached as part of these minutes.

Local Government Area of Opportunity Funding (Preference)

Mr. Hendrickson summarized the provisions of the NOFA and the various applications that had been received.

Mr. Hendrickson stated that the Springfield Plaza application had failed to submit a title insurance commitment, which was a requirement of the application for the threshold item of site control. He stated that this requirement was a carry-over from an older application, and had been removed from all other JHFA applications. Mr. Hendrickson stated that the applicant had adequately demonstrated site control via a purchase and sale contract. After discussion, Mr. Cummings moved, with a second by Ms. Owen, that the **Board waive the requirement for the title insurance commitment**. The motion passed 4-0, with Chairman Gulliford abstaining.

Discussion followed on the merits of the various applications, including questions from the Board to all applicants. Discussion included loan request amounts and terms, leveraging of JHFA resources, Green Building standards, property tax calculations, workforce units, retail components, and the involvement of the Downtown Investment Authority.

After discussion, Mr. Cummings moved, with a second by Ms. Owen, that the Board

- Select Lofts at Jefferson Station for funding at the level that will allow the applicant to receive the Local Government Area of Opportunity Funding points in FHFC scoring under RFA 2017-113 (\$225,750 of JHFA funding and \$400,000 of funding by the DIA).
- Establish Loan terms of 1% interest, 15 year, fully amortizing, with loan commitment and loans governed by Ordinance 2014-185-E.
- Authorize the Chairman to sign loan commitment letter, and authorize Chair or other Board member to execute loan documents, including subordinations and extension of loan commitment up to 30 days after senior loan closing date;
- Request the Mayor or other official permitted by FHFC to sign the FHFC form required to verify the local government contribution.
- Require loan to be evidenced by Promissory Note and Mortgage, with anticipated second mortgage position (subject to all loan documents and due diligence necessary to evidence and complete the transaction). Loan documents to include a Land Use Restriction Agreement with all Applicant commitment (City programs, length of set-aside, income restrictions).
- Loan commitment expiration date of December 31, 2018.

The motion passed 4-0, with Chairman Gulliford abstaining.

Local Government Contribution—Minimum Required in Conjunction Housing Credits

Mr. Hendrickson summarized the need for a “back-up” deal to be submitted to FHFC as part of RFA 2017-113-- so that the City would not be excluded from receiving a deal if there was some threshold error in the Lofts at Jefferson Station application. After discussion, Mr. Cummings moved, with a second by Mr. Rosen, that the Board **(1) Provide commitment for local government contribution to Springfield Plaza (\$115,000, 0%, 20 year non-amortizing loan), (2) Request Mayor or authorized person to sign FHFC form related to confirmation of the local government contribution, and (3) Authorize a NOFA for a “back-up” application in conjunction with FHFC RFA 2017-113, if Springfield Plaza communicated that they would not be submitting an application to FHFC.** The motion passed 4-0, with Chairman Gulliford abstaining.

New Rental Financings: The Waves Inducement

The Waves Inducement: Mr. Hendrickson stated that The Waves bond transaction had submitted a complete bond application, and that a complete analysis was in the Board Packet. Ms. Bond-Collins noted that she had prepared an Inducement Resolution for The Waves. After discussion, Ms. Owen moved, with a second by Mr. Cummings, that the Board **approve The Waves Inducement Resolution prepared by bond counsel, subject to all conditions in the JHFA MF Handbook and the recommendations included in the full FA analysis of the application (part of the Board Packet).** The motion passed 4-0, with Chairman Gulliford abstaining.

Single Family

Mr. Hendrickson explained the situation involving FHFC Hardest Hit DPA funds, stating that when they were fully utilized, JHFA loan volume could increase to a level that was not sustainable in terms of funding \$15,000 JHFA DPA loans. After discussion, Ms. Bumbarger moved, with a second by Mr. Cummings, that the Board **direct eHousing to notify lenders that the JHFA DPA loan amount would be reduced to \$7,500 effective January 1, 2018.** The motion passed 5-0.

2018 JHFA Meeting Calendar

Mr. Cummings moved, with a second by Ms. Owen, that the Board **set a 2018 meeting schedule of the 3rd Wednesday of each month, except July (no meeting).** The motion passed 5-0.

Existing Rental Properties

Mr. Hendrickson reported on the high occupancy level of JHFA financed properties.

2018 Legislative Update

Mr. Hendrickson reported on the 2018 legislative strategy and outlook for funding. He also reported on the pending federal tax legislation that could eliminate private activity bonds.

Staff Report and Financial Report

Ms. Stagner presented the financial and staff report. She reported on the funds available for operations and loans, noting that the funds in the Operating Account were at a level that would permit transfer of some to the loan accounts. **Chairman Gulliford directed staff to agenda the transfer of funds from the Operating Account to a Loan Account at the January 2018 meeting, and to include the analysis and formula that had been adopted by the Board for this purpose.**

Adjournment

On a motion by Ms. Owen and seconded by Mr. Cummings, the Board voted 5-0 to adjourn the meeting at 1:10 PM

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Gulliford William I. III		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Jacksonville Housing Finance Authority	
MAILING ADDRESS 225 Water St. Suite 110		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Jacksonville Duval		<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED November 29, 2017		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 _____:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

See Exhibit A attached hereto

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

[Signature]

Date Filed

11.29.17

Signature Date

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Exhibit A

After discussion with General Counsel's office and the Ethics Office, and in an abundance of caution, I am declaring a possible voting conflict due to the appearance of a possible voting conflict. This pertains to my employer (CBRE) having business transactions with Vestcor that are unrelated to Vestcor's application and matter pending before our board.

JHFA Direction to Team
From September 17, 2015, & November 29, 2017 Meetings

Board Direction	Staff	Status
September 17, 2015		
Board withdrew approval of earlier MOU for staffing services with City, and directed that new agreement be brought back to them for review and approval of document and staffing commitments.		Waiting for City.
November 29, 2017		
Chairman Gulliford directed staff to agenda the transfer of funds from the Operating Account to a Loan Account at the January 2018 meeting, and to include the analysis and formula that had been adopted by the Board for this purpose.	Laura	In Board Packet for January 2018 JHFA meeting

THE HENDRICKSON COMPANY

To: Board of Directors, Jacksonville Housing Finance Authority

From: Mark Hendrickson, Financial Advisor

Subject: January 17, 2018 JHFA Meeting

Date: January 9, 2018

I. 2018 Bond Allocation—Action

1. The 2018 allocation is \$48,155,194, an increase of \$3,143,590 (7.0%) over 2017:

Year	Single Family Amount	Multifamily Amount	Unallocated	Expiration
2018			\$ 48,155,194	
2017		\$106,500,000	\$100,000,000	December 31, 2020
2016		\$119,900,000		December 31, 2019
2015	\$80,250,000			December 31, 2018
TOTAL	\$80,250,000	\$226,400,000	\$148,155,194	

2. JHFA has \$100 million of authority that was carried forward—and may be designated for either single or multi-family. Bond counsel has the approval to reserve the new \$48,155,194 for single family.
3. **Recommendation:** Authorize bond counsel to designate \$50 million for single family and \$50 million for multi-family, from the unallocated carryforward available until December 31, 2020.

II. 2013 Single Family Loan Program—Action

1. The **current program guidelines:**
- 1st mortgage: 4.00%, 1% origination fee, FHA, VA, RD, and 4.5% for Freddie Mac loans
 - First time homebuyers.
 - Income and Sales Price limits identical to bond issue.
 - Minimum credit score of 640
 - Interest rate set by the HFA of Hillsborough County, with rate set at level that is anticipated to generate a premium when sold.
 - Loans purchased by the master servicer (US Bank) and converted into MBS.
 - MBS are purchased by the HFA of Hillsborough County, on behalf of all HFA's
 - MBS are sold, with each HFA keeping its pro rata share of any net premium or loss realized from the sale of the MBS.
 - Down payment assistance: \$7,500 second mortgage, due on sale of property, or maturity of first mortgage
 - Mortgage Credit Certificates providing homebuyers a credit in the amount of 50% of mortgage interest paid annually (up to a \$2,000 annually).

2. **DPA:** \$88,796 was received from FHFC. The JHFA has funded another \$1,291,010. The JHFA set the DPA amount at \$7,500 in effective January 2017. Loans totaling \$27,500 have paid in full.
3. **FHFC DPA:** The FHFC DPA Program (\$15,000 forgivable loan) is available. FHFC's share of these funds was fully used at the end of December. The interest rate on these loans is 4.75% (FHFC controls), with a current profit of 2.9256%. This month, 8 loans for \$1.081 million have been reserved by lenders. The volume should increase significantly.
4. **Available DPA Funds:** \$1,553,000 total:
 - \$250,000 authorized by the City Council
 - At the May 2015 meeting, the Board (using the power granted under the new legislation) increased the amount of available DPA funds by \$200,000.
 - In June 2015, the Board authorized the use of an additional \$400,000
 - In September 2017, the Board authorized the use of an additional \$703,000
5. **Rate Change:** The interest rate was increased from 3.875% to 4.00% in August 2017.

6. **Program Demographics:**

Sales Price/ # Loans	Loan Amount	Borrower Income	Borrower Age/ Gender	Borrower Family Size	Housing Type	Borrower Ethnicity	MCC Amount
\$121,105 134 loans +12 loans	\$115,723	\$42,857	35.0 48% female	2.3	SF Detached 89% Condo: 0% Townhouse: 11% Existing: 95% New: 5%	Black: 29% White: 37% Hispanic: 17% Mixed: 0% Asian: 12% Other: 4%	\$5,454,815 \$55,661.38 avg. 98 buyers

7. **Lender Originations:** SWBC (61), Academy (35), DHI (4), Fairway (16), Prime (11), Network Funding (6), and Open (1).
8. **MCC's:** The HFA converted \$120 million of bond authority into \$30 million of MCC's. Tranche 1 (\$5.25 million) expired at the end of 2015 with \$1,109,274 not utilized. Tranche 2 (\$10.0 million) expired at the end of 2016, with \$9,668,903 not utilized. Tranche 3 (\$14.75 million) expires at the end of 2018. **As the process to convert bond allocation to MCC's takes several months, bond counsel recommends that the JHFA begin the process for a conversion of the \$80,250,000 of single family bond allocation that will expire at the end of 2018 to MCC's. The MCC's will be available for through December 31, 2020.**
9. **MCC Program: What Does it Mean to Home Buyer:** With the HFA's average loan of \$115,000 and a 4.0%/30 year mortgage, interest payments in Year 1 = \$4,563. With the 50% MCC rate that the HFA has chosen, **the homebuyer would be able to claim a tax credit of the full \$2,000 per year maximum allowed by federal law** (slightly declining after year 7 as more of monthly payment is principal) until the home buyers sells or moves from the property.

The \$2,000 of tax savings lowers the “functional” mortgage rate for the program from 4.0% to approximately 1.2%.

10. **MBS Sales:** The HFA has executed 58 sales, with net revenues of \$396,202 (net meaning after payments to RBC and counsel) coming to JHFA.
11. **Hedges & Exposure:** Hillsborough County has seven hedges totaling \$7.703 million in place. With full delivery, the projected net revenues are estimated at 181,112 (shared pro rata with counties based upon originations). The unhedged pipeline as of January 9 is \$1,310,361 (changes daily).
12. **Size of Program:** The initial legislation wherein City Council authorized the program limited it to no more than \$1.5 million of loans in pipeline at any time. In June, the Board changed the authorization to \$1.5 million of unhedged loans. Loans originated or in progress are \$13.988 million.
13. **Recommendation:** Authorize a 2018 MCC Program in the amount of \$80,250,000, including publication of the notice, entering into an origination agreement or addendum to the existing agreement with eHousing upon review and approval by staff, bond counsel, issuer’s counsel, and financial advisor, filing required documents with the Division of Bond Finance, making the election to convert with the IRS, and any other items necessary to implement the program.

III. Local Government Area of Opportunity Funding (Preference)—Informational

1. FHFC kept the preference system for the 9% Housing Credit RFA 2017-113.
2. The HFA selected Lofts at Jefferson Station for the LGAOF preference, and Springfield Plaza as a back-up (\$115,000/20 year/0% loan). Both of those deals submitted applications to FHFC, which has not released a complete “applications submitted” report.

NAME LOCATION	DEVELOPER& CONTACT	UNITS	DEMOGRAPHIC & DESIGN	TDC COST PER UNIT	JHFA LOAN REQUEST	Hard Cost/Unit
Lofts at Jefferson Station 799 Water Street NW corner of Main & W. 4 th	Vestcor Ryan Hoover	98	Family Mid-Rise 4-Story with Elevator & Parking Deck (1 building) New Construction	\$20,943,699 \$213,711/unit	\$225,750	\$141,750 66% of TDC
Springfield Plaza 1424 N. Main Street Immediately east of Lofts at La Villa (by Jefferson Station)	Roundstone Bob Colvard	96	Family Mid-Rise 4-Story with Elevator &; Outdoor parking; Retail on 1 st floor (1 building) New Construction	\$19,508,242 \$203,211/unit	\$625,750	\$127,996 63% of TDC

3. **Recommendation:** None.

IV. Local Government Contribution—Minimum Required in Conjunction with SAIL or Housing Credits—Informational

1. FHFC requires a smaller level of local government contribution to be provided to all SAIL applicants. The NPV of the contribution must equal or exceed \$75,000, which requires a \$115,000/20 year/0% loan.
2. In response to a JHFA NOFA, the Georgian Estates, Pine Grove, and The Waves applied for this funding and all were given commitments for a \$115,000 20 year/0% loan.
3. RFA 2017-108 (SAIL) had an application deadline of October 5. FHFC's initial scoring of the applications **recommended that their Board award funding to The Waves.**
4. **Georgian Estates** did not submit for SAIL funding and has withdrawn their bond application. Therefore, their JHFA loan commitment is revoked.
5. **Pine Grove's** developer indicates that the deal will not work without SAIL funds, and that they will not move forward on the deal at this time if it does not receive subsidy monies.
6. **Recommendation:** None.

V. New Rental Financings—Informational

1. The 2018 bond NOFA had a due date of January 8, 2018—with no new applications received. The NOFA is now “open” to applications on a first-received first-evaluated basis.
2. **Millennia Portfolio:**
 - Names changed (again) because of objections of residents
 - TEFRA approval by City Council October 24, 2017
 - Developer received extensions on sales contracts
 - Developer indicates that they are ready to move through credit underwriting
3. **Pine Grove** received TEFRA approval by City Council on 11-28-17, but will not move forward unless SAIL or other subsidy funds are received.
4. **Georgian Estates** withdrew their bond application.
5. **The Waves:**
 - TEFRA hearing scheduled for late January, with TEFRA approval by March.
 - Developer reports that FHFC's legal process for SAIL funding may not be resolved until May
 - Estimate moving into credit underwriting at that time, with closing late 2018

Current Name	Eureka Gardens I & II	Moncrief Village	Southside Apartments	Washington Heights
New Name	Valencia Way	Estuary Estates	Oyster Pointe	Charlesfort Commons
Revised New Name	Valencia Way	The Weldon	Palmetto Glen	Calloway Cove
Developer/Location	Millennia Housing Development Cleveland, OH	Millennia Housing Development Cleveland, OH	Millennia Housing Development Cleveland, OH	Millennia Housing Development Cleveland, OH
Street Address	1214 Labelle Street	1650 Moncrief Village North	2414 Westmont Street	4229 Moncrief Road W
City Council District	Garrett Dennis	Katrina Brown	Lori Boyer	Reginald Brown
Type	Acquisition & Substantial Rehabilitation	Acquisition & Substantial Rehabilitation	Acquisition & Substantial Rehabilitation	Acquisition & Substantial Rehabilitation
Bond Request	\$38,780,000 \$96,950/unit	\$9,190,000 \$97,766/unit	\$7,160,000 \$96,757/unit	\$20,890,000 \$104,450/unit
TEFRA Hearing	9-19-17	9-19-17	9-19-17	9-19-17
TEFRA Approval	10-24-17	10-24-17	10-24-17	10-24-17
Preliminary Agreement Expiration	6-30-18	6-30-18	6-30-18	6-30-18
Credit Enhancement	R4 Private Placement	R4 Private Placement	R4 Private Placement	R4 Private Placement
Credit Underwriter	First Housing	First Housing	First Housing	First Housing
Closing Date	TBD	TBD	TBD	TBD
Units	400	94	74	200
Permanent 1 st Mortgage Estimate	\$38,780,000	\$9,190,000	\$7,160,000	\$20,890,000
SAIL/FHFC Funds	\$0	\$0	\$0	\$0
JHFA or City Loan	\$0	\$0	\$0	\$0
Housing Credits	R4 \$20,058,866 \$50,147/unit	R4 \$4,242,648 \$45,135/unit	R4 \$3,906,029 \$52,784/unit	R4 \$10,698,579 \$53,493/unit
Total Development Cost	\$64,042,483	\$14,327,577	\$12,440,322	\$34,755,018
TDC Per Unit	\$160,106	\$152,421	168,112	\$173,775
Land Cost	\$2,600,000 \$6,500/unit	\$600,000 \$6,373/unit	\$470,000 \$6,351/unit	\$1,600,000 \$8,000/unit
Acquisition of Building Cost	\$23,400,000 \$58,500/unit	\$5,400,000 \$57,447/unit	\$4,230,000 \$57,162/unit	\$14,400,000 \$72,000/unit
Hard Rehabilitation Cost	\$21,725,475 \$64.29/Sq. Ft. \$54,314/unit	\$4,186,400 \$77.93/Sq. Ft. \$44,536/unit	\$4,118,000 \$70.71/Sq. Ft. \$55,649/unit	\$10,196,161 \$56.60/Sq. Ft. \$50,981/unit
Set-Aside Period	50 years	50 years	50 years	50 years
Set-Aside Levels	100%<60% AMI	100%<60% AMI	100%<60% AMI	100%<60% AMI

	Pine Grove	The Waves
Developer/ Location	Richman Group of Florida West Palm Beach, FL	Jacksonville Housing Authority & Vestcor Jacksonville, FL
Development Location	Powers Avenue, north of intersection of Powers & Toledo Road	Nine scattered JHA public housing sites in Jacksonville Beach
City Council District	Lori Boyer	Bill Gulliford
Type	New Construction Garden	New Construction Garden
Bond Request	\$16,500,000 \$98,214/unit	\$17,750,000 \$139,764/unit
TEFRA Hearing	10-16-17	TBD
TEFRA Approval	11-28-17	TBD
Preliminary Agreement	12-31-18	12-31-18
Expiration		
Credit Enhancement	Freddie Mac	Private Placement to SunTrust Bank
Credit Underwriter		
Closing Date	TBD	Late 2018
Units	168	127
Permanent 1st Mortgage Estimate	\$7,500,000	\$6,600,000
SAIL, ELI, HOME (FHFC)	\$8,249,000	\$7,600,000
JHFA Loan	\$115,000	\$115,000
Housing Credits	Richman Group Affordable Housing Corp. \$10,627,955 \$63,261/unit	Wells Fargo Bank \$7,799,289 \$61,416/unit
TDC	\$29,608,188	\$23,377,628
TDC per unit	\$176,239	\$184,076
Land Cost	\$2,500,000 \$14,881/unit	\$0 \$1 per year lease
Acquisition of Building	NA	NA
Hard Construction or Rehabilitation Cost	\$18,159,052 \$108,090/unit \$111.27/Sq. Ft.	\$15,068,550 \$118,650/unit \$104.53/Sq. Ft.
Set Aside Period	50 years	50 years
Set Aside Levels	90%<60% AMI 10%<33% AMI	90%<60% AMI 10%<33% AMI

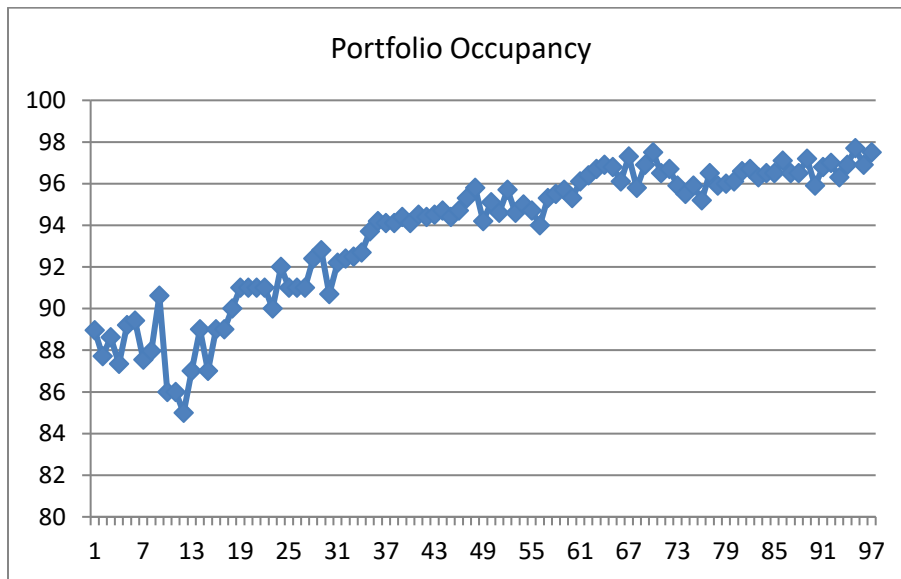
6. **Recommendation:** None.

VI. Update on Existing Rental Properties—Informational

1. JHFA marketed its bonds, JHFA loans, and JHFA local government contributions to developers. As a result, the following has been accomplished in the last three years:
:

Development	Location	Building Type Demographic	Units	TDC	JHFA Loan
Peyton Ridge	1800 Corporate Square Blvd	3-Story Elevator NC Elderly	120	\$16,894,456	\$115,000
Caroline Oaks	North Main, east side just south of E. 43 rd Street	3-Story Elevator NC Elderly	82	\$14,146,603	\$5.6 million bonds \$2.2 million JHFA loan
Cathedral Terrace	701 N. Ocean St.	High Rise Rehab Elderly	240	\$25,604,057	\$12.5 million bonds \$1.0 million JHFA loan
Mt. Carmel Gardens	5746 Mt. Carmel Terrace	High Rise Rehab Elderly	207	\$21,631,853	\$9.75 million bonds
Mary Eaves	East of intersection of Myrtle Ave. N. & West 16 th St.	Mid-Rise NC Elderly	80	\$13,325,568	\$300,000
Lofts at LaVilla	906 West Bay Street	Mid-Rise NC Family	130	\$23,388,174	\$265,000
Lofts at LaVilla on Monroe	1000 West Monroe Street	Mid-Rise NC Family	108	\$20,962,615	\$303,750
Houston Street Manor	615 Houston Street	Mid-Rise NC Elderly	72	\$21,185,213	\$115,000
Timberwood Trace	12250 Atlantic Boulevard	Garden Rehab Family	224	\$31,238,140	\$16.0 million bonds
Oakwood Villa	8201 Kona Avenue	Garden Rehab Family	200	\$23,092,183	\$12.7 million bonds
TOTAL			1,463	\$211,768,862	\$56.55 million bonds \$4.299 million JHFA loans

2. **Occupancy:** The current portfolio occupancy using a weighted average is 97.5% (-0.2%).
3. **Recommendation:** None.



VII. State Legislative Update—Informational

1. There is \$321.1 million available for appropriation from the Housing Trust Funds.
2. The Governor released his budget recommendations, which include \$230.3 million for housing and a sweep of \$91.8 million from the housing trust funds to general revenue:

	GOVERNOR	SENATE	HOUSE	FINAL BUDGET
Hurricane Recovery: SAIL Line 2224	\$ 25,000,000			
Hurricane Recovery: SHIP with limits Line 2224	\$ 65,000,000			
Hurricane Recovery: Farmworker Housing Line 2224	\$ 10,000,000			
FHFC: General Use Line 2225	\$ 76,300,000			
FHFC: SAIL Workforce Line 2225	\$ 20,000,000			
SHIP Line 2226	\$ 34,000,000			
TOTAL HOUSING	\$230,300,000			
SHTF SWEEP	\$0			
LGHTF SWEEP	\$ 91,800,000			
TOTAL SWEEP	\$ 91,800,000			
Unallocated SHTF	\$0			
Unallocated LGHTF	\$0			

3. Any funding for housing will likely include large pieces that are targeted to areas of the state most impacted by Hurricane Irma. There will be regular SHIP and SAIL funding at some level, with additional funds distributed through the SHIP and SAIL systems, but with targeting based upon hurricane damage assessments. The mix between the types of funding is largely unknown at this point.
4. Our team is working to get Senate funding as high as possible, in anticipation that the House will likely come in at a lower number than the Senate.
5. Senator Passidomo (R-Naples) and Representative Shaw (D-Tampa) have filed bills (SB 874 and HB 191) which would prohibit use of monies in the Housing Trust Funds for non-housing activities. While we hope this legislation can move forward, its major purpose is to draw attention to the issue of housing funding and increase pressure in the appropriations process.
6. Legislation has also been filed which would grant tax exemption to all local HFA notes and mortgages, not just those associated with bond issues. The legislation is sponsored by Senator Perry (R-Gainesville)—SB 730, and by Representative Hahnfeldt (R-The Villages)—HB 607. A major problem: Rep. Hahnfeldt passed away unexpectedly over the Holidays, so our bill now has no sponsor in the House. We are attempting to get a replacement sponsor. The strategy is to get the bills through at least one committee in both chambers so that under legislative rules, they could be amended unto a larger tax bill that will develop during the session. The bills will not move forward to passage as stand-alone bills, as all bills relating to tax exemptions will be rolled into a single bill. At this point, I am not optimistic that this effort will be successful in the 2018 Session.
7. There are also additional housing bills related to hurricane funding and other housing issues, including HB 301 (Rep. Cortes), HB 987/SB1328 (Rep. Cortes and Sen. Perry), and HB 4361 (housing funding for the Keys from General Revenue by Rep. Raschein). We are monitoring all bills.
8. **Recommendation:** None.

VIII. Federal Legislative Update—Informational

1. The US House version of the tax bill, included the elimination of all private activity bonds. Housing bonds would have been eliminated if this bill became law—meaning that no tax-exempt housing bonds or mortgage credit certificates would have been permitted after December 31, 2017.
2. The US Senate’s version of the tax bill did not include elimination of private activity bonds.
3. Florida ALHFA and the Sadowski Education Effort worked with NALHFA and in a coalition with New York, California and Texas housing advocates to push for the preservation of housing bonds. This effort generated coverage in the Wall Street Journal, USA Today, CNBC, Bloomberg News and other national media outlets. Op-Ed pieces were published in the Orlando Sentinel and Miami-Herald, and editorials were published in the Sarasota and Jacksonville newspapers.
4. The final version of the tax bill did not eliminate Private Activity Bonds—so housing bonds and MCC’s are still in business for 2018. However, Chairman Brady of the House Ways and Means Committee is still an opponent of PAB’s, and will likely take another shot at their elimination to create revenue as part of an infrastructure package.
5. **Recommendation:** None.

OCCUPANCY LEVELS

12-31-17

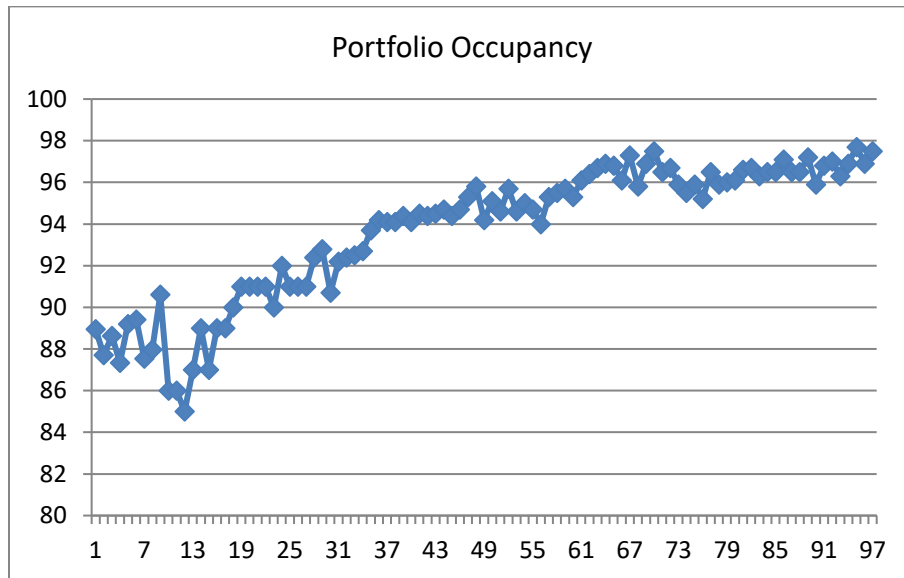
Active Rental Developments—Bond Financed by DCHFA or JHFA

Development & Address	Developer	Original Bonds & Issue Date	Units & Occupancy
Bennett Creek 3585 Salisbury Drive 32216	Richman	\$21,600,000 12-21-10	264 98% (-0%)
Brookwood Forest Apartments 1251 Fromage Way 32225	CED	\$10,000,000 2005	168 98% (+0%)
Camri Green Apartments 3820 Losco Road 32257	Vestcor	\$9,200,000 2003	184 98% (-0%)
Caroline Oaks	Vestcor	\$5,600,000 4-22-15	82 100% (+0%)
Cathedral Terrace	Blue Sky	\$12,500,000 1-21-16	200 97% (+3%)
Christine Cove 3730 Soutel Dr 32208	Carlisle	\$6,000,000 2006	96 97% (-0%)
Hartwood (AKA Hampton Ridge) 11501 Harts Road 32218	Southport	\$5,840,000 2006	110 93% (-0%)
Mt. Carmel Gardens 5846 Mt. Carmel Terrace 32216	BREC	\$9,750,000 8-19-16	207 Rolling Rehab 86%
Oakwood Terrace 8201 Kona Avenue	Southport	\$12,700,000 6-30-17	200 Rolling Rehab 87%
Timberwood Trace 12250 Atlantic Blvd. 32225	Southport	\$16,000,000 2-1-17	224 99% (+0%)
Timuquana Park Apartments 5615 Seaboard Ave. 32244	Southport	\$4,300,000 2004	100 98% (-0%)

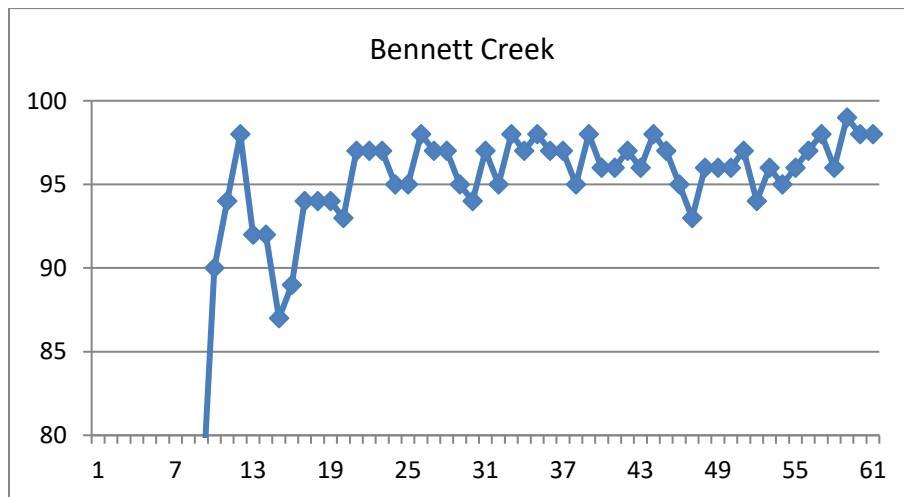
OCCUPANCY LEVELS

12-31-17

96 Month Occupancy Levels—Entire Portfolio Average Occupancy



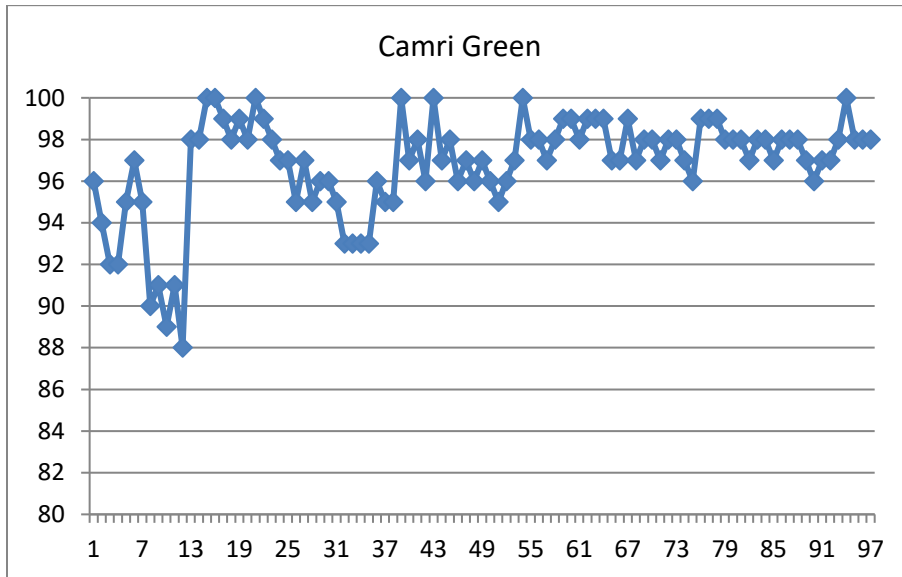
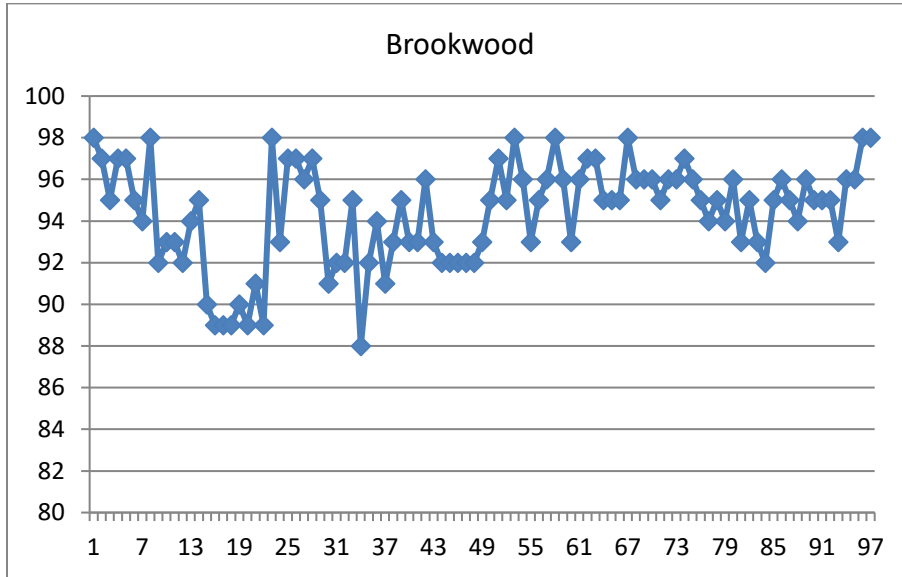
Average Occupancy by Development



OCCUPANCY LEVELS

12-31-17

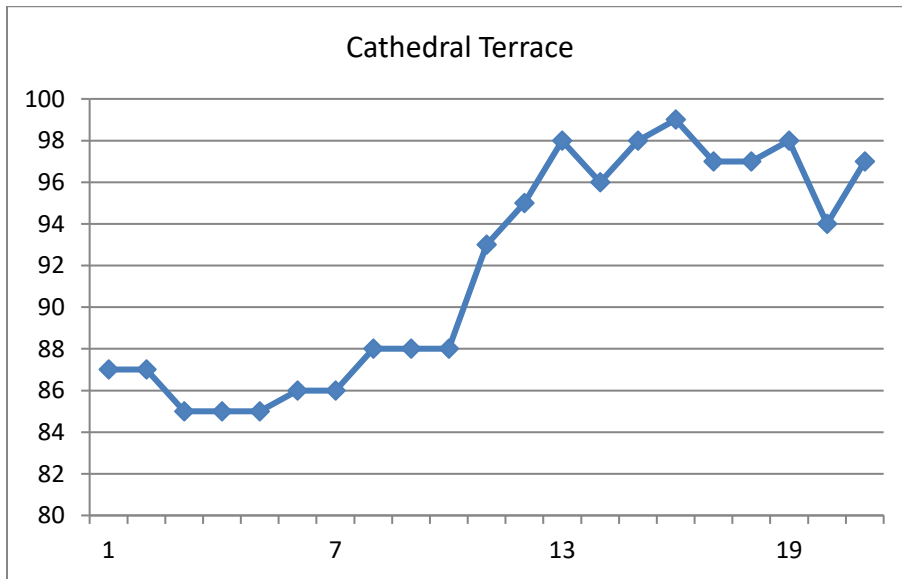
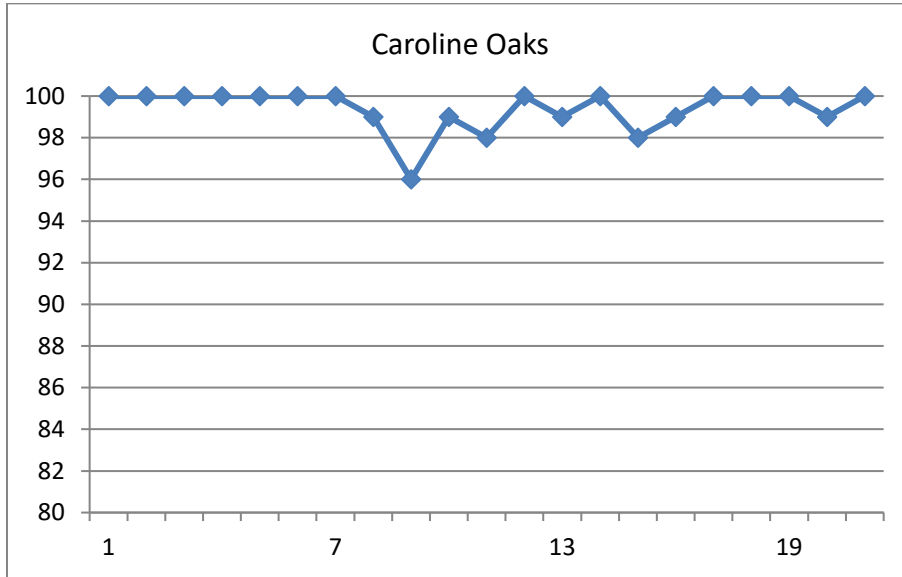
Average Occupancy by Development



OCCUPANCY LEVELS

12-31-17

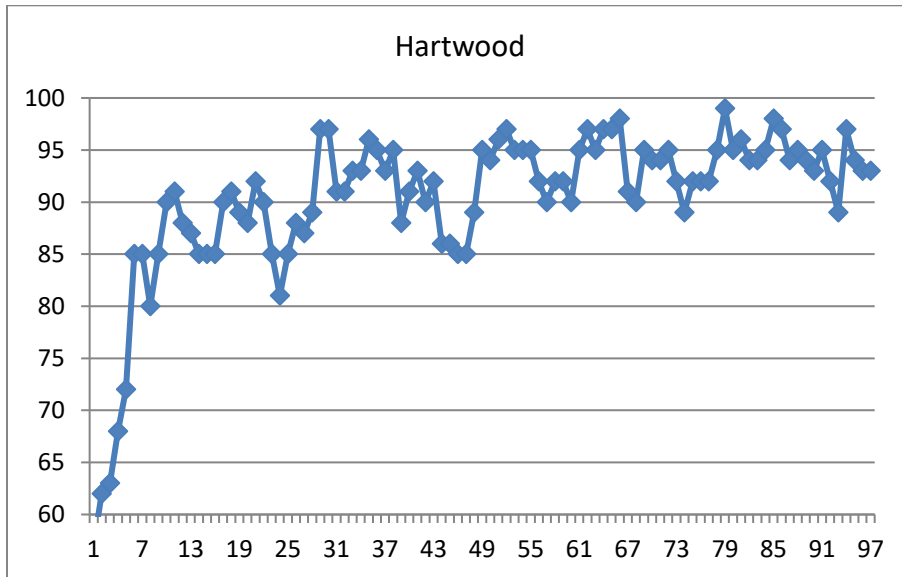
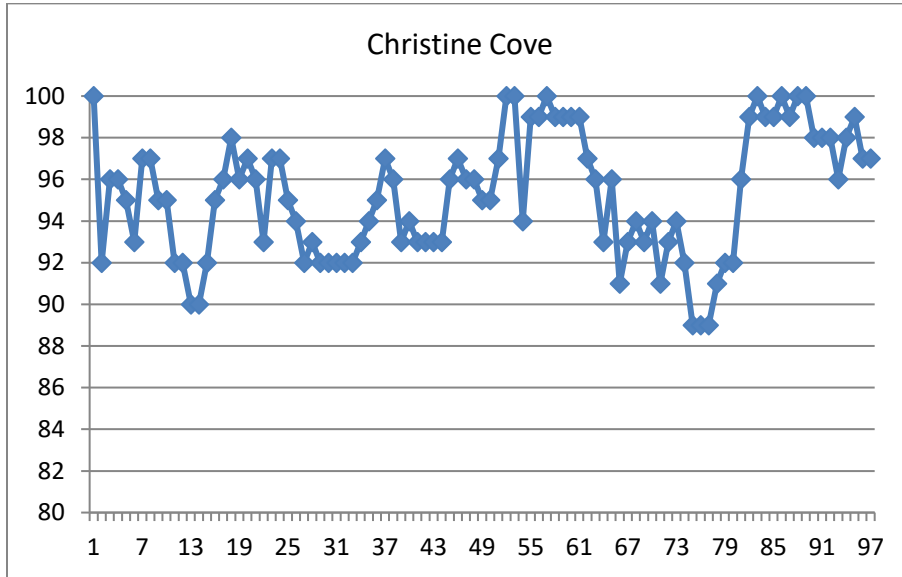
Average Occupancy by Development



OCCUPANCY LEVELS

12-31-17

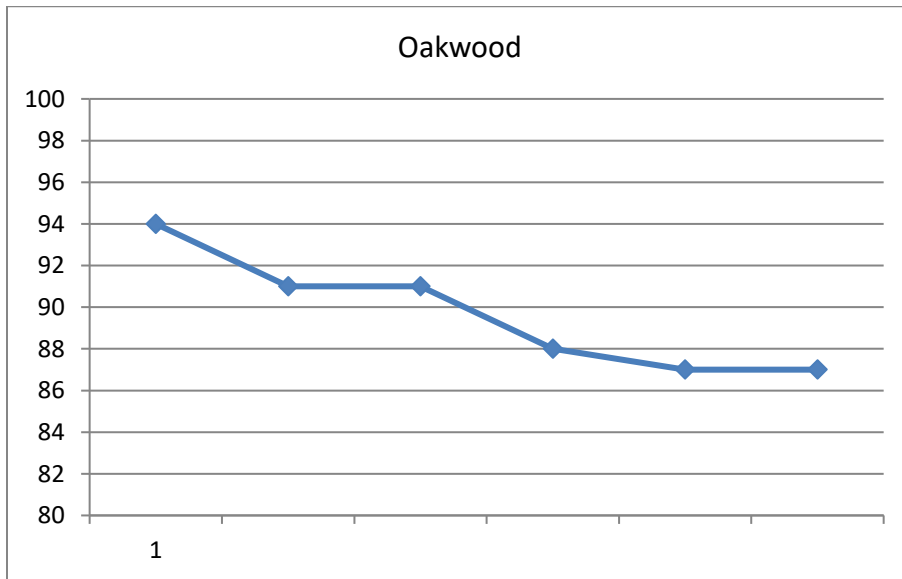
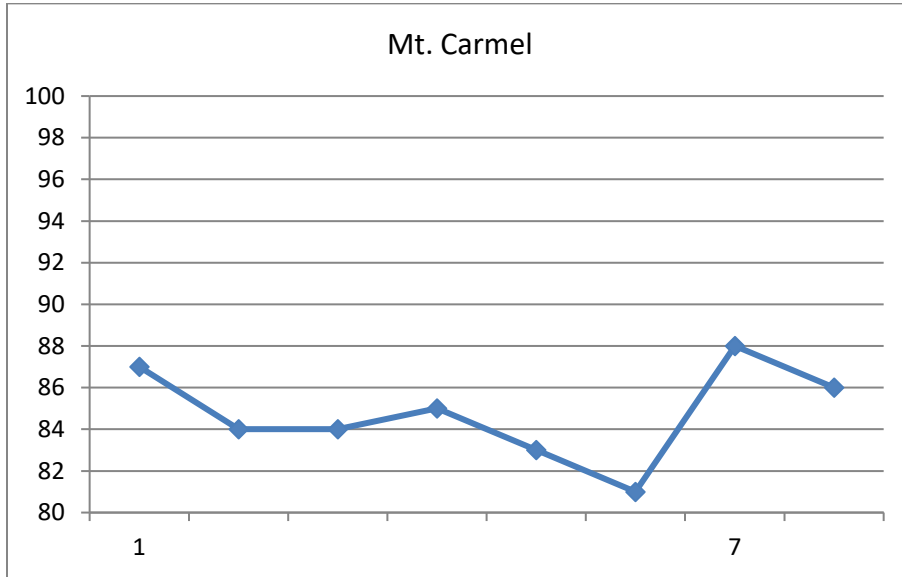
Average Occupancy by Development



OCCUPANCY LEVELS

12-31-17

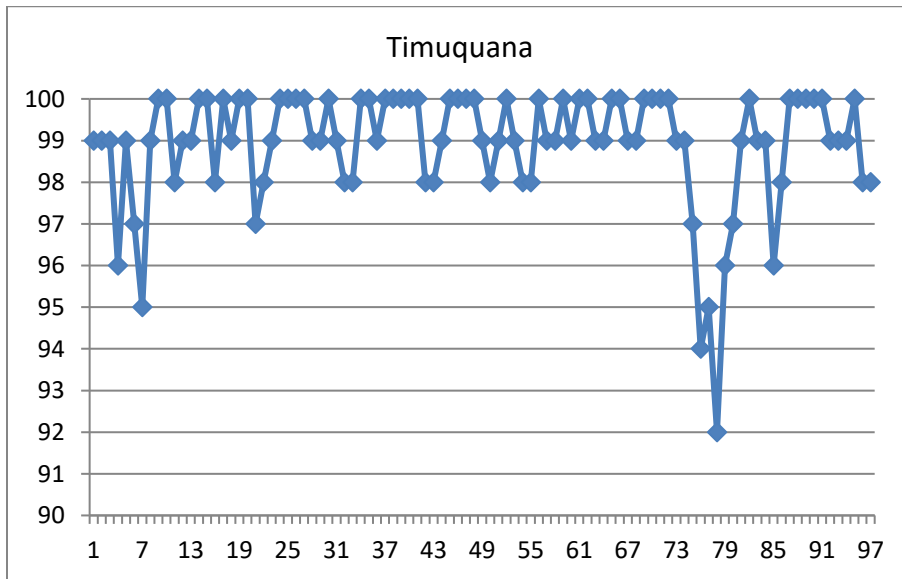
Average Occupancy by Development



OCCUPANCY LEVELS

12-31-17

Average Occupancy by Development



2017 Annual Report

Jacksonville Housing Finance Authority

Pursuant to the requirements of Section 52.112, *Municipal Code*, the Jacksonville Housing Finance Authority (JHFA) respectfully submits this annual report to the City Council Finance Committee.

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2017 Annual Report

Jacksonville Housing Finance Authority

About the Jacksonville Housing Finance Authority (JHFA)

The Jacksonville Housing Finance Authority (JHFA) was created in 1978 as the Duval County Housing Finance Authority (DCHFA). The JHFA position within City government has been altered several times over the past 39 years, most recently in 2014. The JHFA is a dependent special district, governed by a seven member Board of Directors appointed by the Mayor (4) and City Council (3).

The JHFA does not receive operating appropriations from the City—it funds all of its operations from revenues generated from its bond and loan programs. The JHFA is essentially a public purpose lending institution that generates its loans from the proceeds of tax-exempt bonds and program income.

The JHFA finances loans to first-time homebuyers and to developers who build or rehabilitate rental housing for occupancy by eligible families. Since its inception, the JHFA has provided over \$600 million in funding for the creation of affordable housing. This funding has created over 6,000 units of affordable rental housing and thousands of new homeownership opportunities.

Market Driven Approach

All of the JHFA's programs are market-driven. The JHFA must structure programs that work from an economic perspective – not because the law says they have to, but because the private sector would not invest their money in bonds that are improperly structured or developments that are not feasible.

Board of Directors

The JHFA is governed by a seven member Board of Directors.

Name	# of Terms	Term Ends / Resolution	Race	Sex	Notes
William “Tripp” Gulliford (Chair)	2 of 2	11/30/2019 (2015-832)	W	M	Mayoral Appointment
Delilah R. “Dee” Bumbarger	1 of 2	06/30/2020 (2016-689)	W	F	Council Appointment
Spencer Cummings	Partial	06/30/2018 (2017-127)	W	M	Mayoral Appointment
Ruth A. Owen	1 of 2	06/30/2019 (2016-38)	W	F	Council Appointment
Jeffrey Rosen	1 of 2	06/30/2021 (2016-750)	W	M	Mayoral Appointment
Vacancy					Mayoral Appointment
Vacancy					Council Appointment

Strategic Partnerships

Partnerships with Other Counties

The JHFA partners with Brevard, Clay, Pinellas and Hillsborough Counties to facilitate the pooling and sale of mortgages originated in the home ownership programs of the five counties. By pooling mortgages, marketable volume is achieved more quickly, reducing interest rate risk and quick return of the JHFA’s capital investment (for use in making new loans). The JHFA has executed 48 sales for a profit of \$341,748 from the sales—funds that are used to make the down payment assistance loans.

Partnership with Florida Housing Finance Corporation (FHFC)

In response to an ongoing request from the JHFA, FHFC allowed Duval County to establish a “Qualifying Financial Assistance Funding Preference” pilot program which enabled the JHFA the opportunity to select its preferred project by allocating a higher level of local government support commitment in 2015. That program was extremely successful and has now been formalized for certain large counties in their programs.

FHFC kept the preference system for the most recent 9% Housing Tax Credit Request for Applications. An applicant that receives “Local Government Area of Opportunity Funding” receives 10 points, while the smaller local government contribution only receives 5 points. In addition to the extra points, the applicant automatically receives the maximum score for “proximity” to services and is not penalized if it is within a defined distance from other developments that are under construction or have not yet stabilized. Additional information on this important partnership is included under the section titled Local Government Support Contributions.

Sadowski Education Effort

The JHFA continues to be an active participant in the effort to secure state funding for housing programs—funding that comes directly to the City (State Housing Initiative Partnership (SHIP) Program) and to rental developments being built or rehabilitated within the City (State Apartment Incentive Loan (SAIL) Program). The SHIP allocation to Jacksonville for State Fiscal Year 2017-2018 is \$3.947 million—funds that are used for activities such as permanent supportive housing, owner-occupied rehabilitation and down payment assistance. In the SAIL application process, funds have been awarded to a new construction development that will build 127 rental units in Jacksonville Beach which will replace older public housing units. Since its inception in 2011, the Sadowski Education Effort has resulted in \$17.9 million of SHIP funds and \$18.0 million of SAIL funds coming to Jacksonville.

Additionally, in the recent federal tax legislation, the US House proposed to eliminate all private activity bonds—which would include all bonds for loans to first-time homebuyers, tax credits for first-time homebuyers, and bonds to finance the construction or rehabilitation of rental housing. The Sadowski Education Effort actively worked with our Congressional delegation on this issue—resulting in the final tax bill leaving tax-exempt bond financing for housing in place.

Rental Development

The JHFA encourages the development of affordable rental housing through the issuance of Mortgage Revenue Bonds and the provision of local government support commitments, and other forms of subordinate lending.

Over the history of the JHFA and its predecessor agency the Duval County HFA, the JHFA has originated bond or other loans totaling over \$400 million to developers who built or rehabilitated rental housing. A list of all developments that have outstanding loans and the associated number of units is as follows:

<u>Development</u>	<u># Units</u>	<u>Outstanding Bond Loan Balance</u>	<u>Outstanding Subordinate Loan Balance</u>	<u>Total Outstanding Loan Balances</u>	<u>Note</u>
Beaches Hamlet	192	\$ -	\$ 241,051	\$ 241,051	
Bennett Creek	264	\$ 21,600,000	\$ 1,027,945	\$ 22,627,945	
Brookwood Forest	168	\$ 8,800,000	\$ 1,700,000	\$ 10,500,000	
Camri Green	184	\$ 8,200,000	\$ -	\$ 8,200,000	
Caroline Oaks	80	\$ 3,567,817	\$ 2,200,000	\$ 5,767,817	
Cathedral Terrace	240	\$ 7,585,000	\$ 1,000,000	\$ 8,585,000	
Christine Cove	96	\$ 2,450,000	\$ 1,000,000	\$ 3,450,000	
Community Connections	78	\$ -	\$ 184,635	\$ 184,635	
Courtney Manor	360	\$ -	\$ 486,563	\$ 486,563	
Gregory Cove	288	\$ -	\$ 1,015,156	\$ 1,015,156	
Hartwood Apartments	110	\$ 4,055,000	\$ 500,000	\$ 4,555,000	
Hubbard House	11	\$ -	\$ 152,689	\$ 152,689	
Lenox Court	360	\$ -	\$ 1,150,000	\$ 1,150,000	
Liberty Center (III)	109	\$ -	\$ 102,128	\$ 102,128	
Liberty Center (IV)	100	\$ -	\$ 750,000	\$ 750,000	
Madison Woods	240	\$ -	\$ 1,123,453	\$ 1,123,453	
Marcis Pointe	120	\$ -	\$ 218,000	\$ 218,000	
Mount Carmel Gardens	207	\$ 9,750,000	\$ -	\$ 9,750,000	A
Oakwood Villa	200	\$ 12,700,000	\$ -	\$ 12,700,000	A
Peyton Ridge	120	\$ -	\$ 115,000	\$ 115,000	
Ryan Oaks	120	\$ -	\$ 255,600	\$ 255,600	
Sanctuary Walk	120	\$ -	\$ 250,000	\$ 250,000	
Timberwood Trace	224	\$ 16,000,000	\$ -	\$ 16,000,000	
Timuquana Park	100	\$ 3,485,000	\$ -	\$ 3,485,000	
W.A. Knight	12	\$ -	\$ 285,560	\$ 285,560	
	4,103	\$ 98,192,817	\$ 13,757,781	\$ 111,950,599	

Notes:

A - This development is currently under construction/rehabilitation.

Bond Financing for Rental Housing

The JHFA and its private sector partners closed on two bond-financed multi-family projects in 2017. Timberwood Trace is a 224-unit rehabilitation development for families located at 12250 Atlantic Boulevard. This development has a total development cost of \$31.2 million which includes \$16 million in JHFA Mortgage Revenue Bonds. Oakwood Villa is a 200-unit rehabilitation development for families located at 8201 Kona Avenue. The total development cost for Oakwood is \$23 million with JHFA Mortgage Revenue Bonds of \$12.7 million.

Additionally, the JHFA has approval for two bond-financed multi-family projects in line to close in fiscal year 2018. They are the Millennia Portfolio and Pine Grove. A third project, The Waves, has been induced by the Authority and is pending public hearing.

Local Government Support Contributions

Developers seeking to participate in FHFC's various funding cycles are required to obtain local government support contributions as a component of their application. The JHFA provided local government support contributions for the following projects. Without the JHFA's contribution, the federal and state resources associated with the developments would not have

been secured for Jacksonville. Moreover, Jacksonville would have forgone the associated overall economic benefit, construction jobs and expansion of affordable housing.

Houston Street Manor

In the 2014 cycle, applicants for 9% Housing Credits had to obtain local government contributions with a net present value of \$75,000. This required a loan of \$115,000. FHFC officially awarded the Housing Credits for Duval County to Houston Street Manor. The JHFA has an outstanding loan commitment of \$115,000 to this development. The project is currently under construction.

Peyton Ridge Apartments

As a result of JHFA commitment to provide a \$115,000 loan, the 120-unit Peyton Ridge development was funded by FHFC. Peyton Ridge has a total development cost of \$16.9 million, and is a new construction development that will serve elderly residents.

Lofts at LaVilla

The Lofts at LaVilla project was selected as the JHFA's Qualifying Financial Assistance Funding Preference project for the Fall/Winter 2015 FHFC cycle. This \$21.9 million project involves the new construction of a 120-unit mid-rise residential family development located at 906 West Bay Street. Construction of the project is being completed and the units are fully leased with a waiting list.



Lofts at Monroe

The Lofts at Monroe project was selected as the JHFA's Local Government Area of Opportunity Funding project for the Fall/Winter 2016 FHFC cycle. This \$21 million project involves the new construction of a 108-unit mid-rise residential family development located at 1000 West Monroe Street. Site preparation and construction activities have begun on this project.



Mary Eaves Senior Village

In October 2015, the JHFA provided a \$300,000 HOME match commitment to the Mary Eaves Senior Village project so that the project could compete for approximately \$5.3 million in State HOME funds. This project was previously supported (during the acquisition and predevelopment phase) with City Community Development Block Grant (CDBG) and Neighborhood Stabilization Program (NSP) funding. This project has completed.



The Waves

The Waves project was awarded a Local Government Support Contribution in order to apply to the Fall/Winter 2017 SAIL cycle. This \$23.4 million project involves the new construction of a 15 building, 127-unit, scattered site residential family development in Jacksonville Beach. This development anticipates using JHFA Multi-Family Mortgage Revenue Bonds in addition to FHFC SAIL funding and 4% tax credits.



Lofts at Jefferson Station

The Lofts at Jefferson Station project was selected as the JHFA's Local Government Area of Opportunity Funding project for the Fall/Winter 2017 FHFC cycle. This \$21 million project involves the new construction of a 98-unit mid-rise residential family development located at 799 Water Street. The developer will be submitting this project for FHFC's 9% Tax Credit application cycle due December 29, 2017.



Home Ownership

During fiscal year 2014, the JHFA successfully launched a home ownership program that does not utilize tax exempt bonds. Instead, the JHFA is offering affordable 30 year fixed-rate mortgages through participating lenders, and then selling those mortgages. This allows limited JHFA cash reserves to serve as a revolving fund for a continual loan program. In addition to the fixed rate mortgage (currently 4.00%), the home buyers also receive a mortgage credit certificate (MCC) valued at up to \$2,000 per year. The MCC is a refundable federal tax credit (not deduction) and may be claimed each year that the buyer continues to live in the home. Also, in order to help borrowers achieve home ownership, JHFA provides a \$15,000 down payment assistance loan. Since inception, this program has generated 122 first mortgage loans totaling \$13,988,032. The program has distributed MCCs totaling \$4,471,823 to date. The average family in the program had a 35 year old head of household, with total family income of \$42,356, and who purchased a \$119,485 priced home. Since most borrowers can claim the full \$2,000 refundable credit per year, these families will get a collective annual tax savings of \$244,000.

This is the functional equivalent of having provided each of the borrowers with a 1.00% first mortgage rate

Servicing Report

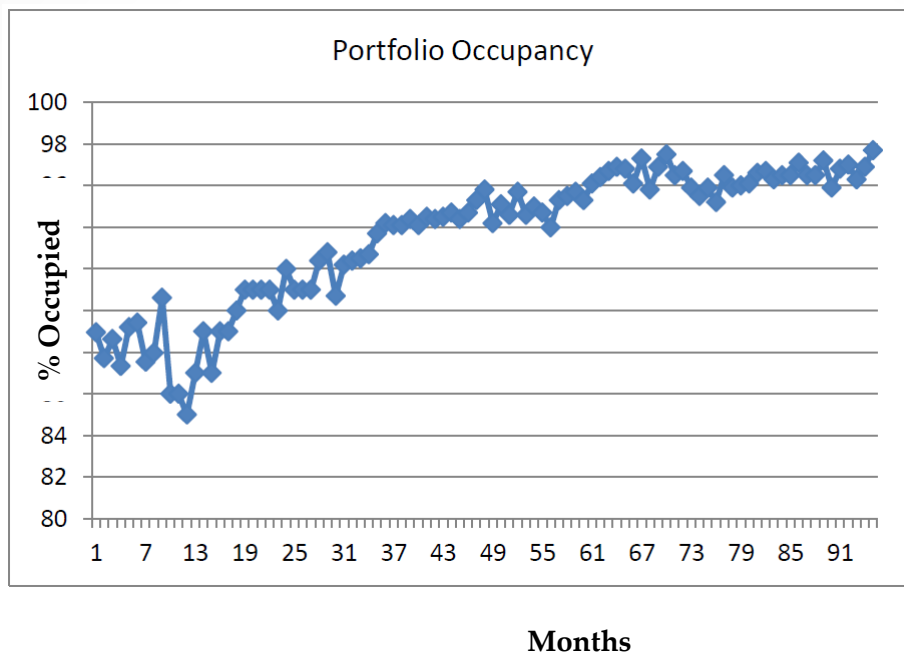
A servicing report summarizing the performance of all of the existing mortgages in the JHFA's portfolio is below. Of the almost \$15.5 Million in mortgages held by the JHFA, only 4.03% are 61+ days past due.

JACKSONVILLE HOUSING FINANCE AUTHORITY COMBINING SUMMARY OF MORTGAGE PORTFOLIO PERFORMANCE SEPTEMBER 30, 2017

Subfund	Acct	Project	Principal Balance	Current	1-30	31-60	61-90	91-120	121+
721	128006	W.A. Knight	\$ 285,560	\$ 285,560	\$ -	\$ -	\$ -	\$ -	\$ -
721	128007	Value Homes (I)	\$ 218,875	\$ 218,875	\$ -	\$ -	\$ -	\$ -	\$ -
721	128014	Beaches Hamlet	\$ 241,051	\$ 241,051	\$ -	\$ -	\$ -	\$ -	\$ -
721	128015	Lenox Court	\$ 1,150,000	\$ 1,150,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128016	Community Connections	\$ 184,635	\$ 184,635	\$ -	\$ -	\$ -	\$ -	\$ -
721	128017	JHP New Roof Program	\$ 152,156	\$ 152,156	\$ -	\$ -	\$ -	\$ -	\$ -
721	128024	Christine Cove	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128071	Liberty Center (III)	\$ 102,128	\$ 102,128	\$ -	\$ -	\$ -	\$ -	\$ -
721	128072	Hubbard House	\$ 152,689	\$ 152,689	\$ -	\$ -	\$ -	\$ -	\$ -
721	128086	Rose Watson	\$ 53,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,948
721	128087	Clarence Edwards	\$ 5,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,183
721	128106	Liberty Center (IV)	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128107	All Saints	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128111	SF2006 Program	\$ 1,159,787	\$ 524,572	\$ 53,118	\$ 18,557	\$ -	\$ -	\$ 563,540
721	128136	Paul Minott	\$ 11,810	\$ 11,810	\$ -	\$ -	\$ -	\$ -	\$ -
721	128137	Regents Apartments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128138	Hartwood Apartments	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128139	SF2010 Program	\$ 633,677	\$ 633,677	\$ -	\$ -	\$ -	\$ -	\$ -
721	128143	Single Family Loan Program	\$ 220,800	\$ 220,800	\$ -	\$ -	\$ -	\$ -	\$ -
Total Subfund 721			\$ 6,822,300	\$ 6,127,953	\$ 53,118	\$ 18,557	\$ -	\$ -	\$ 622,672
			100.00%	89.82%	0.78%	0.27%	0.00%	0.00%	9.13%
Subfund	Acct	Project	Principal Balance	Current	1-30	31-60	61-90	91-120	121+
722	128030	Madison Woods	\$ 1,123,453	\$ 1,123,453	\$ -	\$ -	\$ -	\$ -	\$ -
722	128031	Gregory Cove	\$ 1,015,156	\$ 1,015,156	\$ -	\$ -	\$ -	\$ -	\$ -
722	128035	Sanctuary Walk	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
722	128091	Courtney Manor	\$ 486,563	\$ 486,563	\$ -	\$ -	\$ -	\$ -	\$ -
722	128108	Brookwood Forest	\$ 1,700,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ -
722	128110	Ryan Oaks	\$ 255,600	\$ 255,600	\$ -	\$ -	\$ -	\$ -	\$ -
722	128140	Bennett Creek	\$ 1,027,945	\$ 1,027,945	\$ -	\$ -	\$ -	\$ -	\$ -
722	128141	Marcis Pointe	\$ 218,000	\$ 218,000	\$ -	\$ -	\$ -	\$ -	\$ -
722	128142	Caroline Oaks	\$ 962,382	\$ 962,382	\$ -	\$ -	\$ -	\$ -	\$ -
722	128143	Single Family Loan Program	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
722	128144	Peyton Ridge Community	\$ 115,000	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Subfund 722			\$ 7,354,100	\$ 7,354,100	\$ -	\$ -	\$ -	\$ -	\$ -
			100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Subfund	Acct	Project	Principal Balance	Current	1-30	31-60	61-90	91-120	121+
723	128142	Caroline Oaks	\$ 1,237,618	\$ 1,237,618	\$ -	\$ -	\$ -	\$ -	\$ -
723	128143	Single Family Loan Program	\$ 51,710	\$ 51,710	\$ -	\$ -	\$ -	\$ -	\$ -
Total Subfund 723			\$ 1,289,328	\$ 1,289,328	\$ -	\$ -	\$ -	\$ -	\$ -
			100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total JHFA			\$ 15,465,727	\$ 14,771,380	\$ 53,118	\$ 18,557	\$ -	\$ -	\$ 622,672
			100.00%	95.51%	0.34%	0.12%	0.00%	0.00%	4.03%

Compliance Report

All developments within the JHFA's portfolio are in compliance. The current weighted average occupancy of the portfolio (as of October 31st) is 97.7%. The following are charts which track portfolio occupancy over the last seven years and as of October 31, 2017. Occupancy hit a low point during the Great Recession as persons without employment doubled up in apartments or moved back to family residences. With job creation and new household formation, demand for the existing units has risen.



Development & Address	Developer	Original Bonds & Issue Date	Units & Occupancy
Bennett Creek 3585 Salisbury Drive 32216	Richman	\$21,600,000 12-21-10	264 99% (+3%)
Brookwood Forest Apartments 1251 Fromage Way 32225	CED	\$10,000,000 2005	168 96% (+0%)
Camri Green Apartments 3820 Losco Road 32257	Vestcor	\$9,200,000 2003	184 98% (-2%)
Caroline Oaks	Vestcor	\$5,600,000 4-22-15	82 100% (+0%)
Cathedral Terrace	Blue Sky	\$12,500,000 1-21-16	200 98% (+1%)
Christine Cove 3730 Soutel Dr 32208	Carlisle	\$6,000,000 2006	96 99% (+1%)
Hartwood (AKA Hampton Ridge) 11501 Harts Road 32218	Southport	\$5,840,000 2006	110 94% (-3%)
Mt. Carmel Gardens 5846 Mt. Carmel Terrace 32216	BREC	\$9,750,000 8-19-16	207 Rolling Rehab 81%
Oakwood Terrace 8201 Kona Avenue	Southport	\$12,700,000 6-30-17	200 Rolling Rehab 88%
Timberwood Trace 12250 Atlantic Blvd. 32225	Southport	\$16,000,000 2-1-17	224 97% (-3%)
Timuquana Park Apartments 5615 Seaboard Ave. 32244	Southport	\$4,300,000 2004	100 100% (+1%)

Fiscal Year 2018 Goals and Objectives

The JHFA will continue to aggressively seek partnerships with the private sector—lenders and developers—to create affordable housing opportunities for the citizens of Jacksonville. The JHFA will also continue its support for the Sadowski Education Effort to make sure that resources such as SHIP and SAIL are funded, and tax-exempt housing bonds are protected. While doing all of this, JHFA will continue to structure programs to create the greatest amount of affordable housing for the most efficient costs.

Bond Financing for Rental Housing

The JHFA and its private sector partners are working on three developments that are scheduled to utilize JHFA bond financing and close in 2018:

- **Millennia Portfolio:** A 768-unit substantial rehabilitation of a four project multi-family portfolio previously owned by Global Ministries Foundation. These are project-based Section 8 developments housing low income residents. This portfolio has an estimated total development cost of over \$125 million. The JHFA has authorized Mortgage Revenue Bonds in an amount not to exceed \$90 million towards the financing.
- **Pine Grove:** A 168-unit new construction of garden style apartments located at Powers Avenue, north of the intersection of Powers & Toledo Road. This development has a total development cost of \$29.6 million. The JHFA has authorized Mortgage Revenue Bonds in an amount not to exceed \$16.5 million towards the financing for this project.
- **The Waves:** In November 2017, the JHFA received an application for this 127-unit new construction of garden style apartments located at 9 scattered public housing sites in Jacksonville Beach. The application for the project reflects a projected total development cost of \$23.4 million. The JHFA voted to adopt an Inducement Resolution inviting the applicant into credit underwriting for this project at its November 2017 meeting. This development was tentatively awarded \$7.6 million of SAIL funds by Florida Housing Finance Corporation.

Other Rental Housing

JHFA will again provide the required local government contribution for applications to FHFC for Housing Credits. This small investment of JHFA funds will allow at least one development to receive substantial state and federal assistance.

Partnership with Other Counties

JHFA will continue its partnership with Brevard, Clay, Pinellas and Hillsborough Counties to facilitate the pooling and sale of mortgages originated in the home ownership programs of the four counties.

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