

JACKSONVILLE HOUSING FINANCE AUTHORITY



Jacksonville Housing Finance Authority Board of Directors Meeting  
November 30, 2016 Noon  
214 North Hogan Street, 8<sup>th</sup> Floor

- AGENDA -

- |  |                            |
|--|----------------------------|
| Call Meeting to Order  | Chair                      |
| Approval of Minutes of October 19, 2016 Meeting                | JHFA Board                 |
| <br>   |                            |
| <b>I. <u>Public Comments</u></b>                               |                            |
| A. Public Comments   | Public                     |
| <br>   |                            |
| <b>II. <u>REPORTS</u></b>                                      |                            |
| A. "To-Do" List Earlier Meetings                               | Mark Hendrickson           |
| B. Staff and Financial Report                                  | Laura Stagner              |
| • Financial Statement  |                            |
| C. Financial Advisor Memo                                      | Mark Hendrickson           |
| <br>   |                            |
| <b>IV. <u>ACTION ITEMS</u></b>                                 |                            |
| A. Board Members Declare Conflicts, if any                     | Board                      |
| B. Bond Allocation   | Hendrickson & Bond-Collins |
| • Convert \$50 million of 2016 Carryforward to Multi-Family    |                            |
| • Authorize Validation & Carryforward for Multi-Family Deals   |                            |
| C. Local Government Contribution Loans                         | Mark Hendrickson           |
| • Housing Credits & Area of Opportunity (Preference) Funding   |                            |
| • Housing Credits & Minimum Local Government Contribution      |                            |
| D. Authorization of NOFA for 2017 Multi-Family Bond Allocation | Mark Hendrickson           |
| <br>   |                            |
| <b>V. <u>NEW BUSINESS</u></b>                                  |                            |
| A. Approve 2017 JHFA Meeting Calendar                          | Board                      |
| <br>   |                            |
| <b>VI. <u>OLD BUSINESS</u></b>                                 |                            |
| A. Update on Bond Allocation                                   |                            |
| B. Update on New Multi-Family Financings                       | Mark Hendrickson           |
| C. Update on Single Family Program                             | Mark Hendrickson           |
| D. Update on Existing Rental Properties                        | Mark Hendrickson           |
| • Recent JHFA Activities/Developments                          |                            |
| • Occupancy Report   |                            |
| E. Update on 2017 Legislative Effort                           | Mark Hendrickson           |
| <br>   |                            |
| <b>VII. <u>ADJOURN JHFA MEETING</u></b>                        | Chair                      |

JACKSONVILLE HOUSING FINANCE AUTHORITY



**JACKSONVILLE HOUSING FINANCE AUTHORITY**

**Board of Directors Meeting**

**MINUTES**

**OF**

**WORKSHOP &  
REGULAR MEETING**

**October 19, 2016**

## **October 19, 2016: JHFA Strategic Planning Workshop & Board Meeting**

**10:00 am**

**214 North Hogan Street, 8<sup>th</sup> Floor**

### **BOARD MEETING:**

Present at the meeting were:

### **BOARD MEMBERS**

Tripp Gulliford, Chair

LaTasha Green-Cobb, Vice-Chair

Dee Bumbarger, Member

Ruth Owen, Member

### **PROFESSIONAL STAFF:**

Mark Hendrickson, The Hendrickson Company, Financial Advisor

Susan Leigh, Community Concepts Group, Financial Advisor

Priscilla Howard, Community Concepts Group, Financial Advisor

Helen Feinberg, RBC Capital Markets, Investment Banker

Cameron Hill, RBC Capital Markets, Investment Banker

Rhonda Bond Collins, Bryant Miller Olive, Bond Counsel

Lawsikia Hodges, City of Jacksonville Office of General Counsel

### **CITY STAFF:**

Laura Stagner

Jane Bouda

Damian Cook

### **PUBLIC:**

Ryan Hoover, Vestcor

### **WORKSHOP**

Chairman Gulliford called the Strategic Planning Workshop to order at 10:04 AM.

Topics covered and discussion included:

- Multi-Family Housing Programs
- JHFA Delivery System

Chairman Gulliford adjourned the Workshop at 11:55 AM.

### **BOARD MEETING**

Chairman Gulliford called the meeting to order at 12:10 PM.

### Minutes

Ms. Owen moved, with a second by Ms. Bumbarger, that the Board **approve the minutes of September 21, 2016 Board meeting**. The motion passed 4-0.

### Public Comments

Mr. Ryan Hoover updated the Board on the status of the Lofts at LaVilla development, and invited the Board to a groundbreaking.

Helen Feinberg announced that RBC had contributed \$300,000 to the American Red Cross for hurricane relief efforts.

### Board Member Conflicts

No Board Member Conflicts.

### "To-Do" List

Mr. Hendrickson presented the "to-do" list from previous meetings. Chairman Gulliford asked **if Cathedral Terrace would be available for a tour on Veteran's Day**.

### Staff Report and Financial Report

Ms. Stagner presented the financial and staff report.

### 2016 & 2017 Bond Allocation

Mr. Hendrickson and Ms. Bond-Collins updated the Board on the 2016 and 2017 Bond Allocation.

### Local Government Contribution Loans

Mr. Hendrickson updated the Board on requests for loans, stating that no developers had requested the local government contribution loan in conjunction with the FHFC SAIL RFA, and that applications for loans related to the local government preference for 9% Housing Credits were due November 4. He stated that the Board would be making the decision on the priority and a backup at the November 30 JHFA meeting.

### Rental Financings:

Mr. Hendrickson presented the background on new Timberwood Trace bond application, and also noted that a requirement for the Oakwood Villas transaction had inadvertently been left out of the original analysis presented to the Board. After discussion, Ms. Green-Cobb moved, with a second by Ms. Owen, that the Board **(1) approve the Inducement Resolution for Timberwood Trace prepared by bond counsel, subject to all conditions in the JFHA Multi-Family Handbook and the recommendations included in the full Financial Advisor analysis (included as Tab 5 in the October 19, 2016 Board Packet), and (2) approve requirement that the Oakwood Villa developer pay a fee in lieu of annual fees, similar to the Mt. Carmel Gardens transaction**. The motion passed 4-0.

#### **Single Family & MBS Sale/Bond Redemption 2007 Single Family:**

Mr. Hendrickson updated the Board on the status of the current program. Ms. Feinberg presented a financing plan to sell the underlying MBS in the 2007 Single Family Bond Issue and redeem the bonds—which would net an estimated \$641,000 to the JHFA. After discussion, Ms. Green-Cobb moved, with a second by Ms. Bumbarger, that the Board **approve the Resolution drafted by bond counsel, authorizing the sale of the MBS and redemption of bonds in the 2007 single family bond issue. The motion passed 4-0.**

#### **Existing Rental Developments**

Mr. Hendrickson updated the Board on the occupancy of existing developments, and on the success that the JHFA has had in the past two years. The Board inquired as to the status of the Houston Street development, which was selected by the FHFC lottery system, and was still not under construction after almost two years. The Board **directed staff to communicate with FHFC and the developer to obtain the status of the Houston Street development, and to ask FHFC if another Jacksonville deal could be funded if the Houston Street deal failed to move forward.**

#### **Board Meeting Dates**

The Board directed staff to prepare public notices for the following Board meeting schedule for the remainder of 2016:

- October 11 at 9 AM, to be held only if application were received related to local government loans in conjunction with SAIL
- October 19 from 10 AM to 1 PM, to be a continuation of the Strategic Planning Retreat and a regular Board meeting
- November 30 at Noon, to be the regular Board meeting for November and December, and the meeting where the selection of the priority development for the FHFC 9% Housing Credit RFA

#### **Legislative Update**

Mr. Hendrickson updated the Board on the status of the legislative effort for 2017, and directed the Board to a chart showing what level of SHIP funding would come to Jacksonville if the legislature appropriated all of the monies in the housing trust funds for housing programs.

#### **Other Business**

Chairman Gulliford updated the Board on a presentation he and Mr. Hendrickson had made to the Council's Rules Committee.

#### **Adjournment**

On a motion by Ms. Owen, seconded by Ms. Bumbarger, the Board **voted 4-0 to adjourn the meeting at 12:55 PM.**

**JHFA Direction to Team**  
**From September 17, 2015, and March 16, , April 20, June 15, & August 18, 2016**  
**Meetings**

<b>Board Direction</b>	<b>Staff</b>	<b>Status</b>
<b>September 17, 2015</b>		
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.
<b>March 16, 2016</b>		
Revise MF Handbook to add section dealing with construction period only bonds	FA	Complete
<b>April 20, 2016</b>		
Cathedral Terrace: (1) Arrange Tour, (2) Get before and after photos, and (3) Determine Economic Impact	FA & Laura	Developer advises that tour can be arranged at convenience of Board. Before and after photos being taken. Economic Impact being calculated. Counsel recommends individual tours.
<b>October 19, 2016</b>		
Directed staff to contact FHFC and developer on status of Houston Street Manor development and ask FHFC if another development could be funded if Houston Street Manor failed to move forward	FA	Developer indicates they will close loan in 2017. FHFC has not responded to inquiry on status of development and disposition of HC if the development does not close.

# Jacksonville Housing Finance Authority

## Monthly Staff Report

**FOR THE MONTH ENDING**

September 30, 2016

Laura Stagner

# Jacksonville Housing Finance Authority

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## Monthly Staff Report

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## Financial Report

The results of the fiscal year ending September 30, 2016, have been very positive for the Jacksonville Housing Finance Authority. Some highlights include:

- The JHFA exceeded overall revenue projections by \$555,823. This was largely due to the redemption of the Single Family 2006 issue which netted the Authority \$356,635. Other contributing factors were application fees from developers and better than expected investments on pooled cash.
- The JHFA's budgetary controls continue to bear fruit. In fiscal year 2016, the JHFA only expended 60% of its approved budget. Barring any final adjusting entries, \$163,413 in unspent budget will fall back to fund balance.
- Overall, with the excellent revenue and expenditure performance for the fiscal year, the Authority will be adding \$719,236 to fund balance for use in future years.

## Financial Statements

### Combining Balance Sheet

A summary of the accounts representing the resources of the Jacksonville Housing Finance Authority, in summary, is as follows:

### Cash Position

The Authority's current cash balances are as follows:

- |   |              |
|---|--------------|
| • Subfund 721 (Operating Account)             | \$ 2,894,446 |
| • Subfund 722 (Local Government Support Fund) | \$ 409,091   |
| • Subfund 723 (JHFA Loan Trust Fund)          | \$ 3,341,501 |

### Fund Balance

The Authority's current unassigned fund balances are as follows:

- |   |              |
|---|--------------|
| • Subfund 721 (Operating Account)             | \$ 2,626,499 |
| • Subfund 722 (Local Government Support Fund) | \$ 29,400    |
| • Subfund 723 (JHFA Loan Trust Fund)          | \$ 1,546,165 |

The full Combining Balance Sheet for the Jacksonville Housing Finance Authority is included as Exhibit 1.

## Combining Operating Statement

### Revenues

The Authority's revenues, excluding transfers, for the year to date are as follows:

- Subfund 721 (Operating Account) ..... \$ 471,896
- Subfund 722 (Local Government Support Fund) ..... \$ 379,691
- Subfund 723 (JHFA Loan Trust Fund) ..... \$ 115,335

### Expenses

- The Authority's net expenditures for the year to date total \$ 244,890.

### Encumbrances

The Authority's outstanding encumbered amounts, as of the report date total \$ 4,405.

The full Combining Statement of Revenue, Expenditures and Changes in Fund Balance for the Jacksonville Housing Finance Authority is included as Exhibit 2.

## Notes to Financial Statements

### Accounts

The Jacksonville Housing Finance Authority has three (3) subfunds, as follows:

Subfund 721 represents the JHFA's operating account. All regular operating expenditures and the cost for any single family programs are reflected in this subfund. This subfund is subject to annual appropriation and the budget does not carry forward from year to year. Aside from the requirement that these funds be appropriated, either through the annual budget process or separate legislation, there are no restrictions regarding the activities that this subfund can fund.

Subfund 722 represents the JHFA's Local Government Support Contribution account. This subfund is intended to provide any amounts required to document the Local Government Support Contribution required by Florida Housing Finance Corporation, subject to certain limitations. See "Funding Constraints" note below.

Subfund 723 represents the JHFA's Loan Trust Fund account. This subfund is administered in conjunction with the Local Government Support Contribution funding, subject to certain limitations. See "Funding Constraints" note below.

### Funding Constraints

The Authority is authorized to disburse funds from the JHFA Loan Fund and the Local Government Support Revolving Fund referenced in Municipal Code Section 52.108, provided that any such multi-family development loan shall be made:

- (1) In response to a Notice of Availability of Funds issued by the Authority;

- (2) In conformance with a third party credit underwriter’s report prepared for the Authority or the Florida Housing Finance Corporation;
- (3) Subject to repayment; and
- (4) In compliance with the loan application program, the Council approved loan policies enacted pursuant to Ordinance 2014-185 (the “Loan Policies”) and any additional policies and procedures adopted by the Authority not inconsistent with this Chapter and the Loan Policies.

Additionally, any single-family loan made by the Authority shall be in accordance with the eligibility criteria as authorized for the bond issue or existing single-family loan program pursuant to Ordinance 2012-683-E, as amended by Ordinance 2013-255-E, or new single-family loan program established by the Authority pursuant to this Chapter, except that the Authority may adjust the maximum loan amount to borrowers in said loan programs as necessary without further Council approval.

## Contact Information

### General Contacts

Jacksonville Housing Finance Authority  
214 North Hogan Street, 7<sup>th</sup> Floor  
Jacksonville, FL 32202  
☎ (904) 255-8200  
📠 (904) 255-8244

### Staff Contacts

#### Laura Stagner, Director – Finance

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#### Jane Bouda, Compliance

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## Exhibits

### Exhibit 1 – Combining Balance Sheet

**JACKSONVILLE HOUSING FINANCE AUTHORITY**  
**COMBINING BALANCE SHEET**  
**SEPTEMBER 30, 2016**

<b>JACKSONVILLE HOUSING FINANCE AUTHORITY</b>				
	<b>721</b>	<b>722</b>	<b>723</b>	<b>TOTAL</b>
	Operating	LGSC Funds	Loan Funds	
<b><u>ASSETS</u></b>				
Equity in Cash and Investments.....	\$ 2,894,446	\$ 409,091	\$ 3,341,501	\$ 6,645,038
Cash in Escrow and with Fiscal Agents.....	1,500,000	-	348,446	1,848,446
Mortgages Receivable.....	7,012,277	7,413,156	1,289,328	15,714,761
Allowance for Doubtful Accounts.....	(1,379,746)	-	-	(1,379,746)
Other Assets.....	-	-	-	-
<b>TOTAL ASSETS.....</b>	<b>\$ 10,026,977</b>	<b>\$ 7,822,248</b>	<b>\$ 4,979,274</b>	<b>\$ 22,828,498</b>
<b><u>LIABILITIES AND FUND BALANCES</u></b>				
<b>LIABILITIES:</b>				
Accounts Payable and Accrued Liabilities.....	\$ 26,310	\$ -	\$ -	\$ 26,310
Deposits.....	10,225	-	-	10,225
Deferred Revenue.....	-	-	-	-
Loan Commitments.....	-	-	-	-
<b>TOTAL LIABILITIES.....</b>	<b>\$ 36,535</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,535</b>
<b>FUND BALANCES:</b>				
Nonspendable Fund Balance.....	\$ 5,632,531	\$ 7,413,156	\$ 1,289,328	\$ 14,335,015
Restricted Fund Balance.....	1,504,405	-	348,446	1,852,851
Committed Fund Balance.....	-	-	1,680,000	1,680,000
Assigned Fund Balance.....	-	-	-	-
Unassigned Fund Balance.....	\$ 2,626,499	\$ 29,400	\$ 1,546,165	\$ 4,202,064
Current Year Operating Excess (Deficit).....	227,007	379,691	115,335	722,033
<b>Total Fund Balances.....</b>	<b>\$ 9,990,442</b>	<b>\$ 7,822,248</b>	<b>\$ 4,979,274</b>	<b>\$ 22,791,964</b>
<b>TOTAL LIABILITIES AND FUND BALANCES.....</b>	<b>\$ 10,026,977</b>	<b>\$ 7,822,248</b>	<b>\$ 4,979,274</b>	<b>\$ 22,828,498</b>

**Outstanding Loan Commitments (Subfund 723)**

Cathedral Terrace	\$ 1,000,000
Mary Eaves Senior (HOME Match)	300,000
Lofts at LaVilla	265,000
Houston Street Manor (2015)	115,000
	<b>\$ 1,680,000</b>

## Exhibit 2 - Combining Operating Statement

### JACKSONVILLE HOUSING FINANCE AUTHORITY COMBINING STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016

	JACKSONVILLE HOUSING FINANCE AUTHORITY			
	721	722	723	TOTAL
	Operating	LGSC Funds	Loan Funds	
<b>REVENUE:</b>				
From Bond Sources.....	\$ 191,260	\$ 356,635	\$ -	\$ 547,895
From Mortgage Servicing.....	39,015	14,371	-	53,386
From Investment & Interest Income.....	191,674	8,685	115,335	315,694
From Other Sources.....	49,948	-	-	49,948
Total Revenue (Excluding Transfers).....	\$ 471,896	\$ 379,691	\$ 115,335	\$ 966,923
Transfers from Fund Balance/Intra-fund.....	-	-	-	-
Total Revenue (Including Transfers).....	\$ 471,896	\$ 379,691	\$ 115,335	\$ 966,923
<b>EXPENDITURES:</b>				
For Program Uses.....	\$ -	\$ -	\$ -	\$ -
For Personnel Expenses.....	32,856	-	-	32,856
For Operating Expenses.....	212,033	-	-	212,033
For Other Expenses.....	-	-	-	-
Total Expenditures.....	\$ 244,890	\$ -	\$ -	\$ 244,890
<b>ENCUMBRANCES:</b>				
For Program Uses.....	\$ -	\$ -	\$ -	\$ -
For Personnel Expenses.....	-	-	-	-
For Operating Expenses.....	4,405	-	-	4,405
For Other Expenses.....	-	-	-	-
Total Encumbrances.....	\$ 4,405	\$ -	\$ -	\$ 4,405
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES AND ENCUMBRANCES.....</b>	<b>\$ 222,601</b>	<b>\$ 379,691</b>	<b>\$ 115,335</b>	<b>\$ 717,628</b>

## Exhibit 3 – Summary of Mortgage Portfolio Performance

JACKSONVILLE HOUSING FINANCE AUTHORITY  
COMBINING SUMMARY OF MORTGAGE PORTFOLIO PERFORMANCE  
SEPTEMBER 30, 2016

Subfund	Acct	Project	Principal Balance	Current	1-30	31-60	61-90	91-120	121+
721	128005	Liberty Center (II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128006	W.A. Knight	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128007	Value Homes (I)	\$ 218,875	\$ 218,875	\$ -	\$ -	\$ -	\$ -	\$ -
721	128014	Beaches Hamlet	\$ 257,114	\$ 257,114	\$ -	\$ -	\$ -	\$ -	\$ -
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)	\$ 133,233	\$ 133,233	\$ -	\$ -	\$ -	\$ -	\$ -
721	128072	Hubbard House	\$ 169,076	\$ 169,076	\$ -	\$ -	\$ -	\$ -	\$ -
721	128081	Lynette Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128086	Rose Watson	\$ 53,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,948
721	128087	Clarence Edwards	\$ 5,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,183
721	128099	Jewish Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128106	Liberty Center (IV)	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128107	All Saints	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128111	SF2006 Program	\$ 1,158,481	\$ 560,923	\$ 70,335	\$ -	\$ 33,037	\$ -	\$ 494,186
721	128136	Paul Minott	\$ 13,053	\$ 13,053	\$ -	\$ -	\$ -	\$ -	\$ -
721	128137	Regents Apartments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128138	Hartwood Apartments	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128139	SF2010 Program	\$ 726,230	\$ 726,230	\$ -	\$ -	\$ -	\$ -	\$ -
721	128143	Single Family Loan Program	\$ 240,291	\$ 240,291	\$ -	\$ -	\$ -	\$ -	\$ -
Total Subfund 721.....			\$ 7,012,277	\$ 6,355,588	\$ 70,335	\$ -	\$ 33,037	\$ -	\$ 553,317
			100.00%	90.64%	1.00%	0.00%	0.47%	0.00%	7.89%
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	\$ 1,056,412	\$ 1,056,412	\$ -	\$ -	\$ -	\$ -	\$ -
722	128035	Sanctuary Walk	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
722	128091	Courtney Manor	\$ 504,364	\$ 504,364	\$ -	\$ -	\$ -	\$ -	\$ -
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.....			\$ 7,413,156	\$ 7,413,156	\$ -	\$ -	\$ -	\$ -	\$ -
			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 722.....			\$ 1,289,328	\$ 1,289,328	\$ -	\$ -	\$ -	\$ -	\$ -
			100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total JHFA.....			\$ 15,714,761	\$ 15,058,072	\$ 70,335	\$ -	\$ 33,037	\$ -	\$ 553,317
			100.00%	95.82%	0.45%	0.00%	0.21%	0.00%	3.52%

**JACKSONVILLE HOUSING FINANCE AUTHORITY**  
**COMBINING BALANCE SHEET**  
**SEPTEMBER 30, 2016**

<b>JACKSONVILLE HOUSING FINANCE AUTHORITY</b>				
	<b>721</b>	<b>722</b>	<b>723</b>	<b>TOTAL</b>
	<b>Operating</b>	<b>LGSC Funds</b>	<b>Loan Funds</b>	
<b><u>ASSETS</u></b>				
Equity in Cash and Investments.....	\$ 2,894,446	\$ 409,091	\$ 3,341,501	\$ 6,645,038
Cash in Escrow and with Fiscal Agents.....	1,500,000	-	348,446	1,848,446
Mortgages Receivable.....	7,012,277	7,413,156	1,289,328	15,714,761
Allowance for Doubtful Accounts.....	(1,379,746)	-	-	(1,379,746)
Other Assets.....	-	-	-	-
<b>TOTAL ASSETS.....</b>	<b>\$ 10,026,977</b>	<b>\$ 7,822,248</b>	<b>\$ 4,979,274</b>	<b>\$ 22,828,498</b>
<b><u>LIABILITIES AND FUND BALANCES</u></b>				
<b>LIABILITIES:</b>				
Accounts Payable and Accrued Liabilities.....	\$ 26,310	\$ -	\$ -	\$ 26,310
Deposits.....	10,225	-	-	10,225
Deferred Revenue.....	-	-	-	-
Loan Commitments.....	-	-	-	-
<b>TOTAL LIABILITIES.....</b>	<b>\$ 36,535</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,535</b>
<b>FUND BALANCES:</b>				
Nonspendable Fund Balance.....	\$ 5,632,531	\$ 7,413,156	\$ 1,289,328	\$ 14,335,015
Restricted Fund Balance.....	1,504,405	-	348,446	1,852,851
Committed Fund Balance.....	-	-	1,680,000	1,680,000
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Current Year Operating Excess (Deficit).....	227,007	379,691	115,335	722,033
<b>Total Fund Balances.....</b>	<b>\$ 9,990,442</b>	<b>\$ 7,822,248</b>	<b>\$ 4,979,274</b>	<b>\$ 22,791,964</b>
<b>TOTAL LIABILITIES AND FUND BALANCES.....</b>	<b>\$ 10,026,977</b>	<b>\$ 7,822,248</b>	<b>\$ 4,979,274</b>	<b>\$ 22,828,498</b>

**Outstanding Loan Commitments (Subfund 723)**

Cathedral Terrace	\$ 1,000,000
Mary Eaves Senior (HOME Match)	300,000
Lofts at LaVilla	265,000
Houston Street Manor (2015)	115,000
	<b>\$ 1,680,000</b>

**JACKSONVILLE HOUSING FINANCE AUTHORITY**  
**COMBINING STATEMENT OF REVENUE, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

	<b>JACKSONVILLE HOUSING FINANCE AUTHORITY</b>			
	<b>721</b>	<b>722</b>	<b>723</b>	<b>TOTAL</b>
	<b>Operating</b>	<b>LGSC Funds</b>	<b>Loan Funds</b>	
<b>REVENUE:</b>				
From Bond Sources.....	\$ 191,260	\$ 356,635	\$ -	\$ 547,895
From Mortgage Servicing.....	39,015	\$ 14,371	-	53,386
From Investment & Interest Income.....	191,674	\$ 8,685	115,335	315,694
From Other Sources.....	49,948	\$ -	-	49,948
Total Revenue (Excluding Transfers).....	<u>\$ 471,896</u>	<u>\$ 379,691</u>	<u>\$ 115,335</u>	<u>\$ 966,923</u>
Transfers from Fund Balance/Intra-fund.....	-	-	-	-
Total Revenue (Including Transfers).....	<u>\$ 471,896</u>	<u>\$ 379,691</u>	<u>\$ 115,335</u>	<u>\$ 966,923</u>
<b>EXPENDITURES:</b>				
For Program Uses.....	\$ -	\$ -	\$ -	\$ -
For Personnel Expenses.....	32,856	-	-	32,856
For Operating Expenses.....	212,033	-	-	212,033
For Other Expenses.....	-	-	-	-
Total Expenditures.....	<u>\$ 244,890</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 244,890</u>
<b>ENCUMBRANCES:</b>				
For Program Uses.....	\$ -	\$ -	\$ -	\$ -
For Personnel Expenses.....	-	-	-	-
For Operating Expenses.....	4,405	-	-	4,405
For Other Expenses.....	-	-	-	-
Total Encumbrances.....	<u>\$ 4,405</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,405</u>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES AND ENCUMBRANCES.....</b>	<u><u>\$ 222,601</u></u>	<u><u>\$ 379,691</u></u>	<u><u>\$ 115,335</u></u>	<u><u>\$ 717,628</u></u>



**JACKSONVILLE HOUSING FINANCE AUTHORITY**  
**COMBINING SUMMARY OF MORTGAGE PORTFOLIO PERFORMANCE**  
**SEPTEMBER 30, 2016**

<u>Subfund</u>	<u>Acct</u>	<u>Project</u>	<u>Principal Balance</u>	<u>Current</u>	<u>1-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121+</u>
721	128005	Liberty Center (II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128006	W.A. Knight	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128007	Value Homes (I)	\$ 218,875	\$ 218,875	\$ -	\$ -	\$ -	\$ -	\$ -
721	128014	Beaches Hamlet	\$ 257,114	\$ 257,114	\$ -	\$ -	\$ -	\$ -	\$ -
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)	\$ 133,233	\$ 133,233	\$ -	\$ -	\$ -	\$ -	\$ -
721	128072	Hubbard House	\$ 169,076	\$ 169,076	\$ -	\$ -	\$ -	\$ -	\$ -
721	128081	Lynette Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128086	Rose Watson	\$ 53,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,948
721	128087	Clarence Edwards	\$ 5,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,183
721	128099	Jewish Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128106	Liberty Center (IV)	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128107	All Saints	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128111	SF2006 Program	\$ 1,158,481	\$ 560,923	\$ 70,335	\$ -	\$ 33,037	\$ -	\$ 494,186
721	128136	Paul Minott	\$ 13,053	\$ 13,053	\$ -	\$ -	\$ -	\$ -	\$ -
721	128137	Regents Apartments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
721	128138	Hartwood Apartments	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -
721	128139	SF2010 Program	\$ 726,230	\$ 726,230	\$ -	\$ -	\$ -	\$ -	\$ -
721	128143	Single Family Loan Program	\$ 240,291	\$ 240,291	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Subfund 721.....</b>			<b>\$ 7,012,277</b>	<b>\$ 6,355,588</b>	<b>\$ 70,335</b>	<b>\$ -</b>	<b>\$ 33,037</b>	<b>\$ -</b>	<b>\$ 553,317</b>
			100.00%	90.64%	1.00%	0.00%	0.47%	0.00%	7.89%
<u>Subfund</u>	<u>Acct</u>	<u>Project</u>	<u>Principal Balance</u>	<u>Current</u>	<u>1-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121+</u>
722	128030	Madison Woods	\$ 1,123,453	\$ 1,123,453	\$ -	\$ -	\$ -	\$ -	\$ -
722	128031	Gregory Cove	\$ 1,056,412	\$ 1,056,412	\$ -	\$ -	\$ -	\$ -	\$ -
722	128035	Sanctuary Walk	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
722	128091	Courtney Manor	\$ 504,364	\$ 504,364	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Subfund 722.....</b>			<b>\$ 7,413,156</b>	<b>\$ 7,413,156</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
			100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<u>Subfund</u>	<u>Acct</u>	<u>Project</u>	<u>Principal Balance</u>	<u>Current</u>	<u>1-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121+</u>
723	128142	Caroline Oaks	\$ 1,237,618	\$ 1,237,618	\$ -	\$ -	\$ -	\$ -	\$ -
723	128143	Single Family Loan Program	\$ 51,710	\$ 51,710	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Subfund 722.....</b>			<b>\$ 1,289,328</b>	<b>\$ 1,289,328</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
			100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Total JHFA.....</b>			<b>\$ 15,714,761</b>	<b>\$ 15,058,072</b>	<b>\$ 70,335</b>	<b>\$ -</b>	<b>\$ 33,037</b>	<b>\$ -</b>	<b>\$ 553,317</b>
			100.00%	95.82%	0.45%	0.00%	0.21%	0.00%	3.52%

THE HENDRICKSON COMPANY &  
THE COMMUNITY CONCEPTS GROUP

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To: Board of Directors, Jacksonville Housing Finance Authority

From: Mark Hendrickson, Susan Leigh and Priscilla Howard, Financial Advisors

Subject: November 30, 2016 JHFA Meeting

Date: November 19, 2016

**I. 2016 & 2017 Bond Allocation—Action**

1. The 2016 allocation is \$44,092,962, an increase of \$933,546 (2.2%) over 2015:

Year	Single Family Amount	Multifamily Amount	Unallocated	Expiration
2016	\$ 50,000,000			December 30, 2016
2015	\$ 80,250,000	\$ 3,900,000		Carryforward available until December 31, 2018
2014	\$ 869,219			Carryforward available until December 31, 2017
<b>TOTAL</b>	<b>\$81,169,219</b>	<b>\$3,900,000</b>	<b>\$0</b>	

2. An additional single family allocation was received from the Division of Bond Finance, bringing the 2016 total to \$50 million.
3. The \$50 million of existing 2016 allocation can be carried forward as either single family or multi-family. The Authority already has significant single family allocation, and demand for multi-family allocation is much stronger.
4. Bond allocation for Cathedral Towers was received from the November bond pool. Once City Council TEFRA approvals are received, 2016 allocation will also be requested from the bond pool for Oakwood Villa and Timberwood Trace. Bond counsel will need to file for validation to carryforward all of the multi-family allocations.
5. In order to apply for bond allocation in 2017, TEFRA approval from City Council is required. The TEFRA hearing was held on October 11. Legislation was filed for TEFRA approval, with anticipated City Council action on November 22.
6. **Recommendations:** (1) Authorize Bond Counsel to file the necessary paperwork to convert the \$50 million of 2016 carryforward allocation to multi-family, and (2) Authorize bond counsel to file validation complaints and apply for carryforward for Cathedral Towers, Oakwood Villa, and Timberwood Trace..

## **II. Local Government Contribution Loans—Action**

1. For the FHFC RFA for large county 9% Housing Credits (RFA 2016-113), the HFA opted to exercise its right to select a development for preference, and also to select another development as a back-up (giving it the lower scoring minimum local government contribution).
2. Three applications were received, each seeking a loan that would qualify them for the extra “preference” points. An analysis has been distributed.
3. An initial analysis of the three applications revealed that while each was eligible for the preference, none of them would be able to be the “backup” application to FHFC. This is due to the fact that preference applications automatically receive all proximity points, while others do not. Each of these three applications would fail the FHFC proximity threshold due to their proximity to other developments in the FHFC pipeline (Houston Street Manor and Lofts at LaVilla). Accordingly, an amended NOFA was published requested applications for the minimal local government contribution, with no geographic targeting (they could be located anywhere that meets FHFC proximity threshold). An analysis of those applications will be distributed prior to the meeting.
4. Ms. Stagner advises that approximately \$1.5 million is available for these loans.
5. **Recommendations:**
  - Select one application to receive a loan commitment at a level that would give it preference in FHFC scoring
  - Select one or more developments that would meet FHFC proximity threshold scoring as a backup.

## **III. Rental Financings—Action**

1. The 2016 Multi-Family Bond NOFA was published, with a due date of October 15. A complete application was received for **Cathedral Towers**, which has received TEFRA approval. A bond allocation has been received from the November bond pool.
2. Under the “Open NOFA”, **Oakwood Villa** submitted a complete application and an Inducement Resolution was adopted in September. A TEFRA hearing was held October 11, with anticipated City Council approval on November 22. A bond allocation will be requested from the November bond pool. Ms. Leigh and Ms. Howard have recused themselves from any analysis/participation in this deal.
3. Under the “Open NOFA”, Timberwood Trace submitted a complete application, and an Inducement Resolution was adopted in October. A TEFRA hearing was held November 1, with anticipated City Council approval on December 13. A bond allocation will be requested from the November bond pool. Ms. Leigh and Ms. Howard have recused themselves from any analysis/participation in this deal.
4. A NOFA is required to solicit bond application for 2017 allocation.
5. **Recommendation:** Authorize publication of NOFA for 2017 MF Applications.

	Oakwood Villa	Cathedral Towers	Timberwood Trace
<b>Developer/ Location</b>	Southport (David Page) Tampa, Florida	Cathedral Towers Inc. & Blue Sky Communities (Shawn Wilson) Jacksonville & Tampa, Florida	Southport (David Page) Tampa, Florida
<b>Development Location</b>	8201 Kona Avenue Arlington area	601 N. Newnan Street East side of Newnan, between Beaver & Ashley)	12250 Atlantic Boulevard Immediately east of Kernan Boulevard N., on the south side of Atlantic Boulevard
<b>Type</b>	Acquisition & Substantial Rehabilitation Family	Acquisition & Substantial Rehabilitation Elderly	Acquisition & Moderate Rehabilitation Family
<b>Bond Request</b>	\$12,70,000	\$12,000,000	\$20,000,000
<b>TEFRA Hearing TEFRA Approval Preliminary Agreement Expiration</b>	10-11-16 est. 11-22-16 10-1-17	3-4-16 5-24-16	11-1-16
<b>Credit Enhancement/ Housing Equity</b>	Cash Collateralized Prudential MAP Lender for Permanent Raymond James	Red Stone Tax Exempt Funding Private Placement Raymond James	Cash Collateralized JLL for Freddie Mac Permanent Raymond James
<b>Credit Underwriter</b>	First Housing	Not assigned	First Housing
<b>Anticipated Closing Date</b>	March 2017	TBD	February 2017
<b>Units</b>	200	203	224
<b>Permanent 1<sup>st</sup> Mortgage Estimate</b>	\$13,950,000 (non-bond) \$69,750	\$6,000,000 \$29,557	\$18,000,000 \$80,357
<b>SAIL, ELI, HOME (FHFC) City of Jacksonville</b>	\$0 \$0	Application filed; not funded \$0	\$0 \$0
<b>JHFA Loan Commitment</b>	\$0	\$0	\$0
<b>Housing Credits</b>	\$8,878,417 \$44,392/unit	\$7,670,728 \$37,787/unit	\$9,816,518
<b>Total Development Cost</b>	\$24,541,199	\$22,055,504	\$30,649,155
<b>TDC per unit</b>	\$122,706	\$108,648	\$136,827
<b>Land Cost</b>	\$1,000,000 \$5,000/unit	\$400,000 \$1,970	\$1,770,000 \$7,902/unit
<b>Acquisition of Building Cost</b>	\$10,400,000 \$52,000/unit	\$6,214,417 \$30,613 per unit	\$15,930,000 \$71,116/unit
<b>Hard Construction or Rehabilitation Cost</b>	\$6,300,000 \$41.56/square foot \$31,500/unit	\$8,273,265 \$74.09/square foot \$40,755/unit	\$6,507,926 \$23.41/square foot \$29,053/unit
<b>Set Aside Period</b>	50 years	50 years	50 years
<b>Set Aside Levels</b>	100%<60% AMI (all Section 8)	90% < 60% of AMI, 10% <33% of AMI	70<60% AMI

#### IV. 2013 Single Family Loan Program—Informational

1. The **current program guidelines:**

- 1<sup>st</sup> mortgage: 3.875%, 1% origination fee, insured by FHA, VA or RD
- 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's, with each HFA funding their pro rata share of the cost.
- 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: \$15,000
- 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 \$647,214. The JHFA set the DPA amount at \$15,000 in August 2016. The Authority is working with FHFC and the Federal Home Loan Bank of Atlanta on new DPA funding sources. Additionally, \$360,000 of SHIP is being allocated by the City for use as DPA by the JHFA (approval expected by late August).

3. **Available DPA Funds:** \$850,000 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

4. **Rate Change:** The interest rate was decreased from 4.25% to 3.875% in February 2016.

5. **Program Demographics:**

Sales Price/ # Loans	Loan Amount	Borrower Income	Borrower Age/ Gender	Borrower Family Size	Housing Type	Borrower Ethnicity	MCC Amount
\$112,606 82 loans +1 loan	\$108,854	\$41,999	35.0  40% female	2.4	SF Detached 84% Condo: 0% Townhouse: 16%  Existing: 94% New: 6%	Black: 24% White: 36% Hispanic: 17% Mixed: 0% Asian: 17% Other: 6%	\$4,443,382 \$54,188 avg. 82 buyers

6. **Lender Originations:** SWBC (59), Academy (17), DHI (4), Fairway (1), and Open (1).

7. **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) expires at the end of 2016, with \$302,656 utilized to date. Tranche 2 (\$14.75 million) expires at the end of 2018. The average JHFA borrower uses \$54,188 of MCC's. To accommodate borrowers in 2017 and 2018, the Board authorized another \$59 million of single family bond authority to be converted to MCC's.
8. **MCC Program: What Does it Mean to Home Buyer:** With the HFA's average loan of \$105,000 and a 3.875%/30 year mortgage, interest payments in Year 1 = \$4.035. 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 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 3.875% to less than 1%.
9. **MCC Program: Outreach to Homeowners:** HFA homebuyers are given information during the application process on MCC's, and are sent the actual document shortly after closing. To help homeowners with their MCC's, eHousing mailed a new MCC to all homebuyers and has opened an MCC hotline.
10. **MBS Sales:** The HFA has executed 36 sales, with net revenues of \$292,102 (net meaning after payments to RBC and counsel) coming to JHFA.
11. **Hedges & Exposure:** Hillsborough County HFA has three hedges totaling \$2.765 million in place. With full delivery, the projected net revenues are estimated at 4.206% per loan. The unhedged pipeline as of November 10 is \$272,600 (changes daily). Pinellas County (which also serves Pasco and Polk Counties) is joining the program. This will increase the pace and volume of MBS sales.
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. The program total loans originated or in progress is \$8.1 million.
13. **Recommendations:** None.

#### **V. 2007 Single Family Program—Informational**

1. The 2007 Single Family Program has \$2,400,000 of outstanding bonds. They are callable at 101.50%.
2. It was estimated that the \$2,551,365 of underlying MBS in the transaction could be sold at an estimated 10% premium (\$255,136). The bonds can be redeemed and the assets (MBS premium plus over \$225,000 of equity in bond deal) can be released to the JHFA.

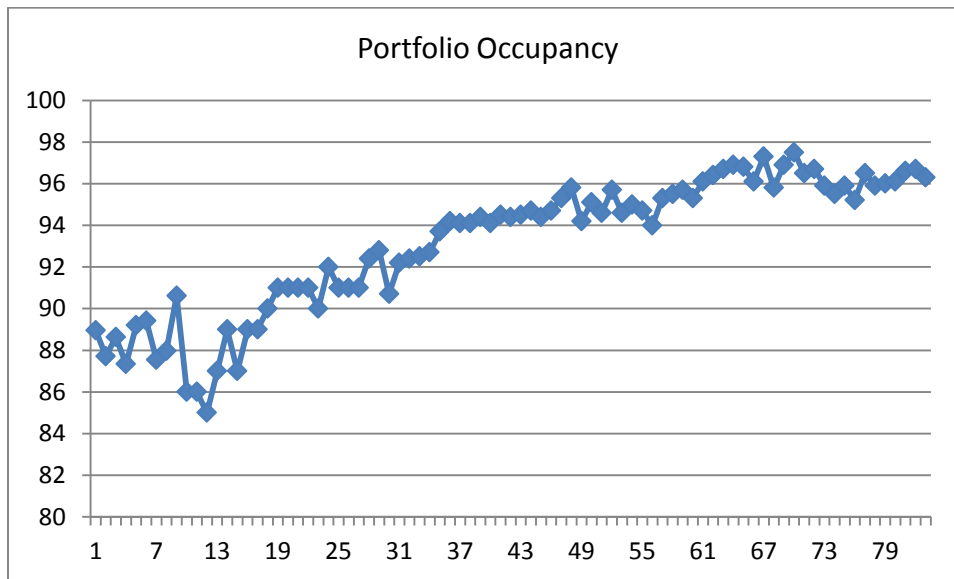
3. The estimated net cash benefit to the HFA from the sale and redemption was \$641,147. The Board authorized the sale of the MBS and redemption of the bonds at the October meeting.
4. When the MBS were bid on November 17, a very aggressive price was received (12.1235%). As a result, the net benefit to the HFA increased to \$702,059. The transaction is closing November 30-December 1.
5. **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 or will be accomplished:

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 <sup>rd</sup> 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 <sup>th</sup> St.	Mid-Rise NC Elderly	80	\$13,325,568	\$300,000
Lofts at LaVilla	906 West Bay Street	Mid-Rise NC Family	130	\$23,449,859	\$265,000
Houston Street Manor	615 Houston Street	Mid-Rise NC Elderly	72	\$18,590,389	\$115,000
<b>TOTAL</b>			<b>931</b>	<b>\$133,542,785</b>	<b>\$18.1 million bonds \$3.995 million JHFA loans</b>

2. **Occupancy:** The current portfolio occupancy using a weighted average is 96.3% (-0.4%).
3. The Houston Street Manor developer reports that the deal is closing in late November or early December.



4. **Recommendation:** None.

## VII. 2017 Legislative Update

1. SEE contributions, are moving forward at an adequate level.
2. A meeting was held with Governor's Office staff on August 17 to encourage a better budget recommendation from the Governor and to begin the effort to set up a meeting between the entire Sadowski Coalition and the Governor. The Governor denied the meeting request.
3. The Doc Stamp Revenue Estimate was updated in August, and shows that \$303.43 million of new money will be available for appropriation in FY 17-18. The division is \$212.63 million in the Local Government Housing Trust Fund (SHIP) and \$90.8 million in the State Housing Trust Fund (SAIL and other FHFC programs).
4. If full funding was approved, Jacksonville would receive \$9,612,446 of SHIP funding.
5. Bascom Communications, The P5 Group, EBS Consulting, Sunrise Consulting, and LAT Creative have been engaged through the 2017 legislative session.
6. **Recommendation:** None.



**Applications Due:**  
**October 4, 2016 for Loans Made in Conjunction with FHFC RFA 2016-109**  
**November 4, 2016 for Loans Made in Conjunction with FHFC RFA 2016-113**  
**or any other FHFC Housing Credit RFA**

**JACKSONVILLE HOUSING FINANCE AUTHORITY**

**NOTICE OF FUND AVAILABILITY &  
REQUEST FOR APPLICATIONS**

**LOCAL GOVERNMENT SUPPORT LOANS**  
**(1) FOR DEVELOPMENTS APPLYING FOR FHFC HOUSING CREDITS**  
**SEEKING THE LOCAL GOVERNMENT AREA OF OPPORTUNITY FUNDING,**  
**(2) FOR DEVELOPMENTS APPLYING FOR FHFC SAIL SEEKING THE REQUIRED**  
**LOCAL GOVERNMENT CONTRIBUTION, & (3) FOR DEVELOPMENTS APPLYING**  
**FOR HOUSING CREDITS UNDER ANY OTHER FHFC RFA**

The Jacksonville Housing Finance Authority (the "Authority") announces the availability of funds and is requesting applications for the consideration of providing local government support for qualified multifamily housing developments which meet the goals of the Authority and comply with applicable federal and state law. The Authority has adopted the following guidelines to set forth the general requirements and procedures that apply to the financing of multifamily housing developments. The Authority may waive specific provisions of these guidelines where good cause is shown and adequate supporting documentation is provided. Any waiver is at the sole discretion of the Authority, and would require specific approval by the Jacksonville City Council. In addition, these guidelines may be amended, revised, repealed or otherwise altered by the Authority with or without notice. The Authority specifically welcomes requests for proposed alternative resident programs or development/unit features.

All applications submitted will be reviewed by the Authority's Financial Advisor, who will make recommendations to the Board. The Board will decide whether or not to authorize commitment letters and loans providing Local Government Support for developments seeking FHFC funding. Submission of an application does not entitle the Applicant to financing, even if sufficient funds remain.

The Authority will not consider issuing commitment letters to provide financing for any development unless the applicant has satisfied the general requirements set forth in these guidelines, submits a timely, complete, and acceptable application and complies with all of the procedures and requirements contained within the Authority's application procedures and program guidelines. Copies of the Application are available at the Authority's website:

<http://www.coj.net/departments/independent-boards-and-agencies/jacksonville-housing-finance-authority/multifamily-programs.aspx>

The Authority reserves the right to impose additional requirements on any particular development. Compliance with these guidelines does not and shall not create any right by an applicant to a commitment or assurance that the Authority will provide the requested financing.

The Authority provides local government support to assist in the construction, rehabilitation and permanent financing of multifamily housing developments. The estimated amount of funds available for local government support is **approximately \$1,500,000**. Up to this amount can be used for multifamily developments seeking SAIL from FHFC pursuant to FHFC RFA 2016-109 and/or seeking Housing Credits from FHFC pursuant to FHFC RFA 2016-113, or other FHFC Housing Credit RFA which requires a local government contribution.

**The maximum amount of the Local Government Support loans funded pursuant to this NOFA is the amount that will allow local projects to score the maximum number of points under FHFC RFA 2016-109, FHFC RFA 2016-113, or other FHFC Housing Credit RFA for which credits are being applied for, including the amount that will allow local projects to receive the maximum points for the Local Government Area of Opportunity Funding. Loans made in conjunction with FHFC RFA 2016-109 will be structured to achieve a net present value contribution of the amount necessary to score the maximum amount of points. One loan made in conjunction with FHFC RFA 2016-113 will be in the dollar amount necessary to score the maximum amount of points for the Local Government Area of Opportunity Funding, while another loan will be in the dollar amount necessary to score the maximum number of points for the Local Government Contribution.**

All applications received will compete with each other and be selected by the Authority for the available funding. Applications will be reviewed against the criteria listed below and, if selected, each loan will be subject to the minimum loan terms stated below.

Applications related to FHFC RFA 2016-109 are due no later than 5:00 PM, Eastern Daylight Time, **October 4, 2016**. Applications related to FHFC RFA 2016-113 or any other FHFC RFA are due no later than 5:00 PM, Eastern Standard Time, **November 4, 2016**. The application cycle will be processed according to the Authority's guidelines (which guidelines provide, however, that any remaining allocation-available after the application cycle may be made available to applicants on a first-come, first-served basis). For more information, contact Mark Hendrickson.

Applicants must submit an original and a total of two (2) copies to the Authority as follows:

**An original, one (1) hard copy, and a PDF of the entire application, and a \$5,000 application fee (check to JHFA) to:**

Jacksonville Housing Finance Authority  
Laura Stagner, Director of Finance  
214 North Hogan Street, 3rd Floor  
Jacksonville, FL 32202  
PDF to be emailed to [lstagner@coj.net](mailto:lstagner@coj.net)

**One (1) hard copy and a PDF of the entire application, and \$2,500 review fee (check made out to The Hendrickson Company) to:**

Mark Hendrickson  
1404 Alban Avenue  
Tallahassee, Florida 32301  
Contact: Mark Hendrickson, 850.671.5601 [mark@thehendricksoncompany.com](mailto:mark@thehendricksoncompany.com)

## **GUIDELINES**

### **1. PROJECT THRESHOLD CRITERIA**

- Project must be located within Duval County, Florida;
- Applicant must provide evidence of ownership or other legal control of the project site (e.g., a contract or option to purchase the project site);
- Applicant must provide a set-aside of rental units equal to or greater than the standards for low income Housing Tax Credits or applicable FHFC Program, as the case may be; and,
- Project must have evidence of land use and zoning authorizing the use of the property for multi-family residential uses.

### **2. PROJECT SELECTION CRITERIA**

- Project feasibility as determined by:
  - ✓ Applicant's development and construction experience;
  - ✓ Applicant's management experience; and
  - ✓ Financial feasibility to complete and operate the project (including, but not limited to, cost estimates, cash flows, debt service, coverage ratios, the percentage of public monies requested compared to project cost; leveraging)
- Applicant's performance and/or compliance (including any prior defaults) of any prior loans or contracts with the JHFA or the City;
- The extent to which social services and assistance is offered to occupants (including, but not limited to, job training, computer training, home purchase assistance, health-related support);
- The extent to which there is temporary (for any rehabilitation projects) or permanent displacement of existing tenants (then in which event either shall be scored as a negative factor); and,
- The following shall receive emphasis in scoring:
  - ✓ Existing projects with either expiring Section 8 rental assistance contracts, or
  - ✓ The preservation of projects that have expiring affordable housing land use restrictions.
- **The JHFA established the following funding priorities for Applicants applying for the Local Government Area of Opportunity Funding:**
  - ✓ **Location in the Central Business District**
  - ✓ **FHFC category of "Family" demographic**
  - ✓ **Maximum Economic Impact**
  - ✓ **Developments which provide a lift to the neighborhood, and could lead to additional revitalization and/or neighborhood improvement**
  - ✓ **Projects that result in the adaptive reuse or redevelopment of existing structures or properties**
  - ✓ **Proximity to public transportation**
  - ✓ **Leveraging of JHFA funds with other City resources that could be used to meet the FHFC required contribution level, and leveraging of JHFA funds with other funds to achieve greater impact on the community/neighborhood**
  - ✓ **Ability to meet FHFC requirements for the contribution to be a part of permanent financing with minimum loan term.**
- **The JHFA established the following funding priority for Applicants applying for the local government contribution in conjunction with a SAIL application:**
  - ✓ **Utilizing JHFA Bonds**

### 3. LOAN TERMS:

#### To be determined at time of loan commitment(s). The following will apply to all JFHA loans:

- ✓ The following loan terms shall apply: (a) the JHFA may charge interest at a rate it determines (including zero percent interest); (b) the term of the loan may vary but shall not exceed forty (40) years; and, (c) the JHFA shall provide for the manner of amortization, and payment to the JHFA, of principal and interest (including, but not limited to, a balloon payment of the entire principal amount of the loan, together with any then accrued and unpaid interest, at maturity or sooner in the event of an uncured event of default. The preferred loan amount and terms for loans made in conjunction with FHFC SAIL applications or Housing Credit applications other than the Local Government Area of Opportunity Funding loan made in conjunction with FHFC RFA 2016-113 are:
  - ✓ \$115,000 loan amount
  - ✓ 20 year term
  - ✓ Monthly payment schedule
  - ✓ Non-amortizing
  - ✓ 0% interest
  - ✓ Loan due in full in balloon payment at end of 20 year loan period
- The loan documents shall provide for the standard default provisions; and upon default, the loan shall accrue interest at the highest rate then permissible under Florida law from and after an event of default that remains uncured.
- Each loan shall be evidenced by a promissory note in the full-face amount of the Local Government Support, and secured in its entirety by a subordinate lien mortgage, and shall include such other standard loan documents as necessary to evidence and complete the transaction.
- The loan shall not be disbursed until the following minimum due diligence is received and satisfactory (however, additional requirements may be necessary for the project): mortgagee title insurance policy (or a marked-down commitment for the same), boundary survey certified to the JHFA, environmental site assessments certified to the JHFA, and evidence of concurrency and all permits authorizing construction of the project.
- The loan shall be issued in the name of the JHFA. Such loan shall be reviewed, implemented, and administered by the JHFA.

The loan amount for Applicants seeking a Local Government Area of Opportunity Funding loan will depend upon development type, and are detailed within FHFC RFA 2016-113. The terms for such loans are:

- ✓ Loan Amount to be determined by development type, as detailed in FHFC RFA 2016-113

<b>Minimum Local Government Area of Opportunity Funding Amounts</b>	
<b>Building Type*</b>	<b>Total Amount of Loan(s)/Grant(s)</b>
Garden-Wood (NC)	\$458,250
Garden-Concrete (NC)	\$551,000
Mid-Rise-Wood (NC)	\$551,000
Mid-Rise-Concrete (NC)	\$607,500
High-Rise (NC)	\$739,500
Garden (Rehab)	\$385,250
Non-Garden (Rehab)	\$542,750

\* For purposes of this provision (i) Concrete refers to a "Yes" answer to question 5.c.(3) of Exhibit A; (ii) NC includes Development Categories of New Construction, Redevelopment and Acquisition and Redevelopment and Rehab includes Development Categories of Rehabilitation and Acquisition and Rehabilitation, as selected by the Applicant at question 5.c.(1) of Exhibit A; and (iii) Garden includes all Development Types other than Mid-Rise and High-Rise; Non-Garden includes Development Types of Mid-Rise with Elevator (4 stories, 5 stories, or 6 stories) and High-Rise (7 or more stories); Mid-Rise includes Development Types of Mid-Rise with Elevator (4 stories, 5 stories, or 6 stories); and High-Rise includes Development Type of High Rise (7 or more stories), as selected by the

Applicant at question 5.d. of Exhibit A. In the case of mixed-type Developments, the Applicant should use the Building Type that will comprise the majority of the units in the Development.

- ✓ Term of loan to be the minimum required by FHFC RFA 2016-113 or for development financial feasibility
- ✓ Monthly payment schedule
- ✓ Non-amortizing
- ✓ 0% interest
- ✓ Loan due in full in balloon payment at end of loan period
- The loan documents shall provide for the standard default provisions; and upon default, the loan shall accrue interest at the highest rate then permissible under Florida law from and after an event of default that remains uncured.
- Each loan shall be evidenced by a promissory note in the full-face amount of the Local Government Support, and secured in its entirety by a subordinate lien mortgage, and shall include such other standard loan documents as necessary to evidence and complete the transaction.
- The loan shall not be disbursed until the following minimum due diligence is received and satisfactory (however, additional requirements may be necessary for the project): mortgagee title insurance policy (or a marked-down commitment for the same), boundary survey certified to the JHFA, environmental site assessments certified to the JHFA, and evidence of concurrency and all permits authorizing construction of the project.
- The loan shall be issued in the name of the JHFA. Such loan shall be reviewed, implemented, and administered by the JHFA.

#### 4. **FEES**

- \$5,000 Application fee due with original application, check made out to JHFA
- \$2,500 Review fee, due with copies of application, but mailed to and check made out to The Hendrickson Company
- \$5,000 Closing Fee, due at loan closing.

#### 5. **DISCLAIMER**

The JHFA will determine the NPV of the loan/contribution at the time of the loan commitment.

The JHFA is taking no responsibility that FHFC in their initial scoring, or in any scoring revisions that take place due to legal disputes between applicants in FHFC RFA 2016-109, FHFC RFA 2016-113, or any other FHFC RFA, will ultimately agree with this calculation. It is our best estimate of the NPV, but we are assuming NO LIABILITY if FHFC or any judicial or quasi-judicial body comes to another conclusion.

If approved for a loan, and with that understanding, if you would like to have a local government contribution loan form executed by the City, please fill out the form and submit to both Laura Stagner and Mark Hendrickson prior to the submission deadline.

If you dispute the NPV calculation, please contact Mark Hendrickson to discuss.

# ANALYSIS OF LOAN REQUESTS

## LOCAL GOVERNMENT AREA OF OPPORTUNITY (PREFERENCE)

### FUNDING

#### 1. FHFC Required Funding Levels

##### Minimum Local Government Area of Opportunity Funding Amounts

Building Type*	Total Amount of Loan(s)/Grant(s)
Garden-Wood (NC)	\$458,250
Garden-Concrete (NC)	\$551,000
Mid-Rise-Wood (NC)	\$551,000
Mid-Rise-Concrete (NC)	\$607,500
High-Rise (NC)	\$739,500
Garden (Rehab)	\$385,250
Non-Garden (Rehab)	\$542,750

\* For purposes of this provision (i) Concrete refers to a "Yes" answer to question 5.c.(3) of Exhibit A; (ii) NC includes Development Categories of New Construction, Redevelopment and Acquisition and Redevelopment and Rehab includes Development Categories of Rehabilitation and Acquisition and Rehabilitation, as selected by the Applicant at question 5.c.(1) of Exhibit A; and (iii) Garden includes all Development Types other than Mid-Rise and High-Rise; Non-Garden includes Development Types of Mid-Rise with Elevator (4 stories, 5 stories, or 6 stories) and High-Rise (7 or more stories); Mid-Rise includes Development Types of Mid-Rise with Elevator (4 stories, 5 stories, or 6 stories); and High-Rise includes Development Type of High Rise (7 or more stories), as selected by the Applicant at question 5.d. of Exhibit A. In the case of mixed-type Developments, the Applicant should use the Building Type that will comprise the majority of the units in the Development.

#### 2. Summary of Applications

The 2017 NOFA had a November 4, 2016 due date. Three applications were received with correct fees. A summary of the proposed developments:

NAME LOCATION	DEVELOPER/ CONTACT	UNITS	DEMOGRAPHIC	TDC COST/UNIT	JHFA LOAN REQUEST	Hard Cost/Unit
<b>Arbours at Ambassador Place</b> 420 North Julia St. (west side of Julia between Duval & Church)	Arbour Valley Sam Johnston	71	Family High Rise 7 Story with Elevator Redevelopment	\$18,832,160  \$265,242/unit	\$739,500	\$169,384  64 % of TDC
<b>Lofts of LaVilla on Bay</b> South side of W. Bay St., 1,000 feet west of intersection of West Bay & Lee Streets	Vestcor Ryan Hoover	116	Family Mid-Rise 5-Story with Elevator (1 building) New Construction	\$21,913,883  \$188,913/unit	\$607,500	\$120,000  64% of TDC
<b>Lofts of LaVilla on Monroe</b> 1000 West Monroe Street (north side of Monroe, between Lee & N. Davis Streets)	Vestcor Ryan Hoover	108	Family Mid-Rise 5-Story with Elevator (1 building) New Construction	\$20,950,917  \$193,990/unit	\$303,750	\$120,000  62% of TDC

3. **Threshold Criteria & Analysis:** All Applicants meet threshold requirements.

Development Applicant	Project must be located within Duval County	Evidence of ownership or other legal control of site	Set-aside of rental units equal to or greater than the standards for LIHTC or applicable FHFC program	Evidence of land use and zoning authorizing the use of the of the property for multifamily residential uses
<b>Arbours at Ambassador Place</b>  Arbors @ Ambassador Place LLC	<b>Yes</b>  420 North Julia Street (west side of Julia between Duval and Church)	<b>Yes</b>  Site control via contract for purchase and sale	<b>Exceeds</b>  89%<60% AMI 11%<33% AMI  50 years	<b>Yes</b>  CCBD  FHFC Zoning Form executed by City
<b>Lofts of LaVilla on Bay</b>  Lofts at LaVilla on Bay, Ltd.	<b>Yes</b>  South side of W. Bay St., 1,000 feet west of intersection of West Bay & Lee Streets.	<b>Yes</b>  Site control via Contract for Purchase & Sale	<b>Exceeds</b>  90%<60% AMI 10%<33% AMI  50 years	<b>Yes</b>  PBF-2  Letter from City
<b>Lofts of LaVilla on Monroe</b>  Lofts of LaVilla on Monroe, Ltd.	<b>Yes</b>  1000 West Monroe Street (north side of Monroe, between Lee & N. Davis Streets).	<b>Yes</b>  Site control via Contract for Purchase & Sale	<b>Exceeds</b>  90%<60% AMI 10%<33% AMI  50 years	<b>Yes</b>  CCG-2  Letter from City

4. **Summary of Loan Requests:**

DEVELOPMENT	LOAN REQUEST	LOAN TERM	NPV COST	LOAN RATE	COMMENTS
<b>Arbors at Ambassador Place</b>	\$739,500	16.75 years (201 months) Amortizing over last 15 years	\$294,134	0%	Amount required for high-rise by FHFC RFA 2016-113
<b>Lofts of LaVilla on Bay</b>	\$607,500	20 years Non-amortizing	\$404,772	0%	Amount required for mid-rise concrete building by FHFC RFA 2016-113
<b>Lofts of LaVilla on Monroe</b>	\$303,750	20 years Non-amortizing	\$202,386	0%	50% of amount required for mid-rise concrete building by FHFC RFA 2016-113 provided by the Downtown Investment Authority

## 5. Project Selection Criteria

Those in **BLACK** are from Ordinance 2014-185-E

Those in **RED** are from JHFA Board

- Project feasibility as determined by:
  - ✓ Applicant's development and construction experience;
  - ✓ Applicant's management experience; and
  - ✓ Financial feasibility to complete and operate the project (including, but not limited to, cost estimates, cash flows, debt service, coverage ratios, the percentage of public monies requested compared to project cost; leveraging)
- Applicant's performance and/or compliance (including any prior defaults) of any prior loans or contracts with the JHFA or the City;
- The extent to which social services and assistance is offered to occupants (including, but not limited to, job training, computer training, home purchase assistance, health-related support);
- The extent to which there is temporary (for any rehabilitation projects) or permanent displacement of existing tenants (then in which event either shall be scored as a negative factor); and,
- The following shall receive emphasis in scoring:
  - Existing projects with either expiring Section 8 rental assistance contracts, or
  - The preservation of projects that have expiring affordable housing land use restrictions.
- The JHFA established the following funding priorities for Applicants applying for the Qualifying Financial Assistance Funding Preference
  - Location in the Central Business District
  - FHFC category of "Family" demographic
  - Maximum Economic Impact
  - Developments which provide a lift to the neighborhood, and could lead to additional revitalization and/or neighborhood improvement
  - Projects that result in the adaptive reuse or redevelopment of existing structures or properties
  - Proximity to public transportation
  - Leveraging of JHFA funds with other City resources that could be used to meet the FHFC required contribution level, and leveraging of JHFA funds with other funds to achieve greater impact on the community/neighborhood
  - Ability to meet FHFC requirements for the contribution to be a part of permanent financing with minimum loan term.

## 6. Analysis of Developments Using Project Selection Criteria:

CRITERIA	APPLICATIONS
Development, construction & management experience	All Applicants have extensive experience
Financial feasibility to complete and operate the development	All deals appear economically feasible
Applicant's performance and/or compliance on any prior loans or contracts with JHFA or the City	Vestcor has various loans with JHFA.



Social services and assistance offered to residents (job training, computer training, home purchase assistance, health-related support, and others)	All will have to meet FHFC standards.  Both Lofts of LaVilla on Monroe & Bay gave additional commitments directly to JHFA for literacy training, employment assistance program, family support coordinator, planned resident functions, and home ownership program.
Temporary or permanent displacement of existing tenants (negative factor)	None
Priority for developments with expiring Section 8 contracts or affordable housing land use restriction agreements	None
Location in the Central Business District	All deals located in CBD
Family Demographic	All deals are family demographic.
Maximum Economic Impact	Direct economic impact from construction: Lofts of LaVilla on Bay: \$13.92 million Lofts of LaVilla on Monroe: \$12.96 million Arbours at Ambassador Place: \$12.02 million  Property Tax Estimates: Lofts of LaVilla on Bay: \$65,000/year Lofts of LaVilla on Monroe: \$65,000/year Arbours at Ambassador Place: \$63,000/year
Developments which provide neighborhood lift & could lead to additional revitalization	All three deals will provide neighborhood lift & could lead to additional revitalization. Both Lofts applications gave detailed descriptions of how they meet all seven goals of the City's 2015 Redevelopment Plan.
Developments that result in the adaptive reuse or redevelopment of existing structures or properties	Arbours at Ambassador Place will utilize the structure of the old Ambassador Hotel
Proximity to Public Transportation	All developments located within three blocks of a Skyway Transit Station
Leveraging of JHFA funds with other City resources that could be used to meet the FHFC required contribution level	Lofts of LaVilla on Monroe reduces the JHFA loan to 50% or less of the other developments via a commitment from the Downtown Investment Authority for 50% of the required FHFC loan amount for mid-rise concrete buildings.
Leveraging of JHFA funds with other funds to provide greater impact on neighborhood & community	Lofts of LaVilla on Monroe
Ability to meet FHFC requirements for the contribution to be a part of permanent financing with minimum loan term	Arbours at Ambassador Place has proposed 15 year loan term, as compared to 20 years for the others. However, because the Arbours has a larger required loan amount (high-rise), the NPV of the cost of the Arbours loan is \$294,134 compared to \$202,386 for the loan to Lofts at LaVilla on Monroe.

## 7. **Back-Up Development**

- If the JHFA only selects the “preference” development, and it fails threshold in the FHFC scoring due to an error by the applicant, Jacksonville would not receive any funding.
- It is prudent to pick at least one back-up development to increase the probability that Jacksonville will receive at least one development.
- The FHFC system gives automatic proximity points to the preference development. Other developments are scored based upon proximity to services and to other FHFC developments that have been funded, but not yet built/stabilized. If a development is within two miles of one of these developments, it will fail threshold.
- As a result of the Lofts at LaVilla and Houston Street Manor deals being on the proximity list, no family or elderly deal (other than the preference deal) may be located within the CBD and meet FHFC threshold requirements.
- Accordingly, the two deals that submitted applications that are not chosen as the preference deal cannot be the backup.
- To remedy this situation, a revised NOFA was issued, inviting applications from developments that will meet FHFC threshold scoring, regardless of whether they meet the priority development criteria (they would have to meet the basic requirements for any JHFA local government contribution loan). The application deadline is November 28. An analysis of these applications will be circulated on November 29.

## 8. **Development Analysis:**

- **The Arbors at Ambassador Place:**
  - ✓ Adaptive reuse of existing building—Ambassador Hotel.
  - ✓ Shortest loan term (which is offset by highest loan amount).
- **Lofts of LaVilla on Bay:** Similar to Lofts at LaVilla at Monroe, except that the cost to the JHFA is doubled.
- **Lofts of LaVilla on Monroe:**
  - ✓ Least cost to the JHFA, due to Downtown Investment Authority contribution of 50% of total required amount.
  - ✓ Continued redevelopment of LaVilla neighborhood.
  - ✓ Commitment for services and assistance to residents.
  - ✓ Clear description of how development meets goals of City’s 2015 Redevelopment Plan

## 9. **Recommendations:**

- Select one application for priority funding level.
- Establish term of loan and amortization, if any.
- All loan commitment and loans governed by Ordinance 2014-185-E.
- Authorize the Chairman to sign loan commitment letters.
- Request the Mayor or other official permitted by FHFC to sign the FHFC form required to verify the local government contribution.
- 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 commitments (City programs, length of set-aside, income restrictions).
- Loan commitment expiration date of December 31, 2017.

**JACKSONVILLE HOUSING FINANCE AUTHORITY  
HOMEOWNER MORTGAGE REVENUE BONDS  
SERIES 2007A-1 and 2007A-2 Bonds  
SOURCES & USES OF FUNDS**

Fund Balances as of: 11/10/16

Bid Date for the MBS: 11/17/16  
MBS Delivery Date: 11/30/16  
Bond Redemption Date: 12/1/16  
Redemption Price:  
2007A-1 101.50000%  
2007A-2 100.00000%  
MBS Pass Through Rates: 0.00%  
MBS Sale Price: 112.312500%  
GIC Rate: N/A  
GIC Provider: N/A

**DO NOTHING - PV @ 3%**

	0%	100%	250%
Residual	\$ 480,286.97	\$ 451,281.74	\$ 424,970.10
Issuer Fee	29,496.69	21,643.70	14,702.35
TOTAL	<u>\$ 509,783.66</u>	<u>\$ 472,926.45</u>	<u>\$ 439,674.95</u>

**SOURCES OF FUNDS**

<b>Trustee Balances</b>		
Revenue Fund/Prepayments	\$ 52,670.47	
Special Redemption	-	
Administrative Account	2,898.14	
Capitalized Interest Account	108,531.88	
<b>Total Trustee Balances:</b>		<b>\$ 164,100.49</b>
<b>MBS Principal &amp; Interest (NOV) - actual:</b>		<b>22,800.52</b>
<b>MBS Sale Proceeds</b>		
Par Amount	\$ 2,545,342.09	
Premium (12.3125%)	313,395.24	
Accrued Interest - 29 days	11,335.87	
<b>Total MBS Sale Proceeds:</b>		<b>\$ 2,870,073.21</b>
<b>MBS Retained by HFA</b>		<b>-</b>
<b>TOTAL SOURCES</b>		<b><u>\$ 3,056,974.22</u></b>

**USES OF FUNDS**

<b>Optional Redemption December 01, 2016</b>		
Bonds Outstanding	\$ 2,295,000.00	
Redemption Price:	18,300.00	
Accrued Bond Interest	10,197.92	
Bond Expenses		
Issuer Fee	-	
Trustee Fee	167.00	
<b>Total for Redemption on December 01, 2016</b>		<b>\$ 2,323,664.92</b>
<b>Transaction Expenses</b>		<b>31,250.00</b>
<b>Issue Expenses</b>		
Rebate Expense Set Aside	\$ -	
Rebate Calculation Expense	-	
Final Audit Fee	-	
<b>Total Issue Expenses</b>		<b>\$ -</b>
<b>HFA Equity</b>		<b>702,059.30</b>
<b>TOTAL USES</b>		<b><u>\$ 3,056,974.22</u></b>

**NET BENEFIT TO JACKSONVILLE HFA**

HFA Equity	\$ 702,059.30
As MBS (Par)	\$ -
As Cash	702,059.30
	<u>\$ 702,059.30</u>

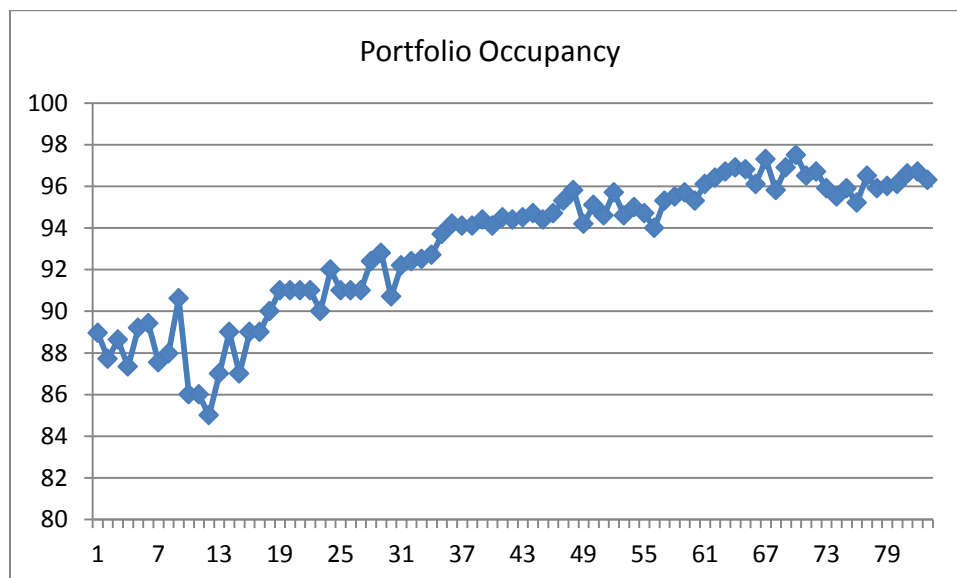
## OCCUPANCY LEVELS

9-30-16

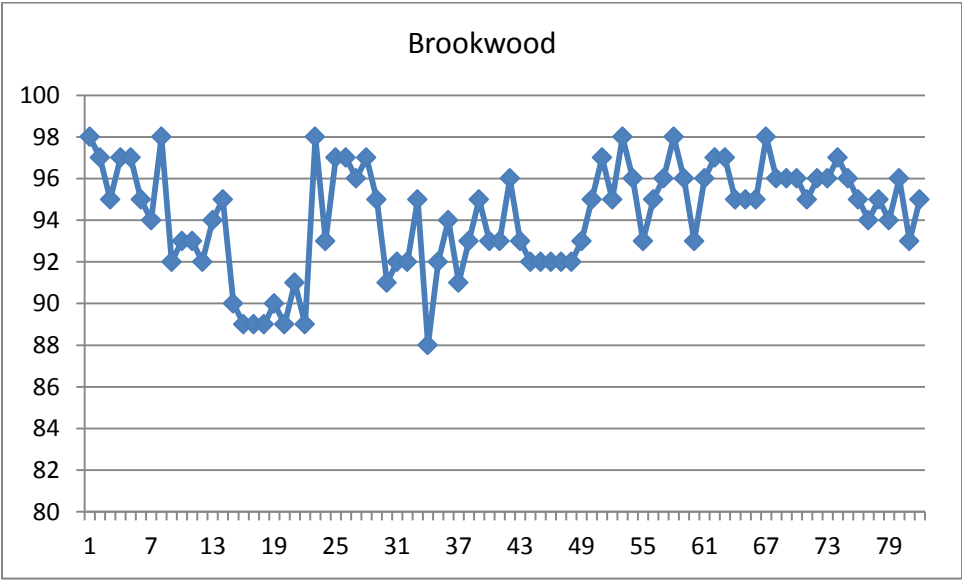
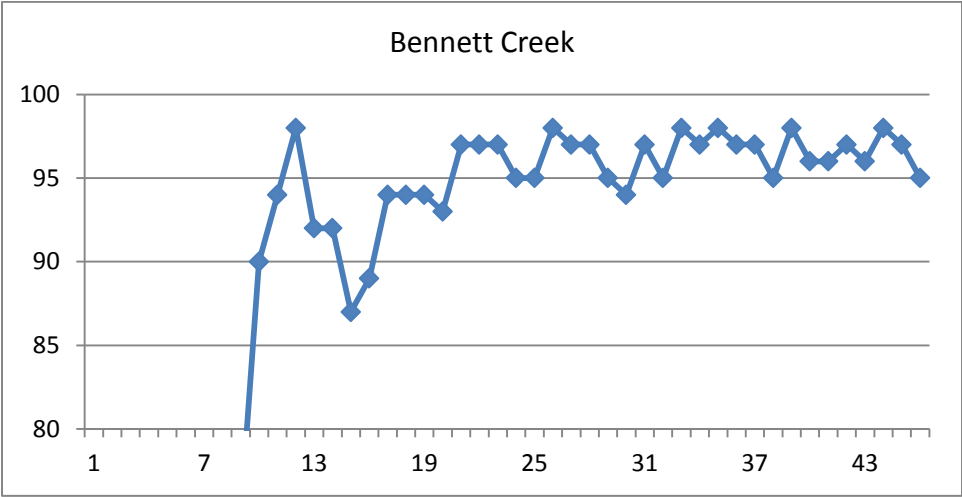
Active Rental Developments—Bond Financed by DCHFA or JHFA

Development & Address	Developer	Original Bonds & Issue Date	Units & Occupancy
Bennett Creek 3585 Salisbury Drive 32216	Richman	\$21,600,000 12-21-10	264 93% (-2%)
Brookwood Forest Apartments 1251 Fromage Way 32225	CED	\$10,000,000 2005	168 93% (-2)
Camri Green Apartments 3820 Losco Road 32257	Vestcor	\$9,200,000 2003	184 98% (+1%)
Caroline Oaks	Vestcor	\$5,600,000 4-22-15	82 100% (+0%)
Cathedral Terrace	Blue Sky	\$12,500,000 1-21-16	200 Rolling Rehab 86%
Christine Cove 3730 Soutel Dr 32208	Carlisle	\$6,000,000 2006	96 100% (+1%)
Hartwood AKA Hampton Ridge 11501 Harts Road 32218	Southport	\$5,840,000 2006	110 94% (-0%)
Lindsey Terrace Apartments 6455 Argyle Forest Blvd. 32244	Vestcor	\$12,645,000 2001	336 97% (+0%)
Timuquana Park Apartments 5615 Seaboard Ave. 32244	Southport	\$4,300,000 2004	100 99% (-1)

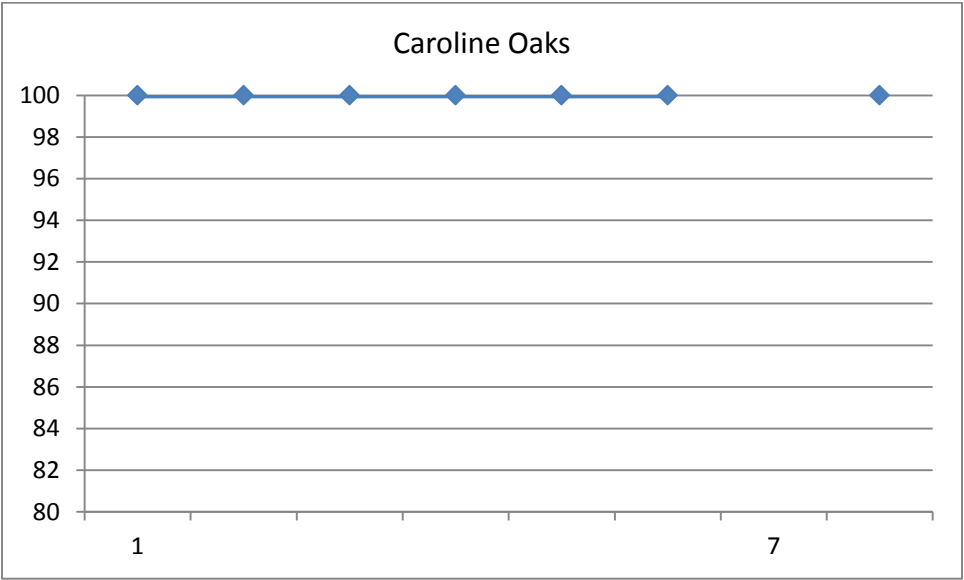
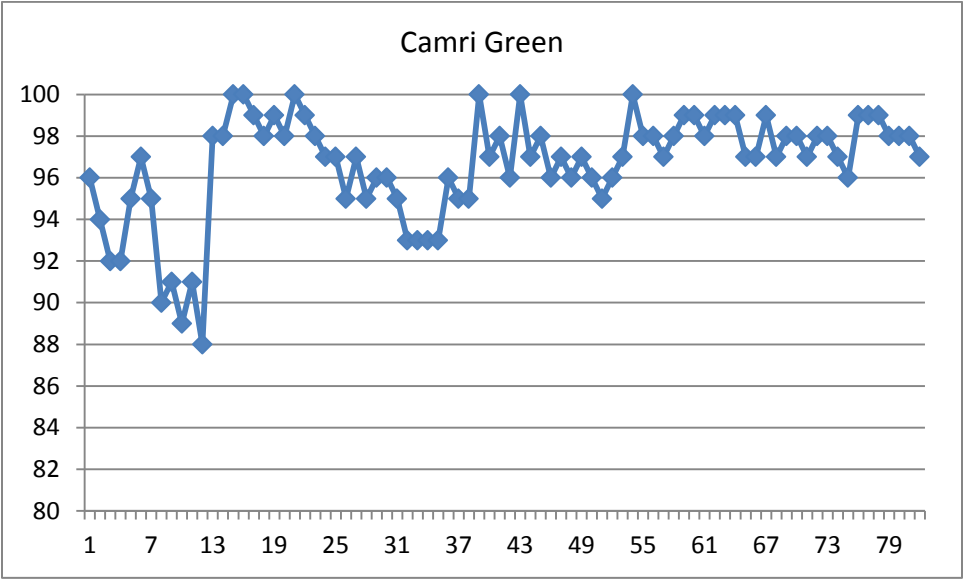
### 83 Month Occupancy Levels—Entire Portfolio Average Occupancy



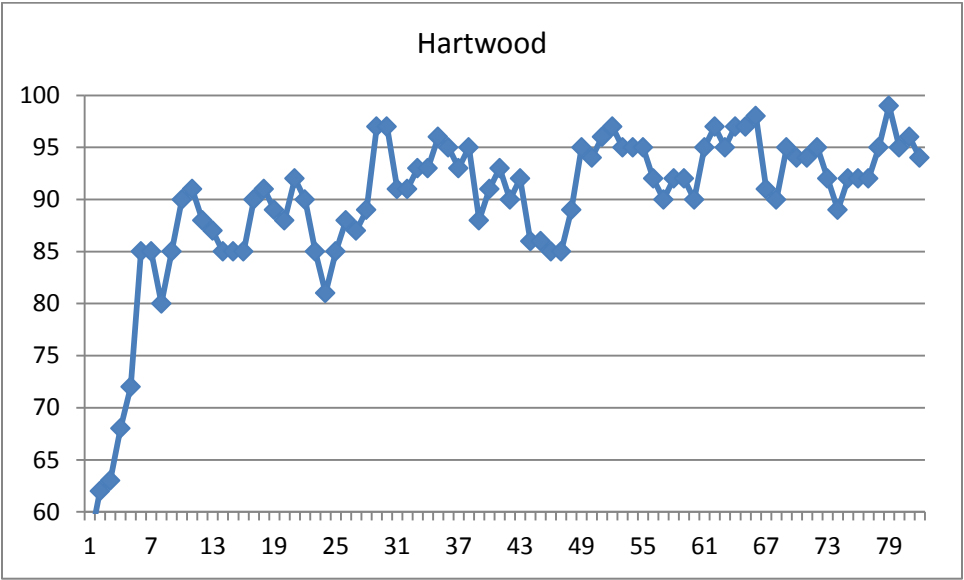
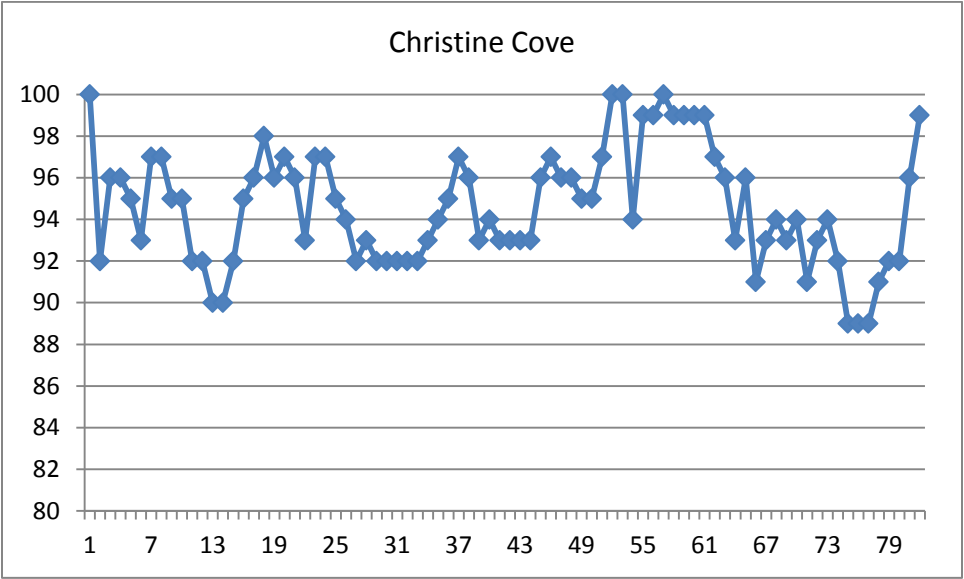
83 Month Occupancy Levels—Average Occupancy by Development



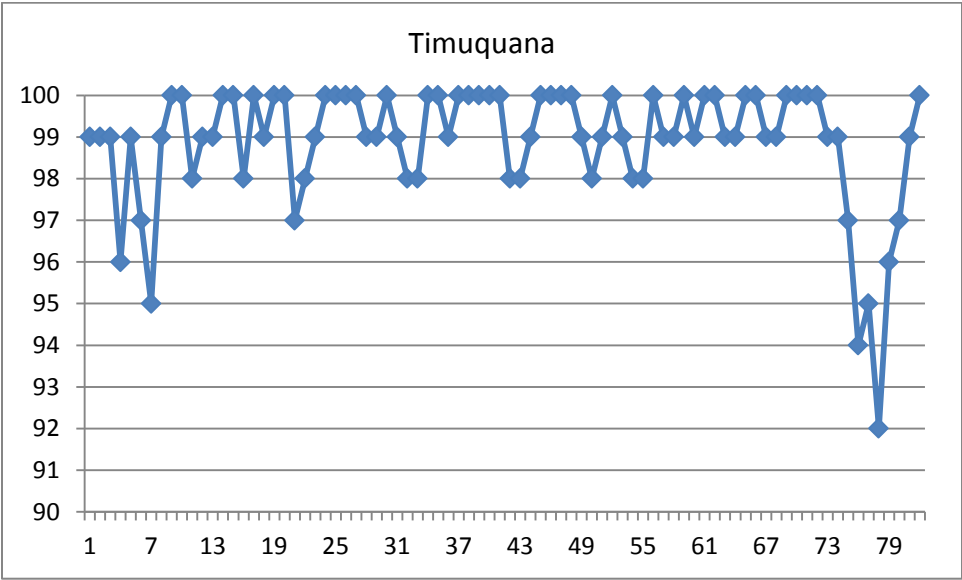
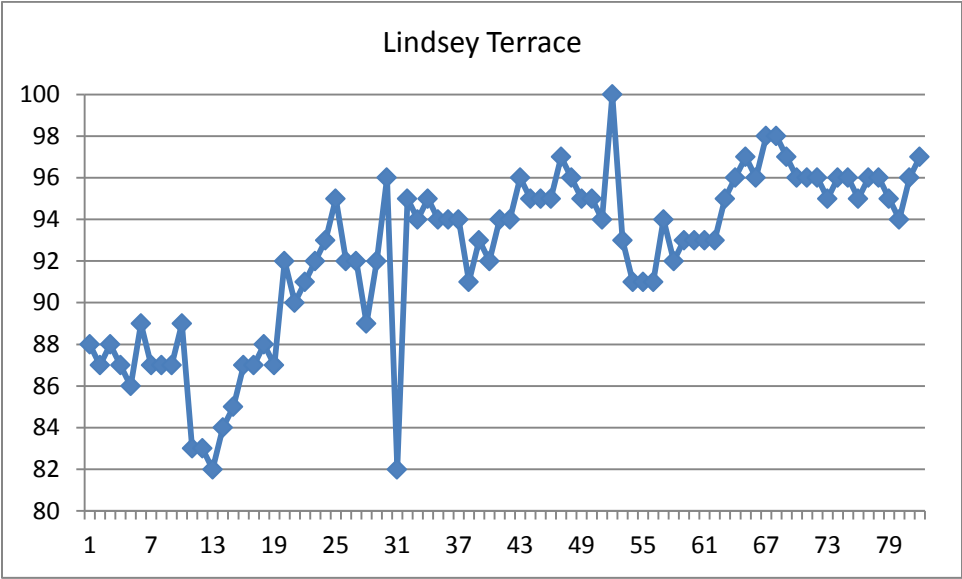
83 Month Occupancy Levels—Average Occupancy by Development



# 83 Month Occupancy Levels—Average Occupancy by Development



83 Month Occupancy Levels—Average Occupancy by Development





# JHFA Board Meeting Calendar 2017

JANUARY						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY						
S	M	T	W	TH	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

MARCH						
S	M	T	W	TH	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

APRIL						
S	M	T	W	TH	F	S
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23	24	25	26	27	28	29
30						

MAY						
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUNE						
S	M	T	W	TH	F	S
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

JULY						
S	M	T	W	TH	F	S
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23	24	25	26	27	28	29
30	31					

AUGUST						
S	M	T	W	TH	F	S
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6	7	8	9	10	11	12
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20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER						
S	M	T	W	TH	F	S
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24	25	26	27	28	29	30

OCTOBER						
S	M	T	W	TH	F	S
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22	23	24	25	26	27	28
29	30	31				

NOVEMBER						
S	M	T	W	TH	F	S
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19	20	21	22	23	24	25
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DECEMBER						
S	M	T	W	TH	F	S
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24	25	26	27	28	29	30
31						

## JHFA Meeting Locations

    8th Floor

Meeting Rooms Located at 214 North Hogan Street, 8th Floor, Jacksonville, Florida

    Staff and Team Conference Call 8:30 AM

## FHFC Meeting Dates & Locations

January 29, 2016, Tallahassee City Hall

March 18, 2016, Tallahassee City Hall

May 6, 2016 Jacksonville Hyatt Regency

June 24, 2016, Tampa Airport Marriott

August 5, 2016, Tallahassee City Hall

September 16, 2016 Sandestin Hilton

October 28, 2016, Tallahassee City Hall

December 9, 2016, Orlando Airport Hyatt Regency

NALHFA Annual Conference, April 26-29, 2017- Park Central Hotel, San Francisco

Florida ALHFA Conference July 12-15, 2017- One Ocean Hotel, Atlantic Beach

Florida Housing Coalition Conference, September 10-13, 2017- Rosen Centre Hotel, Orlando