

THE HENDRICKSON COMPANY

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To: Housing Finance Authority of Leon County Board of Directors
From: Mark Hendrickson, Administrator
Subject: May 11, 2023, HFA of Leon County Board Meeting
Date: May 5, 2023

I. Financial Reports—Informational

1. April 30, 2023, Financial Statement is attached. Total assets as of April 30, 2023, are \$2,018,947.88, with \$1,690,550.31 in cash (\$316,035.35 restricted for housing programs and \$25,000 offset by liability—good faith deposits).
2. All Emergency Repair and CDBG expenditures are booked against the restricted assets from the property sales (they meet the test as direct housing expenditures). As of April 11, 2023:
 - ✓ Total revenues from property sales: \$706,778.35 (through 4-11-23)
 - ✓ Emergency Repair expenditures since August 2016: \$370,080
 - ✓ 9/11 Day of Service: \$6,000
 - ✓ Home Expo: \$2,500
 - ✓ CDBG rehab: \$12,163
 - ✓ Remaining Restricted Funds: \$316,035.35
3. An Expenditure Approval list and bank/SBA statements are attached.
4. **Recommendation:** None.

II. Bond Update—Action

1. **Ridge Road** closed March 8, 2023. Details on the financing are below. The HFA fee received for this transaction was \$182,500.
2. Magnolia Family is 33% complete. The Tallahassee Affordable Housing Portfolio is 65% complete.
3. The Tallahassee Affordable Housing Portfolio owner has requested LURA amendments, an extension of time related to conversion from student housing, and removal of the compliance monitoring agent (letter received 5-5-23). Legal counsel is reviewing and it is possible that the LURA amendments could be ready for this meeting, but not the other requests. An update will be sent next week.
4. **Recommendations:** None.

Name	Ridge Road
Owner Entity*	ECG Ridge Road, LP
Developer/Location	Elmington Capital Group Nashville, Tennessee
Street Address	Ridge Road WSW of intersection of Ridge Road & Ridge Haven Road
Type	New Construction
Demographic	Family
County Commission District	District 1, Bill Proctor
Units	250
Bedrooms	535
# of Buildings	7 residential buildings (garden); one includes clubhouse, leasing office & fitness center
# of Stories	3
Credit Underwriter	First Housing
Closing Date	March 8, 2023
Bond Request	\$51,000,000 or \$204,000/unit
Permanent Loan Bond Amount	\$23,905,000
Private Placement	R4 Private Placement
SAIL & ELI Funding & NHTF	\$9,800,000
Housing Credit Investor	US Bank
Housing Credits	\$33,256,259
City//County/HFA Funding	\$37,500
TEFRA Approval	4-12-22
Total Cost	\$78,694,846
Total Cost Per Unit	\$314,779
Land Cost	\$695,000
Acquisition of Building Cost	NA
Hard Construction Cost	\$53,905,383 or \$215,622/unit
General Contractor	Elmington Construction, LLC
Credit Enhancement	NA- Private Placement
Set-Aside Period	50 years
Set-Aside Levels	16.4% (41 units) <30% AMI 34.4% (86 units) <60% AMI 49.2% (123 units) < 70% AMI

III. Emergency Repair Program—Informational

1. The HFA authorized an emergency repair program, for minor repairs that need immediate attention—and are not covered by the County’s SHIP Program. Individual repairs are limited to \$1,650 per home (\$7,500 for seniors or persons with special needs that reside in mobile homes).
2. The total available for FY 22-23 is \$88,864.53 Through April, \$81,050.37 is encumbered for seven cases.
3. **Recommendation:** None.

IV. Real Estate—Informational

1. The Real Estate Division is responsible for selling surplus properties designated for affordable housing, with proceeds of the sale coming to the HFA. Thirteen sales have occurred in 2023, with \$49,844.64 received and another \$58,500 pending receipt.

2. Sales of seven properties by the Real Estate Division generated total revenues to the HFA of \$107,102. As of May 1, 2023, sales of 108 properties by Ketcham Realty have generated \$658,176.35 (\$58,500 pending receipt) paid to the HFA. The total is \$765,278.35.
3. A spreadsheet is attached.
4. **Recommendation:** None.

V. Legal Update—Action

1. HFA general counsel (Nabors Giblin) will report on their activities. The contract with Nabors Giblin expires October 12, 2023. Staff can work to develop an RFP for general counsel to be considered at the June HFA meeting.
2. The HFA has utilized Bryant Miller Olive as bond counsel due to their role as bond counsel for Leon County. The HFA did not have a separate procurement or contract. At the May 9, 2023, BOCC meeting, the County is selecting bond counsel. The item on the consent agenda is to select Nabors Giblin as bond counsel.
3. The HFA can continue the policy of utilizing the bond counsel selected by the County or do its own procurement/contract.
4. **Recommendations:** (1) General Counsel: Authorize staff to draft an RFP for procurement for General Counsel, to be considered by the Board at the June HFA meeting, and (2) Decide on whether to continue policy of utilizing the County’s bond counsel or authorize staff to draft an RFP for bond counsel to be considered by the Board at the June HFA meeting.

VI. To-Do List—Informational

To-Do Item	HFA	Admin	County	NGN	Status	Completed
Meeting Date:						
April 26, 2022						
HFA to invite County MWSBE representative to HFA meeting for presentation on program		X	X		Darryl Jones scheduled to attend November 10 HFA meeting but did not appear. Mr. Lamy to reschedule	
November 10, 2022						
Chairman Sharkey stated that the HFA needed to brief new Commissioners on affordable housing and the HFA	X	X			Mr. Rogers and Mr. Hendrickson met with Commissioner O’Keefe; Mr. White and Mr. Hendrickson to meet with Commissioner Caban	In progress.

VII. State Legislative Update—Informational

1. **The legislature passed the major housing bill (SB 102) on March 23, and it was signed into law March 29, 2023.** Sadowski Programs are fully funded (\$252 million for SHIP and \$109 for SAIL), \$150 million of doc stamps is added to Sadowski for 10 years (for SAIL), \$100 million of general revenue is appropriated for both Hometown Heroes and a program to provide additional funds for deals in the SAIL pipeline. Total appropriations for housing: \$711 million. There is a contribution in lieu of corporate tax that could generate another \$100 million per year for SAIL and a general revenue appropriation of \$110 million to cover any doc stamp collection shortfalls. **Including homeless programs and member project funding, the total appropriation for housing now exceeds \$1 billion for FY 23-24.**
2. The bill has multiple other housing provisions, programs, incentives—all of which are analyzed (attached).
3. **Our community will receive an estimated \$3,427,786 of SHIP funds for FY 23-24, with the City of Tallahassee receiving \$2,295,246 and Leon County \$1,131,540. The SHIP funding level is up from \$2,841,590 this year, \$1,999,017 in FY 21-22 and \$0 the year before. This is almost entirely from the work of the Sadowski Education Effort funded by local HFA's. It is important to note that Senate staff fully analyzed SHIP as part of their work on SB 102 and recommended full funding and no changes to the program.**
4. **Recommendation:** None.

	Final Budget FY 23-24	Governor FY 23-24	Senate & House FY 23-24	Final Budget FY 22-23
FHFC: SAIL & other FHFC	\$150,000,000 (recurring) \$109,000,000 (non-recurring)	\$121,710,000	\$150,000,000 (recurring) \$109,000,000 (non-recurring)	\$28,250,000
SHIP	\$252,000,000	\$280,975,000	\$252,000,000	\$209,475,000
Hometown Heroes				\$100,000,000
TOTAL TF HOUSING	\$511,000,000	\$402,685,000	\$511,000,000	\$337,725,000
Hometown Heroes	\$100,000,000 (General Revenue)	\$100,000,000 (General Revenue)	\$100,000,000 (General Revenue)	
SAIL Pipeline Deals	\$100,000,000 (General Revenue)		\$100,000,000 (General Revenue)	
\$ to Housing Trust Funds to Cover Doc Stamp Revenue Shortfalls	\$110,000,000 (General Revenue)		\$110,000,000 (General Revenue)	
SAIL				\$25,000,000 <i>General Revenue</i>
Hurricane Recovery				\$150,000,000 <i>General Revenue</i>
TOTAL GR FOR HOUSING	\$310,000,000	\$100,000,000	\$200,000,000	\$175,000,000
Live Local Tax Donation Program	\$100,000,000		\$100,000,000	
TOTAL HOUSING	\$921,000,000	\$502,685,000	\$921,000,000	\$512,725,000

FY 23-24: SB 102:

- \$100 million of non-recurring General Revenue for SAIL deals in pipeline, reverting to SAIL if not used for pipeline
- \$100 million of non-recurring General Revenue for Hometown Heroes
- 10-year redirection of doc stamps now going to GR redirected to SAIL, \$150 million/year
- 10-year Tax Donation Program of \$100 million per year for SAIL

FY 23-24: Appropriations Act (both House and Senate):

- \$77 million of General Revenue to Local Government Housing Trust Fund to cover Doc Stamp collection shortfalls
- \$33 million of General Revenue to State Housing Trust Fund to cover Doc Stamp collection shortfalls

Additional Homeless Funding from General Revenue or DCF Trust Funds: \$49,098,038

Item	Amount	Line Item	Source	Agency
Overall Homeless Programs				
Challenge Grants- Rapid Re-Housing- Governor	\$20,016,822	350	GR	DCF
Federal Emergency Shelter Grant Program	\$7,218,119	351	Federal Grants TF & Welfare Transition TF	DCF
Rapid Unsheltered Survivor Housing (RUSH) Grant Program	\$2,260,000	351	Federal Grants TF	DCF
Homeless Housing Assistance Grants (staffing for 27 homeless lead agencies)- Governor	\$5,205,056	352	GR	DCF
Project Specific Funding				
LSF Miami Bridge- Host Homes Program for Homeless Youth	\$300,000	315	GR	DCF
Alpha & Omega Freedom Ministries	\$55,000	354	GR	DCF
Big Bend Homeless Coalition	\$1,095,068	354	GR	DCF
City of Deland- -The Bridge Homeless Shelter	\$500,000	354	GR	DCF
Miami-Dade County Housing First for Homeless Persons	\$562,000	354	GR	DCF
National Veterans Homeless Support	\$150,000	354	GR	DCF
Big Bend Homeless Coalition	\$1,866,973	365A	GR	DCF
Domestic Violence/Homeless Shelter	\$45,000	365A	GR	DCF
One Hopeful Place Homeless Shelter	\$200,000	365A	GR	DCF
Sulzbacher Enterprise Village	\$1,500,000	365A	GR	DCF
Miami-Dade Homeless Trust	\$175,000	378	GR	DCF
Aspire Health Partners- Homeless Veterans Housing	\$1,000,000	387A	GR	DCF
Bridgeway Center- Transitional Housing	\$850,000	387A	GR	DCF
Five Star Veterans Center	\$374,000	593A	GR	DCF
The Transition House Homeless Veterans Program	\$350,000	593A	GR	DCF
St. Lucie County Homeless Veterans Community Village	\$875,000	595A	GR	DCF
Home Again Inc.- St. Johns County Homeless Veterans	\$3,000,000	595A	GR	
Youth Homeless	\$500,000	2336A	GR	DEO

Demonstration Program				
City of Kissimmee Affordable Housing and Homeless Services Project	\$500,000	2341A	GR	DEO
Youth Homelessness Demonstration Program	\$500,000	2341A	GR	DEO

Other Housing Projects Funded from General Revenue: \$41,687,065

Item	Amount	Line Item	Source	Agency
Senator Nancy Detert Home of Your Own Project	\$15,000,000	243A	GR	Agency for Persons with Disabilities
CASL Permanent Supportive Housing	\$1,500,000	378	GR	DCF
Henderson Behavioral Health- Affordable Housing for People with Mental Health Disorders	\$4,900,000	387A	GR	DCF
Self-Reliance Inc.- Home Modifications/Repairs for Seniors	\$500,000	404	GR	Elder Affairs
St. Augustine Affordable Housing	\$2,300,000	1705A	GR	DEP
Collier County Resilience Project	\$102,500	2336A	GR	DEO
Community Land Trust: NW Florida Affordable Housing	\$122,605	2336A	GR	DEO
Hillsborough Habitat for Humanity- Resilient Homes for Heroes	\$10,000	2336A	GR	DEO
Malibu Groves Home Repair Program	\$250,000	2336A	GR	DEO
NW Florida Affordable Housing for Workforce & Active Duty Military	\$116,960	2336A	GR	DEO
City of Crestview Vineyard Village Low Income Housing	\$750,000	2341A	GR	DEO
City of Palatka- Affordable Housing Initiative	\$2,000,000	2341A	GR	DEO
Collier County Resilience Project	\$4,800,000	2341A	GR	DEO
Community Land Trust: NW Florida Affordable Housing	\$1,200,000	2341A	GR	DEO
Five Points Village Workforce Development Housing Project	\$495,000	2341A	GR	DEO
Florida Studio Theatre Workforce Housing	\$1,500,000	2341A	GR	DEO
Habitat Broward- BBI Village Community	\$540,000	2341A	GR	DEO

Habitat for Humanity of Pinellas & West Pasco Counties	\$2,000,000	2341A	GR	DEO
Hillsborough Habitat for Humanity- Resilient Homes for Heroes	\$490,000	2341A	GR	DEO
Homes Bring Hope	\$1,500,000	2341A	GR	DEO
NW Florida Affordable Housing for Workforce & Active Duty Military	\$1,110,000	2341A	GR	DEO
Safe, Secure & Sanitary Housing- Gulf County	\$500,000	2341A	GR	DEO