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To: Housing Finance Authority of Leon County Board of Directors
From: Mark Hendrickson, Administrator
Subject: March 15, 2024, HFA of Leon County Board Meeting
Date: March 8, 2024

I. Financial Reports—Informational

1. January 31, 2024, Financial Statement is attached. Total assets as of February 29, 2024, are \$2,314,055.49, with \$1,997,935.26 in cash (\$517,492.44 restricted for housing programs), and no liabilities.
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 February 15, 2024:
 - ✓ Total revenues from property sales: \$986,735.44 (through 3-15-24)
 - ✓ Emergency Repair expenditures since August 2016: \$445,080
 - ✓ 9/11 Day of Service: \$7,500
 - ✓ Home Expo: \$4,500
 - ✓ CDBG rehab: \$12,163
 - ✓ Remaining Restricted Funds: \$517,492.44
3. An Expenditure Approval list and bank/SBA statements are attached.
4. **Recommendation:** None.

II. Bond Update & Occupancy/Construction Reports—Informational

1. **Magnolia Family** is complete and leasing. The **Tallahassee Affordable Housing Portfolio** is 75% complete. **Ridge Road** is 40% complete.
2. It appears that **Magnolia Family** has changed their name to Columbia Gardens at South City, Phase I. This requires approval of the HFA and FHFC. No request has been received.
3. The **Tallahassee Affordable Housing Portfolio (TAHP)** provided a Plan to remedy outstanding compliance issues. The progress is being monitored by bond counsel and staff. Compliance with required features and amenities as required by the LURA has become an issue. The compliance monitor and counsel are following up with the owner as the issues have not been fully resolved. An updated report will be made at the HFA meeting.

4. **Lakes at San Marcos** is 97% occupied, up 1% from last quarter. **Magnolia Terrace** is 94% occupied, down 2% in the last quarter. **Kenwood Place** occupancy is 96%, no change from last quarter. **Tallahassee Affordable Portfolio** is 69% occupied and under rehabilitation. **Magnolia Family** is 2% occupied, up 2% from last quarter.
5. **Lake Bradford** has an award for SAIL funds and TEFRA approval was given by the BOCC on October 10. A bond allocation request for \$30,003,213 was received (entire regional allocation). The HFA is on the waitlist for additional allocation. Elmington has reached a tentative agreement to bring the Tallahassee Housing Authority in as a partner. A formal request will be forthcoming for the HFA to approve the change in ownership structure.
6. **Recommendations:** None.

	Lake Bradford
Developer/ Location	Elmington Capital Group Nashville, TN
Development Location	1131 & 1139 Kissimmee Street City of Tallahassee
County Commission District	Bill Proctor
Type	New Construction Mid-Rise 4-story with elevator
Demographic	Family
HFA Bond Request	\$35,000,000
TEFRA Hearing	9-25-23
TEFRA Approval	10-10-23
Credit Enhancement	TBD
Credit Underwriter	TBD
Closing Date	April 2024
Units	156
Permanent 1st Mortgage Estimate	\$4,755,036
SAIL & ELI (FHFC)	\$7,088,999
City Loan	\$0
HFA Loan Request	\$57,000
Housing Credits	TBD \$22,838,487 \$146,401/unit
TDC	\$55,236,244
TDC per unit	\$354,078
Land Cost	\$2,300,000 14,744/unit
Hard Construction Cost	\$37,905,000 \$242,981/unit
Set Aside Period	50 years
Set Aside Levels	9.615% (15 units) < 80% AMI 55.769% (87 units) < 70% AMI 9.615% (15 units) < 60% AMI 25.000% (39 units) < 30% AMI

III. Interlocal Agreement with Leon County—Action

1. The HFA and County have entered into Interlocal Agreements in 2018 and 2021. The current Agreement expires May 11, 2024. A copy of the current agreement is attached.
2. The Agreement covers the cooperation between the entities, including staff support, HFA funding of programs, the sale of land parcels, selection of a local preference application and other matters.
3. The extension of the Agreement makes only one substantive change, adding language requested by the County: *“The HFA will promote the development of affordable rental units for individuals or families exiting homelessness”*.
4. The HFA’s MF Handbook already has the selection criteria: *“Developer agreement to rent at least 5% of the units in the Development to special needs populations (e.g., homeless, persons with disabilities, youth aging out of foster care)”*.
5. **Recommendation:** Approve Resolution prepared by HFA Counsel extending the Interlocal Agreement with the County for three years.

IV. Emergency Repair Program—Action

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 \$2,000 per home (\$12,000 for seniors or persons with special needs that reside in mobile homes).
2. The FY 23-24 new funding is \$75,000, with \$6,350 carried forward, making the balance available for FY 23-24 \$81,350. **The application period opened in December, with one household (\$12,000) encumbered.**
3. County staff have requested changes to the program:
 - Increase maximum award from \$2,000 to \$3,000 for regular homeowners
 - Increase maximum award from \$12,000 to \$15,000 for elderly or persons with special needs, and remove requirement that they reside in a mobile home to receive this level of funding
4. **Recommendation:** Approve requests from County staff.

V. 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. Seven sales have occurred in FY 23-24, with \$75,276 received.
2. Sales of seven properties by the Real Estate Division generated total revenues to the HFA of \$107,102. As of January 1, 2024, sales of 129 properties by Ketcham Realty have generated \$879,633.95 paid to the HFA. The total is \$986,735.44.

3. A spreadsheet is attached.
4. The County is now using Hamilton Realty Advisors as their broker, replacing Ketcham Realty. There are three pending sales on three properties, with net revenues of \$40,100.
5. **Recommendation:** None.

VI. Legal Update—Informational

1. Bond and General Counsel will present any updates.
2. **Recommendations:** None.

VII. To-Do List—Informational

To-Do Item	HFA	Admin	County	NGN	Status	Completed
Meeting Date:						
August 24, 2023						
Board requested update on Tallahassee Affordable Housing Portfolio non-compliance issues		X		X	Ongoing	
December 8, 2023						
Board discussed how the HFA could work in alignment with MWSBE goals. Ms. Henry and Ms. Milon volunteered to work with Mr. Hendrickson on the issue with the goal of bringing specific recommendations to changes in the HFA process to a future HFA meeting.	X	X			Work not completed	

VIII. State Legislative Update—Informational

1. The 2024 session is complete. The budget includes full funding for housing.
2. The Division of Bond Finance pushed legislation that would have eliminated Regional Pools and otherwise disrupted the work of Local HFAs. Florida ALHFA made this the highest priority and met with key Senate and House staff, CAHP, and others to develop a coordinated strategy to derail this proposal. Senator Pruitt and Mark Hendrickson then met with the Division of Bond Finance director and staff to present the reason that this proposal did not work.
3. After negotiations, the Division agreed to modify their proposal to retain regional bond pools, make regional pools housing only, and to give local HFAs a path to carryforward for all

allocations received (improvements over the current system). However, Florida ALHFA did agree to a proposal that would reduce the number of regions (necessary to obtain the overall compromise). The legislation (SB 7054) was passed, with the support of Florida ALHFA.

4. Beginning in 2025, Leon County will be in a multi-county region with Escambia, Santa Rosa, Okaloosa, Walton, Holmes, Washington, Bay, Jackson, Calhoun, Gulf, Gadsden, Liberty, Franklin, Wakulla, Jefferson, Madison, Taylor, Hamilton, Suwannee, Lafayette, Dixie, Columbia and Gilchrest counties. Only Escambia has an active HFA. The upside—the new Region would have a \$101.4 million allocation compared to the current \$28.4 million. The flip side—the HFA of Leon County would need to cooperate with the Escambia County HFA to make sure both receive a fair share of the regional allocation.
5. For FY 24-25, The House and Senate budgets would provide \$2,292,421 of SHIP funds for the community, with Tallahassee receiving \$1,533,400 and Leon County receiving \$759,021.
6. Other bills that were passed made minor amendments to the Live Local Act and additional property tax exemptions for certain developments that agree to 99 years of affordability.
7. **Recommendation:** None.

Appropriation of Housing Trust Fund Monies
Revenue Estimate from January 2024 REC Conference

	Final Budget FY 23-24	Final Budget FY 22-23
FHFC: SAIL & other FHFC Line 2349	\$150,000,000 (recurring) \$84,000,000 (non-recurring)	\$150,000,000 (recurring) \$109,000,000 (non-recurring)
SHIP Line 2350	\$174,000,000	\$252,000,000
TOTAL TF HOUSING	\$408,000,000	\$511,000,000
Hometown Heroes	\$100,000,000 (ARPA- Section 274 of GAA & SB 328)	\$100,000,000 (General Revenue)
SAIL Pipeline Deals	\$0	\$100,000,000 (General Revenue)
GR to Cover Doc Stamp Revenue Shortfalls	\$0	\$110,000,000 (General Revenue)
My Safe Home Hurricane Mitigation Lines 2375A, 2375B & 2375C	\$30,000,000 (in budget) \$200,000,000 (in SB 7028) (General Revenue)	\$102,065,000 (General Revenue)
TOTAL GR FOR HOUSING	\$330,000,000 (includes ARPA)	\$310,000,000
Live Local Tax Donation Program	\$100,000,000	\$100,000,000
Homeless Programs	\$42,433,851	\$34,699,997
Homeless Member Projects	\$15,580,750	\$13,898,041
Housing Member Projects	\$39,852,356	\$39,834,765
TOTAL HOUSING	\$935,866,957	\$1,111,497,803

Proviso: Catalyst funding \$663,600 (from SHIP)

Homeless Funding from General Revenue or DCF Trust Funds: \$58,014,601				
Item	Amount	Line Item	Source	Agency
Homeless Programs				
Challenge Grants- Rapid Re-Housing	\$30,016,822	351	GR	DCF
Federal Emergency Shelter Grant Program	\$7,211,973	352	Federal Grants TF & Welfare Transition TF	DCF
Homeless Housing Assistance Grants (staffing for 27 homeless lead agencies)	\$5,205,056	353	GR	DCF
Project Specific Funding				
Southeastern University- Transitional Housing	\$500,000	61	GR	DOE
North Florida School- Transitional Housing	\$500,000	249A	GR	APD
Thrive Academy Supported Living HF 2591 & SF 2867	\$1,880,000	249A	GR	APD
Alpha & Omega Freedom Ministries SF 3426	\$31,000	318A	GR	DCF
Alpha & Omega Freedom Ministries SF 3426	\$192,000	332A	GR	DCF
Women in Distress Housing Expansion HF 1023 & SF 2542	\$2,500,000	332A	GR	DCF
Coalition for the Homeless of Nassau County HF 2370	\$17,750	355	GR	DCF
Miami-Dade Homeless Trust HF 1472 & SF 1961	\$562,000	355	GR	DCF
Unidos por Ecuador Food & Homelessness Support HF 3257	\$25,000	355	GR	DCF
National Veterans Homeless Support SF 2380	\$250,000	355	GR	DCF
The House of Israel Shelter for Homeless SF 3137	\$150,000	355	GR	DCF
Jericho Road Men's Shelter HF 1571 & SF 2494	\$250,000	366A	GR	DCF
One Hopeful Place HF 1288 & SF 2965	\$200,000	366A	GR	DCF
Ft. Lauderdale Homeless Housing HF 1701 & SF 1434	\$250,000	377	GR	DCF
Miami-Dade Homeless Trust Project Lazarus HF 1470 & SF 1964	\$175,000	377	GR	DCF
Sulzbacher Center Enterprise Village HF 2316 & SF 3398	1,350,000	384A	GR	DCF
Five Star Veterans Center Homeless Housing HF 1373 & SF 1954	\$748,000	602	GR	Veterans Affairs
The Transition House Homeless Veterans Program	\$400,000	602	GR	Veterans Affairs

HF 2437 & SF 3258				
Veterans Village HF 2270	\$500,000	602 & 604A	GR	Veterans Affairs
Veterans United for Housing HF 2270	\$500,000	604A	GR	Veterans Affairs
Transitional Homeless Family Housing SF 3161	\$100,000	2305	GR	Commerce
Transitional Homeless Family Housing SF 3161	\$3,500,000	2313A	GR	Commerce
Supportive Housing for Homeless Households HF 1643 & SF 2741	\$1,000,000	2347A	GR	Commerce
VETOED				

Other Housing Projects: \$39,852,356				
Item	Amount	Line Item	Source	Agency
Nancy Detert Home of Your Own HF 3380 & SF 2348	\$2,500,000	249A	GR	APD
CASL HF 2442 & SF 2346	\$1,500,000	377	GR	DCF
Hialeah Housing Authority HF 3350 & SF 1748	\$250,000	406A	GR	Elder Affairs
Five Star Veterans Center HF 1857 & SF 1947	\$777,538	604A	GR	Veterans
Area Housing Commission Clewiston et al HF 2916 & SF 3443	\$550,000	1732A	GR	Environmental Protection
Port St. Jo Workforce Housing Access Road HF 3522	\$1,000,000	2069A	Transportation TF	Transportation
Community Land Trust of NW Florida SF 1236	\$122,605	2305	GR	Commerce
Community Land Trust of NW Florida HF 1622 & SF 1236	\$1,200,000	2313A	GR	Commerce
Live Local Pensacola HF 1735 & SF 3357	\$7,000,000	2313A	GR	Commerce
Ability Housing Capacity Fund HF 1287 & SF 1923	\$950,000	2341A	GR	Commerce
Homeownership Equity Initiative HFA 1365 & SF 2863	\$576,523	2341A	GR	Commerce
Miami-Dade Eviction Prevention HF 2681 & SF 1552	\$1,349,190	2341A	GR	Commerce
NW Florida Affordable Housing for Workforce & Active Duty Military HF 1731 & SF 3145	\$131,500	2341A	GR	Commerce
Florida Keys Habitat for Humanity HF 2724 & SF 1698	\$950,000	2347A	GR	Commerce

Florida Studio Theatre Workforce Housing SF 1138	\$1,000,000	2347A	GR	Commerce
Habitat Acres, A Habitat Miami Community HF 1063 & SF 1685	\$500,000	2347A	GR	Commerce
Habitat for Humanity of Greater Volusia County HF 1839 & sf 1269	\$400,000	2347A	GR	Commerce
Hope Partnership Attainable Housing SF 1661	\$500,000	2347A	GR	Commerce
Nassau County Essential Housing Community HF 3385 & SF 2760	\$1,000,000	2347A	GR	Commerce
Nuestra Senora Affordable Housing Collier County HF 2928 & SF 2748	1,000,000	2347A	GR	Commerce
NW Florida Affordable Housing for Workforce & Active Duty Military HF 1731 & SF 3145	\$1,095,000	2347A	GR	Commerce
Pinellas & Pasco Affordable Homeownership Initiative HF 1188 & SF 1749	\$3,000,000	2347A	GR	Commerce
Resilient Housing for Veterans HF 2073 SF 1080	\$700,000	2347A	GR	Commerce
Tampa General Hospital Workforce Housing HF 2626 & SF 1186	\$10,000,000	2347A	GR	Commerce
IDDeal Place HF 1801	\$1,000,000	2347A	GR	Commerce
Workforce Attainable Housing Sarasota HF 2443 & SF 3715	\$800,000	2347A	GR	Commerce
VETOED				