

THE HENDRICKSON COMPANY

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To: Housing Finance Authority of Leon County Board of Directors
From: Mark Hendrickson, Administrator
Subject: June 20, 2025, HFA of Leon County Board Meeting
Date: June 13, 2025

I. Financial Reports—Informational

1. April 2025, Financial Statement is attached. Total assets as of May 31, 2025, are \$2,773,170.84, with \$2,457,050.61 in cash (\$549,391.44 restricted for housing programs), and \$50,000 in liabilities (good-faith deposit).
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 June 13, 2025:
 - ✓ Total revenues from property sales: \$1,098,134.44 (through 3-26-25)
 - ✓ Emergency Repair expenditures since August 2016: \$520,080
 - ✓ 9/11 Day of Service: \$9,000
 - ✓ Home Expo: \$7,500
 - ✓ CDBG rehab: \$12,163
 - ✓ Remaining Restricted Funds: \$549,391.44
3. A list of June expenditures approved and paid, and bank/SBA statements are attached.
4. **Recommendation:** Accept Financial Reports.

II. County Request for Funding in FY 25-26—Action

1. The County submitted their funding request for FY 25-26, as follows:
 - Emergency Repair Program \$75,000 (same as this year)
 - Leon County Home Expo \$ 1,500 (same as this year)
 - 9/11 Day of Service \$ 1,500 (same as this year)
2. The HFA agreed to establish funding levels for County programs by June of each year. Given the massive leveraging of HFA funds achieved with the Emergency Repair Program, and need for the funds, this is a good investment. The total is also within the required housing expenditures from land sales.
3. **Recommendation:** Approve funding for County programs at levels requested by County.

III. Tallahassee Affordable Housing Portfolio—Action

1. On April 26, 2022, the HFA issued its \$70,553,565.10 Housing Finance Authority of Leon County, Florida Multifamily Housing Convertible Capital Appreciation Revenue Bonds (Tallahassee Affordable Housing Portfolio), Series 2022A-1 (the "Series 2022A-1 Bonds") and its \$3,375,000 Housing Finance Authority of Leon County, Florida Taxable Multifamily Housing Revenue Bonds (Tallahassee Affordable Housing Portfolio), Series 2022A-2 (the "Series 2022A-2 Bonds" and, together with the Series 2022A-1 Bonds, the "Bonds").
2. The HFA loaned the proceeds of the Bonds (the "Loan") to AHPC Social Tallahassee LLC, AHPC HUB Tallahassee LLC, and AHPC Social 1600 LLC (collectively, the "Borrowers") to finance the costs of acquiring, rehabilitating, and equipping (i) a 168-unit multifamily rental housing facility known as Social 1600 to be rented to persons or families of moderate, middle, or lesser income located at 1600 Old Bainbridge Road, Tallahassee, Leon County, Florida; (ii) a 168-unit multifamily rental housing facility known as The Hub to be rented to persons or families of moderate, middle, or lesser income located at 1303 Ocala Road, Tallahassee, Leon County, Florida; and (iii) a 134-unit multifamily rental housing project known as Social Tallahassee to be rented to persons or families of moderate, middle, or lesser income located 1327 High Road, Tallahassee, Leon County, Florida (collectively, the "Property").
3. The owner failed to complete all agreed upon rehabilitation of the Property and has requests related to that issue on the agenda. The Property has low occupancy (75%), partially due to the failure to rehabilitate all the units. The Property has also had poor compliance monitoring reports with many files not correctly verifying income (correctable, but the need for correction only identified because of the monitoring).
4. The owner requested that the 50-year compliance period and the monitoring by AmeriNat be terminated. Staff and Counsel rejected those requests which were withdrawn.
5. The owner has also stated that without relief, the bonds would go into default. While the HFA has no financial risk, it is preferable to avoid bond defaults.
6. The Borrowers desired to refinance the Series 2022A Bonds and the Loan and make additional capital improvements to the Property with the proceeds of a new tax-exempt "qualified 501(c)(3) bonds" to be issued by the Public Finance Authority, a joint powers commission created under the laws of the State of Wisconsin. The HFA gave the necessary consents, and the HFA's bonds were redeemed on June 6 by a refunding bonds issued by the Public finance Authority of Wisconsin.
7. The HFA's LURA remains in effect.
8. The outstanding requests from the bondholder are.
 - Replace HVAC units as the existing ones end their useful life, rather than immediately
 - Waiver of ADA requirements for High Road and Ocala properties

An email request with explanations is attached. Staff are working on recommendations and will bring those to the meeting.

9. **Recommendation:** Consider requests for LURA amendments.

IV. Bond Update & Construction Reports—Informational

1. Occupancy and Construction status reports are attached.
2. The \$50 million single-family Plan of Finance was approved by the BOCC, an allocation request was filed, and with the cooperation of the Escambia County HFA, the \$50 million of bond allocation was received. The HFA can carryforward that allocation for use anytime from 2026-2028 for multi-family bonds.
3. **Recommendation:** None.

V. Emergency Repair Program—Informational

1. The HFA funds an emergency repair program, for minor repairs that need immediate attention—and are not covered by the County's SHIP Program. The current limits are:
 - Maximum award \$3,000 for regular homeowners
 - Maximum award \$15,000 for elderly or persons with special needs
2. The FY 24-25 new funding was \$75,000, with \$39,899.60 carried forward, making the balance available for FY 24-25 \$114,899.60. This year, four households have completed repairs, one is in progress, and four are approved with work quotes being obtained. The remaining available funds are \$27,939.19.
3. **Recommendation:** None.

VI. Real Estate—Informational

1. The Real Estate Division is responsible for selling surplus properties designated for affordable housing, with sale proceeds coming to the HFA. Three sales have occurred in FY 24-25, with \$30,100 received. **There are no pending sales and there are only three properties left on the available list.**
2. To date, sales of 146 properties (by the Real Estate Division, Ketcham Realty and Hamilton Realty) generated total revenues to the HFA \$1,098,134.44.
3. A spreadsheet is attached.
4. **Recommendation:** None.

VII. Legal Update—Informational

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

VIII. To-Do List—Informational

To-Do Item	HFA	Admin	County	BMO	Status	Completed
Meeting Date:						
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	

IX. Production of New Rental Housing—Informational

1. The Board established a goal of saving HFA funds to be able to coordinate with the City and County to produce new rental units.
2. The BOCC asked the HFA to work with County staff to bring back a proposal to their June budget workshop.
3. A copy of the proposal by County staff is attached. It will be considered at the June 17 BOCC Budget Workshop. If accepted, it would provide \$500,000 per year of County funds for gap financing. The HFA would be heavily involved with the review/analysis of all applications for funding.
4. **Recommendation:** None.

X. State Legislative Update—Informational

1. Work for the 2025 legislative session will be over by the time of the HFA meeting.
 - Sadowski Housing Trust Funds fully appropriated for SHIP and SAIL
 - \$150 million per year of doc stamps for SAIL from Live Local made non-recurring this year, but the legislation to eliminate this funding did not pass. \$150 million of GR funded.
 - Hometown Heroes (FHFC's DPA Program) funded with \$50 million of GR; however, the eligible recipients were narrowed significantly (back to "heroes" from general population).
 - Tax Package-- TBD
 - Substantive housing legislation passed (SB 1730)
 - Senate President Albritton's major initiative—Rural Renaissance—did not pass
2. **Recommendation:** None.

Appropriation of Housing Trust Fund Monies
Revenue Estimate from March 2025 REC Conference

	House FY 25-26	Senate FY 25-26	CONFERENCE FY 25-26	<i>Final Budget FY 24-25</i>
FHFC: SAIL Line 2114	\$71,200,000	\$71,192,279	\$71,200,000	\$84,000,000 (non-recurring)
SHIP Line 2115	\$163,800,000	\$163,814,618	\$163,800,000	\$174,000,000
SAIL from Live Local	\$0	\$150,000,000	Funded from GR	\$150,000,000 (recurring)
TOTAL TF HOUSING	\$235,000,000	\$385,006,897	\$235,000,000	\$408,000,000
Hometown Heroes Line 2114A/2116	\$50,000,000	\$150,000,000	\$50,000,000	\$100,000,000
SAIL/Live Local			\$150,000 000	
SHIP Line 2115	\$0	\$18,800,000 (GR)	\$0	\$0
My Safe Florida Home Hurricane Mitigation Lines 2139, 2140 & 2141	\$100,000,000	\$100,000,000	\$100,000,000	\$230,000,000
TOTAL GR FOR HOUSING	\$150,000,000	\$268,800,000	\$300,000,000	\$330,000,000 (includes ARPA)
Live Local Tax Donation Program	\$100,000,000	\$100,000,000	\$100,000,000	\$100,000,000
Homeless Programs	\$35,273,656	\$35,273,656	\$35,273,656	\$42,433,851
Homeless Member Projects	\$4,150,000	\$5,814,000	TBD	\$11,303,716
Housing Member Projects	\$9,244,000	\$14,350,000	TBD	\$30,372,538
TOTAL HOUSING	\$533,667,656	\$809,244,553	TBD	\$922,110,105

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