

Memorandum

Housing Finance Authority
26750 U.S. Highway 19 North, Suite 110
Clearwater, FL 33761
Phone: 727-223-6418



TO: The Honorable Chairman and Members of the Board of County Commissioners

THROUGH: Barry Burton, County Administrator

FROM: Kathryn Driver, Executive Director, Housing Finance Authority of Pinellas County 

SUBJECT: Housing Finance Authority of Pinellas County: 2018 Annual Report

DATE: February 26, 2019

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS RECEIVE AND FILE THE 2018 ANNUAL REPORT ON THE HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY.

Summary Explanation/Background:

The Housing Finance Authority of Pinellas County (HFA) was established in 1982 under Part IV of Chapter 159, Florida Statutes and Pinellas County Code Section 2-386. The Housing Finance Authority's mission is to assure that financing for affordable housing remains available to the residents of Pinellas County. This report covers calendar year 2018.

Fiscal Impact/Cost/Revenue Summary:

No County General Funds are required.

Exhibits/Attachments Attached:

2018 Housing Finance Authority of Pinellas County Annual Report

**HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY
BOARD MEMBERS**

Casey Cane, Chairman
Robyn Fiel, Vice-Chairman
Norris E. Counts, Secretary/Treasurer
Steven Beal, Assistant Secretary/Treasurer
Dennis Long, Assistant Secretary



February 26, 2019

**Kathryn Driver
Executive Director**

Ms. Karen Williams Seel, Chairman and
Members of the Pinellas County Board of County Commissioners
315 Court Street
Clearwater, FL 33756

RE: 2018 Housing Finance Authority of Pinellas County Year in Review

Dear Honorable Chairman and Commissioners:

During the past year the Housing Finance Authority of Pinellas County (the "HFA") has worked to continue strengthening our relationships with our many partners as we continue our mission to put keys in the hands of people, be they home owners or renters, and to improve the lives of Pinellas County citizens. A brief overview of the HFA's 2018 initiatives and accomplishments follow in this report.

SINGLE FAMILY

First-Time Homebuyer Program

During 2018, the HFA's First-Time Homebuyer Program served 117 families. Of those, 46 were in Pinellas County, 28 were in Pasco County, and 43 were in Polk County. All families utilized the down payment assistance provided through the program. Leveraging a combination of HFA General Funds in the amount of \$517,500 for Pasco and Polk Counties, HFA Housing Trust Funds in the amount of \$362,500 for Pinellas County and Freddie Mac AIS grant funds in the amount of \$27,293 down payment/closing costs assistance. This assistance was leveraged with over \$18,000,000 in other funding for the first-time homebuyers. The HFA continues to originate its Home Key first mortgage loans and its Home Key down payment/closing costs assistance second mortgage loans through its participating lenders via a continuous lending program. The continuous lending program will remain ongoing with plans that those loan pools will ultimately be delivered into another bond issue or sold in the TBA market. The HFA also partnered with Florida Housing Finance Corporation to partner its Home Key first mortgage loans with Florida Housing's Hardest Hit down payment assistance funds. Through this partnership the HFA assisted 81 families (18 in Pasco County, 29 in Pinellas County and 34 in Polk County). \$1,215,000 of Hardest Hit down payment assistance funds were used in conjunction with over \$11,700,000 of HFA Home Key first mortgages. All homebuyers that were assisted through this were at or below 80% of the Area Median Income.

Housing Finance Authority
26750 US Highway 19 N. • Suite 110
Clearwater, FL 33761
Office: (727) 223-6418
FAX: (727) 255-5562
kdriver@pinellashfa.com

www.pinellascounty.org/hfa



Demographic information regarding the First-Time Homebuyer Home Key Program for 2018:

Household income:

\$15,000 - \$29,999	10
\$30,000 - \$44,999	32
\$45,000 - \$59,999	38
\$60,000 - \$74,999	33
\$75,000 - \$89,999	4

Household size:

1 person household	51
2 person household	28
3 person household	20
4 person household	11
5+ person household	7

Loan size:

\$0 - \$50,000	1
\$50,001 - \$75,000	2
\$75,001 - \$100,000	6
\$100,001 - \$125,000	23
\$125,001 - \$150,000	17
\$150,000 - \$175,000	28
\$175,000 - \$200,000	20
\$200,000+	20

Neighborhood Stabilization Program

The HFA continued administration of the federally funded Neighborhood Stabilization Programs (NSP) 1 and 3 under contract with Pinellas County, and the NSP2 program directly as a member of the Florida Suncoast Housing Partners, Inc. consortium. On June 6, 2018 the County and the HFA mutually terminated the Specific Performance Agreements relating to Neighborhood Stabilization Programs 1 and 3 since all funds have been exhausted and all the properties have been constructed or rehabbed. In 2018 two rehabbed homes were sold to homebuyers earning below 120% of the Area Median Income. The table below shows the status of the outstanding single-family properties:

	NSP 1	NSP 2	NSP 3
# of homes sold	0	2	0
# of homes currently listed for sale	0	0	0
# of homes in new construction/rehab	0	0	0
# of vacant lots awaiting new construction	0	22	0
# of homes awaiting rehab	0	0	0
# of homes being rented	1	0	0

Since all grant funds have been expended, all three grant programs are relying on program income to complete the outstanding projects. We continue to work closely with County staff and other partners to develop solutions to leverage funds to finish the outstanding projects and close out the grants.

MULTI-FAMILY HOUSING

On May 24, 2018 the HFA closed on the Woodlawn Terrace multifamily bond issue. This transaction also utilized Land Assembly Funds as well as SAIL and ELI proceeds received from Florida Housing Finance Corporation through a competitive process. There was additional funding provided by the City of Clearwater. The development will be located at 826 Woodlawn Street, Clearwater. Woodlawn Trail is a new construction multi-family development consisting of 80 units with 90% of the units set-aside for households at or below 60% AMI and 10% of the units set-aside for households at or below 40% AMI.

On December 11, 2018 the HFA closed on the Oceanside Estates acquisition/rehabilitation multifamily bond issue. This transaction also utilized Land Assembly Funds. The development is located at 6700 102nd Avenue North, Pinellas Park. Oceanside Estates is an acquisition/rehabilitation of 104 one-bedroom Section 8 units. 100% of the units will be set-aside for seniors with income at or below 60%. The Developer is also extending the existing HAP Contract.

Existing multifamily developments of the HFA continue to operate well and their occupancy rates as of December 2018, as shown by the table below.

<u>PROJECT</u>	<u>UNITS</u>	<u>OCCUPANCY</u>
Alta Largo	288	90%
Bayside Court	144	100%
Boca Ciega Townhomes	109	100%
Booker Creek	156	97%
Clearwater Apts	90	99%
James Park	82	96%
Pinellas Heights	153	97%
Viridian (Columbian)	188	99%

HOUSING TRUST FUND

The BCC has allocated a total of \$20,519,930 to the housing trust fund since program inception. Annual general fund budget allocations were made in the following amounts: \$10 million in FY 06/07, \$5 million in FY 07/08, \$4.2 million in FY 08/09 and \$200,000 in FY 15/16. In accordance with the implementing ordinance, eligible participating jurisdictions include Pinellas County and the cities of St. Petersburg, Clearwater and Largo. Funds were distributed by the HFA to participating jurisdictions based on a population ratio formula. In FY 2015 the BCC allocated a total of \$200,000 of new funding to the Housing Trust Fund. In FY 2016 the BCC allocated a total of \$400,000 of new funding to the Housing Trust Fund. In FY 2017 the BCC allocated a total of \$500,000 of new funding to the Housing Trust Fund. No new funding was allocated for FY 18/19. In 2018 the HFA used a portion of their Housing Trust Funds to provide down payment and closing cost assistance to 46 first time homebuyers. The HFA also provided funds to Tampa Bay Community Development Corporation/Community Service Foundation to rehabilitate 11 homes in the McLaughlin Land Trust to be rented to households with incomes <80% of Area Median Income.

PENNY FOR PINELLAS LAND ASSEMBLY FUND

The HFA is administering the Penny for Pinellas Land Assembly Fund (LAF) on behalf of Pinellas County. In 2018 the following projects were financed with the LAF:

MCLAUGHLIN PROJECT:

Purchase Price: \$415,000 Total LAF Used: \$465,900.00
 Closing Date: March 27, 2018

- Acquisition of 11 existing single-family scattered site homes located within the city of Seminole. Land acquisition funded by LAF; building acquisition funded by loan from Hancock Bank.
- Rehabilitation of the 11 single family homes will be financed through a combination of a loan from Hancock Bank and a Housing Trust Fund loan from the HFA.
- Will be maintained and leased through Community Service Foundation, Inc.

DELMAR TERRACE SOUTH:

Purchase Price: \$1,050,000 Total LAF Used: \$1,104,186.01

Closing Date: April 30, 2018

- The transaction was financed with SAIL and ELI proceeds received from Florida Housing Finance Corporation through a competitive process.
- Located at 745 Delmar Terrace South, St. Petersburg
- New construction multi-family high-rise development consisting of 65 units with 33 units set-aside for homeless individuals or families as permanent supportive housing; 10 units set-aside for households at or below 40% AMI and 22 units set-aside for households at or below 60% AMI.

WOODLAWN TERRACE:

Purchase Price: \$1,035,000 Total LAF Used: \$1,060,634.75

Closing Date: May 24, 2018

- The transaction was financed with SAIL and ELI proceeds received from Florida Housing Finance Corporation through a competitive process as well as HFA multifamily revenue bonds.
- Additional funding from the City of Clearwater
- Located at 826 Woodlawn Street, Clearwater
- New construction multi-family development consisting of 80 units with 90% of the units set-aside for households at or below 60% AMI and 10% of the units set-aside for households at or below 40% AMI.

GREENWAY LOFTS:

Purchase Price: \$540,000 Total LAF Used: \$609,575.50

Closing Date: July 10, 2018

- Located at 4500 43rd Street N., St. Petersburg
- New construction multi-family development consisting of 11 units set-aside for households at or below 60% AMI.

OCEANSIDE ESTATES:

Purchase Price: \$1,600,000 Total LAF Used: \$1,654,038.00

Closing Date: December 11, 2018

- Located at 6700 102nd Avenue North, Pinellas Park

- Acquisition/rehabilitation of 104 one-bedroom Section 8 units. 100% of the units will be set-aside for seniors with income at or below 60%. The Developer is also extending the existing HAP Contract.

GENERAL OPERATIONS

The HFA is proud to continue its sponsorship of the **Certificate in Community Real Estate Development** program at the University of South Florida's Florida Institute of Government. A wide range of professionals, who promote affordable housing, benefit from this program concentrating on real-life projects participants bring to class to evaluate. Many of the projects presented and evaluated have been completed after the conclusion of the class.

The **Florida Association of Local Housing Finance Authorities (FLALHFA)** continues educating new Florida legislators on the value of housing finance and programs to constituents and the economy through its Sadowski Education Effort (SEE). The HFA supports this effort and pledged \$15,000 to the 2017-2018 SEE. The mission of the SEE is to seek full funding of the state's Housing Trust Fund for its intended purpose of affordable housing through the SHIP and SAIL programs.

In 2018, the HFA continued to work in conjunction with the Pinellas County Communications Departments to produce the **"No Place Like Home"** YouTube show which is available on Pinellas County Connection TV.

The HFA is very proud of is their **"Youth Aging Out of Foster Care Program"**. Working with its community partner Ready for Life, Inc., the HFA has launched a new program designed to assist youth aging out of foster care with housing needs. The program recognizes that a significant number of these youth end up homeless within a short period after turning 18. The activities that the program will fund include a full-time specialist and two part-time specialists to work with the youth as well as provide rent subsidies and application fees for housing. Additionally, the program will fund any additional security deposits required from tenants such as these youth who do not have a credit history.

In conclusion, the changes in 2018 have been positive and the HFA will continue its mission to put keys in the hands of people seeking safe, decent, affordable housing. Thank you for your support.

Sincerely,



Kathryn Driver, Executive Director

cc: Pinellas County Legislative Delegation