

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Resolution 2023-741

Introducer/Sponsor(s): Council President at the request of the Jacksonville Housing Finance Authority

Date of Introduction: October 10, 2023

Committee(s) of Reference: NCSPHS, F

Date of Analysis: October 12, 2023

Type of Action: Authorization to issue homeowner mortgage revenue bonds; authorization of submission of request for private activity bond volume cap allocation; determination that City credit is not being pledged for the bonds

Bill Summary: The bill authorizes the Jacksonville Housing Finance Authority apply for a private activity bond volume cap allocation from the state and to issue single-family housing revenue bonds in an amount not to exceed \$100,000,000 for the purpose of purchasing mortgage loans originated by local lending institutions to finance the purchase or rehabilitation of new or existing owner-occupied single-family homes, to purchase mortgage-backed securities, or to refund previously issued revenue bonds. It declares that the bonds shall not be deemed to constitute a debt, liability, or obligation payable from the general revenues of the JHFA or the City of Jacksonville and that the general credit or taxing power of the Authority, the City of Jacksonville, Duval County and the State of Florida or any political subdivision or agency thereof is not pledged to the payment of the bonds.

Background Information: The State of Florida establishes private activity bond allocation caps for various regions of the state, from which local governments may seek an allocation for use in their jurisdiction. The City typically applies for an allocation of single-family mortgage revenue bonds when the opportunity becomes available in order to have bonding capacity, then the JHFA files project-specific legislation when specific uses are proposed by potential borrowers. In recent years the City has applied to the state to convert some or all of its single-family mortgage bond allocation to multi-family revenue bonds because the demand for single-family mortgage assistance was low in a time of record low interest rates and needs were greater on the multi-family side. With the rise in mortgage interest rates that practice may change.

Policy Impact Area: Affordable housing

Fiscal Impact: The bill authorizes the JHFA to apply for a single-family housing revenue bond cap allocation of up to \$100 million to be allocated to future projects.

Analyst: Clements