

LEGISLATIVE FACT SHEET

DATE: 01/21/26 BT or RC No: _____
(Administration & City Council Bills)

SPONSOR: Jacksonville Housing Finance Authority
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: _____

Provide Name: Laura Stagner Anderson
Contact Number: (904) 993-0476
Email Address: LauraAnderson@StagnerAnderson.onmicrosoft.com

PURPOSE: White Paper (Explain Why this legislation is necessary? Provide; Who, What, When, Where, How and the Impact.) Council Research will complete this form for Council introduced legislation and the Administration is responsible for all other legislation.
(Minimum of 350 words - Maximum of 1 page.)

The purpose of this legislation is to authorize a bond transaction that will finance all or a portion of the costs related to the acquisition and construction of a scattered site multi-family residential housing facility for persons or families of low, middle or moderate income, to be located at scattered site multifamily residential housing facility to be commonly known as "Tracy/Justina/Ricker Portfolio" to be located at 0 Tracy Road, South of Lone Star Road on the East side of Tracy Road, 0 Justina Road, located at Justina Road and Justina Court, and 0 Ricker Road located South of Wilson Boulevard on Ricker Road.

APPROPRIATION: Total Amount Appropriated: N/A as follows:

List the source name and provide Object and Subobject Numbers for each category listed below:

(Name of Fund as it will appear in title of legislation)

Name of Federal Funding Source(s):	From:	Amount:
	To:	Amount:
Name of State Funding Source(s):	From:	Amount:
	To:	Amount:
Name of City of Jacksonville Funding S	From:	Amount:
	To:	Amount:
Name of In-Kind Contribution(s):	From:	Amount:
	To:	Amount:
Name & Number of Bond Account(s):	From:	Amount:
	To:	Amount:

PLAIN LANGUAGE OF APPROPRIATION / FINANCIAL IMPACT / OTHER:

Explain: Where are the funds coming from, going to, how will the funds be used? Does the funding require a match? Is the funding for a specific time frame? Will there be an ongoing maintenance? ... and staffing obligation? Per Chapters 122 & 106 regarding funding of anticipated post-construction operation costs.

(Minimum of 350 words - Maximum of 1 page.)

The Jacksonville Housing Finance Authority (the "Authority") is authorized and empowered by the provisions of the Constitution and laws of the State of Florida to issue mortgage revenue bonds for the purpose of providing funds to finance the debt of a "qualifying housing development" as defined in the Florida Housing Finance Authority Law, Part IV, Chapter 159, Florida Statutes, and Chapter 52 of the Ordinance Code of the City of Jacksonville, Florida, and other applicable provisions of law, including approximately 106 units of a scattered site multifamily residential housing facility to be commonly known as "Tracy/Justina/Ricker Portfolio" to be located at 0 Tracy Road, South of Lone Star Road on the East side of Tracy Road, 0 Justina Road, located at Justina Road and Justina Court, and 0 Ricker Road located South of Wilson Boulevard on Ricker Road, all located in Jacksonville, Duval County, Florida (the "Project")

Tracy Justina Ricker TC, LLC, a Florida limited liability company, and its permitted successors and assigns ("Borrower"), desires to construct the Project, and Borrower has requested the Authority to issue its Multifamily Housing Revenue Bonds (Tracy Justina Ricker Portfolio), in one or more series (the "Bonds") in the aggregate principal amount not to exceed \$16,625,000 and to loan the proceeds thereof to Borrower for the purpose of financing a portion of the costs related to the acquisition and construction of the Project by Borrower

ACTION ITEMS: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.

ACTION ITEMS:

Yes No

Justification of Emergency: If yes, explanation must include detailed nature of emergency.

Federal or State Mandate?

Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.

Fiscal Year Carryover?

Note: If yes, note must include explanation of all-year subfund carryover language.

CIP Amendment?

 Contract / Agreement Approval?

Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.

Attachment & Explanation: If yes, attach the Contract / Agreement and name of Department (and contact name) that will provide oversight. Indicate if negotiations are on-going and with whom. Has OGC reviewed / drafted?

Related RC/BT?

 Waiver of Code?

Attachment: If yes, attach appropriate RC/BT form(s).

Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.

Code Exception?

Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.

Related Enacted Ordinances?

Code Reference: If yes, identify related code section(s) and ordinance reference number in the box below and provide detailed explanation and any changes necessary within white paper.

A previous bill provided the initial authorization for this issue. This bill is required in order to extend the TEFRA approval for an additional 12 months to allow additional time to close the transaction.

ACTION ITEMS CONTINUED: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.

ACTION ITEMS:

<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	No

Continuation of Grant?

Explanation: How will the funds be used? Does the funding require a match? Is the funding for a specific time frame and/or multi-year? If multi-year, note year of grant? Are there long-term implications for the General Fund?

Surplus Property
Certification?

<input type="checkbox"/>	x
<input type="checkbox"/>	x

Attachment: If yes, attach appropriate form(s).

Reporting
Requirements?

Explanation: List agencies (including City Council / Auditor) to receive reports and frequency of reports, including when reports are due. Provide Department (include contact name and telephone number) responsible for generating reports.

BUSINESS IMPACT ESTIMATE

Pursuant to Section 166.041(4), F.S., the City is required to prepare a Business Impact Estimate for ordinances that are NOT exempt from this requirement. A list of ordinance exemptions are provided below. Please check all exemption boxes that apply to this ordinance. If an exemption is applicable, a Business Impact Estimate IS NOT required.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If none of the boxes above are checked, then a Business Impact Estimate IS REQUIRED to be prepared by the using agency/office/department and submitted in the MBRC filing packet along with the memorandum request, legislative fact sheet, etc. A Business Impact Estimate form can be found at: <https://www.coj.net/departments/finance/budget/mayor-s-budget-review-committee>

Division Chief: 

(signature)

Date: 1/21/24

Prepared By: 

(signature)

Date:

ADMINISTRATIVE TRANSMITTAL

To: MBRC, c/o the Budget Office, St. James Suite 325

Thru: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor

(Name, Job Title, Department)

Phone: 255-5000 E-mail: BNorris@coj.net

From: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-5000 E-mail: BNorris@coj.net

Primary Contact: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor

(Name, Job Title, Department)

Phone: 255-5000 E-mail: BNorris@coj.net

CC: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor

Phone: 255-5000 E-mail: BNorris@coj.net

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Mary Staffopoulos, Office of General Counsel, St. James Suite 480
Phone: 904-255-5062 E-mail: mstaff@coj.net

From: Jacksonville Housing Finance Authority
Initiating Council Member / Independent Agency / Constitutional Officer
Phone: (904) 993-0476 E-mail: LauraAnderson@StagnerAnderson.onmicrosoft.com

Primary Contact: Laura Stagner Anderson, Controller
(Name, Job Title, Department)
Phone: _____ E-mail: _____

CC: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor
Phone: 255-5000 E-mail: BNorris@coj.net

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation.

Independent Agency Action Item: Yes No
Boards Action / Resolution? x Attachment: If yes, attach appropriate documentation. If no, when is board action scheduled?

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED