

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2019-855

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: November 26, 2019

Committee(s) of Reference: NCSPHS, F

Date of Analysis: November 26, 2019

Type of Action: Amend ordinance regarding home investment partnership loan terms

Bill Summary: This bill amends the Assignment and Assumption Agreements, and all associated documents, amongst the City, Community Connections of Jacksonville, Inc. and Cathedral District-Jax or an affiliated entity, with of the HOME Investment Partnership (HOME) Loan and State Housing Initiative Partnership (SHIP) Loan previously authorized in Ordinance 2017-849-E.

Background Information: The modifications transfers the existing HOME and SHIP Loans from the City to Billy Goat Hill, Inc., an affiliated entity of Cathedral District Jax, and then to VC Cathedral, LLC, a wholly-owned Vestcor Company. VC has requested changes to the existing terms to allow sufficient time for the construction of the project. The project will consist of a rental housing facility with approximately 40 residential units for which fifteen (15) will be reserved for tenants at or below 80% Area Median Income. VC Cathedral, LLC will execute a Land Use Restriction Agreement in favor of the City for ten (10) years from the issuance of Certification of Completion insuring that fifteen (15) units are held available for rental at 80% Area Median Income. The modified note term is 17 years from November 25, 2017 until November 25, 2034. The modified forgiveness terms are ten percent (10%) of the principal amount, or \$23,520.00, and shall be forgiven annually commencing on the first year anniversary date of the beginning of the Affordability Period.

Policy Impact Area: HOME Loan

Fiscal Impact: The modified forgiveness terms is ten percent (10%) of the principal amount, or \$23,520.00, and shall be forgiven annually commencing on the first year anniversary date of the beginning of the Affordability Period.

Analyst: Mitchell