



Broward County

Legislation Text

File #: 22-1289, Version: 1

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Resilient Environment **Division:** Housing Finance Division

Information

Requested Action

MOTION TO APPROVE reallocation of \$3,000,000 in gap financing previously awarded to HTG Madison Park, LTD or its affiliate (Madison Park Senior Housing - 103 units), to HTG University Station I, LLC or its affiliate (University Station, LLC - 216 units); authorizing County Administrator to execute all agreements, subject to approval as to legal sufficiency by the Office of the County Attorney, related to the listed gap financing project; and authorizing the County Administrator to take the necessary administrative and budgetary actions. **(Commission District 6)**

Why Action is Necessary

Board action is required to allocate funding for gap financing and approve agreements related to gap financing.

What Action Accomplishes

Reallocates gap financing funds and authorizes the County Administrator to execute agreements for \$3,000,000 in gap financing for an affordable housing project of 216 units.

Is this Action Goal Related

Yes

Previous Action Taken

At its meeting on February 22, 2022 (Item No. 23), the Board approved \$3,000,000 in gap financing for HTG Madison Park, LTD or its affiliate (Madison Park Senior Housing).

Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT AND THE HOUSING FINANCE DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

This item supports the Board's Value of "offering sustainable, compatible, innovative housing options for all income-levels, including integrated permanent supportive housing" and the corresponding goal to; "increase the availability of affordable housing of all types, countywide, in every community using effective, uniform criteria, policies and strategies".

HTG University Station I, LLC (Applicant) is requesting the reallocation of \$3,000,000 in funding from a project previously awarded by the Board on February 22, 2022 (HTG Madison Park, Senior Housing Project, 103 units), to HTG University Station I or its affiliate, for a planned 216-unit

multifamily affordable housing development located at 421 North 21st Avenue, in the City of Hollywood. The previous project, HTG Madison Park Senior Housing (also located in the City of Hollywood), was unable to secure financing from Florida Housing Finance Corporation for the project.

The University Station I project was awarded funding from various sources in 2020 (FHFC for State Bonds, 4% Low Income Housing Tax Credits (LIHTC), State Apartment Incentive Loan (SAIL)/Extremely Low Income (ELI) loans, National Housing Trust Fund (NHTF), and City of Hollywood parking funds); however, rising construction costs since that time have resulted in an approximate \$7.3 million funding gap. The reallocation of funds is awarded in the form of a 0.0% interest loan that matures in 30 years. The FHFC has agreed to provide an additional \$4.3 million in funding to close the remaining gap. It should be mentioned that the Applicant agrees to provide a 50-year affordability period. The project is subject to a 75-year ground lease with the City of Hollywood at a discounted capitalized lease payment.

Source of Additional Information

Ralph Stone, Director, Housing Finance Division, 954-357-5320.

Fiscal Impact

Fiscal Impact/Cost Summary

Reallocation of \$3,000,000 from the Affordable Housing Trust Fund.