

FHFC III

Information

I. FHFC III

A. Sale of Nassau County Property (PLP 05-063)

Development Name: Whispering Woods Senior Housing (“Development”)	Location: Nassau County
Developer/Principal: Housing Assistance Corporation of Nassau County, Inc. (“Borrower”)	Set-Aside: 60% @ 60% AMI, 15 Years
Number of Units: 1.3 Acres of Vacant Land	Allocated Amount: PLP \$301,455.00
Demographics: Senior	Servicer: Florida Housing

1. Background

- a) Whispering Woods Senior Housing (“Development”) d/b/a Housing Assistance Corporation of Nassau County, Inc. (“Borrower”) was intended to be an affordable 24-unit senior rental development built on approximately 1.3 acres of land located in Nassau County, Florida. The Development was to be financed partially with \$301,455 from the Predevelopment Loan Program (PLP) and the PLP loan closed on August 1, 2005. The Borrower subsequently drew \$296,809.33 of PLP funds.
- b) On June 13, 2008 and July 24, 2009, the Board granted one-year extensions of the PLP loan term for completion of predevelopment activities and for pursuit of construction financing.
- c) The Borrower was unable to complete the Development and the PLP loan matured on August 1, 2010. A demand for payment was sent and the Borrower offered a deed in lieu of foreclosure.
- d) On November 12, 2010 FHFC III, Inc., as Florida Housing’s nominee, took possession of the property by Warranty Deed and the Development was listed for sale on Florida Housing’s website.
- e) On July 29, 2011, Florida Housing received an offer of \$10,000 to purchase the Property. FHFC declined the offer. The offer was increased to \$15,000. FHFC declined the \$15,000 offer.
- f) FHFC engaged CBRE, Inc. (“CBRE”) to market the Property for sale.
- g) On July 25, 2016, Ability Housing, Inc. (“Ability”) submitted a request letter asking that FHFC donate the land to them so that they may build a homeless development upon the land. FHFC asked Ability to submit a proposal to purchase the land instead of FHFC donating it. On January 11, 2017, CBRE submitted an offer from Ability to purchase the Property for \$50,000. Since the tax assessed value was \$62,000, FHFC counter offered at \$62,000. On January 18, 2017, Ability accepted the counter offer of \$62,000.
- h) The Board approved the sale at its March 24, 2017 meeting.
- i) On April 20, 2018 the sale closed and the property transferred to Ability.