

Triangle Point ~ Development Budget							
8/6/2022							
Sources	Total Budget	FHFC/SAIL	ELI	Pinellas County	Total	Unallocated	Per Unit
Units	\$ 5,865,671	\$ 4,598,862	\$ 309,209	\$ 957,600	\$ 5,865,671	\$ -	\$ 345,039
17		93.7000%	6.3000%				309209
Uses		78.4030%	5.2715%	16.3255%	100.0%		4598863
Existing Building (Demo)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal - Acquisition:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard Costs / Development Costs							
Uses	Total Budget	FHFC	ELI	Pinellas County	Total	Unallocated	Per Unit
Construction	\$ 4,000,000	\$ 3,136,120	\$ 210,860	\$ 653,020	\$ 4,000,000	\$ -	\$ 235,294
Builder Profit (6%)	\$ 240,000	\$ 188,167	\$ 12,652	\$ 39,181	\$ 240,000	\$ -	\$ 14,118
Builder Overhead (2%)	\$ 80,000	\$ 62,722	\$ 4,217	\$ 13,060	\$ 80,000	\$ -	\$ 4,706
General Conditions (6%)	\$ 240,000	\$ 188,167	\$ 12,652	\$ 39,181	\$ 240,000	\$ -	\$ 14,118
Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard Cost Contingency (5%)	\$ 228,000	\$ 178,759	\$ 12,019	\$ 37,222	\$ 228,000	\$ -	\$ 13,412
Subtotal - Hard Costs:	\$ 4,788,000	\$ 3,753,936	\$ 252,400	\$ 781,665	\$ 4,788,000	\$ -	\$ 281,647
Soft Costs							
Uses	Total Budget	FHFC	ELI	Pinellas County	Total	Unallocated	Per Unit
Architect	\$ 100,000	\$ 93,700	\$ 6,300	\$ -	\$ 100,000	\$ -	\$ 5,882
Construction Management	\$ 25,000	\$ 23,425	\$ 1,575	\$ -	\$ 25,000	\$ -	\$ 1,471
Engineering	\$ 30,000	\$ 28,110	\$ 1,890	\$ -	\$ 30,000	(0)	\$ 1,765
Appraisal	\$ 5,000	\$ 4,685	\$ 315	\$ -	\$ 5,000	\$ -	\$ 294
Environmental	\$ 5,000	\$ 4,685	\$ 315	\$ -	\$ 5,000	\$ -	\$ 294
Legal	\$ 45,000	\$ 35,281	\$ 2,372	\$ 7,346	\$ 45,000	\$ -	\$ 2,647
Soil tests	\$ 10,000	\$ 9,370	\$ 630	\$ -	\$ 10,000	\$ -	\$ 588
Bond	\$ 30,000	\$ 28,110	\$ 1,890	\$ -	\$ 30,000	\$ -	\$ 1,765
Builder's Risk	\$ 10,000	\$ 9,370	\$ 630	\$ -	\$ 10,000	\$ -	\$ 588
Insurance	\$ 10,000	\$ 9,370	\$ 630	\$ -	\$ 10,000	\$ -	\$ 588
Loan Closing	\$ 20,000	\$ 15,681	\$ 1,054	\$ 3,265	\$ 20,000	\$ -	\$ 1,176
Utility Connections	\$ 20,000	\$ 18,740	\$ 1,260	\$ -	\$ 20,000	\$ -	\$ 1,176
Impact Fees	\$ 30,990	\$ 29,038	\$ 1,952	\$ -	\$ 30,990	\$ -	\$ 1,823
Permits	\$ 30,000	\$ 28,110	\$ 1,890	\$ -	\$ 30,000	\$ -	\$ 1,765
Survey	\$ 20,000	\$ 18,740	\$ 1,260	\$ -	\$ 20,000	\$ -	\$ 1,176
Contingency (5%)	\$ 20,000	\$ 18,740	\$ 1,260	\$ -	\$ 20,000	\$ -	\$ 1,176
Subtotal - Soft Costs	\$ 410,990	\$ 375,155	\$ 25,224	\$ 10,612	\$ 410,990	(0)	\$ 24,176
Financial Costs							
SAIL Commitment Fee	\$ 38,000	\$ 38,000	\$ -	\$ -	\$ 38,000	\$ -	\$ 2,235
SAIL Closing Costs	\$ 11,000	\$ 11,000	\$ -	\$ -	\$ 11,000	\$ -	\$ 647
ELI Commitment Fee	\$ 1,025	\$ -	\$ 1,025	\$ -	\$ 1,025	\$ -	\$ 60
ELI Closing Costs	\$ 6,500	\$ -	\$ 6,500	\$ -	\$ 6,500	\$ -	\$ 382
Sub Total Financial Costs	\$ 56,525	\$ 49,000	\$ 7,525	\$ -	\$ 56,525	\$ -	\$ 3,325
Other Costs							
Operating Deficit Reserve	\$ 160,409	\$ 150,303	\$ 10,106	\$ -	\$ 160,409	\$ -	\$ 9,436
Developer Overhead	\$ 449,747	\$ 270,469	\$ 13,954	\$ 165,324	\$ 449,747	\$ -	\$ 26,456
Other ()	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal - Other Costs:	\$ 610,156	\$ 420,772	\$ 24,060	\$ 165,324	\$ 610,156	\$ -	\$ 35,892
Total Development Budget	\$ 5,865,671	\$ 4,598,862	\$ 309,209	\$ 957,600	\$ 5,865,672	(1)	\$ 345,040
Annual Debt Service (if applicable)	N/A	N/A	N/A		N/A	N/A	
Total Project Units	\$ 17						
Development Cost Per Unit	\$ 345,039	\$ 270,521	\$ 18,189	\$ 56,329	\$ 345,040		
% of total		78%	5%	16%	100%		
Unallocated	\$ -	\$ 0	\$ (0)	\$ 0	\$ 1		

Triangle Point ~ Operating Budget				8/6/2022											
Operating Statement				Utility Allowance											
Income	Units	Rent	Monthly	Annually		Rent	Allowance	TTP	Monthly	Annual					
One Bedroom	6	\$ 770	\$ 4,620	\$ 55,440	1 Bed 50%	\$ 770	\$ 73	\$ 697	\$ 438	\$ 5,256					
			\$ -	\$ -					\$ -	\$ -					
Two Bedroom	7	\$ 923	\$ 6,461	\$ 77,532	2 Bed 50%	\$ 923	\$ 98	\$ 825	\$ 686	\$ 8,232					
			\$ -	\$ -					\$ -	\$ -					
Three Bedroom	4	\$ 1,067	\$ 4,268	\$ 51,216	3 Bed 50%	\$ 1,067	\$ 124	\$ 943	\$ 496	\$ 5,952					
			\$ -	\$ -					\$ -	\$ -					
									Total	\$ 19,440					
Other Income (HUD - CoC)				\$ -											
Total	17		\$ 15,349	\$ 184,188											
Utility Allowance Deduction			\$ 1,620	\$ 19,440											
Vacancy/Collection Loss Deduction	5%		\$ 767	\$ 9,209											
Total Income			\$ 12,962	\$ 155,539											
Expenses		Per Unit	Monthly	Annually											
Management Fee:		\$ 40	\$ 680	\$ 8,160											
Legal & Audit		\$ 15	\$ 255	\$ 3,060											
Gas & Electric		\$ 50	\$ 850	\$ 10,200											
Water, Sewer, Waste Removal		\$ 54	\$ 918	\$ 11,016											
Supplies		\$ 20	\$ 340	\$ 4,080											
Contract Services		\$ 30	\$ 510	\$ 6,120											
Insurance		\$ 100	\$ 1,700	\$ 20,400											
Pest Control		\$ 20	\$ 340	\$ 4,080											
Lawn Service		\$ 20	\$ 340	\$ 4,080											
Maintenance/Repair		\$ 100	\$ 1,700	\$ 20,400											
Social Services		\$ -	\$ -	\$ -											
Compliance Fees		\$ 57	\$ 969	\$ 11,628											
Replacement Reserves		\$ 50	\$ 850	\$ 10,200											
Administration		\$ 25	\$ 425	\$ 5,100											
Total Expenses		\$ 581	\$ 9,877	\$ 118,524											
Net Operating Income		\$ 2,177	\$ 3,085	\$ 37,015											
15 Year Pro Forma															
YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Income (trend @ 3%)	\$ 184,188	\$ 189,714	\$ 195,405	\$ 201,267	\$ 207,305	\$ 213,524	\$ 219,930	\$ 226,528	\$ 233,324	\$ 240,324	\$ 247,533	\$ 254,959	\$ 262,608	\$ 270,486	\$ 278,601
Vacancy Loss (5%)	\$ (9,209)	\$ (9,486)	\$ (9,770)	\$ (10,063)	\$ (10,365)	\$ (10,676)	\$ (10,997)	\$ (11,326)	\$ (11,666)	\$ (12,016)	\$ (12,377)	\$ (12,748)	\$ (13,130)	\$ (13,524)	\$ (13,930)
Utility Allowance (N/A)	\$ (19,440)	\$ (20,023)	\$ (20,624)	\$ (21,243)	\$ (21,880)	\$ (22,536)	\$ (23,212)	\$ (23,909)	\$ (24,626)	\$ (25,365)	\$ (26,126)	\$ (26,910)	\$ (27,717)	\$ (28,548)	\$ (29,405)
Expenses (trend @ 4%)	\$ (118,524)	\$ (123,265)	\$ (128,196)	\$ (133,323)	\$ (138,656)	\$ (144,203)	\$ (149,971)	\$ (155,969)	\$ (162,208)	\$ (168,697)	\$ (175,444)	\$ (182,462)	\$ (189,761)	\$ (197,351)	\$ (205,245)
NOI	\$ 37,015	\$ 36,940	\$ 36,815	\$ 36,638	\$ 36,404	\$ 36,109	\$ 35,751	\$ 35,323	\$ 34,823	\$ 34,246	\$ 33,586	\$ 32,840	\$ 32,000	\$ 31,063	\$ 30,021
1st Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Coverage Ratio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Flow	\$ 37,015	\$ 36,940	\$ 36,815	\$ 36,638	\$ 36,404	\$ 36,109	\$ 35,751	\$ 35,323	\$ 34,823	\$ 34,246	\$ 33,586	\$ 32,840	\$ 32,000	\$ 31,063	\$ 30,021

**DEVELOPMENT RESUME AND PICTURES
OF A SAMPLING OF COMPLETED
PROJECTS**



Pinellas Affordable Living, Inc./Boley Centers, Inc. Management and Development Experience

Name of Project	Location (City, State)	Affordable Housing Program Financier	Number of Units	Percentage of Units set-aside for target population	Target Group	Monitoring Entity
Markus Mittermayr Residence	St. Petersburg, Florida	US Dept. HUD 811	Group Home 15 Beds	100%	Special Needs: People with a mental illness below 50% AMI	HUD
Edna Stephens Residence	St. Petersburg, Florida	House Donated, Move and renovations funded through private financing	Group Home 14 beds	100%	Special Needs: People with a mental illness	State of Florida DCF
Celia Hall Residence	St. Petersburg, Florida	Pinellas County Community Development Block Grant funds	Group Home 16 Beds	100%	At or below 80% AMI	State of Florida DCF
Martin Lot Residence	St. Petersburg, Florida	City of St. Petersburg Community Development Block Grant funds	Group Home 14 Beds	100%	Special Needs: People with a mental illness below 80% AMI	City of St. Petersburg
Salt Creek Apartments*	St. Petersburg, Florida	LIHTC SAIL Loan City of St. Petersburg Community Development Block Grant HOME funds	Garden Style 18 Units	100%	Below 60% AMI	State of Florida Raymond James City of St. Petersburg (tax credit deal)

* Properties owned by Pinellas Affordable Living, Inc.

Bessie Boley Apartments	St. Petersburg, Florida	US HUD 202	Garden Style 20 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD
Ruth Mosher Apartments	St. Petersburg, Florida	US HUD 202	Garden Style 20 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD
Oaks Apartments	St. Petersburg, Florida	Donated Property for Tax Credits	Garden Style 10 Units	100%	Special Needs: people who are homeless, mentally ill and below 50% AMI	HUD City of St. Petersburg
*Butterfly Grove Apartments	St. Petersburg, Florida	FHFC City of St. Petersburg Housing Finance Authority of Pinellas County	Garden Style 20 Units	100%	Special Needs: people who are homeless, mentally ill and below 50% AMI	FHFC City of St. Petersburg
Marconi Building	St. Petersburg, Florida	US Dept. HUD City of St. Petersburg Community Development Block Grant	Garden Style 10 Units	100%	Special Needs: people who are homeless, and below 50% AMI	HUD City of St. Petersburg HOPWA (feds) City of Tampa
Forest Lane Apartments	Pinellas Park, Florida	US Dept HUD 811	Garden Style 24 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD
Forest Meadows Apartments	St. Petersburg, Florida	US Dept HUD 811	Garden Style 15 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD
Bayou Pass Apartments*	St. Petersburg, Florida	Federal Home Loan Bank of Atlanta Affordable Housing Program City of St. Petersburg HOME funds CDFI Loan	Garden Style 10 Units	100%	At or below 50% AMI 20% must have a mental illness	HUD City of St. Petersburg Neighborhood Lending Partners

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Jerry Howe Apartments	Clearwater, FL	Veterans Administration City of Clearwater	Garden Style 12 units	100%	Veterans People with mental illness	VA City of Clearwater
Shady Pines Apartments	Pinellas Park, Florida	US HUD 811 Pinellas County HOME funds	Garden Style 8 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD Pinellas County
Dome District Apartments	St. Petersburg, Florida	US Dept. HUD City of St. Petersburg HOME funds Federal Home Loan Bank of Atlanta Affordable Housing Program	Garden Style 18 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD City of St. Petersburg
Tyrone Apartments	St. Petersburg, FL	CDBG	Garden Style 6 units	100%	Special Needs: People with a mental illness below 50% AMI	None
Sunset Point Apartments	Clearwater, FL	US HUD 811 City of Clearwater NSP	Garden style 14 units	100%	Special Needs: People with a mental illness below 50% AMI	HUD City of Clearwater
Parkside Apartments*	St. Petersburg, Florida	City of St. Petersburg HOME funds	Garden Style 8 Units	100%	62% Homeless people with a mental illness, 100% under	HUD City of St. Petersburg
David Miller Apartments	St. Petersburg, Florida	US Dept HUD 811 City of St. Petersburg HOME funds Federal Home Loan Bank of Atlanta Affordable Housing Program	Garden Style 14 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD City of St. Petersburg
Oak Park Apartments*	St. Petersburg, Florida	City of St. Petersburg HOME funds	Garden Style 8 Units	100%	50% must have a mental illness, 50% below 50% AMI, 50% below 60% AMI	City of St. Petersburg Neighborhood Lending Partners

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128 Place	St. Petersburg, Florida	US Dept HUD 811	Garden Style 18 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD City of St. Petersburg
Clam Bayou Apartments	St. Petersburg, Florida	US Dept HUD 811	Garden Style 14 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD City of St. Petersburg
Clam Bayou Phase II Apart.*	St. Petersburg, Florida	New Construction	Garden Style 4 Units	100%	Special Needs: people who are homeless, mentally ill and below 50% AMI	HUD City of St. Petersburg State of Florida
Palmetto Breeze Apart.	St. Petersburg, Florida	US Dept HUD 811	Garden Style 12 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD City of St. Petersburg
Safe Haven	St. Petersburg, Florida	Rehabilitation	Congregate 25 Beds	100%	Special Needs: people who are homeless, mentally ill and below 50% AMI	HUD City of St. Petersburg State of Florida
Grove Park Village	St. Petersburg, Florida	Pinellas County	Single Family 12 Units	100%	Special Needs: Mentally ill, Chronically homeless and below 50% AMI	Pinellas County HUD
Morningside Safe Haven	Seminole, Florida	Pinellas County	Congregate 20 Units	100%	Special Needs: Mentally ill, Chronically homeless and below 50% AMI	Pinellas County HUD State of Florida VA
Bob Pitts Villas	St. Petersburg, FL	US Dept HUD 811 City of St. Petersburg	Garden Style 14 Units	100%	Special Needs: People with a mental illness below 50% AMI	HUD City of St. Petersburg

* Properties owned by Pinellas Affordable Living, Inc.

Burlington Gardens	St. Petersburg, FL	City of St. Petersburg NSP	Garden Style 20 Units	85%	Special Needs: Mentally ill, Chronically homeless and below 50% AMI	HUD City of St. Petersburg
Fountain View	St. Petersburg, FL	City of St. Petersburg NSP	Garden Style 6 Units	85%	Special Needs: Mentally ill, below 50% AMI	
Mastery Apartments	St. Petersburg, Florida	FHFC	Garden Style 8	100%	Special Needs: Mentally ill, Chronically homeless, Vets and below 50% AMI	HUD FHFC
Twin Brooks Phase I Apartments	St. Petersburg, Florida	HUD 811 Federal Home Loan Bank of Atlanta AHP	Garden Style 14 Units	100%	Special Needs: Mentally ill and below 50% AMI	HUD City of St. Petersburg
Twin Brooks Phase II Apartments*.	St. Petersburg, Florida	City of St. Petersburg HOME State of Florida HHAG	Garden Style 28 Units	100%	Special Needs: 39% Mentally ill and chronically homeless 100% below 560% AMI	HUD City of St. Petersburg State of Florida
Broadwater Place Apartments Phase I	St. Petersburg, Florida	HUD 811 City of St. Petersburg	Garden Style 14 Units	100%	Special Needs: Mentally ill below 50% AMI	HUD City of St. Petersburg
Broadwater Place Apartments Phase II	St. Petersburg, Florida	City of St. Petersburg Federal Home Loan Bank of Atlanta State of Florida HHAG	Garden Style 12 Units	100%	Special Needs: Mentally ill and chronically homeless below 50% AMI	City of St. Petersburg FHLB State of Florida
Broadwater Place Apartments	St. Petersburg, Florida	City of St. Petersburg	Garden Style 18 Units	100%	Special Needs:	City of St. Petersburg

* Properties owned by Pinellas Affordable Living, Inc.

Phase III+IV*					Mentally ill and chronically homeless below 50% AMI	
Laurel Trace Apartments	St. Petersburg, Florida	HUD 811 Federal Home Loan Bank of Atlanta AHP	Garden Style 9 Units	100%	Special Needs: Mentally ill and below 50% AMI	HUD, Pinellas County
Owl's Nest*	St. Petersburg, Florida	City of St. Petersburg CDBG	Garden Style 12 Units	100%	At or below 50% AMI Must have a mental illness	City of St. Petersburg
Wild Acres Residence*	Largo, Florida	Pinellas County Community Development	Single Family Home 1	100%	At or below 50% AMI	Pinellas County
Leroy Williams Residence*	St. Petersburg, Florida	State of Florida HHAG	Single Family Home 1	100%	At or below 50% AMI	State of Florida DCF
The Ranch at Pinellas Park*	Pinellas Park, Florida	FHFC, Pinellas County	Garden Style 33 units	100%	At or below 50% AMI	FHFC Pinellas County
The Preserves at Clam Bayou* (Poynter Preserves)	St. Petersburg, Florida	City of St. Petersburg Pinellas County	Garden Style 24 units	100%	At or below 50% AMI	City of St. Petersburg Pinellas County
* Evergreen Village	Pinellas County Florida	Pinellas County, FHFC	Garde style 21 units	100%	At or below 50% AMI	FHFC Pinellas County
Paula Hays Center	St. Petersburg, FL		Offices, Housing, FACT Vocational, Supported Living, Homeless services			
Mary Koenig Center	St. Petersburg, FL		LEAP classroom, Outpatient Medical, Outpatient Counseling, Supported Housing			FHFC Pinellas County

* Properties owned by Pinellas Affordable Living, Inc.

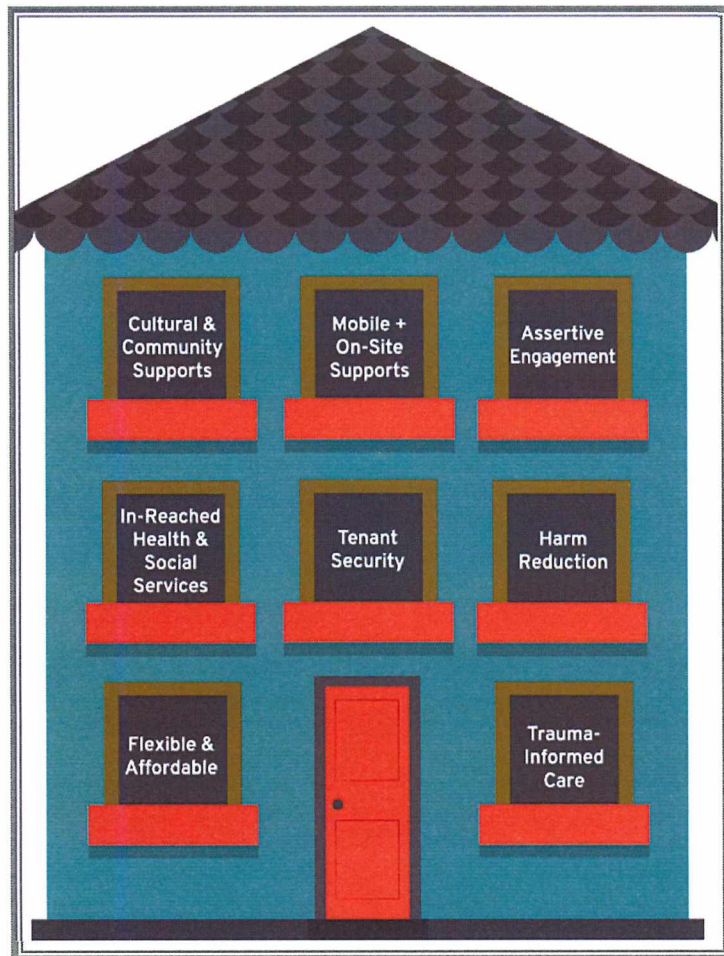
Additional References:

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US Department of Housing & Urban Development
400 W. Bay Street, Suite 1015
Jacksonville, FL 32202
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Housing and Community Development
City of Tampa
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Tampa, FL 33602
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Fax (813) 274-7745 - f
Kayan.henderson@ci.tampa.fl.us

*** Properties owned by Pinellas Affordable Living, Inc.**



Boley Centers Permanent Supportive Housing

- 321 affordable apartments scattered throughout Pinellas County
- Serving individuals with mental health related disabilities, and
- For individuals & families that have experienced homelessness, trauma, and other debilitating conditions
- Wrap around individualized services focused on housing stability and self-sufficiency measures
- Complex funding from HUD, County, City, and other sources

Homeless Supported Housing Programs

Individuals- 201 Units

- Oaks Apartments (12 units)
- Marconi Building (8 units)
- Parkside Apartments (5 units)
- Kenwood Apartments (7 units)
- Butterfly/Grove Apartments (22 units)
- Grove Park Village (12 units)
- Broadwater Place (30 units)
- Burlington Gardens (17 units)
- Twin Brooks (28 units)
- Poynter Preserves at Clam Bayou (24 units)
- The Ranch at Pinellas Park (16 units)
- Homeless Set-Aside Units (22 units)

Families- 120 Units

- Salt Creek Apartments (18 units)
- Mastry Apartments (8 units)
- Oak Park (1 unit)
- Bayou Pass (2 units)
- The Ranch at Pinellas Park (17 units)
- Delmar Terrace (33 units)
- Evergreen Village (21 units)
- Whispering Pines (**D**) (20 units)
- Founders Point (**D**) (15 units)

D= Under Development



Grove Park Village



Twin Brooks



Broadwater Place

SALLY POYNTER PRESERVES



BOLEY SAFE HAVENS



**South County Safe Haven
25 Beds**



**Morningside Safe Haven (Veterans)
20 Beds**



Grove Park Village



Broadwater II



Broadwater III & IV

SALLY POYNTER PRESERVES







*Rutland & Betty Rutland
Bussey Apartments*



Clam Bayou & Bob Pitts Villas



Broadwater I & Paul's Place Apartments



Sunset Point Apartments



The Sally Poynter Preserves

DEVELOPMENT TEAM RESUMES

Jack D. Humburg
839 13th Avenue North
Saint Petersburg, Florida 33701
Cell: (727) 224-8313
Office: (727) 821-4819, Extension 5717

SUMMARY OF PROFESSIONAL QUALIFICATIONS

- ♦ Thirty + Years of Experience in Disability Rights, Human Service, and Affordable Housing
 - ♦ Master of Arts Degree with Extensive Postgraduate Studies in ADA and Affordable Housing
 - ♦ Certified Rehabilitation Counselor for Over Twenty-Five Years (ret.)
 - ♦ Certified Professional of Occupancy ♦ Certified Supported Housing Manager
 - ♦ Outstanding Community Advocate, Florida Independent Living Council, 2004
 - ♦ Fair Housing Award, Tampa Bay Fair Housing Consortium, 2007
 - ♦ 2019 Success Story Award, Florida Housing Coalition
 - ♦ Certified Americans with Disabilities Act Coordinator*
- *University of Missouri, Disability Policy & Studies, School of Health Professions

EDUCATION

- ♦ **Master of Arts** Ball State University, May 1981
Sociology Major and Graduate Assistant
- ♦ **Bachelor of Science** Ball State University, May 1979
Psychology and Sociology Majors

EMPLOYMENT HISTORY

Boley Centers, Inc. **July, 2001 - Present**
St. Petersburg, Florida **(727) 821-4819, ext. 5717**

Chief Operating Officer (2021 – Present)

Executive Vice President of Housing, Development, & ADA Services (2001 - 2021)

Pinellas Affordable Living, Inc., Executive Director (2001 – Present)

- ♦ Developer of Affordable Housing for Individuals with Disabilities, Including the Development of Over 1,100 Units in Pinellas County Utilizing Multiple Public and Private Financing Sources totaling over \$68 million.
- ♦ The State of Florida's Affiliate for the Southeast Americans with Disabilities Act (ADA) Center, funded through the National Institute on Disability, Independent Living, and Rehabilitation Research (NIDILRR), through the Administration for Community Living (Since 1991).
- ♦ Provider of Consultation, Training, and Technical Assistance to Government Agencies Architects, Businesses, and Individuals with Disabilities Regarding ADA & The Fair Housing Act
- ♦ Responsible for administration of 1100 affordable housing units and vouchers including direct supervision of the Vice President of Housing and the Vice President of Development.

Abilities, Inc. of Florida **May, 1985 - July, 2001**
Clearwater, Florida

Vice President of Housing and Accessibility Consultant October, 1992 to April, 2001

Director of Rehabilitation Marketing April, 1990 to October, 1992

Assistant Director of Vocational Training May, 1985 to April, 1990

- ♦ Developed Over \$10,000,000 in Accessible and Affordable Housing Alternatives, Including Innovative Scattered Site HUD Rental, Rent-to-Own, and Private Home Ownership Projects for Individuals with Disabilities in Pinellas and Brevard Counties of Florida
- ♦ Coordinated the State of Florida's Americans with Disabilities Act (ADA) Leadership Network for the Southeast Disability and Business Technical Assistance Center (now the Southeast ADA Center), Since 1991

Jack D. Humburg
839 13th Avenue North
St. Petersburg, FL 33701
(727) 895-2542

EMPLOYMENT HISTORY (Continued)

State of Florida 1983-1985

Vocational Rehabilitation Counselor

Division of Vocational Rehabilitation
Tarpon Springs, Florida

- ♦ Coordinated medical, educational, and vocational services for over one hundred individuals with disabilities, specializing in services to individuals who are deaf or hard-of-hearing

Boley Centers for Behavioral Health Care, Inc
1981-1983

Case Manager

St. Petersburg, Florida

- ♦ Coordinated residential, vocational, therapeutic counseling, and ongoing psychiatric services for individuals with major psychiatric disabilities

BOARDS OF DIRECTORS & COMMITTEES

- ♦ Affordable Housing Workgroup, 2017
Gubernatorial Appointment
- ♦ Florida Housing Coalition
Board of Directors
- ♦ Florida Supportive Housing Coalition,
Board of Directors
- ♦ Neighborhood Lending Partners, Inc.
Board of Directors
- ♦ Florida Community Loan Fund,
Board of Directors, Lending Committee Chair
- ♦ Disability Achievement Center,
Board of Directors, President
- ♦ Accessibility Advisory Council, Former Chair
Florida Building Code Commission
- ♦ Tampa & Hillsborough County
Alliance, Accessibility Subcommittees
- ♦ City of St. Petersburg, Florida,
Committee to Advocate for Persons with
Impairments, Accessibility Consultant
- ♦ City of St. Petersburg, Affordable Housing
Advisory Committee, Enterprise Zone
Development Agency, Commissioner
- ♦ St. Petersburg Chamber of Commerce
- ♦ Former Member of the Florida Registry of
Interpreters for the Deaf, Quality Assurance -
Level II Sign Language Interpreter
- ♦ St. Petersburg College, Sign Language
Interpreter Training Program,
Advisory Committee, Former Chair

REFERENCES AVAILABLE UPON REQUEST

**AMERICANS WITH DISABILITIES ACT
(ADA) Major Projects**

- ♦ Consultant on the accessibility of numerous private businesses including restaurants, banks, shopping centers, etc. for owners, tenants, and attorneys.
 - ♦ City of St. Petersburg, FL
ADA Consultant on ADA Transition Plan, including liaison to architects, city staff, stadium officials, citizens advisory committee, and elected officials,
On-going Since 1991
 - ♦ City of Tampa, FL
Authored the ADA Self Evaluation and Transition Plan template, including sample surveys of each department and type of facility, 2009-2015
 - ♦ Principal Trainer on the Florida Courts Accessibility Subcommittee of the Standing Committee on Fairness and Diversity, 2007
 - ♦ Hillsborough County, FL
Authored the ADA Self Evaluation and Transition Plan, including site surveys of over 200 facilities, employment, and policy and procedure reviews,
Spring & Summer of 2000
 - ♦ City of West Palm Beach, FL
Completed contract to coordinate ADA Self Evaluation and Transition Plan including site surveys and prioritizing fiscal expenditures,
Summer of 1999
 - ♦ City of Green Cove Springs, FL
Completed ADA Self Evaluation and Transition Plan including surveys, and cost estimates,
Spring of 1999
 - ♦ City of Indian Rocks Beach, FL
Completed ADA Transition Plan including Self Evaluation, surveys, analysis, cost estimates, public input, and City Commission testimony,
1997
 - ♦ Osceola County, FL
Completed ADA Transition Plan including survey, analysis, cost estimates, and planning for compliance in 36 separate departments, 400 facilities, plus employment policies, practices, and procedures,
1993
- ♦ State of Florida, Children and Families,
District VI, ADA Compliance Consultant, 1994-1998



FL. License # AA26000585

1750 Central Avenue
St. Petersburg, FL 33712
727.328.3608 telephone
<mailto:fdi@frazedesign.com>
www.frazedesign.com

PROFILE

Fraze Design, Inc. (FDI) is located in downtown St. Petersburg, Florida; we are a fully licensed and insured, full-service architectural firm that is dedicated to providing quality, creative and innovative design solutions. We are a dynamic and energetic firm; we infuse unique designs with unmatched client service. Since our establishment in 2001, our firm has gained an outstanding reputation for dedicated service for our clients. Our projects include but are not limited to single family, multi-family, clubhouses/community centers, healthcare, medical, hospitality, office, retail, restaurants, governmental facilities, corporate facilities, adaptive re-use, private educational facilities, mixed-use facilities, industrial, custom residential and residential additions/remodels.

STAFF COMPOSITION

Fraze Design, Inc. is comprised of 12 talented professionals with experience in all facets of the architecture business. Along with our exceptional consultants, Fraze Design, Inc. is capable of seeing your project from conception through completion.

REGISTRATION

Fraze Design, Inc. is currently licensed in Alabama, Arkansas, Georgia, Maryland, Massachusetts, New Jersey, New York, Oklahoma, Tennessee, Texas and Virginia. Through the National Council of Architectural Registration Boards, the firm is able to secure registration in other states as needed.

AFFILIATIONS

American Institute of Architects
National Council of Architectural Registration Boards

QUALIFICATIONS

Fraze Design, Inc. has been the architect of record on numerous projects throughout the state of Florida as well as various other states we hold licensure in. The construction cost of these projects ranges from \$100,000.00 - \$150 Million +/- . We are qualified to design single and multi-family projects on all different levels. Our experience has given the company expertise in townhomes, apartments and condominium projects.

MULTI FAMILY PROJECTS

- ❖ \$ 150 Million Redington Shores Yacht & Tennis Club, Redington Shores, FL
- ❖ \$ 40 Million Avalon Beach Club, Clearwater, FL
- ❖ \$ 35 Million Marbella Condominiums, Georgetown, Grand Cayman
- ❖ \$ 35 Million The Azure, Clearwater, FL
- ❖ \$ 25 Million Whitney Townhomes, Largo FL
- ❖ \$ 25 Million Treasure Island Ocean Club, Treasure Island, FL
- ❖ \$ 20 Million Dolphin Harbor, Clearwater, FL
- ❖ \$ 16 Million Madeira Beach Club, Madeira Beach, FL
- ❖ \$ 15 Million Dolphin Key, Indian Shores, FL
- ❖ \$ 15 Million The Anchorage, Indian Shores, FL
- ❖ \$ 13 Million Buccaneer Beach Resort, Treasure Island, FL
- ❖ \$ 12 Million Palazzo Del Sol, Indian Shores, FL
- ❖ \$ 12 Million Madeira Grande Townhomes, Madeira Beach, FL
- ❖ \$ 12 Million La Vistana Condominiums, Redington Shores, FL
- ❖ \$ 12 Million Bella Rosa Condominiums, Clearwater, FL
- ❖ \$ 12 Million 1213 16th Street Townhomes, St. Petersburg, FL
- ❖ \$ 11 Million Tenore Tower, Holiday, FL
- ❖ \$ 7.5 Million 15 West Condominiums, Largo, FL
- ❖ \$ 6 Million Bella Casa, Treasure Island, FL
- ❖ \$ 6 Million 21 Forever Townhomes, St. Petersburg, FL
- ❖ \$ 6 Million Seaside Park Townhomes, Seminole, FL
- ❖ \$ 4 Million Bella Marguerite, St. Pete Beach, FL
- ❖ \$ 4 Million Hernando Beach Condominiums, Hernando Beach, FL
- ❖ \$ 3 Million Oceanside Condominiums, Indian Rocks Beach, FL
- ❖ \$ 3 Million Island Key Condominiums, Clearwater, FL
- ❖ \$ 3 Million Grand Central Townhomes, St. Petersburg, FL
- ❖ \$ 2.5 Million Calla Terrace Townhomes, St. Petersburg, FL
- ❖ \$ 2 Million Seascape II Condominiums, Indian Shores, FL
- ❖ \$ 1 Million 8th Street Apartments, St. Petersburg, FL
- ❖ \$ 800,000.00 Bay Villa Apartments, St. Petersburg, FL
- ❖ \$ 600,000.00 MayKan Townhomes, St. Petersburg, FL
- ❖ \$ 350,000.00 Redington Shores Yacht & Tennis Club House, Redington Shores, FL
- ❖ \$ 300,000.00 Neal Communities Club House, Bradenton, FL

REFERENCES

- ❖ Bob Lyons - Sunwest Construction - (727) 330-7772 - bob@sunwestconstructionllc.com
- ❖ Luigi Novembre - Zolo Realty - (416) 898-8932 - luigi.novembre@gmail.com
- ❖ Gary McMath - Boley Centers - (727) 821-4819 - gary.macmath@boleycenters.org
- ❖ Jack Humburg - Boley Centers - (727) 821-4819 - jack.humburg@boleycenters.org
- ❖ Chris Scherer - Scherer Development - (727) 535-5151 - chris@schererdevelopment.com
- ❖ Joe Cavaleri - Direct Express - (727) 686-0101 - jvcloans@yahoo.com
- ❖ Idan Avivi - Golden Key Group - (813) 439-4031 - goldenkeygroup1@gmail.com
- ❖ Dominic Coloutes - PHI International, Inc. - (813) 689-2323;7004 - domc.ph@gmail.com
- ❖ Mark Roesch - Tri City Holdings, LLC. - (727) 430-3252 - Markr@jmrinc.net
- ❖ Christopher Jackson - Pathway 2 Success - (727) 452-7247
Christopher.jackson@pathway2success.org
- ❖ Fran Pheeny - Tampa Bay CDC - (727) 442-7075 - fpheeny@tampabaycdc.org

Sincerely



Frank Fraze, AIA, NCARB
President
Fraze Design, Inc.
1750 Central Avenue
St. Petersburg, FL 33712

VICKSTROM ENGINEERING SERVICES, INC.

DANIEL M. VICKSTROM, P.E. - PRINCIPAL

Education: Virginia Polytechnic Institute and State University
Masters in Business Administration, 1982
Virginia Polytechnic Institute and State University
Bachelor of Science in Civil Engineering, 1980

Professional Registrations: Professional Engineer #46090 (Florida) 1992

Areas of Qualifications: Site Design and Permitting / Stormwater Management Design and Permitting
Utility Design and Permitting / Surface Water Hydrology and Hydraulics

Current Position: Mr. Vickstrom has prepared the site development plans for numerous municipal, residential, parks and commercial sites; designed stormwater management facilities to serve developments, and designed water and wastewater systems, lift stations and force mains.

Representative Projects:

Residential / Municipal / Commercial/:

Civil engineer of record responsible for the site design of commercial, industrial, and residential developments throughout the Tampa Bay Area. Prepared construction documents including site plan, paving and grading plan, storm water management plan, and utility plan. Obtained permits for construction from SWFWMD, FDOT, and FDEP. Projects include:

- The Ranch at Pinellas Park, Pinellas Park
- Plaza 300 Apartments, St. Petersburg
- Evergreen Village, Pinellas Park
- First North Lofts Apartments, St. Petersburg
- Galaxy Hotel, St. Petersburg
- Butterfly Apartments, St. Petersburg
- Regents Lane Townhouses, St. Petersburg
- Uptown Kenwood Townhouses, St. Petersburg
- The District Townhouses, St. Petersburg
- Burlington Townhouses, St. Petersburg
- Delmar Terrace Apartments, St. Petersburg
- Bliss Condominium, St. Petersburg
- Salvador Condominium, St. Petersburg
- Westminster Shore Bay Breeze, St. Petersburg
- Victoria Place Condominium, Dunedin
- Artisan Lofts Mixed Use, Dunedin
- Fossil Park Fire Station, St. Petersburg
- City of Madeira Beach City Hall Complex, Fire Station & Rec Center
- Dunedin Fire Station #61, Dunedin
- Rowland Place Condominiums, St. Petersburg

Parks and Recreation:

Civil engineer of record responsible for the site design of parks and recreation facilities. Prepared construction documents including site plan, paving and grading plan, storm water management plan, and utility plan. Obtained permits for construction from water management district and FDEP. Projects include:

- Campbell Park Regional Skate Park, St. Petersburg
- Lowry Park Zoo Vet Clinic, Tampa
- New York Yankees Minor League Training Facility Field Renovations
- New York Yankee Steinbrenner Stadium & Field Renovations
- Boyd Hill Oak Hall & Ag Building, St. Petersburg
- Rio Vista Park, St. Petersburg

Previous Positions: 1998 – 2012 Charlotte Engineering & Surveying, Inc. – Vice President and Principal in Charge of Tampa Bay area office. Responsible for project development, execution of work and office profitability. Provided engineering design and permitting services for over 150 site development projects in the Tampa Bay Area.

1992 – 1998 Dames & Moore, Inc. – Director of Water Resources for Florida and Caribbean Operations. Responsible for project team management, project acquisition and execution. Projects focused on watershed studies, water quality evaluations, and hydrologic & hydraulics modeling. Clients included federal, State and local governments.

1982 – 1992 Dewberry & Davis – Senior Engineer in the Water Resources Department of the Fairfax, Virginia office responsible for flood plain studies, water quality evaluations and large watershed modeling.

CONTRACTOR MUST COMPLETE THE FOLLOWING

CONTRACTORS ARE CAUTIONED THAT THE POLICY OF THE BOARD OF COUNTY COMMISSIONERS, PINELLAS COUNTY, IS TO ACCEPT THE LOWEST RESPONSIVE AND RESPONSIBLE SUBMITTAL RECEIVED MEETING SPECIFICATIONS. NO CHANGES REQUESTED BY A CONTRACTOR DUE TO AN ERROR IN PRICING WILL BE CONSIDERED AFTER THE SOLICITATION OPENING DATE AS ADVERTISED. BY SIGNING THIS SUBMITTAL FORM, CONTRACTORS ARE ATTESTING TO THEIR AWARENESS OF THIS POLICY AND ARE AGREEING TO ALL OTHER SOLICITATION TERMS AND CONDITIONS, INCLUDING ANY INSURANCE REQUIREMENTS CONTAINED HEREIN.

CONTRACTOR NAME: Pinellas Affordable Living, Inc. (As shown on W-9)
DBA: _____ (If applicable)
MAILING ADDRESS: 445 31st Street N. (As shown on W-9)
CITY / STATE / ZIP: St. Petersburg, FL 33713 (As shown on W-9)
CONTRACTOR EMAIL: jack.humburg@boleycenters.org (Primary Company Email Address)
REMIT TO NAME: Pinellas Affordable Living, Inc. (As Shown on contractors Invoice)
FEIN#: 59-3171557 (As shown on W-9)

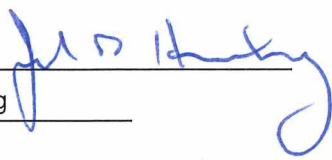
PAYMENT TERMS: ___% ___DAYS, NET 45 (PER F.S. 218.73)
DEPOSIT, IF REQUIRED, IS ATTACHED IN THE AMOUNT OF \$ _____

Proper Corporate Identity is needed when you submit your quote, especially how your firm is registered with the Florida Division of Corporations. Please visit dos.myflorida.com/sunbiz/ for this information. It is essential to return a copy of your W-9 with your quote. Thank you.

CONTRACTOR CONTACT INFORMATION

CONTACT NAME: Jack Humburg, Executive Director
PHONE NUMBER: 727-821-4819 ext 5717
FAX NUMBER: 727-490-0538
EMAIL ADDRESS: jack.humburg@boleycenters.org

I HEREBY AGREE TO ABIDE BY ALL TERMS AND CONDITIONS OF THIS RFP EXCEPT AS NOTED BY EXCEPTION, INCLUDING ALL INSURANCE REQUIREMENTS & CERTIFY I AM AUTHORIZED TO SIGN THIS RFP FOR THE PROPOSER.

AUTHORIZED SIGNATURE: 
PRINT NAME: Jack Humburg
TITLE: Executive Director

FORM A – QUALIFICATIONS OF RESPONDER

FORM A – QUALIFICATIONS OF RESPONDER

THE FOLLOWING INFORMATION IS REQUIRED IN ORDER THAT YOUR RESPONSE MAY BE REVIEWED AND PROPERLY EVALUATED.

Company Name: Pinellas Affordable Living, Inc.
Length of Time Company Has Been in Business: Pinellas Affordable Living has been in operation since 1993, 29 years
Business Address: 445 31st Street N., St. Petersburg, FL 33713
How Long in Present Location: 29 years
Telephone Number: 727-821-4819 ext 5717
Email Address: jack.humburg@boleycenters.org
Total Number of Current Employees: Full Time: Part Time:

COMMERCIAL AND/OR GOVERNMENTAL REFERENCES REGARDING PREVIOUS DEVELOPMENTS OF A SIMILAR NATURE:

- 1. Project Name and location: Butterfly Grove, St. Petersburg
Contact: Joshua Johnson, Director Comm. Development
Telephone/Fax: 727-892-5585
Address: City of St. Pete PO Box 2842
City/State/Zip: St. Petersburg, FL 33731
Email Address: Joshua.Johnson@stpete.org
2. Project Name and location: Evergreen Village, Pinellas County
Contact: Kathryn Driver, Executive Director, HFA of Pinellas Co.
Telephone/Fax: 727-223-6418
Address: 26750 US Highway 19 N., Suite 110
City/State/Zip: Clearwater, FL 33761
Email Address: KDriver@Pinellashfa.com
3. Project Name and location: Ranch@ Pinellas Park
Contact: Mark VanLue, Housing Development Manager
Telephone/Fax: 727-464-5697
Address: 310 Court Street
City/State/Zip: Clearwater, FL 33756
Email Address: mvanlue@co.pinellas.fl.us
4. Project Name and location: Poynter Preserves
Contact: Kathryn Driver, ED Housing Finance Auth. of Pinellas CO
Telephone/Fax: 727-223-6418
Address: 26750US Highway 19 N., Suite 110
City/State/Zip: Clearwater, FL 33761
Email Address: KDriver@Pinellashfa.com

FORM B – PROPOSAL FORM

FORM B- PROPOSAL FORM

Please submit for the lease of property located at:

- *Note for review – All of the criteria contained in Section 14 will be placed on Form B (in order) to ensure the firms submit all information requested.*

Name of Firm: Pinellas Affordable Living, Inc.

The information requested on proposal Form B is a summary only. As per the evaluation criteria starting on page 4, please submit information sufficient to allow the Issuers to evaluate each submittal.

EVALUATION CRITERIA:

A. Intended use for the property:

See Form B Attachment

- **Land Use:** Describe each type of land use, associated acreage, estimated square feet of building space or other measurement (parking spaces etc.) devoted to the use(s) and overall capital investment related to the land use.

Type of Land Use	Acreage	Measurement (examples: Total Building Square Feet, Number of parking spaces, Number of ball fields)	Capital Investment
RU	66,201 SF	Building Sq FT: 8,250 Parking spaces 68/2 HC	

FORM B – PROPOSAL FORM

B. Describe and summarize the housing development plan: See Form B Attachment

Horizontal lines for text entry under section B.

C. Describe the sustainable design features of the development project: See Form B Attachment

Horizontal lines for text entry under section C.

D. Describe the timeframe and schedule of construction: See Form B Attachment

Horizontal lines for text entry under section D.

E. Describe how the Affordable housing requirement will be met: 100% of the units will be set aside for households at or below 60% AMI, with four of those units set aside for households at 33% AMI.

Horizontal lines for text entry under section E.

F. Summarize the development budget and describe the sources of construction financing: See attached Development Proforma

Horizontal lines for text entry under section F.

FORM B – PROPOSAL FORM

G. Describe any additional amenities to be provided: Amenities will include a group meeting room, on-site laundry room, picnic area pavilion, bike racks , one sensory impaired unit, one fully accessible unit cable hook up in each unit, energy star appliances, pest/termite control, window coverings.

Horizontal lines for additional text in section G.

H. Describe any reduction or elimination of County Expenses as a result of the project: See Form B Attachment

Horizontal lines for additional text in section H.

I. Describe ability to successfully complete proposed project: See Form B Attachment

Horizontal lines for additional text in section I.

J. List and describe examples of other housing development projects completed: See attached development resume and pictures

Horizontal lines for additional text in section J.

K. Please provide other information as it relates to the evaluation criteria identified:

Horizontal lines for additional text in section K.

FORM B – PROPOSAL FORM

Company Name: Pinellas Affordable Livng, Inc.

Contact Name: Jack Humburg, Executive Director

Legal Corporate Name: Pinellas Affordable Living, Inc.

Business Address: 445 31st Street N., St. Petersburg, FL 33713

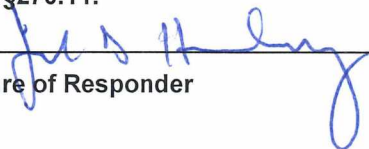
Phone: 727-821-4819 x 5717 Fax: 727-490-0538 E-Mail: jack.humburg@boleycenters.org

I hereby agree to abide by all conditions of the Response and certify that I am authorized to sign this proposal for the applicant.

Authorized Signature: 

Printed Name & Title: Jack Humburg, Executive Director



I hereby request the Board of County Commissioners to waive the mineral rights reservation required by Florida Statute §270.11.


Signature of Responder

ADDENDUM

ADDENDUM

PLEASE ACKNOWLEDGE RECEIPT OF ADDENDA FOR THIS SOLICITATION BY SIGNING AND DATING BELOW:

ADDENDA NO.	SIGNATURE/PRINTED NAME	DATE RECEIVED
1	 Jack Humburg	7/1/2022
2	 Jack Humburg	8/2/2022

Note: Prior to submitting the response to this solicitation, it is the responsibility of the firm submitting a response to confirm if any addenda have been issued. If such document(s) have been issued, acknowledge receipt by signature and date in section above. Failure to do so may result in response being considered non-responsive or result in lowering the rating of a firm's proposal.

Information regarding addenda issued is available on the Pinellas ePro website, www.ebids.pinellas.gov/bsol, listed under the bid attachments.

**PROPOSED PROJECT RENDERING, SITE
PLAN AND UNIT MIX**



Front Elevation

scale: rns

The Point Apartments
46th Ave N, Lealman, FL
08-02-2022



SITE DATA TABLE

PARCEL ID 03-31-16-51012-025-0030
 SITE ADDRESS - 3901 46TH AVE NORTH
 (UNINCORPORATED)
 SITE AREA = 66,201 SF
 ZONING = R-5-CO
 LAND USE = RU
 BUILDING SETBACK
 LANDSCAPE BUFFERS
 BUILDING AREA = 8,250 SF
 ISR = 0.65
 FAR = 0.24

BUILDING 1 (2) STORIES 4,020 SF PER FLOOR

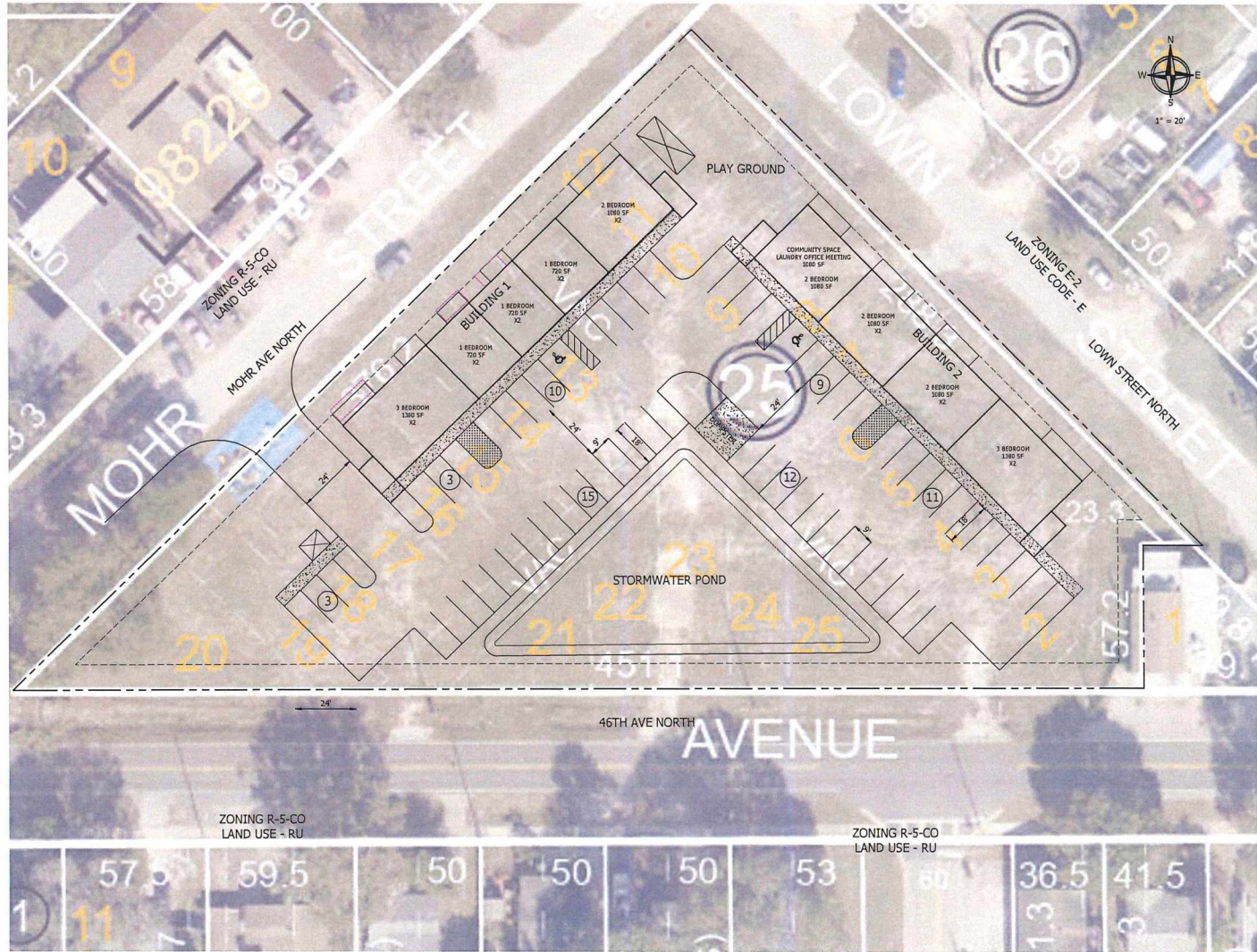
(2) 3 BEDROOMS
 (2) 2 BEDROOMS
 (6) 1 BEDROOMS

BUILDING 2 (2) STORIES 4,260 SF PER FLOOR

(2) 3 BEDROOMS
 (5) 2 BEDROOMS
 1 COMMUNITY SPACE (1,380SF)

REQUIRED PARKING SPACES

1.5 PARKING SPACE PER UNIT (IRRESPECTIVE OF NO OF BEDROOMS)
 TOTAL NO OF UNITS = 17 UNITS
 17 UNITS X 1.5 = 26 SPACES
 INCLUDE 2 SPACES FOR COMMUNITY CENTER
 28 PARKING SPACES REQUIRED
 48 PARKING SPACES PROVIDED
 2 BICYCLE PARKING SPACES REQUIRED
 2 BICYCLE PARKING SPACES PROVIDE



HOWARD CIVIL ENGINEERING, LLC
 Land Development Civil Engineers
 111 2nd Ave NE, St. Petersburg, FL 33701
 Phone: 813.962.6565

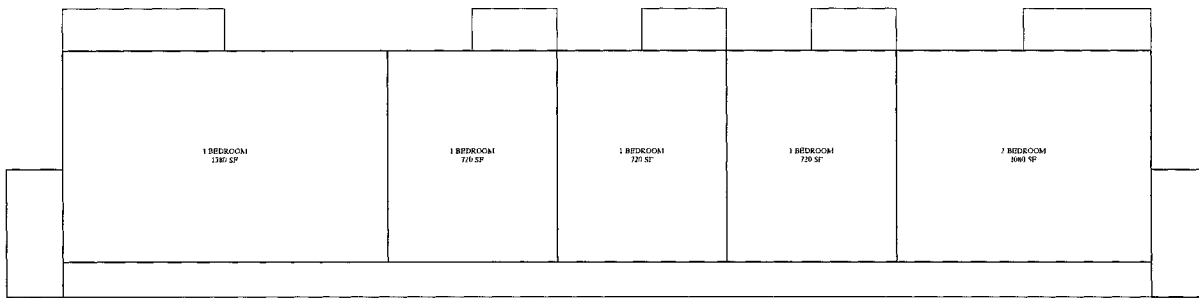
COPYRIGHT © 2023 HOWARD CIVIL ENGINEERING, LLC. ALL RIGHTS RESERVED. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF HOWARD CIVIL ENGINEERING, LLC.
 Howard Civil Engineering, LLC
 111 2nd Ave NE, St. Petersburg, FL 33701
 Howard Civil Engineering is a member of the
 Howard Civil Engineering Group of Architects, Inc. #71

DATE: 08/15/23
PROJECT: THE POINT APARTMENTS
REVISION:

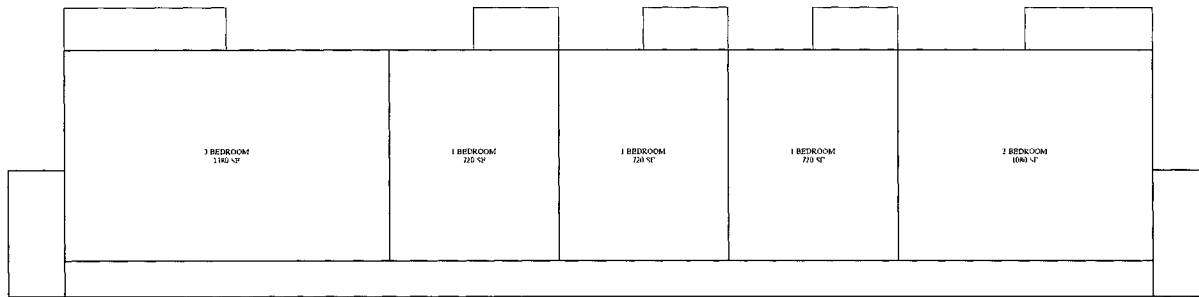
SITE PLAN
 THE POINT APARTMENTS
 3901 46TH AVE N
 PINELAS COUNTY

SCALE: 1" = 20'
DRAWN BY: []
CHECKED BY: []
PROJ. NAME: []
JOB NO. []
DATE: []
CAD FILE: []

SHEET NO.



2 BLDG 1 - 10 UNIT UPPER FLOOR LAYOUT PLAN
SCALE: 1/8" = 1'-0"



1 BLDG 1 - 10 UNIT MAIN FLOOR LAYOUT PLAN
SCALE: 1/8" = 1'-0"

BUILDING 1
 (2) 3 BEDROOM
 (2) 1 BEDROOM
 (6) 1 BEDROOM

THESE DOCUMENTS, DESIGN, NOTES, DETAILS AND SPECIFICATIONS AND CONCEPTS ARE THE SOLE PROPERTY OF FRAZE DESIGN INC. AND SHALL NOT BE REPRODUCED, REHEARD OR COPIED FOR OTHER PROJECTS IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF FRAZE DESIGN ARCHITECTURE AIA.

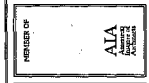
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IF THE DRAWINGS / DESIGN ARE VALID FOR 2 MONTHS FROM DATE OF BEING SEALED.

TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 17TH EDITION 2019 FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND 1987/2011 FIRE SAFETY STANDARDS.

ALL OPENINGS AND JOG CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, CITY AND ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ISSUE	DATE	BY:
REVISION	08/08/22	PK
PER-IT	08/16/22	M.N.
REV		
REV		
REV		
REV		
REV		



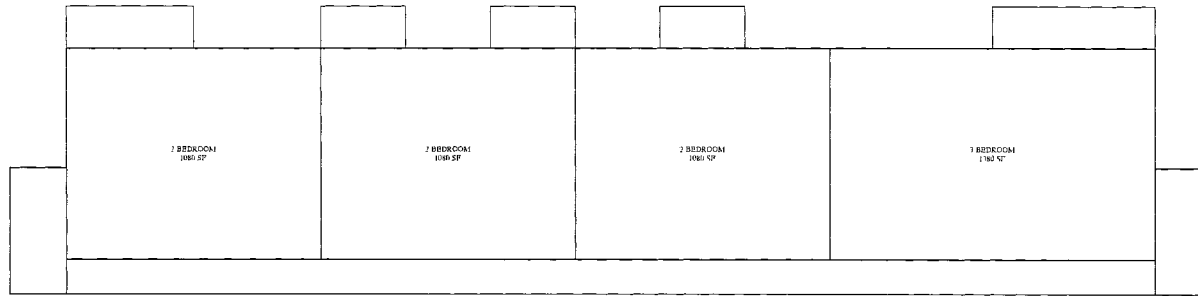
REGISTERED PROFESSIONAL ARCHITECT
 FDUJ 13716 CO
 Schematic Documents for
POINT APARTMENTS
 3901 46TH AVENUE NORTH
 ST. PETERSBURG, FLORIDA



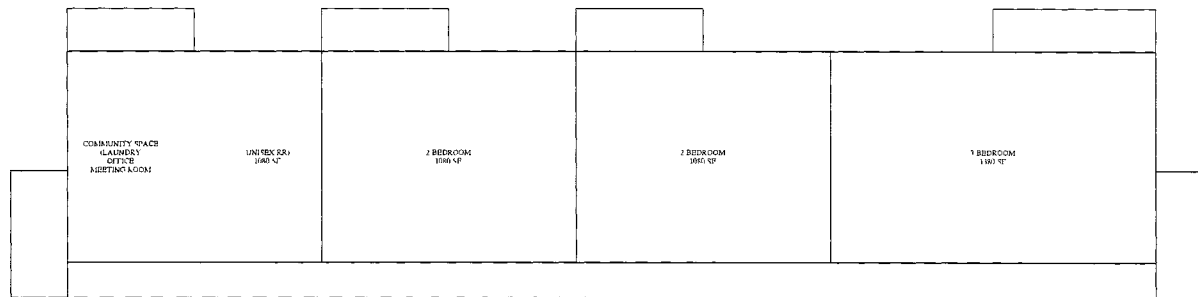
commercial residential architecture
FRAZE design
 FRAZE DESIGN ARCHITECTURE AIA
 1750 CENTRAL AVENUE
 ST. PETERSBURG, FLORIDA 33712
 PHONE 727/328-6668
 FAX 727/328-6668
 B.LIC. NO. 16000009
 ST. PETERSBURG, FLORIDA 33712
 STUDIO 727/328-3600

SHEET TITLE
 BUILDING 1
 10 UNIT LAYOUT PLAN

SHEET NUMBER
 1



2 BUILDING 2 - 7 UNIT UPPER FLOOR LAYOUT PLAN
SCALE 1/8" = 1'-0"



BUILDING 2
07) 2 BEDROOM
08) 2 BEDROOM
COMMUNITY SPACE

1 BUILDING 2 - 7 UNIT MAIN FLOOR LAYOUT PLAN
SCALE 1/8" = 1'-0"

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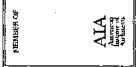
ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE WITH US COPYRIGHT AND PATENT LAWS. UNAUTHORIZED REPRODUCTION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

* THE DRAWINGS & DESIGN ARE VALID FOR 2 MONTHS FROM DATE OF BEING SEALED.

TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 17TH EDITION/19TH FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY STANDARDS.

ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ISSUE	DATE	BY
REVIEW	06/09/22	HR
PERMIT	06/02/22	HR
REV		
REV		
REV		
REV		
REV		



FDPr 23076 CO

Schematic Documents for
POINT APARTMENTS
 3901 46TH AVENUE NORTH
 ST PETERSBURG, FLORIDA



COMMON RESIDENTIAL ARCHITECTURE

FRAZE design

FRANKE, FRANKLIN & PRATE, INC.
 1750 CENTRAL AVENUE
 ST. PETERSBURG, FLORIDA 33712
 PHONE 727.378.3608
 FAX 727.378.3609
 FL LIC NO. AN0000001
 STUDIO 727.378.3609

SHEET TITLE
BUILDING 2
1 UNIT LAYOUT PLAN

SHEET NUMBER
2

FORM B ATTACHMENT

A. Intended use for the property: Pinellas Affordable Living, Inc. (PAL) proposes a 17- unit multifamily apartment community which will provide one, two, and three- bedroom apartments. This complex will provide affordable housing to persons and families who are at or below 60% of the area median income (AMI). Four of the units will be set-aside for households at 33% AMI, with the remaining 13 units set aside for people with incomes under 60% AMI.

To be eligible for this housing, as defined by the Florida Housing Finance Corporation, the head of household must be an adult person requiring independent living services in order to maintain housing or develop independent living skills and who have a Disabling Condition that neither currently impairs nor is likely to impair their physical mobility, such as persons with a mental illness

B. Describe and summarize the housing development plan: We are proposing a 17-unit multi-family complex providing four-3 bedroom/2 bath units, seven- two bedroom/1 bath units and six- one bedroom/one bath units. The complex will include a community space including a group room, office and laundry room. The development will consist of two buildings, both of which will have two stories of apartments, a covered picnic pavilion adjacent to a playground, and a covered and protected (fence and lock) bicycle rack.

PAL will submit an application to the Florida Housing Finance Corporation (FHFC) for the bulk of the financing needed to construct the apartment complex. The attached development Sources and Uses budget is based upon the schedule of values for a similarly sized development (20 units) that was bid during 2021, following the inflation of the past year. The size of the financing from FHFC is based upon the Request for Applications (RFA 2022-102) and will be adjusted accordingly when the RFA for 2023 is issued. This estimate assumes a gap in the total financing needed and therefore a request will be made for the County to fill this gap.

Attached is the proposed project rendering, site plan and unit mix. Pinellas Affordable Living, Inc. is open to any changes or suggestions from county staff regarding design, unit mix, etc.

C. Describe the sustainable design features of the development:

- The proposed Development will provide a minimum of two Energy Star qualified washers and two dryers in the on-site laundry facility;
- Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat; 150 grams per liter or less for non-flat paint);
- Low-flow water fixtures in bathrooms—WaterSense labeled products or the following specifications:
 - Toilets: 1.28 gallons/flush or less,
 - Urinals: 0.5 gallons/flush,
 - Lavatory Faucets: 1.5 gallons/minute or less at 60 psi flow rate,
 - Showerheads: 2.0 gallons/minute or less at 80 psi flow rate;
 - Energy Star certified refrigerator;

- Energy Star certified dishwasher;
- Energy Star certified ventilation fan in all bathrooms;
- Water heater minimum efficiency specifications:
 - Residential Electric:
 - Up to 55 gallons = .95 EF or .92 UEF; or
 - More than 55 gallons = Energy Star certified; or
 - Tankless = 0.97 EF and Max GPM of ≥ 2.5 over a 77° rise or
 - 0.87 UEF and GPM of ≥ 2.9 over a 67° rise;
- Energy Star certified ceiling fans with lighting fixtures in bedrooms;
- High Efficiency HVAC with SEER of at least 16
- Air Conditioning (in-unit or commercial):
 - Air-Source Heat Pumps – Energy Star certified:
 - ≥ 8.5 HSPF/ ≥ 15 SEER/ ≥ 12.5 EER for split systems
 - ≥ 8.2 HSPF ≥ 15 SEER/ ≥ 12 EER for single package equipment
 - including gas/electric package units
- Programmable thermostat in each unit
- Water Sense certified dual flush toilets in all bathrooms.
- Energy Star rating for all windows in each unit
- Daylight sensors, timers or motion detectors on all outdoor lighting attached to the buildings

D. Describe the timeframe and schedule of construction:

February 2023: PAL plans to apply to the Florida Housing Finance Corporation in February 2023 for funding from the Florida Housing Finance Corporation for the majority of the costs of construction. Additional applications for funding will be made to Pinellas County via their affordable housing programs and Penny for Pinellas.

June 2024: Completion of underwriting and permitting of plans and selection of a General Contractor will occur.

August 2024: Closing on financing and commencement of construction.

May 2025: Construction completed and rent up begins.

June 2025: 50% lease up completed.

E. Describe how the Affordable housing requirement will be met: 100% of units will be set-aside for households at or below 60% AMI with four of those units set aside for households at or below 33% AMI.

F: Summarize the development budget and describe the sources of construction funding: See attached Development Pro Forma. PAL intends to apply to the Florida Housing Finance Corporation's RFA SAIL Financing for Smaller Development for Persons with Special needs.

FHFC SAIL Loan: \$4,598,862
FHFC ELI Loan: \$ 309,209
Pinellas County: \$ 957,600

Total: \$5,865,671

G: Amenities include a staff office, group room, on-site laundry, picnic area with Pavilion, bike racks, one sensory impaired unit, three fully accessible units (one for each bedroom size unit), cable hook up in each apartment, energy star appliances, window coverings, pest control.

H. Reduction or elimination of County Expenses as a result of the project: Pinellas Affordable Living, Inc. will apply to Florida Housing Finance Corporation for funding to construct this project in February 2023 under the SAIL Financing for Smaller Developments for Persons with Special Needs RFA. If funded, this will allow us to construct the apartment complex with the majority of the funding from FHFC (\$4,908,171) and the remaining funds from Pinellas County (957,600) representing 16% of the total. Without the FHFC funding, Pinellas Affordable Living, Inc. would need to obtain 100% of the funding from Pinellas County. Pinellas Affordable Living, Inc. is one of three local Community Housing Development Organizations (CHDO) in Pinellas County, and the only CHDO focused on the provision of multifamily housing for special needs families at or below 50% of AMI. Both the local governments and the state's HOME funds require that 15% of the funds be set-aside for use by CHDOs for their mission of developing affordable housing for people with low income.

I. Ability to successfully complete the project: Pinellas Affordable Living, Inc. (PAL) is a Community Housing Development Organization (CHDO) established by Boley Centers in 1994 for the sole purpose of developing affordable housing. Together, Boley Centers and Pinellas Affordable Living, Inc. have developed 46 facilities, including group residences and multifamily housing. The group living facilities, licensed as Residential Treatment Facilities provide supervised housing with 24-hour staff for people with severe and persistent mental illness in need of supervision and support as their conditions become stabilized. The multifamily apartments provide permanent, affordable, supportive housing for people with special needs with low to very low income.

Please see attached Development Resume with photographs of completed projects.

Boley Centers and PAL, Inc. have extensive experience with developing affordable housing developments in Pinellas County. Our most recent completed projects include:

Butterfly Grove: Located at 715 5th Avenue N., St. Petersburg, FL, Butterfly Grove Apartments provides 20- one-bedroom apartments to people with incomes below 50% AMI. The majority of the residents will have income below 33% AMI. This project was completed March 2022.

Funding for the project included:

Florida Housing Finance Corporation: SAIL Loan \$4,079,394. ELI Loan \$229,600
Pinellas County: \$469,621 (land purchase to pay off a bridge loan from Boley Foundation)
City of St. Petersburg \$75,000

Evergreen Village: Located at 6323 66th Lane N., Pinellas Park, Evergreen Village provides 21 units of one, two and three-bedroom apartments in nine separate buildings including duplexes and triplexes for people with incomes below 60% AMI with four units at or below 33% AMI. The project was completed October 2021. Funding for this project included:

Florida Housing Finance Corporation: SAIL Loan \$4,673,403. ELI Loan \$235,300
Pinellas County: \$535,000 (land purchase to pay off a bridge loan from Boley Foundation/ PAL leases the land from Pinellas County and the land remains in the land trust.)

The Ranch at Pinellas Park: Located at 9625 66th Street N., Pinellas Park, The Ranch provides 33 units of one, two and three-bedroom apartments to people with special needs whose incomes are below 60% AMI with set aside units for households at 33% AMI. The project was completed in September 2019 and February 2020 (two phases). Funding for this project included:

Florida Housing Finance Corporation: SAIL Loan \$3,890,189. ELI Loan \$226,600
Pinellas County: \$400,000 (land purchase to pay off a bridge loan from Bessie Boley Foundation)

PAL, Inc. currently has two projects under development:

Whispering Pines: Twenty units of one, two and three- bedroom apartments for people with special needs at or below 60% AMI with a 33% set-aside. Funding is provided by Florida Housing Finance Corporation, City of St. Petersburg and Pinellas County. (land purchase to pay off a bridge loan from the Bessie Boley Foundation/ PAL will lease the land from Pinellas County and the land will remain in the land trust.)

Founders Point: Fifteen units of one- bedroom apartments for people with special needs at or below 60% AMI with a 33% set-aside. Funding is provided by Florida Housing Finance Corporation and the City of St. Petersburg. We expect to enter into a land purchase from Pinellas County to pay off a bridge loan from the Bessie Boley Foundation. PAL will then PAL lease the land from Pinellas County and the land will remain in the land trust.

The development team varied on projects based on bidding and location. PAL intends to use Fraze Design for the architecture, Vickstrom Engineering for engineering with the GC determined through a bidding process.

Attached are pictures of our most recent developments and renderings of our two current projects in development.

J. List and describe examples of other housing development projects completed. Attached is Boley/PAL's Development Resume, and pictures of a sampling of completed projects.