

Affordable Housing Funding Recommendation

Developer	Archway Partners
Development	Seminole Square Apartments
Location	2075 Seminole Blvd., Largo, FL 33778
Total Project Cost	\$27,553,517.00
Per Unit Cost	\$287,016.00
Penny IV Funds Requested	\$4,000,000.00 (\$1.875MM Land, \$2.125MM Construction)
Per Unit Subsidy	\$41,667.00
Per Affordable Unit Subsidy	\$41,667.00
County Funds as % of Project Cost	15%
Leverage	6.89
Developer Fee	\$3,552,300.00 (Amount deferred- \$1,985,377.00)
Developer Fee as % of Project Cost	13%
Total Units/Assisted Units	96/96
Percent of Assisted to Total Units	100%
Use of Penny IV Funds	Land Acquisition and Construction Costs
Location (CRA, Transit)	Primary and Secondary Transit
Mixed Use	No
Estimated Construction Start	August 2022

Households Served – The development consists of 96 units that will serve families that have incomes in the following categories:

- 0-30% - 34 households
- 51-60% AMI - 11 households
- 61-80% AMI - 51 households

Staff Recommendation – HCD Staff recommend approval of the funding request for Seminole Square Apartments. Land value as indicated in an appraisal dated August 2020 prepared by Hemisphere Real Estate is \$3,500,000.00.

Conditions - Success in securing all funding sources, and satisfactory results from due diligence process, including review by a third party to verify all calculations and assumptions and confirm the need for subsidy funding to make the project feasible for the developer.

Scoring – The project scored 143 out of 220 available points. Strengths include non-competitive funding commitments from 4% tax credit equity, JP Morgan private lending, and Local Government Support from the City of Largo, project location, and the proposed incomes to be served.

Narrative – Seminole Square Apartments is a new construction 96-unit, garden-style, affordable housing community located at 2075 Seminole Boulevard in Largo, FL. The project will consist of 48 1-bedroom/1-bathroom units and 48 2-bedroom/2-bathroom units. This development will serve residents at or below three income levels: 30%, 60%, and 80% of the Area Median Income (AMI). Eight units will be reserved specifically for veterans.

Financing

Source	Amount	Use	Status
JP Morgan Chase 4% Tax Credit Equity	\$ 10,758,140.00	Construction/Permanent Financing	LOI
JP Morgan Chase Permanent 1 st Mortgage	\$10,200,000.00	Permanent Financing	LOI
City of Largo	\$ 610,000.00	Construction	Committed
Deferred Developer Fee	\$ 1,985,377.00	Construction	Committed
Pinellas County Penny IV	\$ 4,000,000.00	Land Acquisition & Construction	Requested
Total Cost	\$27,553,517.00		

