

Affordable Housing Funding Recommendation

Developer	AC Skytown Site C, LLC
Development	Skytown
Location	3201 34 th St. S., St. Petersburg, FL 33711
Acquisition Costs	\$14,035,000.00 (Per Unit: \$35,000.00)
Construction Costs	\$91,928,988.01 (Per Unit: \$229,249.35)
Soft Costs	\$14,425,094.82 (Per Unit: \$35,972.81)
Total Project Cost	\$120,389,082.83
Per Unit Cost	\$300,222.15
County Funds Recommended	\$5,500,000.00
Per Unit Subsidy	\$13,715.71
Property Tax Exemption	Eligible for Newly Constructed Multifamily Exemption
Other Local Government Funds	\$4,500,000.00
Total Per Unit Local Gov. Subsidy	\$11,221.95
Affordable Unit Subsidy	\$45,454.55 (County Only)
Total Affordable Unit Subsidy	\$82,644.63 (County & City)
County Funds as % of Project Cost	4.57%
Leverage	6.57
Developer Fee	\$4,550,647.09
Deferred Fee	N/A
Developer Fee as % of Project Cost	3.78%
Total Units/Assisted Units	401/121
Percent of Assisted to Total Units	30%
Use of Penny IV Funds	Vertical Construction Costs
Location (CRA, Transit)	Primary Transit Corridor
Mixed Use	No

Households Served – The development consists of 401 units that will serve households with incomes in the following categories:

- Below 80% AMI - 60 households
- Below 120% AMI - 61 households
- Market Rate– 280 households

Staff Recommendation – Staff recommends approval of up to \$5.5M for construction costs contingent upon the City of St. Petersburg’s funding approval in the amount of \$4.5M, secured lender financing and subject to all due diligence review requirements, including a project financial analysis by a third party.

Newly Constructed Multifamily Property Tax Exemption –The development will be eligible for the Newly Constructed Multifamily property tax exemption (Live Local Act).

	Estimated Annual Property Taxes	Total Units	Per Unit Taxes	
	\$1,509,965.00	401	\$3,765.50	
	Estimated Annual Property Taxes			
	\$1,509,965.00	Per Unit	Number of Units <80% AMI	PTE Percentage for <80% AMI
Less 80%	\$63,260.38	\$1,054.34	60	28%
Less 120%	\$48,236.04	\$790.75	Number of Units <120% AMI	PTE Percentage for <120% AMI
	\$1,398,468.58		61	21%
	Annual Property Tax Exemption Amount	\$111,496.42		
				*PTE = Property Tax Exemption

Conditions – Success in securing all funding sources, City of St Petersburg approval of the site plan, and satisfactory results from due diligence process.

Scoring – The project scored 108 out of 220 available points. Strengths include local government assistance funding sources, project location, and providing affordable units.

Narrative – Skytown will be completed in multiple phases, totaling 2,084 units. Phase 1 will consist of 401 units; 30% of which will be affordable (15% serving households below 80% AMI, and 15% serving households below 120% AMI).

This request is for Phase 1, a total of 401-units of new construction for the following households: (60) units serving households below 80% AMI, (61) units serving households below 120% AMI and (280) units serving Market Rate households. The project site is located at 3201 34th St. S., in St. Petersburg, FL.

Financing

<u>Source</u>	<u>Amount</u>	<u>Use</u>	<u>Status</u>
Lender Financing	\$ 64,500,000.00	Construction/Permanent Financing	Requested
City of St Pete	\$ 4,500,000.00	Construction	Requested
Penny IV	\$ 5,500,000.00	Construction	Requested
Sponsor and Limited Partner's Equity	\$ 45,889,082.83	Construction	Completed
Total	\$ 120,389,082.83		

