



Task Force on Family Homelessness

July 12, 2017

The Preserves at Clam Bayou

4100 34th Avenue South

- Construction has begun
- 16 units
 - All one bedroom
- Funding by
 - City of St. Pete
 - Pinellas County
- Occupancy in December, 2017



Room for eight more units!



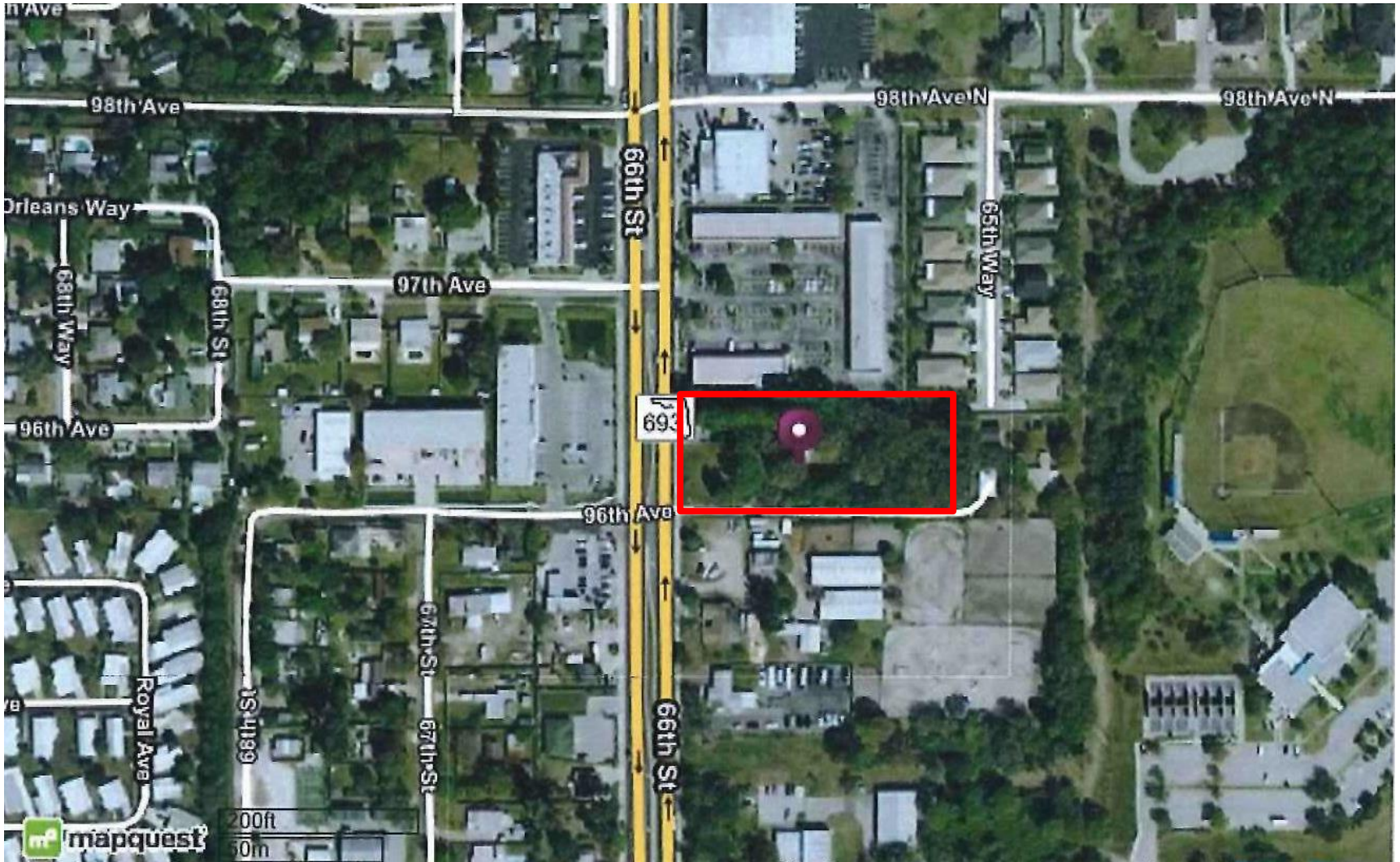


The Ranch at Pinellas Park

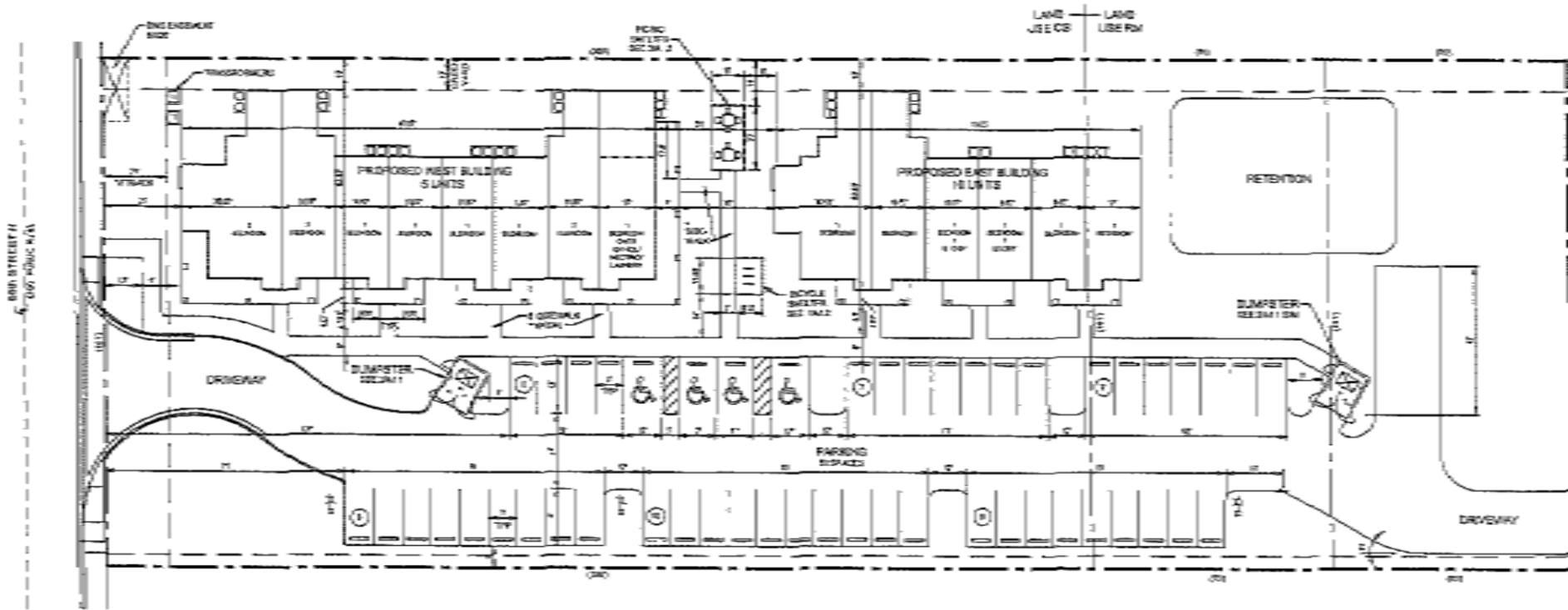
- Florida Housing Finance Corporation Award
 - Supportive Housing for Individuals with “Special Needs”
 - \$4,121,500 (\$158,000/unit without land costs)
 - FHFC Board Approved March 24th
 - Currently in Underwriting
- Pinellas County Land Assembly Fund
 - 99 Year Lease
- 25 Units
 - 15 One Bedroom Units
 - 6 Two Bedroom Units
 - 4 Three Bedroom Units
 - Office/Laundry/Meeting Room

The Ranch at Pinellas Park

9625 66th Street North



The Ranch – Site Plan



Delmar Terrace

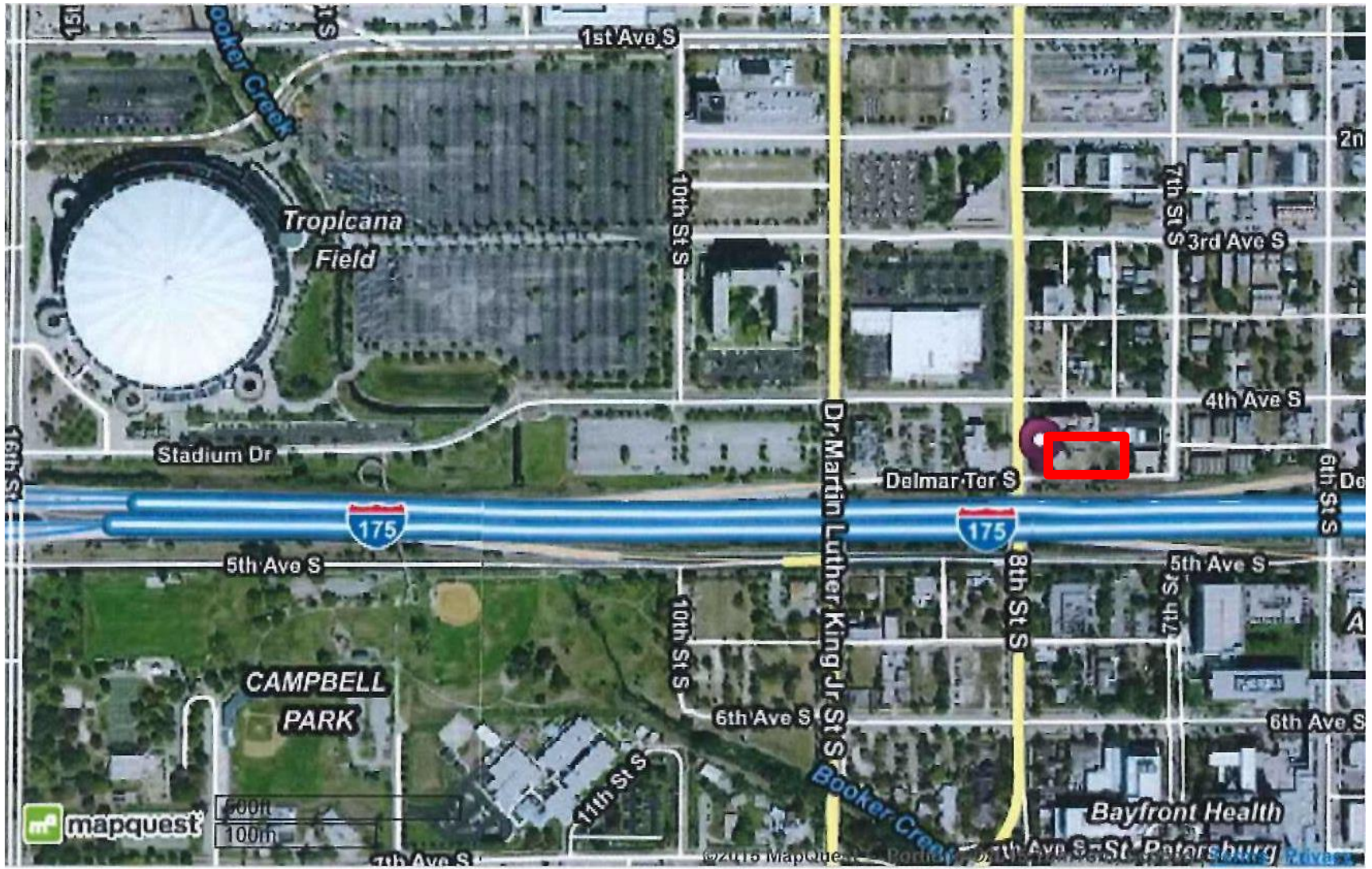
- 66 Unit Development
- 33 Homeless Units
 - 11 One bedroom
 - 22 Two bedroom
- Low Income Housing Tax Credits
 - Currently in underwriting with FHFC
- In partnership with McCormick Baron Salazar, a national for-profit developer
- Boley Centers will be a co-developer and service provider (not manager)



West Elevation

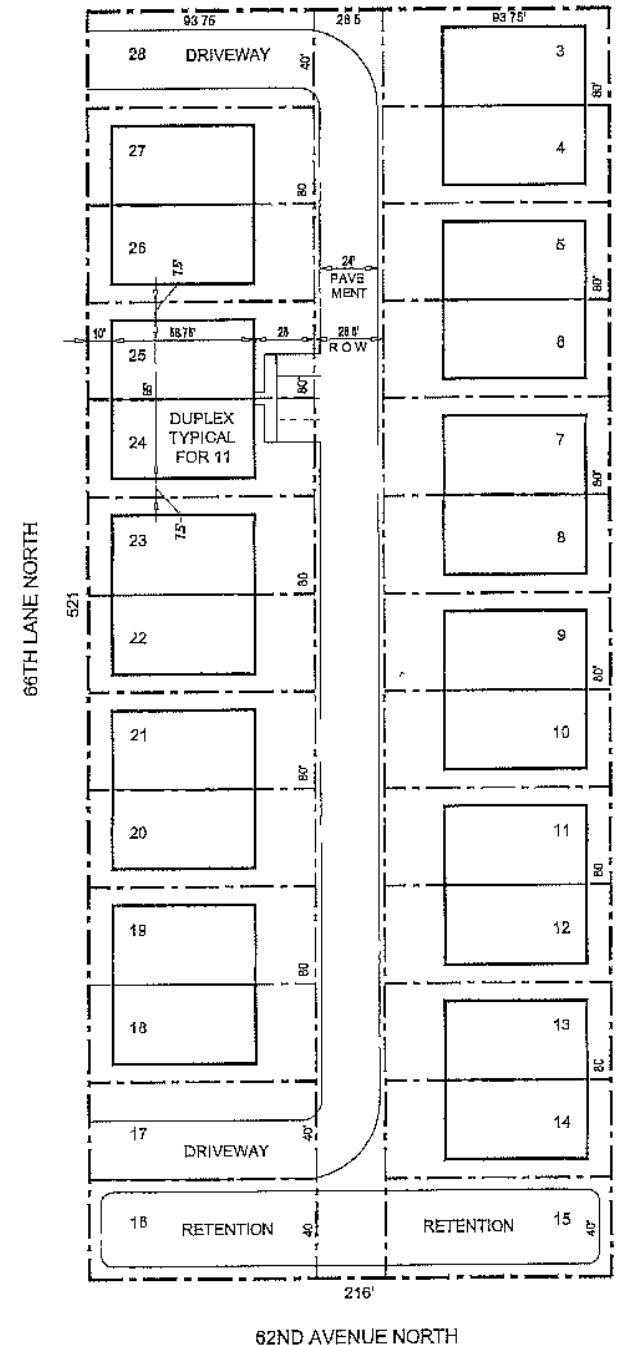
Delmar Terrace

745 Delmar Terrace South



6641 62nd Ave N

- Boley owned site Plan for 22 units in 11 buildings
- Boxes represent the buildable area
- Actual Duplexes could be one, two, or three bedroom
- Cost Projection
 - Per Unit \$158,000
 - Land costs \$ 23,863
 - Total per unit \$173,863
 - x 22
 - \$3,824,986



6641 62nd Avenue North
Pinellas Park



Family Bridge Housing

- Norwood Elementary
- PEMHS Homes
- No Name Motel
- CASA Property



Norwood Elementary School

2154 27th Avenue North



Norwood Elementary School

- Proposals were Due Last Sunday
- Asking \$950,000
- Property Appraiser
 - \$1,644,736 Total
 - \$ 287,619 Land
- 1.6 Acres (MOL)
- Extensive Renovation
- Zoning Issues
 - Historic Designation



Potential for ~20 Families



P.E.M.S. Housing

- 5 “Single” family homes in one block
- Valued at \$1.4M
 - \$296,000/house
 - Range in Sq. Ft. from 1,966 to 6,312
 - Potential for 9 – 10 families (~\$155,555 - \$140,000/family)





P.E.M.H.S.

No Smoking
No Alcohol

POSTED
KEEP OUT

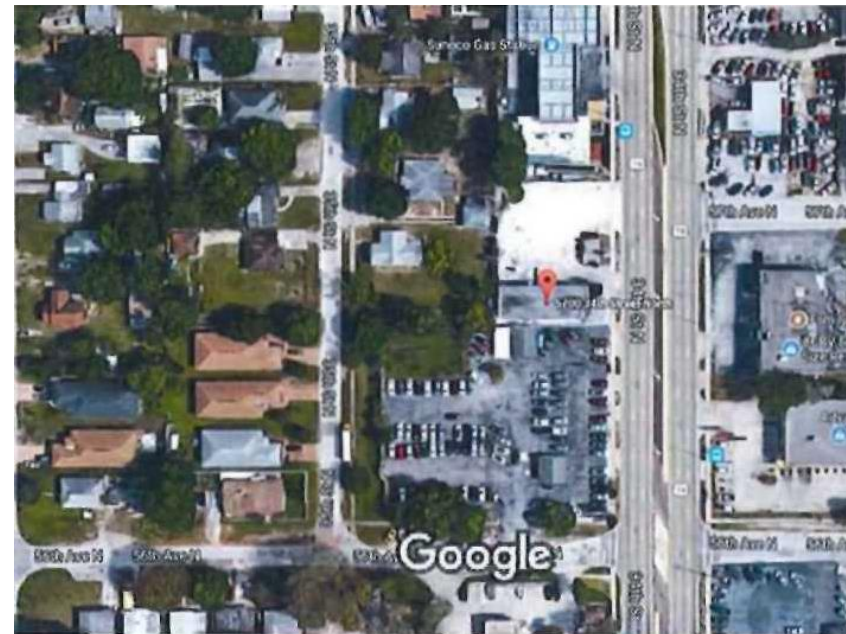
NO PARKING
FIRE
LANE
←→





No Name Hotel on US 19

- 5700 34th Street North
- 11 Efficiencies
- 1 One Bedroom Unit
- On a Bus Line
- Plenty of shopping
- Potential of more units on this site
- Asking \$725,000 (hotel only) \$150,000 for the two houses





CASA Property

- 736 13th Street N
- Property is Owned by St. Anthony's Hospital
- 7 Two Bedroom Units plus Office
- Little Work Needed
- Rehab Projected Cost \$40,000-\$80,000 ?





