



Penny IV Affordable Housing

Board of County Commissioners Work Session – April 21, 2022

Agenda

Penny IV Affordable Housing Program

- Project Evaluation
- Progress To Date
- Market Challenges
- Topics For Discussion

Project Analysis and Key Metrics

- **Assess key metrics including cost per unit, County subsidy per unit, leverage of County funds**
- **Determine depth of affordability**
- **Evaluate project funding sources and uses**
- **Review 15-year operating proforma**
- **Determine eligibility and need for funding assistance**



Funding Approval Process

- **Application Analysis and Scoring Evaluation**
- **Negotiation**
- **Staff Recommendation**
- **BCC Conditional Approval**
- **Due Diligence: Appraisal, funding verification, credit underwriting, 3rd party review for workforce projects, etc.**
- **Funding, Acquisition, Construction**
- **Monitoring and Compliance**



Project Updates



- **10 Board Approved Projects to Date**
- **9 Active and 1 withdrawn**
- **1,169 Total Housing Units**
- **878 Total Affordable Units (75% of total units)**
- **\$25.5 Million in County Funds Committed**
- **\$293,508,591 Total Project Cost (\$11.51 leveraged per \$1 county)**

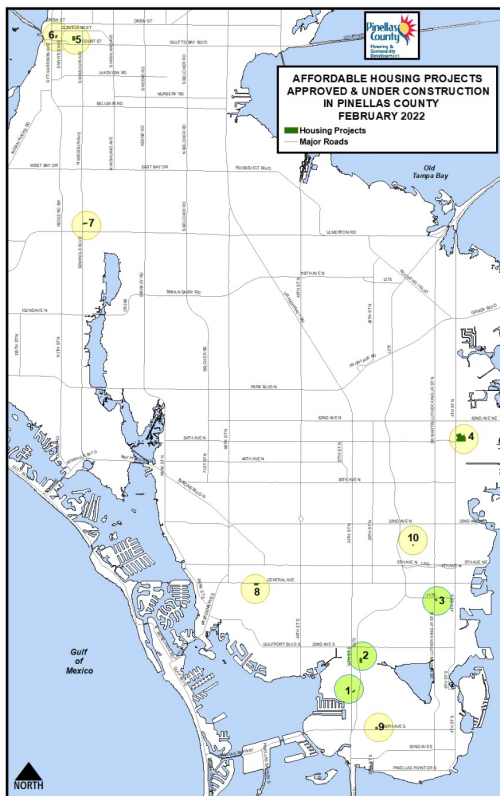
Income and Rent Limits

Household Income Limits					
	1 person	2 persons	3 persons	4 persons	5 persons
60% Income Limit	\$ 31,020.00	\$ 35,460.00	\$ 39,900.00	\$ 44,280.00	\$ 47,880.00
80% Income Limit	\$ 41,350.00	\$ 47,250.00	\$ 53,150.00	\$ 59,050.00	\$ 63,800.00
120% Income Limit	\$ 62,040.00	\$ 70,920.00	\$ 79,800.00	\$ 88,560.00	\$ 95,760.00

Household Rent Limits					
	1 Bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
60% Rent Limit	\$ 831.00	\$ 997.00	\$ 1,152.00	\$ 1,285.00	\$ 1,418.00
80% Rent Limit	\$ 1,108.00	\$ 1,330.00	\$ 1,536.00	\$ 1,714.00	\$ 1,891.00
120% Rent Limit	\$ 1,662.00	\$ 1,995.00	\$ 2,304.00	\$ 2,571.00	\$ 2,836.00



Map of Approved Penny IV Projects



AFFORDABLE HOUSING PROJECT LOCATIONS

UNDER CONSTRUCTION

1. Sky Way Lofts - 3900 34th St. S. & 3319 39th Ave. S., St. Petersburg
2. The Shores - 26th Ave. S. & 31st Ave. S., St. Petersburg
3. Innovare - 5th St. S. & Dr. Martin Luther King Jr. St. S., St. Petersburg

APPROVED

4. Arya - 5475 3rd Ln. N., St. Petersburg
5. Washington Avenue Apartments - 306 S. Washington Ave., Clearwater
6. Blue Dolphin - 610 Franklin St., Clearwater
7. Seminole Square - 2075 Seminole Blvd., Largo
8. ~~Sixty-90 on Central~~ - 6090 Central Ave., St. Petersburg Withdrawn
9. Whispering Pines - 2655 54th Ave. S., St. Petersburg
10. Oakhurst Trace - 1246 16th St. N., St. Petersburg

Skyway Lofts- St Petersburg

65 Units – 52 units <60% AMI, 13 Units <80% AMI



- Approved by BCC Jan 2021
- Began Construction Jan 2021
- Construction Progress = 100%
- Full Lease-Up May 2022
- Land Trust Acquisition Jun 2022



The Shores- St Petersburg

51 Units – All Affordable to 60% AMI or Below



- Approved by BCC Jan 2021
- Land Trust Acquisition Nov 2021
- Began Construction Jun 2021
- Construction Progress = 60%
- Completion Target Date July 2022



Innovare- St Petersburg

51 Units – 50 Units <60% AMI, 1 Unit @ Market



- Approved by BCC Jun 2021
- Land Trust Acquisition Oct 2021
- Began Construction Nov 2021
- Construction Progress = 20%
- Completion Target Date Dec 2022



Arya (FKA New Northeast)- St Petersburg

415 Units – 59 Units <80% AMI, 65 Units <120% AMI



- Approved by BCC Jan 2021
- Construction Loan Feb 2022
- Begin Construction Apr 2022
- Completion Target Date Dec 2023



Washington Avenue Apartments-Clearwater

171 Units – 2 Units <60%, 16 Units <80%, 153 Units <120% AMI



- Approved by BCC Jan 2021
- Unanticipated Cost Increases
- Land Trust Acquisition TBD
- Begin Construction TBD
- Completion Target Date TBD

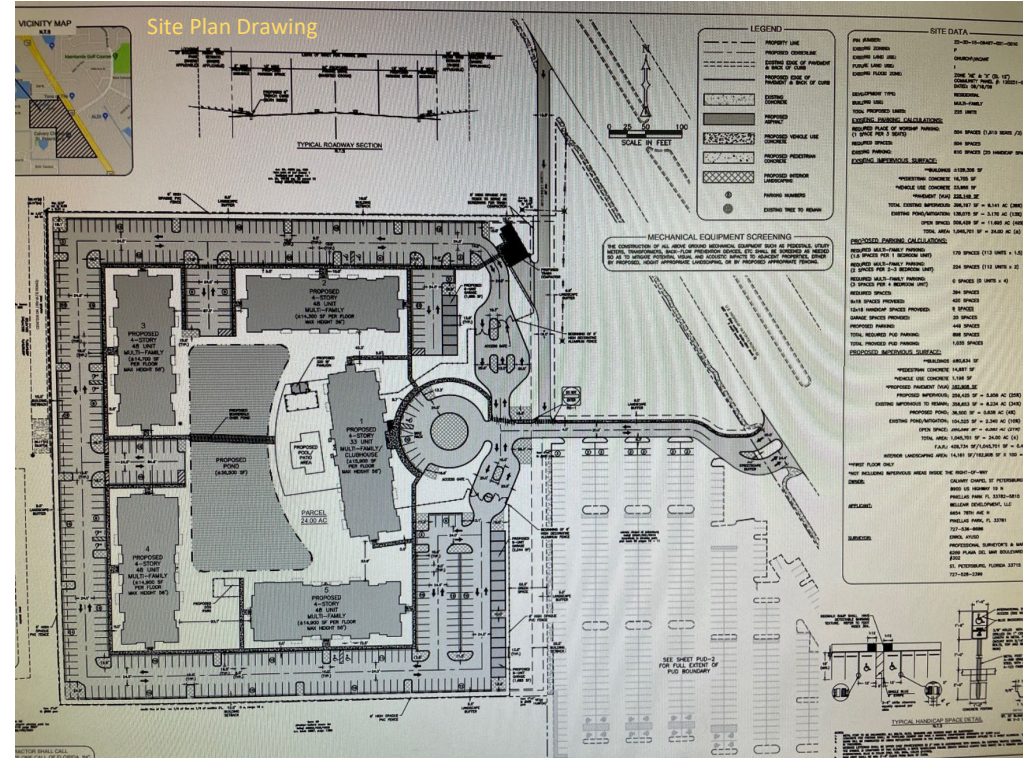


Oakhurst Trace- Pinellas Park

220 Units – All Affordable to 60% AMI or Below



- Approved by BCC Jun 2021
- Land Trust Acquisition TBD
- Begin Construction TBD
- Completion Target Date TBD

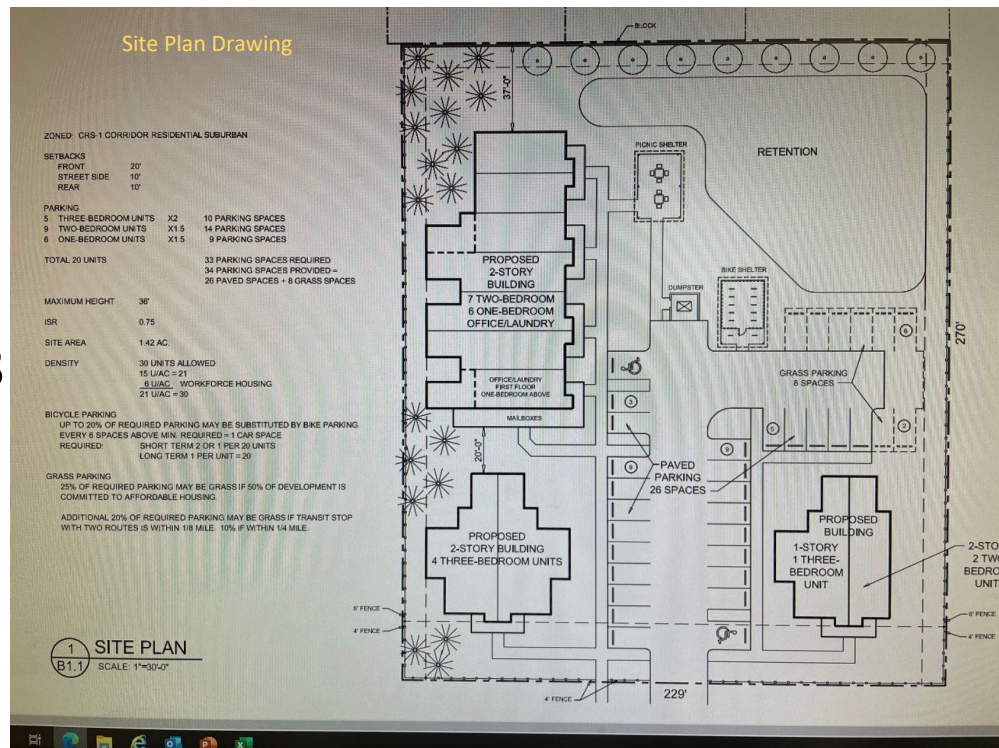


Whispering Pines- St Petersburg

20 Units – All Affordable to 60% AMI or Below



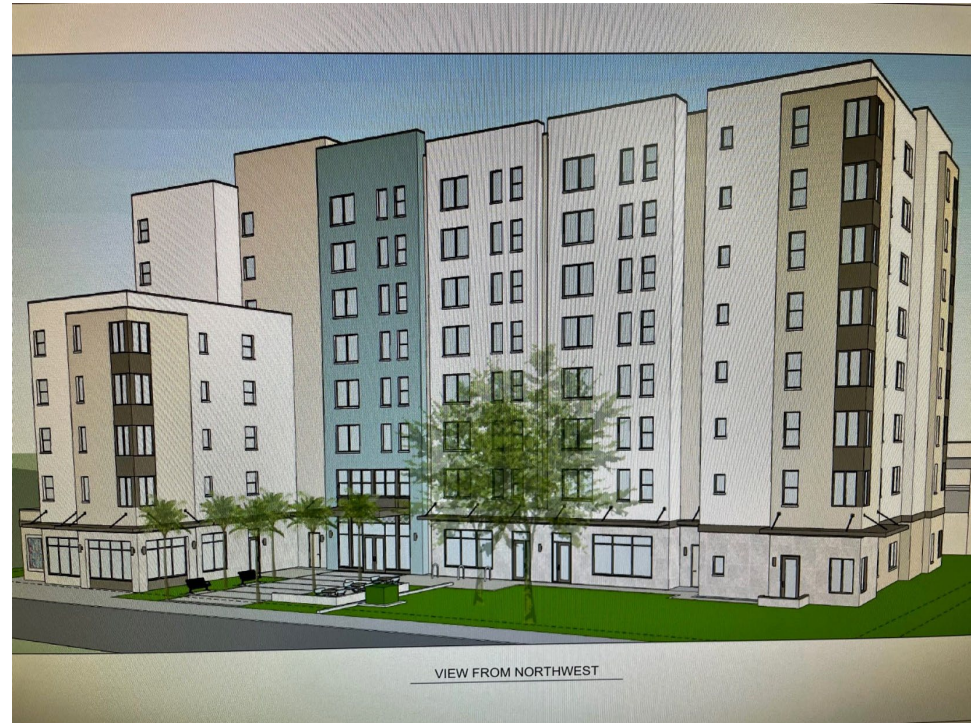
- Approved by BCC Jun 2021
- Land Trust Acquisition Jun 2022
- Begin Construction Jul 2022
- Completion Target Date Jan 2023



Blue Dolphin Tower- Clearwater

81 Units – 69 Units <60%, 12 Units <80% AMI

- Approved by BCC Feb 2022
- Land Trust Acquisition Dec 2022
- Begin Construction Jan 2023
- Completion Target Date Q4 2024



Seminole Square Apartments- Largo

96 Units – 45 Units <60%, 51 Units <80% AMI

- Approved by BCC Feb 2022
- Land Trust Acquisition Oct 2022
- Begin Construction Nov 2022
- Completion Target Date Dec 2023



Projects Under Review



Applicant Name	Total Units	Affordable Units	Amount Requested	Estimated BCC Hearing Date	# of Units <60% AMI	# of Units <80% AMI	# of Units <120% AMI
Wedgewood Villas	79	79	\$ 2,125,000.00	TBD	79	0	0
Fairfield Avenue Apartments	264	264	\$ 5,600,000.00	10-May-22	53	67	144
Burlington Post 2	76	76	\$10,150,000.00	TBD	52	24	0
Founders Point Apartments	15	15	\$ 345,000.00	TBD	15	0	0
Lealman Trail	86	86	\$ 2,000,000.00	24-May-22	86	0	0
Total	520	520	\$20,220,000.00		285	91	144

Market Challenges

- **Unprecedented increases in market rate rents are widening the affordability gap**
- **Rising construction costs due to higher material costs, delayed deliveries, employee shortages and prolonged project schedules**
- **Rapidly rising land values necessitate larger subsidies to acquire sites for redevelopment**

Program Considerations

- **Old model-Gap financing/ last money in**
- **New model- Buying units and long-term affordability**
- **Land Trust- Long term investment**
- **Ground lease fee methodology**
- **Balance risk mitigation and approval agility**
- **Funding Source Flexibility**



Thank You