

### Amended Affordable Housing Funding Recommendation

<b>Developer</b>	Archway Partners
<b>Development</b>	Seminole Square Apartments
<b>Location</b>	2075 Seminole Blvd., Largo, FL 33778
<b>Use of Penny IV Funds</b>	Land Acquisition and Construction Costs
<b>Location (CRA, Transit)</b>	Primary and Secondary Transit
<b>Mixed Use</b>	No
<b>Estimated Construction Start</b>	January 2023

	<b>Original Budget</b>	<b>Revised Budget</b>
<b>Total Project Cost</b>	\$27,553,517.00	\$30,757,794.00
<b>Per Unit Cost</b>	\$287,016.00	\$320,393.69
<b>Penny IV Funds Requested</b>	\$4,000,000.00 (\$1.875M Land, \$2.125M Construction)	\$5,560,000.00 (\$1.875M Land, \$3.685M Construction)
<b>Per Unit Subsidy</b>	\$41,667.00	\$57,916.67
<b>Per Affordable Unit Subsidy</b>	\$41,667.00	\$57,916.67
<b>County Funds as % of Project Cost</b>	15%	18%
<b>Leverage</b>	6.89	5.55
<b>Developer Fee</b>	\$3,552,300.00 (Amount deferred-\$1,985,377.00)	\$3,552,300.00 (Amount deferred-\$1,910,633.00)
<b>Developer Fee as % of Project Cost</b>	13%	11.5%

**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
Raymond James 4% Tax Credit Equity	\$ 12,212,161.00	Construction/Permanent Financing	LOI
Citibank Permanent 1 <sup>st</sup> Mortgage	\$ 9,625,000.00	Permanent Financing	LOI
City of Largo	\$ 1,450,000.00	Construction	Committed
Deferred Developer Fee	\$ 1,910,633.00	Construction	Committed
Pinellas County Penny IV	\$ 5,560,000.00	Land Acquisition & Construction	Requested
<b>Total Cost</b>	<b>\$30,757,794.00</b>		

