

THE HENDRICKSON COMPANY

MEMORANDUM

To: Housing Finance Authority of Hillsborough County Board of Directors
From: Mark Hendrickson, Executive Director
Subject: Analysis of the Tampa 47th Street Apartments Application
Date: July 22, 2023

Attached is an analysis of the Tampa 47th Street bond application.

This is a Bond-SAIL “mini-application” and is designed to allow the developer to apply for SAIL with FHFC.

I. Summary of Findings

A. Summary of key criteria:

Question	Tampa 47 th Street Apartments
Is the development economically feasible as submitted?	Yes
Are the costs/fees associated with the development reasonable and appropriate?	Yes
Is the experience of the development team adequate?	Yes
If feasible, is it ready to proceed to closing in 2024?	Yes, 3rd quarter 2024
Is the product being proposed adequate in terms of design and amenities?	Will have to meet HFA standards
Is the product being proposed adequate in terms of ongoing resident services?	Will have to meet HFA standards
Are the income targeting and length of set-aside adequate?	Yes
Any special impact on redevelopment?	Yes, East Tampa
Did the responses within the application contain adequate responses to important questions, relating to financing and other key issues?	Yes
Recommend Inducement?	Yes

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B. Summary of the Proposed Development

	Tampa 47th Street Apartments
Developer/ Location	Related Urban Miami, Florida
Development Location	City of Tampa 5709 North 47 th Street East Tampa
Type	New Construction Garden- 3 story Concrete
Demographic	Family
Bond Request	\$30,750,000 \$175,714/unit
TEFRA Hearing TEFRA Approval	TBD TBD
Credit Enhancement	TBD
Credit Underwriter	TBD
Closing Date	3rd Quarter 2024
Units	175
Permanent 1st Mortgage Estimate	\$16,925,000
SAIL & ELI (FHFC)	\$6,000,000
City, County or HFA Loan	Tampa Housing Authority and CDBG
Seller Financing	\$13,284,216
Housing Credits	TBD \$21,156,073 \$120,892/unit
TDC	\$47,845,609
TDC per unit	\$273,403
Land Cost	\$1 \$0/unit
Hard Construction or Rehabilitation Cost	\$31,615,763 \$180,662/unit
Set Aside Period	50 years
Set Aside Levels	36.6% (64 units) <80% AMI 48.9% (68 units) <60% AMI 24.6% (43 units) <30% AMI

C. Summary of Findings and Recommendations for Belmont Heights Estates:

1. The development appears economically feasible.
2. The costs and fees associated with the development are reasonable.
3. The site is controlled by the Applicant and has proper zoning.

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4. The developer and development team have extensive experience in affordable housing and have successfully closed bond deals with FHFC and the HFA of Hillsborough County.
5. **Recommendations:**
 - Permit Tampa 47th Street Apartments to proceed through the HFA financing process.
 - Adopt Inducement Resolution prepared by bond counsel, which includes Preliminary Agreements.
 - All items subject to review and approval of credit underwriter and counsel, including but not limited to preconstruction analysis, appraisal, market study, loan terms and amount, guaranties, credit enhancement, loan and bond documents.

II. Tampa 47th Street Apartments Analysis:

Tampa 47th Street Apartments is a new construction development in East Tampa. 24.6% (43 units) of the development will have project-based vouchers.

Sources: Permanent Loan Period

Source	\$	Per Unit	% of Development Cost
Tax Exempt Bonds	\$16,925,000	\$ 96,714	35%
Housing Credits	\$21,156,073	\$120,892	44%
SAIL	\$ 6,000,000	\$ 34,286	13%
Local Government Grant	\$ 75,000	\$ 429	0%
Deferred Developer Fee	\$ 3,689,536	\$ 21,083	8%
TOTAL	\$47,845,609	\$273,403	100%

Unit Mix

Bedroom/Baths	Number	Square Footage
1/1	0	0
2/1	175	TBD
3/2	0	0
3/2.5	0	0
4/2	0	0