

**ST. PETERSBURG CITY COUNCIL**  
**Reports**  
**Meeting of October 20, 2022**

**To: The Honorable Chair Gina Driscoll and Members of City Council**

**Subject:** A resolution approving funding, subject to certain conditions, from the City's American Rescue Plan Act Local Fiscal Recovery Funds to the following developers: 1) Blue 64<sup>th</sup> Street LLC ("Blue Street") for Bear Creek Commons for an amount of \$500,000; 2) Innovare, LP ("Innovare") for Innovare for an amount of \$3,426,166; 3) Ability SVDP, LLC ("Ability") for Vincentian Village for an amount of \$1,000,000; 4) Blue Sky Communities, LLC ("Blue Sky") for Skyway Lofts II for an amount of \$6,500,000; 5) Housing Authority of St Petersburg ("Housing Authority") for Ed White Senior Apartments for an amount of \$5,938,214; and 6) Burlington Post II, Ltd ("Burlington") for Burlington Post II for an amount of \$2,939,125; approving a supplemental appropriation in the amount of \$20,303,505 from the unappropriated balance of the American Rescue Plan Act Fund (1018) to the Housing And Community Development Department, Administration Division (082-1089), ARPA Multi-Family Housing Project (19230); authorizing the Mayor or his Designee to execute project specific subrecipient loan agreements, mortgages, promissory notes, declarations of restrictions and any other documents necessary to effectuate these transactions; and providing an effective date.

**Explanation:** The final rule for the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act (ARPA) was released in January 2022. The final rule allows for the use of ARPA to fund the development of affordable housing units as an eligible use.

The Housing & Community Development Department ("HCD") issued a Request for Proposals ("RFP") for the production of new affordable multi-family housing units on June 3, 2022. HCD received 7 proposals in response to the RFP which were reviewed by the Project Review Team (PRT) which is a cross-functional team from HCD, and the departments of Economic & Workforce Development, Community Services, Planning & Development Services, and Finance. The PRT recommended all 7 proposals be funded using a combination of ARPA and other City funding sources in order to facilitate the production of 483 affordable housing units by the end of 2024. Please see the attached project chart for more details regarding each proposal.

Three (3) of the 7 applicants' requests will be fully funded from ARPA funds appropriated by or identified in the attached Resolution A. Two (2) of the 7 applicants' requests will be funded from both ARPA funds appropriated by Resolution A and other City funding sources (Housing Authority has requested Penny for Pinellas funds, and Burlington has requested CRA TIF funds), One (1) applicants' request, Blue Sky, will be partially funded by ARPA funds appropriated in Resolution A, but will be subject to Blue Sky being awarded the remaining funded need by increasing their request to Pinellas County. The final applicant, Archway Partners LLC is being recommended for a non-ARPA Local Government Area of Opportunity (LGAO) HCIF Contribution funding amount in order to compete for 9% tax credit funding from the State of Florida for their proposed Flats on 4<sup>th</sup> Apartments, which will be appropriated under Resolution C. In order to fund the second portion of the Ed White Senior Apartments request,

Administration is recommending Council approve a slight modification of the existing Penny for Pinellas Housing Resolution 2018-385 to expand the scope of that policy to include “public facilities for affordable housing” and is recommending an appropriation of Penny for Pinellas funds to the Ed White Senior Housing Apartments under Resolutions B(1) & B(2).

	REQUESTED*	ARPA	ARPA LOST REVENUE deposited to HCIP	HCIF	CRA	Admin. Recommends	see notes
Blue 64th St Bear Creek	4,000,000.00	500,000.00	3,500,000.00	0.00		4,000,000.00	
Burlington Post II	5,625,000.00	2,939,125.00			2,685,875.00	5,625,000.00	
Blue Sky- Skyway Lofts II	8,000,000.00	6,500,000.00				6,500,000.00	1
Innovare	3,426,166.00	3,426,166.00				3,426,166.00	
Archway Flats of 4th	3,760,000.00			610,000.00		610,000.00	2
SPHA -Ed White	5,938,214.00	5,938,214.00				5,938,214.00	3
Vincentian Village	1,000,000.00	1,000,000.00				1,000,000.00	
	<b>31,749,380.00</b>	20,303,505.00	3,500,000.00	610,000.00	2,685,875.00	27,099,380.00	
Notes:							
1	Requested County to fund \$1.5M more						
2	Will need to fund \$3,150,000 if they win FHFC in 1/18/23						
3	*Plus \$3M in City Penny Housing \$\$						

Administration believes that it is in the best interest of the City to approve this request which will commit the funding needed to facilitate the construction of an estimated 483 new affordable apartments prior to the December 31, 2024, timeline issued by the U. S. Department of the Treasury and allow the funds to be expended prior to the December 31, 2026, expenditure deadline.

### Recommendation:

Administration recommends approval of the attached resolution funding, subject to certain conditions, from the City’s American Rescue Plan Act Local Fiscal Recovery Funds to the following developers: 1) Blue 64<sup>th</sup> Street LLC (“Blue Street”) For Bear Creek Commons for an amount of \$500,000; 2) Innovare, LP (“Innovare”) for Innovare for an amount of \$3,426,166; 3) Ability SVDP, LLC (“Ability”) for Vincentian Village for an amount of \$1,000,000; 4) Blue Sky Communities, LLC (“Blue Sky”) for Skyway Lofts II for an amount of \$6,500,000; 5) Housing Authority of St Petersburg (“Housing Authority”) for Ed White Senior Apartments for an amount of \$5,938,214; and 6) Burlington Post II, Ltd (“Burlington”) For Burlington Post II for an amount of \$2,939,125; approving a supplemental appropriation in the amount of \$20,303,505 from the unappropriated balance of the American Rescue Plan Act Fund (1018) to the Housing And Community Development Department, Administration Division (082-1089), ARPA Multi-Family Housing Project (19230); authorizing the Mayor or his Designee to execute project specific subrecipient loan agreements, mortgages, promissory notes, declarations of restrictions and any other documents necessary to effectuate these transactions; and providing an effective date.

**Cost/Funding/Assessment Information:** Funds will be available after the approval of a supplemental appropriation in the amount of \$20,303,505 from the unappropriated balance of the American Rescue Plan Act Fund (1018) to the Housing and Community Development

Department, Administration Division (082-1089). A portion of funding for Bear Creek Commons (Blue Street) (\$3,500,000) has been previously appropriated in the Housing Capital Improvement Fund (3000), Affordable Housing Gap Financing Project (18992).

**Attachments to this Agenda Item:**

Project Chart

Item A: This Resolution approving a supplemental appropriation of ARPA funds for multifamily developments

**Associated Agenda Items to follow:**

Item B (1): Resolution revising the original Penny Resolution 2018-385 to expand the scope of that policy to include “public facilities for affordable housing.”

Item B (2): Resolution approving \$3,000,000 for SPHA Ed White Senior Apartments from previously appropriated Penny for Pinellas funding

Item C: Memo and Resolution approving a supplemental appropriation of HCIF funding for the Flats on 4<sup>th</sup> for the LGAO designation for the 9% tax credit competition

Item D: Resolution approving an exemption from the CBAC requirements for the above mentioned 100% affordable housing developments

**APPROVALS:**

Administration:                     McFoster                     Budget:                     Stacey McKee

Developer/ Development Name & Location	Units = & below 80%AMI	Units = & below 60%AMI	Units = & below 50%AMI	Units = & below 30%AMI	TOTAL Affordable Units	ARPA SLFRF Amount Requested	Per Unit Amount Recommended	ARPA RECOMMENDED	OTHER CITY HOUSING FUNDS RECOMMENDED	COMMENTS
<b>Blue 64th Street, LLC - Bear Creek Commons</b> (SENIOR) 635 64th Street South	25	42	0	18	85	\$ 4,000,000	\$ 47,059	\$ 4,000,000.00		HCIP project 18992 Aff. Hsg Gap \$3,500,000 + \$500,000 Multi Family ARPA
<b>Burlington Post II, LTD- Burlington Post II</b> On Burlington Ave. N., Northeast of the intersection of Burlington Ave., N. and 33rd St. N.	24	39	0	12	75	\$ 5,625,000	\$ 75,000	\$ 2,939,125.00	\$ 2,685,875.00	CRA
<b>Blue Sky Communities, LLC - Skyway Lofts II</b> 3800 34th Street South	16	38	0	12	66	\$ 8,000,000	\$ 98,485	\$ 6,500,000.00		Request County to fund 1-2 million more
<b>Innovare, LP - Innovare</b> (homeless/special needs) 5th Avenue South and Dr. Martin Luther King Jr. Street South	0	38	8	4	50	\$ 3,426,166	\$ 68,523	\$ 3,426,166.00		
<b>Housing Authority of St Petersburg - ED WHITE</b> <b>name? (SENIOR)</b> 2331 (2323) 9th Avenue North	0	70	0	0	70	\$ 5,938,214	\$ 127,689	\$ 5,938,214.00	\$ 3,000,000.00	City HOUSING Penny \$3 Million also requested (included in per unit cost)
<b>Ability SVDP, LLC - Vincenian Village</b> <b>(homeless/disabling)</b> 401 15th St N	0	58	11	4	73	\$ 1,000,000	\$ 13,699	\$ 1,000,000.00		
<b>TOTAL</b>	<b>65</b>	<b>285</b>	<b>19</b>	<b>50</b>	<b>419</b>	<b>\$ 27,989,380</b>	<b>\$ 70,380</b>	<b>\$ 23,803,505.00</b>	<b>\$ 5,685,875.00</b>	

<b>Archway Partners, LLC- Flats of 4th - AS LGAO 9%</b> 106th Ave N, Intersection of 106th Ave N and 4th Street N	10	44	0	10	64	\$ 3,760,000	\$ 58,750		\$ 610,000.00	\$610K coming from HCIF; Need to fund \$3,150,000 additional if they WIN
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<b>REVISED TOTAL</b>	<b>483</b>		\$ 62,318	\$ 23,803,505.00	\$ 6,295,875.00	
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**Available Funding**

Multi-Family ARPA	16,500,000.00
HCIP Deposit ARPA	3,500,000.00
ARPA Prior Unbudgeted	3,803,505
<b>TOTAL</b>	<b>23,803,505.00</b>

-ITEM A- RESOLUTION NO. 2022-\_\_\_\_

A RESOLUTION APPROVING FUNDING, SUBJECT TO CERTAIN CONDITIONS, FROM THE CITY'S AMERICAN RESCUE PLAN ACT LOCAL FISCAL RECOVERY FUNDS TO THE FOLLOWING DEVELOPERS: 1) BLUE 64<sup>TH</sup> STREET LLC ("BLUE STREET") FOR BEAR CREEK COMMONS FOR AN AMOUNT OF \$500,000; 2) INNOVARE, LP ("INNOVARE") FOR INNOVARE FOR AN AMOUNT OF \$3,426,166; 3) ABILITY SVDP, LLC ("ABILITY") FOR VINCENTIAN VILLAGE FOR AN AMOUNT OF \$1,000,000; 4) BLUE SKY COMMUNITIES, LLC ("BLUE SKY") FOR SKYWAY LOFTS II FOR AN AMOUNT OF \$6,500,000; 5) HOUSING AUTHORITY OF ST PETERSBURG ("HOUSING AUTHORITY") FOR ED WHITE SENIOR APARTMENTS FOR AN AMOUNT OF \$5,938,214; AND 6) BURLINGTON POST II, LTD ("BURLINGTON") FOR BURLINGTON POST II FOR AN AMOUNT OF \$2,939,125; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$20,303,505 FROM THE UNAPPROPRIATED BALANCE OF THE AMERICAN RESCUE PLAN ACT FUND (1018) TO THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, ADMINISTRATION DIVISION (082-1089), ARPA MULTI-FAMILY HOUSING PROJECT (19230); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE PROJECT SPECIFIC SUBRECIPIENT LOAN AGREEMENTS, MORTGAGES, PROMISSORY NOTES, DECLARATIONS OF RESTRICTIONS AND ANY OTHER DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the final rule for the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act (ARPA) was released in January 2022; and

WHEREAS, the final rule allows for the use of ARPA funds for the development of affordable housing as an eligible use; and

WHEREAS, the Housing & Community Development Department (HCD) issued a Request for Proposals (RFP) for the production of new affordable multi-family housing units on June 3, 2022; and

WHEREAS, HCD received seven (7) proposals in response to the RFP; and

WHEREAS, a cross-functional team from HCD, and the departments of Economic & Workforce Development, Community Services, Planning & Development Services, and Finance evaluated the proposals based on the criteria set forth in the RFP and recommended all 7 proposals for funding with a combination of ARPA funding and other City funding sources in order to facilitate the production of 483 affordable housing units by 2024; and

WHEREAS 3 (Blue Street, Innovare, and Ability) of the 7 applicants' requests will be fully funded from ARPA funds appropriated by or identified in this Resolution; and

WHEREAS, another 2 of the 7 applicants' requests will be funded from both ARPA funds appropriated by this Resolution and other City funding sources (Housing Authority has requested Penny for Pinellas funds, and Burlington has requested CRA TIF funds), which actions are set forth in separate resolutions to be considered contemporaneously with this Resolution; and

WHEREAS, Blue Sky's request will be partially funded from ARPA funds appropriated by this Resolution and partially funded from Pinellas County funding sources; and

WHEREAS, the remaining 1 applicant (Archway Partners, LLC) will be funded from non-ARPA Local Government Contribution funds in order to compete for 9% tax credit funding from the State of Florida, which action is set forth in a separate resolution to be considered contemporaneously with this Resolution; and

WHEREAS, the ARPA funds needed to support the Blue Street, Innovare, Ability, Blue Sky, Housing Authority, and Burlington projects will be available after a supplemental appropriation in the amount of \$20,303,505 from the unappropriated balance of the American Rescue Plan Act Fund (1018) to the Housing and Community Development Department, Administration Division (082-1089), ARPA Multi-Family Housing Project (19230); and

WHEREAS, an additional \$3,500,000 of ARPA funding has been previously appropriated under Resolution 2022-107 and will be used to support the Blue Street project; and

WHEREAS, this funding will be subject to certain conditions to be set forth in project specific commitment letters and/or binding documents required to effectuate these transactions; and

WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that funding, subject to certain conditions, from the City's American Rescue Plan Act Local Fiscal Recovery funds to: 1) Blue 64<sup>th</sup> Street LLC for Bear Creek Commons for an amount of \$500,000; 2) Innovare, LP for Innovare for an amount of \$3,426,166; 3) Ability SVDP, LLC for Vincentian Village for an amount of \$1,000,000; 4) Blue Sky Communities, LLC for Skyway Lofts II for an amount of \$6,500,000; 5) Housing Authority of St Petersburg for Ed White Senior Apartments for an amount of \$5,938,214; and 6) Burlington Post II Ltd or Burlington Post II for an amount of \$2,939,125 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute project specific subrecipient loan agreements, mortgages, promissory notes, declarations of restrictions and any other documents necessary to effectuate these transactions.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the American Rescue Plan Act Fund (1018), the following supplemental appropriation for FY22:

American Rescue Plan Act Fund (1018)

Housing and Community Development Department,	
Administration Division (082-1089)	\$20,303,505

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
\_\_\_\_\_  
City Attorney (Designee)

Legal: 00643955

HOUSING & COMMUNITY DEVELOPMENT:

  
\_\_\_\_\_  
Joshua A. Johnson, Director

BUDGET:

  
\_\_\_\_\_  
Elizabeth M. Makofske, Budget Director