

ST. PETERSBURG CITY COUNCIL

Consent Agenda Meeting of January 22, 2015

TO: The Honorable City Council Chair, and Members of City Council

SUBJECT: A resolution amending City Council Resolution No. 2013-413 as amended, to change the proposed funding source of the City's loan to Urban Landings, from the HOME Investment Partnership Program ("HOME") Fund (1113) to the Community Housing Donation Fund ("CHDF") (1117); approving an appropriation in the amount of \$90,000 from the unencumbered CHDF Fund (1117) balance to the Urban Landings Project (14483) to fund any project costs; moving the deadline to close on the financing of the Development, as defined herein, from June 30, 2014 to April 30, 2015; providing that all other provisions of Resolution No. 2013-413, as amended, not amended herein shall remain in full force and effect; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: City Council has previously adopted Resolution No. 2013-413, authorizing the Mayor or his designee to negotiate and provide a non-recourse 0% interest HOME Investment Partnership ("HOME") loan to Urban Edge Partners II, Ltd., for ("Urban Landings") in the amount of \$90,000 for the proposed construction of the 40-unit Urban Landings Apartments ("Development") to be located at the 300 4th Avenue South, St. Petersburg, Florida, subject to conditions set out in that resolution. The Resolution also required that Urban Landings obtain 9% Low Income Housing Tax Credit funding approval administered by the Florida Housing Finance Corporation ("FHFC") by October 30, 2013, and close on the financing of the Development by June 30, 2014. Resolution No. 2013-413 revised Resolution No. 2012-375 to change the ownership entity name from Urban Edge Partners II, Ltd, to Urban Landings, a Florida limited liability company.

In November of 2013, Urban Landings received notification that they were awarded the LIHTC funding and they are moving forward with preparation for a loan closing. However, in order to more effectively administer the commitment and expenditure deadlines of the Community Housing Development Funds ("CHDF"), Administration recommends that the proposed funding source of the loan be switched from the HOME fund to the CHDF fund.

RECOMMENDATION:

Administration recommends adoption of the attached resolution amending City Council Resolution No. 2013-413 as amended, to change the proposed funding source of the City's loan to Urban Landings, from the HOME Investment Partnership Program ("HOME") Fund (1113) to the Community Housing Development Fund ("CHDF") (1117); approving an appropriation in the amount of \$90,000 from the unencumbered CHDF Fund (1117) balance to the Urban Landings Project (14483) to fund any project costs; moving the deadline to close on the financing of the Development from June 30, 2014 to April 30, 2015; providing that all other

provisions of Resolution No. 2013-413, as amended, not amended herein shall remain in full force and effect; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds are currently available in the unappropriated CHDF fund balance of Fund (1117) for appropriation to the Urban Landings Project (14483).

ATTACHMENTS: Signed Resolution No. 2013-413

APPROVALS:

Administration: *M. L. Dove*

Budget: *Stacy McKee*

Legal: 00209317.doc v. 2

Resolution No. 2015:

A RESOLUTION AMENDING CITY COUNCIL RESOLUTION NO. 2013-413 AS AMENDED, TO CHANGE THE PROPOSED FUNDING SOURCE OF THE CITY'S LOAN TO URBAN LANDINGS FROM THE HOME INVESTMENT PARTNERSHIP PROGRAM ("HOME") (1113) TO THE COMMUNITY HOUSING DONATION FUND ("CHDF") (1117); APPROVING AN APPROPRIATION IN THE AMOUNT OF \$90,000 FROM UNENCUMBERED CHDF FUND (1117) BALANCE TO THE URBAN LANDINGS PROJECT (14483) TO FUND ANY PROJECT COSTS; MOVING THE DEADLINE TO CLOSE ON THE FINANCING OF THE DEVELOPMENT FROM JUNE 30, 2014 TO APRIL 30, 2015; PROVIDING THAT ALL OTHER PROVISIONS OF RESOLUTION NO. 2013-413, AS AMENDED, NOT AMENDED HEREIN SHALL REMAIN IN FULL FORCE AND EFFECT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg ("City") established the need for additional affordable housing units as a priority in its 2011-2016 Consolidated Plan; and

WHEREAS, City Council has previously adopted Resolution No. 2013-413, authorizing the Mayor or his designee to negotiate and provide a non-recourse 0% interest HOME loan to Urban Landings in an amount of \$90,000 for the proposed construction of the 40 unit Urban Landings Apartments ("Development"), to be located at 300 4th Avenue South, St. Petersburg, Florida, subject to conditions set out in that resolution; and

WHEREAS, the Resolution also required that Urban Landings obtain 9% Low Income Housing Tax Credit ("LIHTC") funding approval administered by the Florida Housing Finance Corporation ("FHFC") by October 30, 2013, and close on the financing of the Development by June 30, 2014; and

WHEREAS, FHFC has approved Urban Landings for LIHTC; and

WHEREAS, the deadline to close on the financing of the Development has been moved from June 30, 2014 to April 30, 2015; and

WHEREAS, in order to more effectively administer the commitment and expenditure requirements of both the HOME and CHDF funds, it is necessary to modify the proposed funding source of the loan to Urban Landings; and

WHEREAS, the Housing Trust Fund was created pursuant to Pinellas County Ordinance No. 06-28 for the purpose of receiving revenues as determined and directed by the Board of County Commissioners into a specific fund dedicated to support the development and preservation of affordable community housing; and

WHEREAS, the City's CHDF is the name of the local housing trust fund created in accordance with Pinellas County ordinance No. 06-28 to accept the Housing Trust Funds administered by the Housing Finance Authority of Pinellas County and was created for the purpose of providing funds to promote homeownership to expand the production and preservation of rental and owner-occupied housing that is affordable to very low-income, low-income, and moderate-income households.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that City Council Resolution No. 2013-413, as amended, is hereby amended to change the funding source of the City's loan to Urban Landings from the HOME Investment Partnership ("HOME") Fund (1113) to the Community Housing Donation Fund ("CHDF")(1117); and

BE IT FURTHER RESOLVED that the following appropriation for FY 2014/15 is hereby approved from the unappropriated balance of the CHDF Fund (1117):

| | |
|---|----------|
| Community Housing Development Fund (1117) | |
| Urban Landings Project (14483) | \$90,000 |

; and

BE IT FURTHER RESOLVED that the original deadline to close on the financing of the Development has been moved from June 30, 2014 to April 30, 2015; and

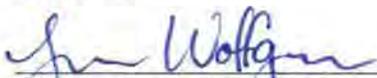
BE IT FURTHER RESOLVED that all other provisions of Resolution No. 2013-413, as amended, not amended herein shall remain in full force and effect; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approvals:

LEGAL:



City Attorney (Designee)
Legal 00209318.doc v. 4

ADMINISTRATION:



BUDGET:



NO. 2013-413

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SIGN THE LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION LOAN FORM FOR THE AMOUNT OF \$90,000 OF HOME PROGRAM FUNDING FOR EACH OF THE SEVEN DEVELOPMENTS REQUESTING LOCAL CONTRIBUTIONS AS PART OF THEIR APPLICATION UNDER THE FLORIDA HOUSING FINANCE CORPORATION ("FHFC") REQUEST FOR APPLICATION NUMBER 2013-002; PROVIDING THAT THE LOAN CLOSING WILL BE SUBJECT TO THE DEVELOPER(S) OBTAINING THE RECOMMENDATION FOR APPROVAL OF FHFC ADMINISTERED 9% LOW INCOME HOUSING TAX CREDIT FUNDING, FINAL SITE PLAN APPROVAL, RECEIPT OF AN APPROVED HUD ENVIRONMENTAL REVIEW, AND CLOSING ON THE FINANCING OF THE DEVELOPMENT BY JUNE 30, 2014; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") has established the need for additional affordable rental housing units as a priority in its 2011-2016 Consolidated Plan; and

WHEREAS, in July 2013 the Florida Housing Finance Corporation ("FHFC") issued a Request for Applications ("RFA") 2013-002 for the award of Low Income Housing Tax Credits ("LIHTC") indicating that funding would be limited to 1 application per county for each of the four counties of Duval, Hillsborough, Orange and Pinellas; and

WHEREAS, seven developers submitted applications to the City requesting a local contribution for their applications and representing that they have the requisite affordable housing developer experience to qualify their development to obtain sufficient scoring related to the developer experience requirements of the Florida Housing Finance Corporation administered Low Income Housing Tax Credits ("LIHTC") under the FHFC request for applications 2013-002; and

WHEREAS, the developers also represent that they have identified sites which should qualify their development to obtain scoring sufficient to receive LIHTC funding under; and

WHEREAS, each developer has requested that the City provide a non-recourse 0% interest subordinate loan of \$90,000 structured in a manner to equate to a \$75,000 Net Present Value minimum contribution loan amount as required by the FHFC after using the FHFC published Discount Rate of 5.5%; and

WHEREAS, the City of St. Petersburg is currently allocated HOME Investment Partnership ("HOME") funds as a source for affordable housing development; and

WHEREAS, the proposed developments, if awarded LIHTC funding, would be eligible to be funded by the City from HOME Program; and

WHEREAS, the units proposed would be reserved for households with incomes at and below 60% of the area median income (AMI) and will be required to remain affordable for the HOME program's 20 year compliance period; and

WHEREAS, on September 19, 2013, the City's Project Review Team reviewed the merits of the developments and agreed that the requests should be forwarded to the Housing Services Committee for approval; and

WHEREAS, on September 26, 2013, the Housing Services Committee reviewed the requests and recommended that a resolution authorizing support of the following seven applicants be forwarded to the full City Council for approval:

1. Pinnacle at 930 Central, LLC for 930 Central Apartments proposed to be located at 930 Central Avenue
2. Pinnacle at Heron Park, LLC for Pinnacle at Heron Park Apartments proposed to be located at 1636 2nd Ave. N. & adjacent parcels
3. Urban Edge Partners II, Ltd. For Urban Landings proposed to be located on 3rd St. S. at the SW intersection of 3rd St S and 4th Ave. S.
4. Vistas at Mirror Lake Limited Partnership for Vistas at Mirror Lake Apartments, proposed to be located at 810 2nd Ave. N., 809 Arlington Ave. N.
5. Arlington Square Apartments Limited Partnership, for Arlington Square Apartments, proposed to be located at 128 Martin Luther King Jr. St. N. & 931 Arlington Ave. N.
6. Blue HC 18, LLC for Primera Apartments proposed to be located at 1942, 1950, 1962 and 2001 1st Ave. S., and

7. HTG Pinellas 1, LLC for Lakeview Gardens
proposed to be located at NW corner of Burlington Ave. N. and 8th St. N.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to sign the Local Government Verification Of Contribution loan form for the amount of \$90,000 for each of the seven developments requesting local contributions for an amount of \$90,000 of HOME Program funding as part of their application under the Florida Housing Finance Corporation ("FHFC") Request for Application number 2013-002, provided that the loan closing will be subject to the developer(s) obtaining recommendation for approval of FHFC administered 9% Low Income Housing Tax Credit funding, final site plan approval, receipt of an approved HUD environmental review, and closing on the financing of the development by June 30, 2014; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 17th day of October, 2013.



Karl Nurse Chair-Councilmember
Presiding Officer of the City Council

ATTEST:


Eva Andujar City Clerk

ST. PETERSBURG CITY COUNCIL

Consent Agenda Meeting of January 22, 2015

TO: The Honorable Chair, and Members of City Council

SUBJECT: A resolution authorizing the Mayor or his designee to sign the Local Government Verification of Contribution loan form for the amount of \$90,000 from either HOME Investment Partnership ("HOME") or State Housing Initiatives Partnership ("SHIP") Program funding for each of the seven developments requesting local contributions as part of their application under the Florida Housing Finance Corporation ("FHFC") Request For Application number 2014-115; providing that the loan closing will be subject to the developer(s) obtaining the recommendation for approval of FHFC administered 9% Low Income Housing Tax Credit funding and submitting a copy of the final credit underwriting report, receipt of final site plan approval, receipt of an approved HUD environmental review if applicable, and closing on the financing of the development by September 30, 2015; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: On November 21, 2014, the Florida Housing Finance Corporation ("FHFC") issued a Request for Applications (RFA 2014-115) for the award of Low Income Housing Tax Credits ("LIHTC") which indicates that applications are due on February 3, 2015. On November 26, 2014, housing staff requested that proposals from developers interested in applying for the local contribution required for this competition be submitted to the City by December 18, 2014. Housing staff received seven applications and forwarded them to the City's Project Review Team ("PRT"), which is a group of development-related City staffers assembled to provide project review and critique. The PRT reviewed the merits of the proposals and is recommending that all seven be provided with a loan commitment for the purpose of the competition. The loan commitments will be subject to: 1) the developers obtaining recommendation of approval for FHFC administered 9% Low Income Housing Tax Credit funding, and submitting a copy of the final credit underwriting report to the City, 2) receipt of final site plan approval, 3) receipt of an approved HUD environmental review, if applicable, 4) closing on the financing of the development by September 30, 2015 and would be provided to the following developers for the following proposed developments:

1. RST CR Housing, LP for Coral Ridge proposed to be located at the SW corner of 26th Ave. S. and 31st Street S.
2. HTG Lakeview Gardens, LLC for Lakeview Gardens to be located at Burlington Ave. N. and 8th Street N.
3. 31 Burlington LTG for Burlington Place to be located at the NW corner of Burlington Ave. N and 31st Street N.
4. Blue Fourth Street, LLC for 10K to be located at 10000 4th Street North
5. SP Pinellas II, LLC for Sunset Plaza to be located on the West side of 34th St. N. 680 ft. N. of the intersection of 34th St. N. and 22nd Ave. N.
6. SP Pinellas 1, LLC for Summer Gardens to be located at 4102 34th Street South

7. SP Pinellas III, LLC for Fischer Pointe to be located at 2536 13th Ave. N.

The FHFC competition requires that an applicant proposing the development of affordable multifamily housing as part of this competition, secure a local contribution toward the financing of the development. However, the FHFC has indicated that funding will be limited to 1 application per county for each of the six counties of Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas. Therefore the City's exposure for these seven commitments of contribution would not exceed \$90,000.

Representatives from each group have stated that they have the requisite affordable housing developer experience to qualify their development to obtain maximum scoring related to the developer experience requirements of the LIHTC funding. Representatives from each group have also stated that they have identified a site which should qualify their development to obtain scoring sufficient to receive LIHTC funding under RFA 2014-115.

Each group has requested that the City provide a non-recourse 0% interest subordinate loan of \$90,000 structured in a manner to equate to a \$75,000 Net Present Value minimum contribution loan amount as required by the FHFC after using the FHFC published Discount Rate of 5.81%, which in some cases may include forgiveness after 35 years of up to \$68,500 of the loan. The City is currently allocated both HOME Investment Partnership ("HOME") and State Housing Initiatives Partnership ("SHIP") funds as sources for affordable housing development and the winning development, if awarded LIHTC funding, would be eligible to be funded by the City from either HOME or SHIP Program funds.

On December 23, 2014, the City's PRT Committee reviewed the merits of signing the forms for each of the applicants and voted that the request should be forwarded to City Council for approval at its January 22, 2015 meeting.

Each of the developers is moving forward with preparation for the FHFC application deadline of February 3, 2015 and is hopeful to secure tax credit financing for their development as a result of this competition. The FHFC schedule indicates that it will request its board to approve the final ranking of LIHTC funding applicants on May 8, 2015 and requires all applicants to have a local commitment valid through at least June 30, 2015.

RECOMMENDATION: The Administration recommends adoption of the attached resolution authorizing the Mayor or his designee to sign the Local Government Verification of Contribution loan form for the amount of \$90,000 from either HOME or SHIP Program funding for each of the seven developments requesting local contributions as part of their application under the Florida Housing Finance Corporation ("FHFC") Request For Application number 2014-115; providing that the loan closing will be subject to the developer(s) obtaining the recommendation for approval of FHFC administered 9% Low Income Housing Tax Credit funding and submitting a copy of the final credit underwriting report to the City, receipt of final site plan approval, receipt of an approved HUD environmental review if applicable, and closing on the financing of the development by September 30, 2015; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds are available in previously allocated HOME Investment Partnership Funds (Fund 1113) and in previously allocated SHIP Funds (Fund 1019).

ATTACHMENTS: Resolution2015-____

APPROVALS:

Administration: M. R. Dove

Budget: Shirley McKee

Legal: 00208860.doc v. 2

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SIGN THE LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION LOAN FORM FOR THE AMOUNT OF \$90,000 FROM EITHER HOME INVESTMENT PARTNERSHIP ("HOME") OR STATE HOUSING INITIATIVES PARTNERSHIP ("SHIP") PROGRAM FUNDING FOR EACH OF THE SEVEN DEVELOPMENTS REQUESTING LOCAL CONTRIBUTIONS AS PART OF THEIR APPLICATION UNDER THE FLORIDA HOUSING FINANCE CORPORATION ("FHFC") REQUEST FOR APPLICATION NUMBER 2014-115; PROVIDING THAT THE LOAN CLOSING WILL BE SUBJECT TO THE DEVELOPER(S) OBTAINING THE RECOMMENDATION FOR APPROVAL OF FHFC ADMINISTERED 9% LOW INCOME HOUSING TAX CREDIT FUNDING AND SUBMITTING A COPY OF THE FINAL FHFC UNDERWRITING REPORT TO THE CITY, RECEIPT OF FINAL SITE PLAN APPROVAL, RECEIPT OF AN APPROVED HUD ENVIRONMENTAL REVIEW IF APPLICABLE, AND CLOSING ON THE FINANCING OF THE DEVELOPMENT BY SEPTEMBER 30, 2015; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") has established the need for additional affordable rental housing units as a priority in its 2011-2016 Consolidated Plan; and

WHEREAS, in November 2014 the Florida Housing Finance Corporation ("FHFC") issued a Request for Applications ("RFA") 2014-115 for the award of Low Income Housing Tax Credits ("LIHTC") indicating that funding would be limited to 1 application per county for each of the six counties of Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas; and

WHEREAS, seven developers submitted applications to the City requesting a local contribution for their applications and representing that they have the requisite affordable housing developer experience to qualify their development to obtain sufficient scoring related to the developer experience requirements of the Florida Housing Finance Corporation administered Low Income Housing Tax Credits ("LIHTC") under the FHFC request for applications 2014-115; and

WHEREAS, the developers also represent that they have identified sites which should qualify their development to obtain scoring sufficient to receive LIHTC funding; and

WHEREAS, each developer has requested that the City provide a non-recourse 0% interest subordinate loan of \$90,000 structured in a manner to equate to a \$75,000 Net Present Value minimum contribution loan amount as required by the FHFC after using the FHFC published Discount Rate of 5.81%, which in some cases may include forgiveness after 35 years of up to \$68,500 of the loan; and

WHEREAS, the City of St. Petersburg is currently allocated HOME Investment Partnership ("HOME") funds from the federal government as a source for affordable housing development; and

WHEREAS, the City of St. Petersburg is currently allocated State Housing Initiatives Partnership (SHIP) funds from the State of Florida as a source for financing affordable housing developments; and

WHEREAS, the proposed developments, if awarded LIHTC funding, would be eligible to be funded by the City from either the HOME or SHIP Programs; and

WHEREAS, the units proposed would be reserved for households with incomes at and below 60% of the area median income (AMI) and will be required to remain affordable for the HOME and SHIP program's 20 year compliance period; and

WHEREAS, on December 23, 2014, the City's Project Review Team reviewed the merits of the developments and agreed that the following requests should be forwarded to City Council for approval:

1. RST CR Housing, LP for Coral Ridge
proposed to be located at the SW corner of 26th Ave S. and 31st Street S
2. HTG Lakeview Gardens, LLC for Lakeview Gardent
proposed to be located at Burlington Ave N. and 8th Street North.
3. 31 Burlington LTD, for Burlington Place,
proposed to be located at the NW coner of Burlington Ave N. and 31st Street N.
4. Blue Fourth Street, LLC for 10K,
proposed to be located at 10000 4th Street North
5. SP Pinellas II, LLC for Sunset Plaza,
proposed to be located on the W side of 34th St N, 680 ft. N. of the intersection
34th St N and 22nd Ave N..
6. SP Pinellas I, LLC for Summer Gardens
proposed to be located at 4102 34th Street South, and
7. SP Pinellas III, LLC for Fischer Pointe,
proposed to be located at 2536 13th Ave N.

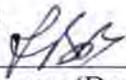
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to sign the Local

Government Verification of Contribution loan form for the amount of \$90,000 from either HOME or SHIP Program funding for each of the seven developments requesting local contributions as part of their application under the Florida Housing Finance Corporation ("FHFC") Request for Application number 2014-115, provided that the loan closing will be subject to the developer(s) obtaining recommendation for approval of FHFC administered 9% Low Income Housing Tax Credit funding and submitting a copy of the final FHFC underwriting report to the City, receipt of final site plan approval, receipt of an approved HUD environmental review if applicable, and closing on the financing of the development by September 30, 2015; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

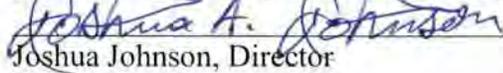
This Resolution shall become effective immediately upon its adoption.

LEGAL:



City Attorney (Designee)

HOUSING & COMMUNITY DEVELOPMENT:



Joshua Johnson, Director

Legal: 00280771.doc v.1