

City of St. Petersburg
Housing, Land Use, and Transportation Committee
August 14, 2025 – 8:30 AM
City Hall, Room 100

Members: Committee Chair Richie Floyd, Committee Vice-Chair Mike Harting, Council Member Brandi Gabbard, and Council Member Gina Driscoll

Alternate: Council Member Deborah Figgs-Sanders

Support Staff: Cortney Phillips – City Council Legislative Aide

1) Call to Order

2) Approval of Agenda

3) Approval of July 10, 2025 Minutes

4) New Business – August 14, 2025

- a) **Expansion of the Jamestown Apartments for affordable housing – *Development***
Coordination Managing Director Brian Caper

Attachments:

- 1) CM Driscoll's New Business Item – May 16, 2024
- 2) PowerPoint Presentation

- b) **Referral List Review and Supplemental Backup Discussion**

Upcoming Meeting Dates & Tentative Agenda Items

September 11, 2025

- a) **Multifamily Financing and Industry Trends**

General Attachments:

Minutes of the July 10, 2025 HLUT Committee Meeting
Pending and Continuing Referral List
10-Year Multi-Family Housing Plan
Agenda Item Support Material

City of St. Petersburg
Housing, Land Use, and Transportation Committee
July 10, 2025 Meeting Minutes
City Hall, Room 100

Members: Committee Chair Richie Floyd, Vice Chair Mike Harting, Council Member Brandi Gabbard, Council Member Gina Driscoll

Absent: None

Also present: Council Vice-Chair Lisset Hanewicz

Staff: City Administrator Rob Gerdes, Planning and Development Director Derek Kilborn, City Attorney Jacqueline Kovilaritch, Assistant City Attorney Isabella Sobel, Assistant City Attorney Joe Patner, oHousing and Community Development Assistant Director Mark Vanlue, Risk Manager Blaise Mazzola, Transportation Manager Cheryl Stacks, Deputy City Clerk Jordan Wilson

Alternate: Council Member Deborah Figgs-Sanders

Support Staff: Cortney Phillips – City Council Legislative Aide

1) Call to Order

2) Approval of Agenda - CM Gabbard moved approval; all voted in favor.

3) Approval of the June 12, 2025 Minutes – CM Gabbard moved approval. All voted in favor.

4) New Business – Impacts of Senate Bill 1730 and potential changes to City Code Chapter 17.5

In connection with the new business, Planning and Development Director Derek Kilborn provided a PowerPoint presentation on the impacts of Senate Bill 1730 and potential changes to City Code Chapter 17.5. Highlights of the presentation included:

- Inclusion of Corridor Residential Traditional (CRT) and Corridor Residential Suburban (CRS) in the list of qualified residential zoning categories.
- Expansion of allowed project locations on parcels owned by a religious institution which contains a house of public worship.
- Expansion of the FAR allowance to include lot coverage, and allowing other restrictions to building height for projects within single family zoning or that are adjacent to single family zoning on two or more sides.
- Requiring mixed-use projects to be at least 65% residential and allowing up to 90% residential mix.
- Allowing height restrictions on parcels in historic districts.
- Requiring all demolition permits to be administratively approved.
- Beginning on November 1, 2026, the city will be required to file an annual report summarizing litigation and a list of projects proposed or approved with associated project information

CM Gabbard questioned the annual report requirement, and what information regarding litigation will need to be included. Mr. Kilborn replied that the exact wording states “a summary of litigation relating to subsection seven that was initiated remains pending or was resolved during the previous fiscal year period”. Assistant City Attorney Isabella Sobel added that the city would comply with the plain language of the statute and also follow best practices of the Florida Housing Coalition (FHC). CM Gabbard noted that the 10-Year Multi-Family Housing Matrix might qualify as the list of projects proposed or approved. Housing and Community Development Assistant Director Mark Vanlue replied that the State wants to know what projects were proposed, and how many of those proposals the city approved or denied. They also want to know if there was any litigation that the city was involved in if a developer brought a suit forward from the city’s decision to approve a project or not.

Council Vice-Chair Hanewicz inquired if any notice was being sent out to the affected neighborhoods to inform the residents of potential impacts of zoning changes. Mr. Kilborn replied that it’s possible in GIS to pull neighborhoods of the affected areas and prepare some type of distribution to inform associations of the legislation and advise of the zoning process. He added that staff is being made available to answer questions. CM Hanewicz questioned the changes to the impervious surface ratio, and Mr. Kilborn responded that generally, the current impervious surface coverage is going to range from 65% to 95% and the corridor categories are sitting above 75% and closer to 95%.

CM Hanewicz went on to ask about the impact to stormwater, and the required drainage vaults. Mr. Vanlue noted that all other development conditions still do apply, and when developers apply for project approval they still must be able to show they’re managing drainage. CM Hanewicz discussed that it was her preference that language referring to height restrictions state “shall be” rather than “may be” for consistency. She went on to highlight additional scrivener’s errors. CM Hanewicz spoke to her concern that projects on parcels beside Old Northeast or Historic Kenwood could go up to 10 stories and look out of place. Mr. Vanlue noted that there will not be parcels that will work for a multifamily development that would be looking for that height and reiterated that other development requirements will still apply. In response to a query from CM Hanewicz regarding parcel consolidation, Mr. Vanlue explained that while changes will increase the value of parcels, there is nothing preventing a developer from buying up parcels and consolidating them.

CM Driscoll asked about the potential negative impacts to mixed-use developments. Mr. Kilborn discussed that currently, mixed use categories don't typically define a minimum commercial or residential requirement. The new legislation has been written in a way that it makes it prohibitive to develop a mixed-use project with an unreasonable minimum square foot requirement on commercial space set by the municipality. This wouldn't necessarily affect the way that we approach these projects in St. Petersburg because we don't regulate the calibration of residential and non-residential. Mr. Vanlue added that the new legislation is meant to require that a majority of the project be residential versus commercial. CM Driscoll spoke to concerns that a space such as an artist gallery with a townhouse on the second floor could be denied because of the minimum 65% residential requirement of the total space. Mr. Vanlue responded that it depends on the ratio of the size of the space, and that in a 10,000 square foot development, 6,000 square feet would need to be residential and 3,500 could be commercial. It could be worked out to have each residence with a residence associated with it, or a shared commercial space. CM Driscoll noted that there needs to be communication with the neighborhoods to be clear that their local historic district is most likely not a part of the national register and will be exempt from any protection that’s provided in the new legislation.

CM Givens reiterated CM Hanewicz’s concerns regarding our ordinance language matching the new statute language. He went on to ask how we are leveraging existing programs to maximize the benefit of CDBG and CRA dollars. Mr. Vanlue discussed that Live Local Act projects are not typically

asking for funding, and it probably would not be approved as they have 40% of units at 120% AMI. As such, this is not the focus of where the city wants to put our limited affordable housing dollars. CM Givens stated that he would like to involve community faith leaders and organizations in these conversations as they stand to benefit. Mr. Kilborn responded that while we don't have a formal plan of communication, religious institutions were able to come forward under earlier versions of this legislation. Staff have worked with them through this process and learned what challenges they had, as often churches don't have the professional representation they need on their councils to deal with these types of development issues. Mr. Vanlue added that typically there will be a developer partner with the religious institution on these projects as very few of them will have the in-house knowledge and expertise to develop a project on their own site. CM Givens spoke to his concerns of speaking directly with faith leaders to prevent them being taken advantage of, and he'd like to make sure that there's a network of developers that we can introduce to these partners.

New Business – Scooter Share Agreements: Indemnification and Insurance Discussion

In connection with the new business, City Administrator Rob Gerdes introduced the Scooter Share Agreements discussion, noting the previous concerns with the insurance policies when they were first received. Risk Manager Blaise Mazzola provided an oral presentation regarding insurance and risk comparisons of the city's scooter agreements with Neutron Holdings Inc. (Lime) and Pheenix USH LLC (Spin). Mr. Mazzola explained that the city attempts to limit the liability of risk indemnification through language and strong insurance requirements. We attempted to remove any potential endorsement or exclusion that may prohibit the operator from fulfilling their indemnification requirements, while the language includes additional insurer requirements for the city. These requirements include a full copy of their policy for our review in the event a claim arises. Mr. Mazzola went on explain that both Lime and Spin are insured through the same carrier, and that the carrier requires a sole negligent endorsement. This could mean that when a claim occurs, if the city is involved and the other party is not, we could potentially be responsible for the claim. However, their indemnification language still applies, so we would look to the operator to indemnify, but they would have to do so without the aid of their insurance. A poll of the cities of Jacksonville, Gainesville, Orlando, Tallahassee and Tampa found that we are on par with other municipalities for requiring the same insurance.

Transportation Manager Cheryl Stacks provided early ridership data, with about 90% of all micro mobility trips still occurring on scooters, while bikes represent about 10%. The Pride event contributed to the highest daily ridership in recent weeks, with over 5,000 rides. There have been very few issues with improper parking that have been resolved quickly.

CM Gabbard asked to confirm that if the insurance does not cover what they have agreed to, that they will handle any sort of claims above and beyond their insurance coverage. City Attorney Jacqueline Kovilaritch responded that that is required in the agreement, and we don't need anything more than the indemnification provisions.

CM Driscoll inquired if the maintenance of traveling areas and timely repairs is the city's responsibility. Mr. Mazzola replied yes, however, anything encompassing a scooter ride or share, as far as indemnification concerned, we would look to the scooter company to protect the city. Administrator Gerdes added that what administration wanted was to be covered by the insurance policy in certain cases. In the agreement that was received, we're not covered by the policy, we're covered by the company. There is a little more risk in being covered by the company instead of the policy, and we're accepting that risk. Attorney Kovilaritch noted that in most cases, the insurance covers the entirety of the indemnity. Assistant City Attorney Joe Patner noted that while the city has an excellent

history of collecting from insurance policies, the history of collecting on indemnification agreements is a different story.

CM Driscoll asked whether Spin and Lime are the companies working with the other cities that were polled. Ms. Stacks responded that while it varies, those are the main players.

CM Hanewicz expressed her displeasure with the city's exposure to risk with this agreement and noted a case in Virginia where a rider was hurt and the city had to pay a \$600,000 claim. She went on to ask if the city will always be included as a claimant when claims arise. Attorney Patner confirmed that history would indicate we would most likely be included. CM Hanewicz continued that she would rather have insurance than an indemnity provision and asked what we could do to mitigate this risk upfront. Mr. Mazzola replied that they did explore the option of a bond letter of credit, but a bond would not respond in the case of defense, and the claim itself would never be paid from it. CM Hanewicz inquired if she was correct in that if there is a lawsuit, the city could be exposed if the company doesn't pay the claim. Administrator Gerdes agreed that that was accurate, and added that without accepting that risk, we would not have scooters on the street.

CM Hanewicz went on to discuss that we were considering insurance after the contract with the companies has already been signed, and that she would like to prevent this from happening with any other similar contracts in the future. Mr. Mazzola discussed that the general standard is to have an accord form that outlines the insurance coverage. The goal is to receive the insurance certificate, and we've asked for an insurance policy, which is very difficult to get. If we required an insurance policy on every single contract, it would slow our processes tremendously. Our contract provisions do allow us the right to request the policy, and we always have that option. CM Hanewicz noted that the language states that the "policy shall not include an absolute auto exclusion or any policy exclusion that prevents the operator from fulfilling the indemnification requirements of this agreement", and questioned the status of our insurance provisions and what our interpretations are. Attorney Kovilaritch responded that the company's interpretation is that they are not "prevented" because they could still provide the indemnity themselves, without the insurance. We could tweak that language to make it even more restrictive going forward in a situation like this, but that wouldn't have changed the outcome here. There is an operative provision which states that the city reserves the right to change or alter the above insurance requirements, and Council could require an agreement moving forward that could only be for an increase in coverage, and not any change or alteration. Attorney Kovilaritch noted that this language is not specific to this agreement and has been in a wide variety of city contracts for a long time.

Council Chair Gerdes questioned if there was any update on incidents. Mr. Mazzola replied that there have been 9 claims encompassing 11 individuals, with 4 lawsuits rising out of those. We don't yet have the information on how those numbers compare with other cities.

Chair Floyd inquired if it would be possible in the future to have termination time frames associated with agreements like this if the city is forced to settle a lawsuit we felt should be covered by indemnification. Attorney Kovilaritch replied that we do have that provision.

CM Gabbard requested that the committee provide the 10-Year Multi-Family Housing Matrix in the backup going forward.

There being no further business, the meeting was adjourned at 9:50 AM.

Housing, Land Use, & Transportation Committee Pending & Continuing Referral List						August 14, 2025	
	Topic	Return Date	Date of Referral	Prior Meeting	Referred by	Staff	Notes
1	Expansion of the Jamestown Apartments for affordable housing	8/14/25	5/16/24	8/8/24	Driscoll	Brian Caper	8/8/2024 - Estimated return date: Fall 2024 5/27/2025 - Estimated return date is August 2025
2	Multifamily Financing and Industry Trends	9/11/25	8/7/2025		Floyd (Staff Request)	Amy Foster	
3	Creation of community eviction standards for City-owned housing and City-subsidized housing	TBD	6/16/22	2/9/23	Floyd	City Legal	3/7/2024 - These two items were combined, per CM Floyd's request. Estimated return date: summer 2024.
4	Percentage of required permeable green space for yards abutting streets	TBD	12/15/22	5/11/23	Gerdes	Claude Tankersley, Corey Malyszka	3/7/2024 - Estimated return date: summer 2024. 6/20/2023 - CM Gerdes plans to bring back this item.
5	Funding housing development projects through municipal bonds	TBD	8/3/23		Floyd	Tom Greene	
6	A Discussion on City Council Affordable Housing Priorities (Business Item was Previously Titled "City Council Resolution 2018-385 Concerning Penny for Pinellas Guidelines for Affordable Housing")	TBD	11/30/23	5/30/2024 2/13/25	Floyd	Brett Pettigrew	5/30/2024 - CM Floyd will work with Legal to draft resolution and seek input from advisory committees on a resolution to address broader affordable housing funding priorities beyond the scope of the Penny for Pinellas program. CM Floyd will bring this back to HLUT 10/10/2024 - Canceled due to Hurricane Milton.
7	Potential code changes addressing Condo/Hotel hybrid uses	TBD	3/21/24		Hanewicz	Corey Malyszka	
8	Potential actions to appropriately recognize the historic significance of the Lincoln Cemetery and the Greenwood Cemetery	TBD	3/21/24		Driscoll	Derek Kilborn	
9	Potential amendments to Section 16.20.120.6.2 regarding the calculation of floor area ratio bonuses for workforce housing	TBD	2/15/24	8/8/24	Driscoll	Derek Kilborn, Mark VanLue	8/8/2024 - Estimated return date: Spring 2025
10	Minimum requirements for new construction in the stormwater floodplain areas	TBD	11/7/24		Hanewicz	Don Tyre, Hannah Rebholz	
11	Reviewing regulations on development in the Coastal High Hazard Area	TBD	1/9/25		Driscoll	Don Tyre, Corey Malyszka, Hannah Rebholz	
12	A Discussion on Neighborhood Traffic Calming	TBD	1/23/25		Floyd	Evan Mory, Cheryl Stacks	
13	Amendments to the City Code to allow for increased density through workforce housing bonuses along the Pinellas Trail and SunRunner Corridor	TBD	3/6/25		Givens	Derek Kilborn	
14	Amending the City Code to limit the number of temporary shade structures deployed on a property and establish setback requirements	TBD	3/6/25		Givens	Corey Malyszka	
15	Setting a City Council goal of creating 500 units of housing at or below 80% AMI per year in the city	TBD	6/12/2025		Floyd	TBD	
16	Housing Opportunities for All Annual Update	April 2026	2/20/25	4/10/25	Floyd (Staff Request)	Amy Foster	
17	AHAC Update	TBD	Ongoing	6/12/25	Council	Mark VanLue	

Upcoming HLUT Committee meetings: 9/11, 10/9, 12/4

Revised: 8/7/2025

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: May 2, 2024

COUNCIL DATE: May 16, 2024

RE: Expansion of Jamestown Apartments for Affordable Housing

ACTION DESIRED:

Respectfully requesting a referral to the Housing, Land Use and Transportation Committee or other relevant committee for a discussion on the expansion of the Jamestown Apartments for affordable housing.

Gina Driscoll
Council Member, District 6

Jamestown & Affordable Housing Opportunities

Housing, Land Use, & Transportation Committee
August 14, 2025



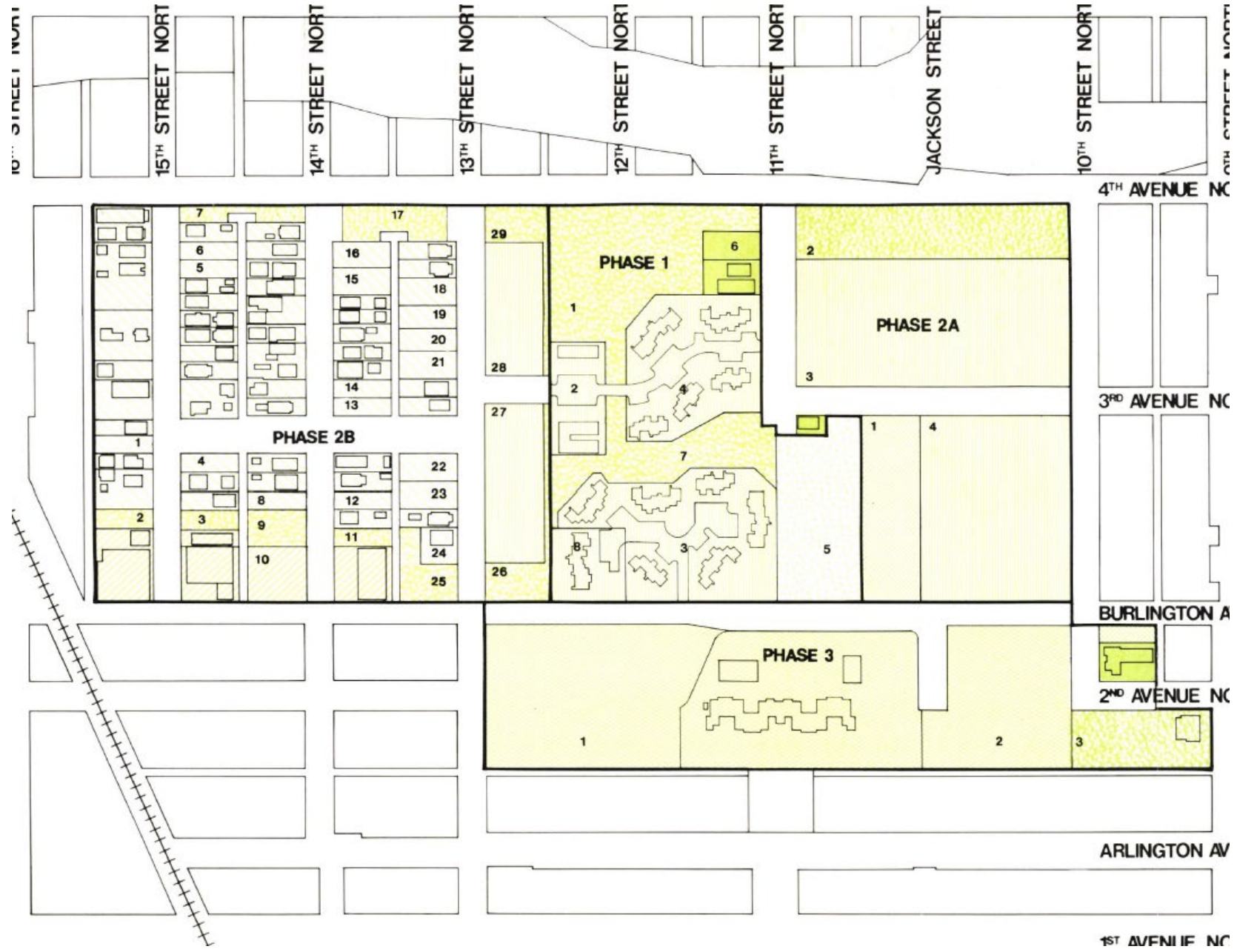


History

- City Council authorized the acquisition of properties in 1974 as part of a community redevelopment project in the Jamestown Neighborhood
- A total of 9 parcels are located between 12th Lane N and 15th St S, and between 4th Avenue N and Burlington Ave N
- Parcels planned for use as “green space” on the 1977 community redevelopment plan were collectively added as “Jamestown” (#33) to the Parks & Waterfront Map incorporated into the City Charter in 1984
- The parcels total approximately 1.7 acres of infill lots in addition to the 3.45 acres of park space in the Jamestown Apartment Complex & Unity Park area.

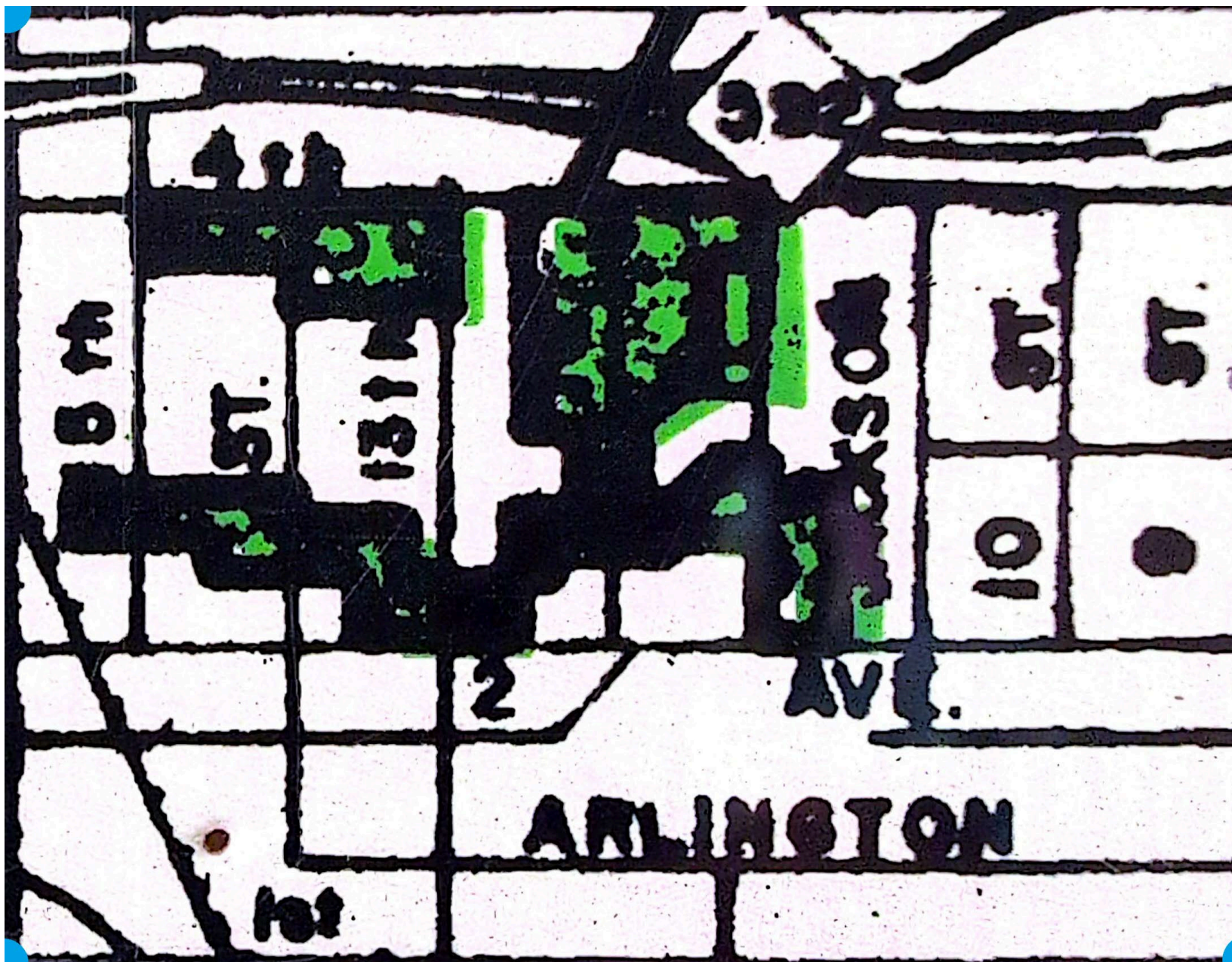


1977 Redevelopment Plan Exhibit



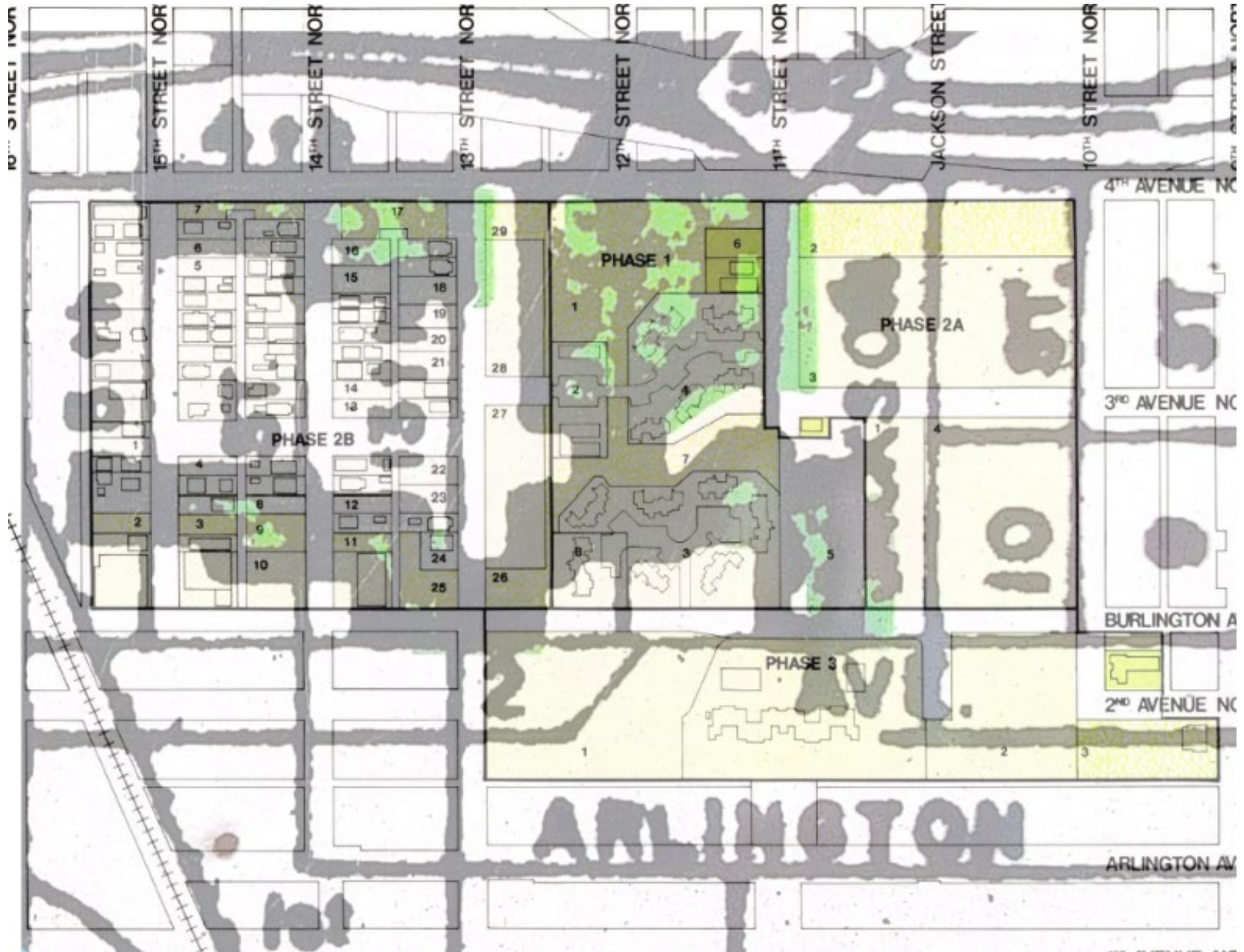


1984 Park & Waterfront Map





1977 Plan x 1984 Map Overlay





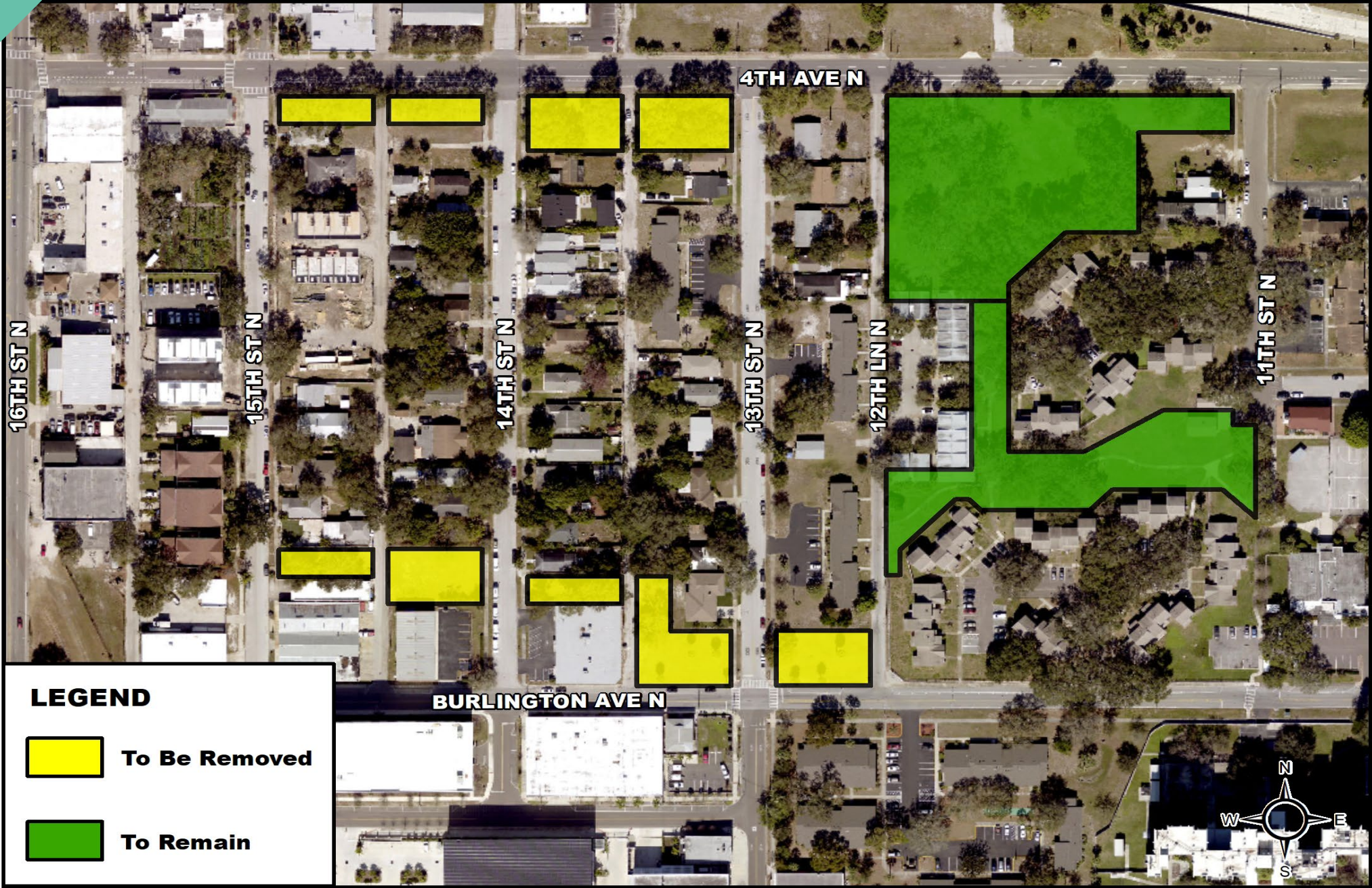
Issues

- Boundaries on the 1984 Park & Waterfront Map are difficult to decipher
- Desire to move from a map-based system to a legal description system:
 - Would require all Charter Parks to be surveyed
 - Requires a Citywide Referendum
 - Significant time requirement to complete
- Propose a shorter-term process to move forward with additional affordable housing development in Jamestown

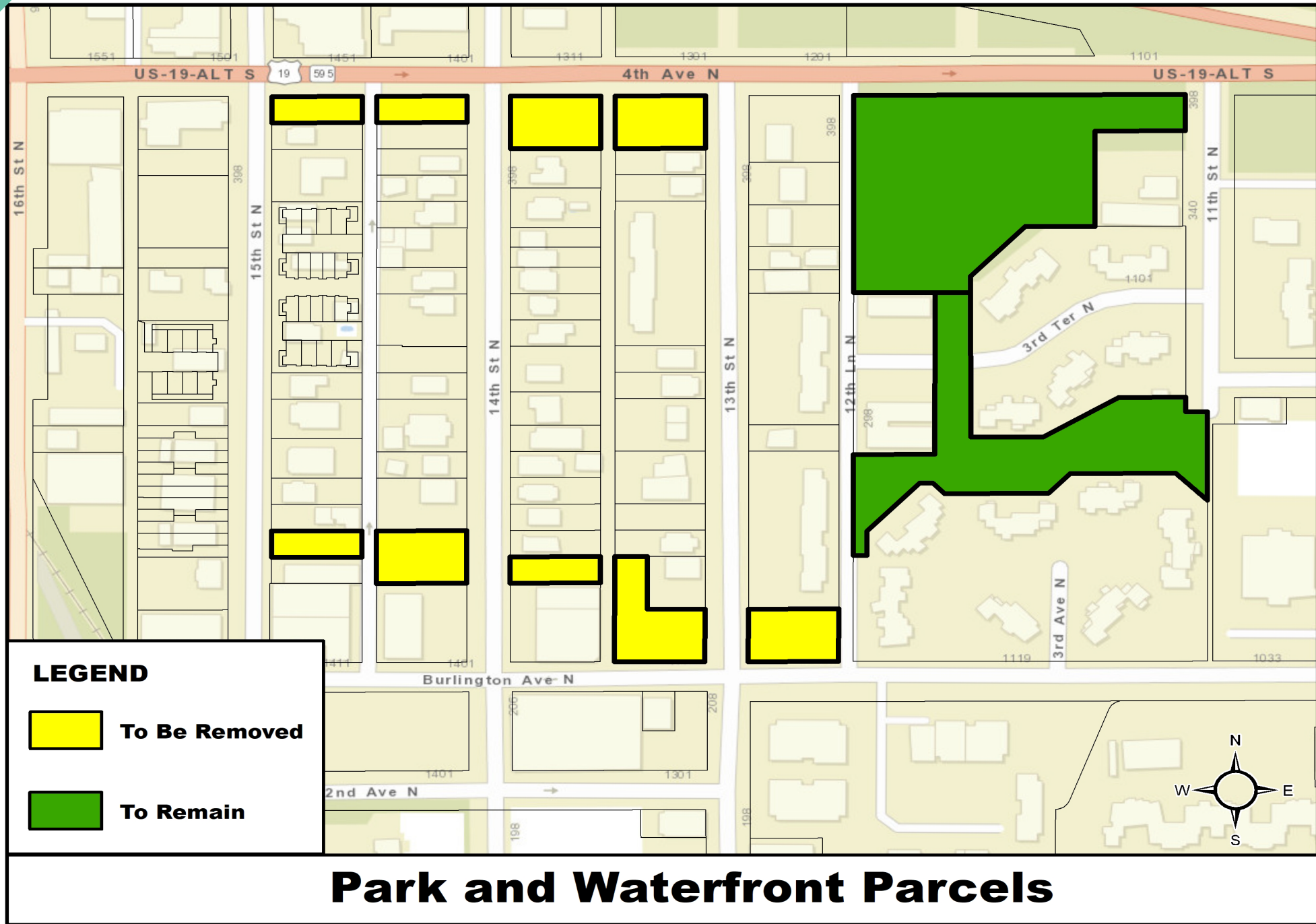


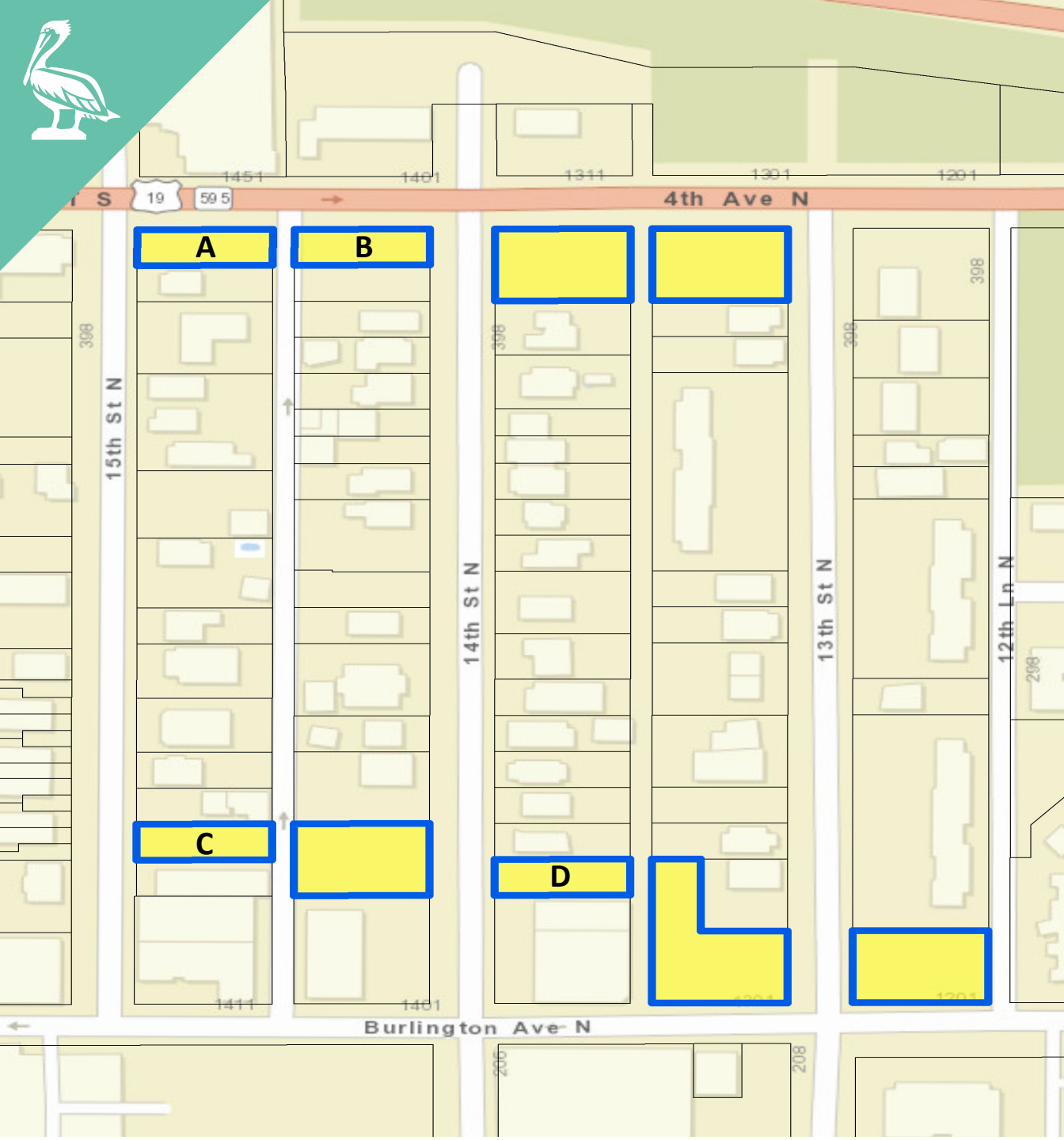
Recommendation

- Referendum to change the definition of Jamestown (33) on the Parks & Waterfront Map, removing nine parcels for development and leaving the remaining parcels as parks
 - Nine parcels are infill lots with “No Trespassing” signs
 - Parcels currently do not function as park space
 - Protect existing park space
- Two paths forward for development:
 - Smaller lots: Add the parcels to the Affordable Lot Disposition Program for the development of affordable single-family homes
 - Larger lots: Issue RFP to develop the parcels for multifamily, with preference for affordable & workforce housing
- Develop parcels based on surrounding NSM-2 zoning



Park and Waterfront Parcels





Smaller Lots

Affordable Lot Disposition Program

PARCEL A:

24-31-16-37530-006-0120
5,000 SF or 0.115 Acres

PARCEL B:

24-31-16-37530-006-0010
5,000 SF or 0.115 Acres

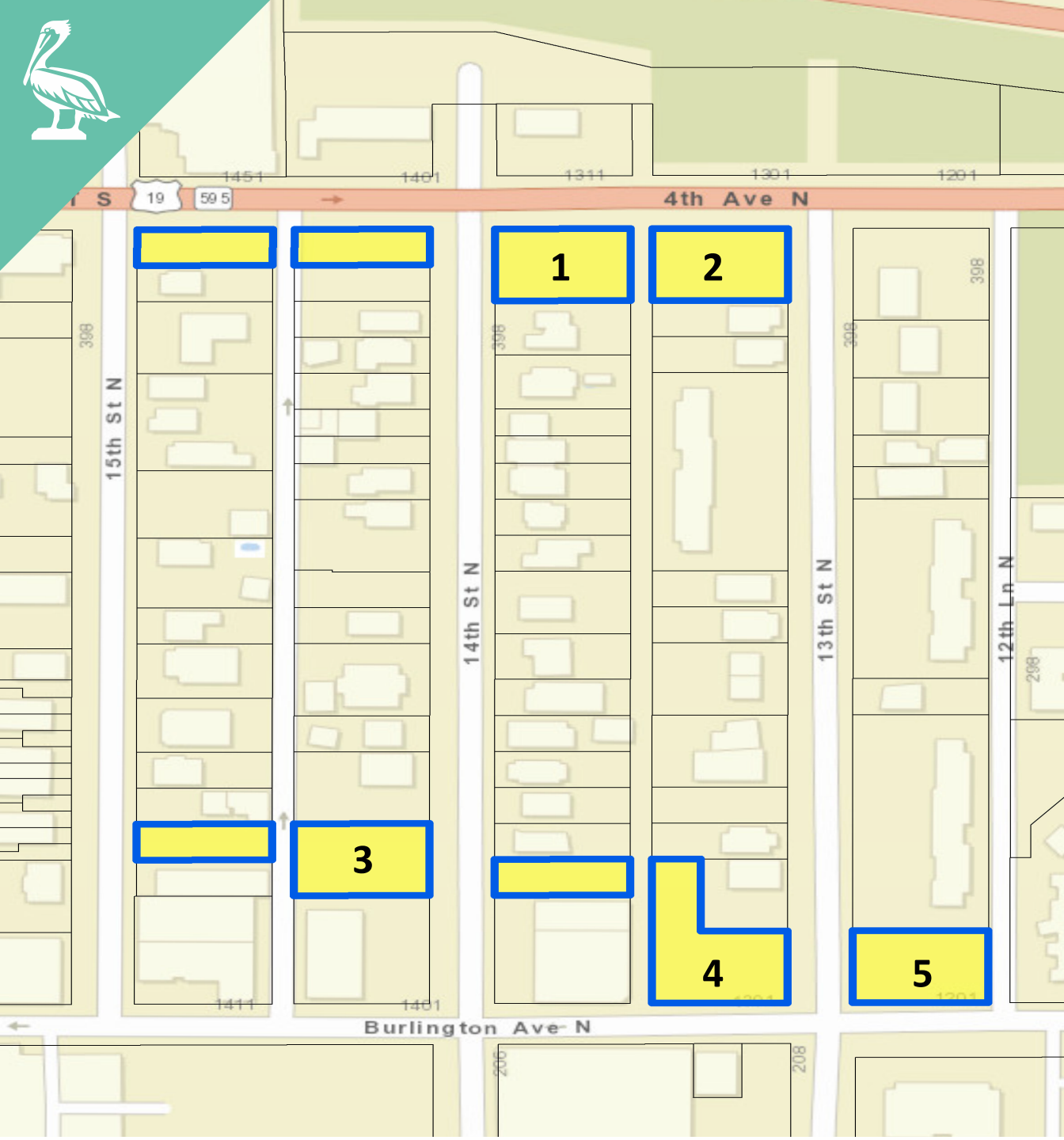
PARCEL C:

24-31-16-37512-011-0210
5,001 SF or 0.115 Acres

PARCEL D:

24-31-16-37512-010-0200
5,001 SF or 0.115 Acres

Rezone NSM-2 to match surrounding



Larger Lots for RFP Process Development Potential

PARCEL NO. 1:

24-31-16-37530-007-0110
 10,000 SF or .23 Acres
 24 Market + 6 WFH = 30
 Units Per Acre = **7 Total**

PARCEL NO. 4:

24-31-16-37512-010-0130
 13,600 SF or .31 Acres
 24 Market + 6 WFH = 30
 units per acre = **9 Total**

PARCEL NO. 2:

24-31-16-37530-007-0010
 10,000 SF or .23 Acres
 24 Market + 6 WFH = 30
 units per acre = **7 Total**

PARCEL NO. 5:

24-31-16-37512-009-0170
 10,000 SF or .23 Acres
 24 Market + 6 WFH = 30
 units per acre = **7 Total**

PARCEL NO. 3:

24-31-16-37512-011-0120
 10,000 SF or .23 Acres
 24 Market + 6 WFH = 30
 units per acre = **7 Total**

BUILDING HEIGHT:

48-Foot Standard
 60-Foot if inc. WFH

Rezone NSM-2 to match surrounding

31 – Market Rate Units Total

6 – Workforce Housing Units Total



Timing

- Removal of selected parcels from the Charter definition of the “Jamestown” park requires approval through a Citywide referendum
- Latest possible timeline for a November 2026 City-wide referendum (can be done earlier):
 - *April*: Begin preparation of notice to residents and business owners within 200 yards of affected parcels, mailed 35 days before first reading of referendum ordinance
 - *June-July*: Approve ordinance(s) to (i) place referendum on ballot and (ii) change zoning to match surrounding NSM-2 upon referendum approval
 - *November*: Referendum occurs as part of 2026 municipal general election

Questions & Feedback



Ten-Yr Housing Plan Multi-family (includes outstanding Commitments)

Name of Development	Address	Total Number of Units	0-30% AMI (& 33% AMI) UNITS	<50% AMI Units	<60% AMI Units	<80% AMI Units	<100% AMI Units	<120% AMI Units	Funding Req. From City	HOME	SHIP	LHAF	Other City (CRA/HCIIP)	City Penny	Econ Stab or ARPA*	Other - Non City Funding Assistance	Current Status	Type of Units
Burlington Place	3155 Burlington Ave N	53		53					\$90,000		\$90,000					\$12,339,117	Complete -CO 2017	New
Burlington Post	Burl. Ave & 32nd St N	90		8	78			4	\$90,000		\$90,000					\$17,754,470	Complete 2018	New
The Preserves at Clam Bayou Phases I & II	4110 34th Ave S	16		16					\$970,590	\$970,590						\$1,818,000	Complete 2019	New
The Preserves at Clam Bayou 3	4146 34th Ave S	8		8					\$481,093	\$481,093						\$962,186	CO issued 6/24/20	New
Skyway Lofts (aka Avery Commons)	3319 39th Ave. South	65	10		42	13			\$90,000			\$90,000				\$15,434,149	Complete - CO 2/28/2022	New
Delmar Terrace	745 Delmar Terrace South	65	33		32				\$334,000				\$334,000			\$22,031,984	Complete-CO issued 1/28/22	New
Butterfly Grove	506 Grove St North SW Corner of 26th Ave S and 31st St. S	20		20					\$75,000				\$75,000			\$5,164,600	Complete - CO 3/23/2022	Demo & New Construction
The Shores Apt		51	5		46				\$567,500				\$567,500			\$11,057,703	Complete- CO issued 8/12/22	New
VOA's Innovare	846 5th Av S	51	4	8	39				\$3,501,166				\$75,000		\$3,426,166	\$15,632,818	Complete CO2/23/2024	New
Bayou Pass	3201 6th Street South	10		10					\$11,000	\$11,000							CC approved preservation 1/07/2021	Preservation thru 1/01/2031
CHAF	1825 13th S/S, 1861 13th S/S, 936 23rd A/S	6						6	\$60,000				\$60,000				Complete 9/21/21	New
Whispering Pines	2655 54th Ave S	20		20					\$910,000	\$910,000						\$4,796,585	Completed. CO issued 4/19/24	New
Founders Point	2901 31st Street South	15	3	12					\$395,817	\$320,817			\$75,000			\$5,089,191	Construction completed	New
Arya New NE	5475- 3rd Lane North	415				59		66	\$1,000,000						\$1,000,000	\$97,000,000	Completed	New
Jordan Park and the Legacy JP Senior	1245 Jordan Park Street South	266	40		226				\$2,000,000				\$2,000,000			\$91,600,725	Completed	60 New/ 206 rehab
Bear Creek- elderly	635-64th Street South	85	18		42	25			\$6,560,000			\$290,000	\$320,000	\$1,950,000	\$4,000,000	\$18,884,568	Completed. CO issued 10/31/24	New- Elderly
Sixteenth Square	1600 block of Dr. Martin Luther King Jr. S. South	11						11	\$286,000				\$286,000			\$2,314,000	Complete. Ribbon cutting Jan 2024.	New townhomes
Russell Street	1701, 1715, 1729 Russell St. S	12			12				\$750,000						\$750,000		Rehab complete.	Preservation through 2/4/2052
Shell Dash	12th Avenue & 16th St. South	10				10			\$1,075,000				\$1,075,000				Complete	New
Orange Station (now "The Central")		42				8		34	\$0								TCO in place for parking garage. Real Estate working with the developer to exercise option to purchase. Office/Housing portion not yet started. Meeting with the developer on 08/08/25. All parts of project must be completed by January 1, 2030.	New
Fairfield Apartments	3200 Fairfield Avenue South	264		53		67		144	\$9,700,000				\$9,700,000			\$87,800,000	Revised funding request approved- BCC 10/31/23 and 11/9/23 CC. HUD has approved 221 d 4 financing, demolition is complete, financial closing is scheduled for early October, 2025.	New
Citrus Grove	731 15th St. S	84			84				\$1,420,708				\$1,420,708				Renovation completed. Property sold to Lincoln Avenue Communities in mid-December, 2024. Lincoln Avenue plans extensive additional renovations to the property without city funding assistance.	Preservation
Skyway Lofts II	3800 34th St S	66	15	0	39	12			\$6,500,000						\$6,500,000	\$20,488,083	In Construction. 90% completed.	New
Archway Flats on 4th	106th Ave & 4th St. N.	80	8		72	0			\$4,394,157						\$4,394,157	\$33,079,818	In construction. 5% completed.	New-Elderly
SPHA- Ed White	2331 9th Ave N	71			71				\$6,938,214				\$1,938,214	\$7,000,000		\$28,118,192	Conducting environmental review for CDBG funding. Financial closing this fall, 2025.	New
Vincetian Village	401 15th St N	73	4	11	58				\$1,000,000						\$1,000,000	\$30,178,162	In construction. 35% completed.	New
Burlington Post II	3295 Burlington Ave. N.	75	17	0	34	24			\$5,825,578				\$2,886,453		\$2,939,125	\$21,700,313	In construction. 35% completed.	New-elderly
Palm Lake Urban Sanctuary	5401 22nd Ave N	86	13	14	42	17			\$1,544,057						\$1,544,057	\$29,335,693	In construction. 5% completed.	New
Habitat Townhomes	1800 blk 18th Ave S	12			12				\$0								In construction. December 2025 estimated completion.	New
Habitat Townhomes	2100 blk 18th Ave S	36				36			\$0								Funding approved by council. Construction start fall 2025.	New
Bayou Court-Gravel Rd	4201 Sixth St S	60		12		9		39	\$2,740,000						\$2,740,000	\$14,537,560	Completed	New
Hartford Apartments	SW corner of Hartford St and 32nd Ave N.	84				84			\$3,000,000								Processing request for \$3M from city. Seeking LIHTC financing this fall. Site plan application is in process.	New
Skytown Altis Cardinal	3201 34th St S.	401				60		61	\$4,500,000				\$4,500,000				Council approved funding. In construction. 5% completed.	New
Azalea Gateway 1 - Porter	1501 72nd St. N.	340				51		51	\$6,000,000				\$6,000,000				Council approved funding. Developer working on financial closing. Construction start by end of 2025.	New
City Funding Approved	APPROVED	3043	170	245	929	475	0	416	\$74,809,880	\$2,693,500	\$180,000	\$380,000	\$31,312,875	\$8,950,000	\$28,293,505	\$587,117,917		
Namaste Grand Oaks	MLK Jr. ST S & 21st Ave S	36	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Project withdrawn by developer.	New
16th Square Phase 2	1509 Dr MLK Jr St S.	4						4	\$823,236								Application received. Pending administrative review	New
Affordable Green Living	1st Ave S & 35th St S	72				72			\$3,458,147								Application received. Pending administrative review	New
Dreampointe Estates	1640 Dr MLK Jr St S.	8				7			\$781,340								Application received. Pending administrative review	New
The Residences at 1663 1st Ave S.	1663 1st Ave S.	120				18		18	\$3,000,000								Application received. Pending administrative review	
City Funding Pending	PENDING	240	0	0	0	97	0	22	8,062,723	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total approved & pending (includes some market)	COMBINE APPROVED & PENDING	3,283	170	245	929	572	0	438	\$82,872,603	\$2,693,500	\$180,000	\$380,000	\$31,312,875	\$8,950,000	\$28,293,505	\$587,117,917		
		3,283	1,916	at or below 80% AMI				438	at or below 120%AMI			2,354	combined Aff & WF					