

ST. PETERSBURG CITY COUNCIL
Reports – Item C
Meeting of October 20, 2022

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

SUBJECT: A resolution authorizing the Mayor or his Designee to execute and provide the Local Government Verification of Contribution Loan Form for the amount of \$610,000 to Archway Partners, LLC, which is requesting the local government area of opportunity (“LGAO”) funding as part of its application under the Florida Housing Finance Corporation’s (“FHFC”) Request For Applications (RFA) number 2022-202; providing that closing on the City’s loan is subject to the developer: 1) designating the Flats on 4th development as its Priority One application under RFA 2022-202, 2) obtaining the recommendation for approval of FHFC administered 9% low income housing tax credit (LIHTC) funding, 3) receiving final site plan approval, and 4) providing all of the standard underwriting due diligence documents to the City in order to close on the City loan by October 1, 2023; approving a supplemental appropriation in the amount of \$610,000 from the unappropriated balance of the Housing Capital Improvements Fund (HCIP) (3000) to the Flats on 4th Project (19144); authorizing the Mayor or his designee to execute all closing documents and any other documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: On November 10, 2022, FHFC will issue RFA 2022-02 for the award of competitive LIHTC with an application due date of December 29, 2022. The FHFC competition requires that an applicant proposing the development of affordable multifamily housing secure a local contribution toward the financing of the development. A proposed project will receive additional points if the development was designated as an LGAO project by the local government. For the 2022 competition, a project located within Pinellas County needs to be provided \$610,000 through a local funding commitment to qualify as an LGAO project.

In response to the Housing and Community Development Department’s (HCD) Request for Proposals (RFP) issued on June 3, 2022, for the production of new affordable multi-family housing units, Archway Partners, LLC submitted a response requesting LGAO funding contribution for its application under RFA 2022-02 for the Flats on 4th project. The Flats on 4th project will be a 64-unit affordable apartment complex located at 106th Ave North and is expected to cost \$23,246,509.

On August 9, 2022, a cross-functional team from HCD and the departments of Economic & Workforce Development, Community Services, Planning & Development Services, and Finance reviewed the merits of the proposed development, the developer entities, and their management companies and recommended approval of LGAO funding to Archway Partners, LLC for the development of Flats on 4th.

The proposed units would be 1- and 2-bedroom units reserved for households with average incomes at or below 60% of the area median income and will be required to remain affordable for a minimum 30-year compliance period or the term of the loan, whichever is longer.

WHEREAS, City Council has previously appropriated \$3,414,019 in Penny Funding within the Citywide Infrastructure Capital Improvement Fund (3027) for the Affordable Housing Land Acquisition Project (17606) that can be used for that purpose;

WHEREAS, such an expenditure of Penny Funding would be consistent with the policy established by City Council for the use of Penny Funding to support affordable housing that was originally adopted through City Council resolution 2018-385 and subsequently amended through a resolution adopted contemporaneously with this resolution (as may amended from time-to-time, the “**Penny Policy**”); and

WHEREAS, City Council desires to approve the use of Penny Funding for that purpose.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, hereby approves the use of \$3,000,000 in Penny Funding to support the Ed White Development as described in the recitals above.

BE IT FURTHER RESOLVED that the City Council hereby authorizes the Mayor or his designee to execute any agreement or other document necessary or appropriate to effectuate the purpose of this resolution.

This resolution will become effective immediately upon adoption.

LEGAL:



ADMINISTRATION:



ITEM B(2)
RESOLUTION NO. 2022-_____

A RESOLUTION REGARDING THE USE OF PENNY FOR PINELLAS FUNDING TO SUPPORT THE PROVISION OF AFFORDABLE HOUSING BY THE HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG AT THE FORMER EDWARD WHITE HOSPITAL SITE; APPROVING THE USE OF \$3,000,000 OF PREVIOUSLY APPROPRIATED PENNY FUNDING FOR THAT PURPOSE; AUTHORIZING EXECUTION OF AGREEMENTS OR OTHER DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in early 2022, the Housing Authority of the City of St. Petersburg, Florida, (“**SPHA**”) asked the City to support plans for SPHA to redevelop the former Edward White Hospital into a new facility that would provide approximately 70 units of affordable senior housing, ancillary facilities to support that housing, administrative offices to support the provision of affordable housing throughout the City, and a small retail component to support the onsite housing and the surrounding community (the “**Ed White Development**”); and

WHEREAS, Administration desires to support the Ed White Development through a combination of funding sources, including funding available to the City through the American Rescue Plan Act (“**ARPA Funding**”) and funding available to the City through fourth round of the “Penny for Pinellas” sales surtax program that runs for a ten-year period from 2020–2029 (“**Penny Funding**”); and

WHEREAS, contemporaneously with the adoption of this resolution, City Council adopted a separate resolution approving the use of \$5,938,214 in ARPA Funding to support the Ed White Development; and

WHEREAS, in addition to that ARPA Funding, City Council also desires to approve \$3,000,000 in Penny Funding to support the Ed White Development; and

