



# SANTA ROSA COUNTY DEVELOPMENT SERVICES - HOUSING

6051 Old Bagdad Highway, Suite 201 | Milton, Florida 32583

BECKIE CATO  
Planning and Zoning Director  
beckiec@santarosa.fl.gov

RHONDA C. ROYALS  
Building Official  
rhondar@santarosa.fl.gov

## MEMORANDUM

**TO:** Board of County Commissioners

**FROM:** Erin Malbeck, Housing Program Coordinator

**THROUGH:** Beckie Cato, AICP, Planning Director

**SUBJECT:** County Contribution for a Proposed Affordable Housing Development using SHIP Funds

**DATE:** October 26, 2016

### DISCUSSION

Discussion of Board approval of a request from Matt Lipoff, Southport Financial Services Inc., for a \$20,000 county contribution toward development of a low income family complex as recommended by the SHIP Affordable Housing Advisory Committee and authorize the chairman to sign all related documents. Approval should be contingent upon approval by Florida Housing Finance Corporation of the developers application for tax credit funding.

### BACKGROUND

Enclosed is a request from Southport Financial Services for a \$20,000 county contribution toward development of a low income family housing project. The proposed project will include 90 units and will be located on parcel #21-2S-26-0780-OAA00-0000, which is on the north side of highway 98, between Ortega Street and Elks Way. There is another request before the board from Southport Financial Services for the development of a low income senior living complex (Navarre Abbey) to be located on the same parcel. Each development is being submitted separately.

Southport Financial Services will be submitting an application in November to Florida Housing Finance for their tax credit program. This is a competitive program, and applicants receive points for local government contribution.

Members from Southport Financial Services met with our SHIP AHAC Committee October 25, 2016 regarding the proposed development. This is the first request Southport Financial Services has submitted to this board.

A summary of the proposed development is attached.

# SOUTHPORT DEVELOPMENT, INC.

*Doing Business in Florida as Southport Development Services, Inc.*

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October 12, 2016

Erin Malbeck  
SRC Housing Program Coordinator  
Santa Rosa County Development Services Center  
6051 Old Bagdad Hwy, Suite 201 | Milton, Florida 32583  
P: 850.981.7092 | F: 850.981.7099  
RE: Navarre Orchard– Local Money Contribution – RFA 2016-110

Dear Ms. Malbeck

Navarre Orchard (the “Property”) is a proposed 90-unit, new construction, affordable housing community that will target the family demographic in unincorporated Santa Rosa County. The Property will be located in a dynamic area of the County just off US 98, the major thoroughfare in Southern Santa Rosa County. The approximate 17.62 acre site is located approximately 1000 feet West of the intersection of US 98 and Elks Way in Navarre, FL (Parcel ID# 21-2S-26-0780-0AA00-0000).

The Property will offer 54-2 bedroom, and 36-3 bedroom units in a three story garden style configuration with 100% of the units rented as affordable housing, and will commit to doing so for the next 50 years. Please see attached rent schedule with unit break down and rents. Specifically, 90% of the units will be rented to households with incomes at or below 60% of the Area Median Income for Santa Rosa County, with the remaining 10% of the units set aside for households with incomes at or below 40% of the Area Median Income for Santa Rosa County. The result is an average gross rent per unit of \$850 for new construction market-rate type product versus the average Market Rent in Santa Rosa County of almost \$1,222, which represents a significant rent advantage for the Property.

Navarre Orchard will offer numerous amenities and services to its residents and will also provide a host of “green” features to further reduce costs to its residents. Some of these amenities will include the following: high efficiency HVAC, Energy Star rated windows and appliances, ceiling fans, high rated wall and attic insulation, on-site laundry facilities, adequate parking, a community room/clubhouse, shuffle board court, fitness center, low flow toilets, other water saving devices, etc.

Through an affiliated entity, Southport Development, Inc. (doing business in Florida as Southport Development Services, Inc, hereinafter referred to as “Southport”) will be the developer for this project. Founded in 1995, Southport is a national multi-family housing developer based in Tampa, Florida, with additional offices in Tacoma, Washington, and Washington, D.C. Southport is a highly experienced developer of affordable housing units in numerous States, with a primary emphasis in Florida. Through its principles, Southport owns and has developed over 160 projects of this type around the Country, comprising over 16,000 units. Currently, 54 of those projects comprised of almost 7,000 units are located in the State of Florida. Enclosed, you will find a complete resume and property list for Southport.

Southport intends to apply to the Florida Housing Finance Corporation (“FHFC”) for an allocation of 9% Low-Income Housing Tax Credits which will provide the primary source of financing for the Property, upwards in value of \$10 million. In order to successfully compete in this extremely competitive process,

FHFC requires that developments of this type receive a Local Government Contribution in the present value amount of \$20,000 for Santa Rosa County. To accomplish this, FHFC allows this Local Contribution to come in the form of a Loan, Grant, or Fee Waiver if desired by the municipality. Please note that while the form and commitment are required for the application, we do not anticipate funds for this project being allocated by the County until late 2018. As such, Southport respectfully requests that Santa Rosa County commit \$20,000 for this Property pursuant to the local contribution form of your choice. All three are attached for your convenience.

We greatly appreciate the consideration of Navarre Orchard and look forward to working with the County in the future. If there are any questions, please do not hesitate to contact me at the number below.

Sincerely,

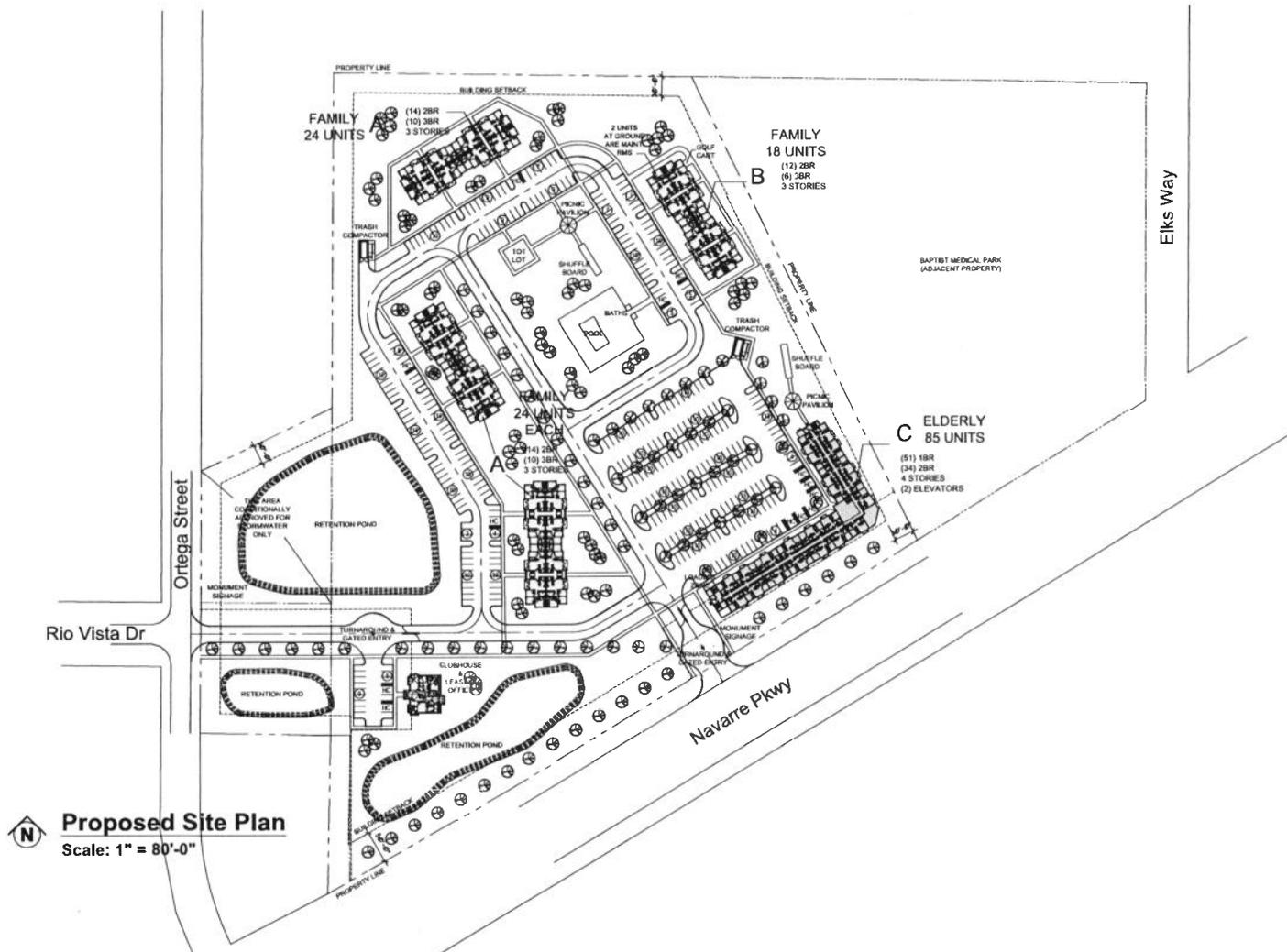


Michael Molinari  
Vice President

Enclosures: FHFC Local Contribution Forms  
Proposed Rent Schedule  
Proposed Site Plan  
Location Map

Navarre Orchard  
RENT SCHEDULE

<u>BR Type</u>	<u># Units</u>	<u>AMI %</u>	<u>Est Unit SF</u>	<u>Gross LIHTC Rent 2016</u>	<u>Net LIHTC Rent</u>	<u>FMR's</u>	<u>UW Rents</u>	<u>% of FMR</u>	<u>Rent/SF</u>	<u>Monthly Rev</u>	<u>Annual Rev</u>
2BR	51	60%	1000	\$805	\$720	\$1,225	\$720	58.78%	\$1.23	\$36,720	\$440,640
2BR	5	40%	1000	\$537	\$452	\$1,225	\$452	36.90%	\$1.23	\$2,260	\$27,120
3BR	30	60%	1250	\$930	\$825	\$1,350	\$825	61.11%	\$1.08	\$24,750	\$297,000
3BR	4	40%	1250	\$620	\$515	\$1,350	\$515	38.15%	\$1.08	\$2,060	\$24,720
	<u>90</u>									<u>\$65,790</u>	<u>\$789,480</u>



**SITE**

- Total Area = 19.84 ACRES
- Zoning = HCD  
(Conditional Use Multi Family)
- Density = 10 Units / Acre  
198 Units Max Allowed
- Proposed = 90 Units Affordable Family (Bdgs A & B)  
85 Units Affordable Elderly (Bldg C)
- Parking = 2.0 space  
350 spaces minimum (incl. 8 Accessible)
- Proposed = 2.13 space  
372 spaces minimum (incl. 12 Accessible)
- Setbacks = 50 ft along Navarre Parkway  
30 ft typical all other sides



**Aerial Photo**

**Proposed Site Plan**  
Scale: 1" = 80'-0"

**SK-1**

Project No.  
2016-285c  
Date:  
October 24, 2016

**Navarre Crossing Apartments**  
Proposed Affordable Elderly & Family  
Housing Communities  
8846 Navarre Pkwy  
Navarre, FL 32566

architects • planners

Lic. # AA-0003347  
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# Navarre Abbey and Navarre Orchard Project Location



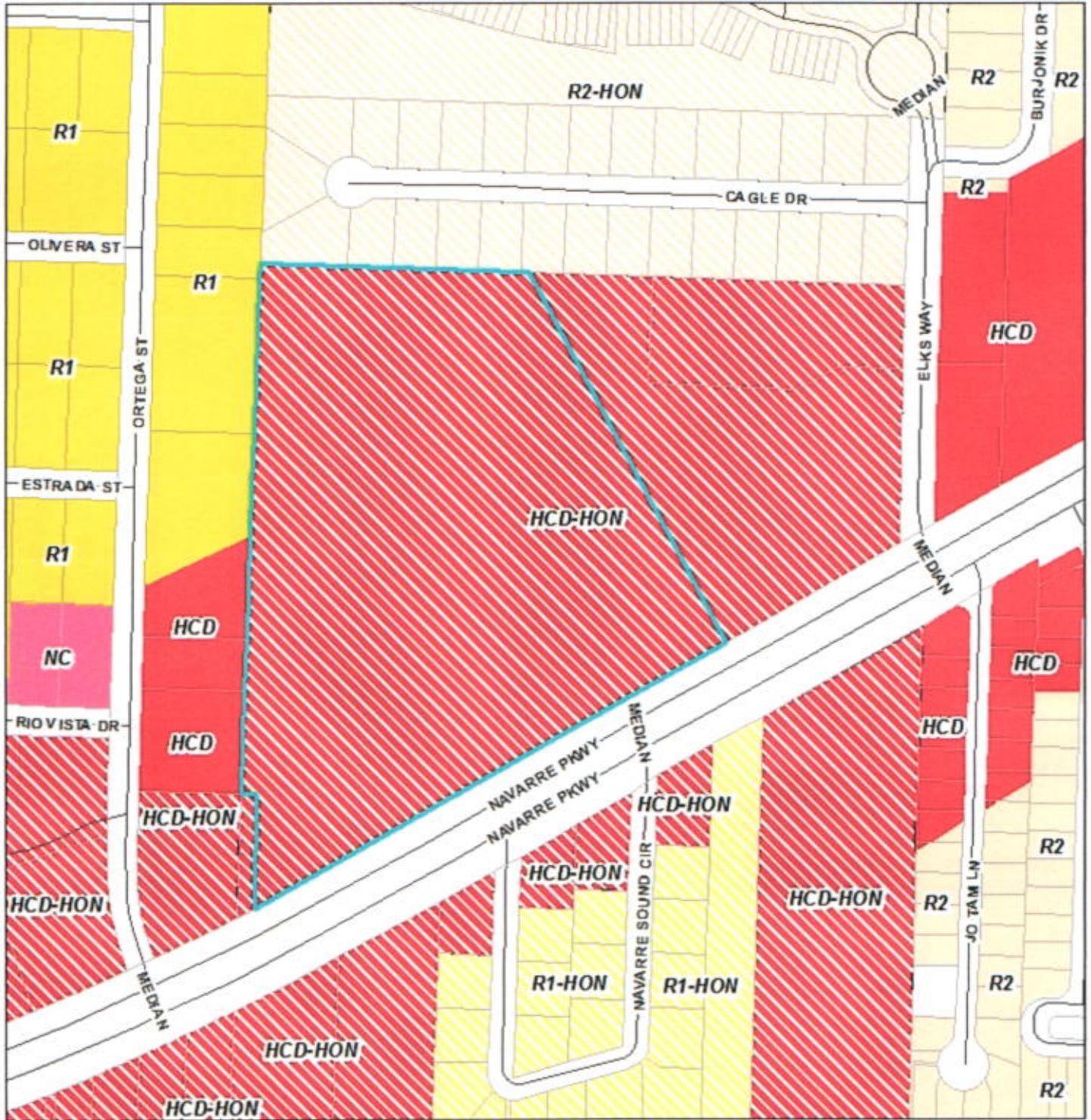
**Zoning: HCD-Highway Commercial with Heart of Navarre Overlay**

**Conditional Use approval required for residential use**

**Parcel Size: 17.6 acres**



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