



SabalPlace

Developers: Blue Sky Communities & Metropolitan Ministries

Location: Mango/Seffner (corner of Broadway and Williams)
Unincorporated Hillsborough County

Convenience:

- .75 miles to HCC Brandon
- 1.2 miles to Sabal Park employment center
- 1.1 miles to Mango Elementary
- 1.8 miles to I-4/I-75 interchange

Site Size: +/- 10 Acres

Proposed Use: 112 Multifamily Units – PD Approved

Proposed Architectural Style: Contemporary

Unit Breakdown:

Type	Number	SF (+/-)	Rent
1 BR/ 1 BA	46	650	\$441/\$692
2 BR/ 2 BA	38	898	\$522/\$823
3 BR/ 2 BA	28	1,150	\$550/\$945

Amenities: Onsite Management, Splash Park, Clubhouse, Activity Rooms

Supportive Services:

- On site comprehensive case management, food and financial assistance, community referrals, and children's activities, will be available.

Income Restrictions:

- 95 Units @ 60% AMI
- 17 Units @ 40% AMI

Demographic Restrictions Homeless & Family

Maximum Incomes: 60% AMI Income Levels:
1-person household: \$28,140

2-person household: \$32,160
 3-person household: \$36,180
 4-person household: \$40,140
 5-person household: \$43,380

Timeline:

- July 2018: Funding Awarded
- September 11, 2019: Closed on Financing
- October 2019: Start Construction
- 4th Quarter 2020: Complete Construction

Homeless Set-asides:

Of the 112 total units, seventy-nine (79) units are reserved for households meeting the definition of Homeless per Florida statute, with an emphasis on those living in an emergency or transitional shelter.

Qualified Homeless households will be identified through the Tampa Hillsborough Homeless Initiative coordinated entry system. Many of the households applying for this permanent supportive housing development will be families and individuals exiting from Met Min's housing or other Continuum of Care (CoC) shelter programs. Families living on Met Min's campus in transitional housing (known as the Uplift U program) or in emergency shelter (known as Hope Hall) will be the primary referral source. Twenty-three households will also meet the state definition of Special Needs for survivor of domestic violence.

Financing Summary:

Total Development Cost: **\$25,540,874**

Major Funding Sources COMMITTED:

Hillsborough County - General revenue	999,453
Hillsborough County - SHIP (Sadowski)	100,547
Florida Housing Finance Corp- SAIL (Sadowski)	4,500,000
Raymond James - Housing Credits	19,621,038
Deferred Developer Fee	319,836
Chase Bank (Construction loan only)	14,500,000

Blue Sky Communities Contacts:

Shawn Wilson: 813-384-4825