

**Escambia County, Florida**

**Request for Local Government Contribution (\$37,500)**

**Florida Housing Finance Corporation RFA 2016-110: Small/Medium County 9% HC**

NAME OF DEVELOPMENT:	Hollowbrook Senior Apartments		
PROPERTY ADDRESS:	620 & 640 E. Nine Mile Rd Pensacola FL		
PARCEL REF NO:			
TYPE OF DEVELOPMENT:	<input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Family <input type="checkbox"/> Special Needs <input type="checkbox"/> Homeless		
TYPE OF CONSTRUCTION:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		
TOTAL NUMBER OF UNITS:	80		
BR SIZES:	<u>40</u> # 1 BR UNITS	<u>40</u> # 2 BR UNITS	<u>    </u> # 3 BR UNITS
INCOME SET ASIDES:	<u>    </u> # 50% AMI UNITS	<u>70</u> # 60% AMI UNITS	<u>10</u> # OTHER UNITS (40% AMI units)
PROPOSED RENTS:		\$595 – 2BR / \$711 – 3br	\$371 – 2BR / \$443– 3br
TOTAL DEVELOPMENT COST:		COST PER UNIT:	\$206,222
SERVICES/AMENITIES TO BE OFFERED AT DEVELOPMENT:	There will be a Clubroom, Media center with Cyber café, Onsite Laundry and Elevator. The development will be professionally decorated and maintained. The development will be built to Green Building standards such as Florida Green Building coalition and feature energy efficient appliances. The residents will enjoy a Manager’s office with 24 hour support and maintenance staff. There will also be computer training, daily activities and resident assurance check in program.		
DEVELOPMENT TEAM INFO (NOT FOR PROFIT OR FOR PROFIT, OWNERSHIP STRUCTURE, LISTING OF OTHER PROPERTIES DEVELOPED):	Hollowbrook Senior Apartments Limited Partnership (Owner) , Hollowbrook Senior Apartments GP LLC (General Partner) WOB Beneficial Development 16 LLC (Developer) all For Profit Entities. These will be managed by Donald Paxton.  Please see attached list of other properties developed by Donald Paxton.		
PROPERTY MANAGEMENT TEAM INFO:	David Bales dbales@pinnaclefamily.com American Management Services East, L.L.C Pinnacle 2600 Lake Lucien Drive Suite 325 Maitland, FL 32751		
DEVELOPMENT SUMMARY:	Please see attached Development Summary		

Please complete the above information, using additional sheets as necessary, and include a SITE PLAN and ELEVATION. Forward all forms to Meredith Reeves, 221 Palafox Place, Suite 200, Pensacola, FL 32502 or [mareeves@myescambia.com](mailto:mareeves@myescambia.com) by **MONDAY, OCTOBER 17, 2016.**



**Chris Jones**  
Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

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Navigate Mode 
  Account 
  Reference

<p><b>General Information</b></p> <p><b>Reference:</b> 071S304302000002</p> <p><b>Account:</b> 014605100</p> <p><b>Owners:</b> NINE MILE ROAD RETAIL PARTNERS LLC</p> <p><b>Mail:</b> 24 N TARRAGONA PENSACOLA, FL 32502</p> <p><b>Situs:</b> 620 E NINE MILE RD 32514</p> <p><b>Use Code:</b> STORE, 1 STORY</p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p><small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>	<p><b>Assessments</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$309,100</td> <td>\$9,461</td> <td>\$318,561</td> <td>\$318,561</td> </tr> <tr> <td>2015</td> <td>\$309,100</td> <td>\$9,583</td> <td>\$318,683</td> <td>\$318,683</td> </tr> <tr> <td>2014</td> <td>\$309,100</td> <td>\$9,775</td> <td>\$318,875</td> <td>\$318,875</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>	Year	Land	Imprv	Total	Cap Val	2016	\$309,100	\$9,461	\$318,561	\$318,561	2015	\$309,100	\$9,583	\$318,683	\$318,683	2014	\$309,100	\$9,775	\$318,875	\$318,875
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<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> <a href="#">07-1S-30-1</a></p> <p><b>Approx. Acreage:</b> 3.0289</p> <p><b>Zoned:</b> HDMU HC/LI</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p> <p style="text-align: center;"><a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>
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**Buildings**

Address: 620 E NINE MILE RD, Year Built: 1950, Effective Year: 1950

<p><b>Structural Elements</b></p> <p><b>DECOR/MILLWORK-BELOW AVERAGE</b></p> <p><b>DWELLING UNITS-1</b></p> <p><b>EXTERIOR WALL-ASBESTOS SIDING</b></p> <p><b>FLOOR COVER-CARPET</b></p>	
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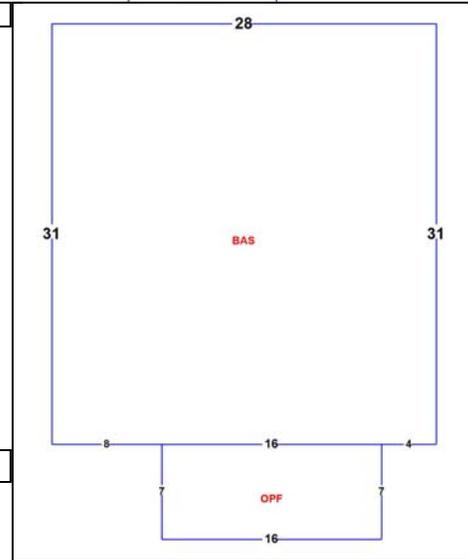
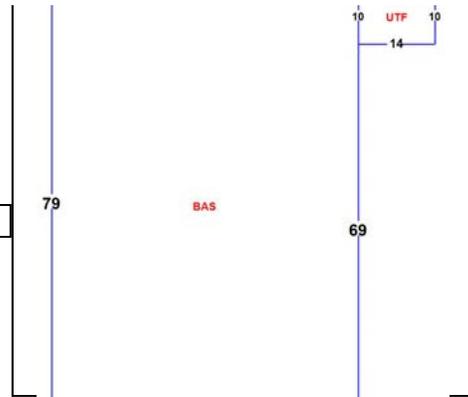
**FOUNDATION**-WOOD/SUB FLOOR  
**HEAT/AIR**-CENTRAL H/AC  
**INTERIOR WALL**-DRYWALL-PLASTER  
**NO. PLUMBING FIXTURES**-8  
**NO. STORIES**-1  
**ROOF COVER**-DIMEN/ARCH SHNG  
**ROOF FRAMING**-GABL/HIP COMBO  
**STORY HEIGHT**-8  
**STRUCTURAL FRAME**-WOOD FRAME

 Areas - 4947 Total SF  
**BASE AREA** - 4431  
**OPEN PORCH FIN** - 216  
**UTILITY FIN** - 300

Address: 620 E NINE MILE RD B, Year Built: 1952, Effective Year: 1952

**Structural Elements**  
**DECOR/MILLWORK**-BELOW AVERAGE  
**DWELLING UNITS**-1  
**EXTERIOR WALL**-VINYL SIDING  
**FLOOR COVER**-CARPET  
**FOUNDATION**-WOOD/NO SUB FLR  
**HEAT/AIR**-CENTRAL H/AC  
**INTERIOR WALL**-DRYWALL-PLASTER  
**NO. PLUMBING FIXTURES**-2  
**NO. STORIES**-1  
**ROOF COVER**-COMPOSITION SHG  
**ROOF FRAMING**-GABLE  
**STORY HEIGHT**-8  
**STRUCTURAL FRAME**-WOOD FRAME

 Areas - 980 Total SF  
**BASE AREA** - 868  
**OPEN PORCH FIN** - 112



Images



4/19/13

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 10/17/2016 (tc.1980)



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**Parcel Information**

**Section Map Id:** [07-1S-30-1](#)

**Approx. Acreage:** 1.1536

**Zoned:** HC/LI

**Evacuation & Flood Information**  
[Open Report](#)

[Launch Interactive Map](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings	
Address: 640 E NINE MILE RD, Year Built: 1951, Effective Year: 1965	
<p><b>Structural Elements</b></p> <p><b>DECOR/MILLWORK-AVERAGE</b></p> <p><b>DWELLING UNITS-1</b></p> <p><b>EXTERIOR WALL-VINYL SIDING</b></p> <p><b>FLOOR COVER-CARPET</b></p> <p><b>FOUNDATION-WOOD/SUB FLOOR</b></p> <p><b>HEAT/AIR-CENTRAL H/AC</b></p> <p><b>INTERIOR WALL-DRYWALL-PLASTER</b></p>	

<p><b>NO. PLUMBING FIXTURES-3</b>  <b>NO. STORIES-1</b>  <b>ROOF COVER-COMPOSITION SHG</b>  <b>ROOF FRAMING-GABLE</b>  <b>STORY HEIGHT-8</b>  <b>STRUCTURAL FRAME-WOOD FRAME</b></p> <p>Areas - 1160 Total SF</p> <p><b>BASE AREA - 1116</b>  <b>OPEN PORCH FIN - 8</b>  <b>OPEN PORCH UNF - 36</b></p>	
<p>Address: 945 WANDA DR, Year Built: 1984, Effective Year: 1984</p>	
<p><b>Structural Elements</b>  <b>DECOR/MILLWORK-MINIMUM</b>  <b>DWELLING UNITS-0</b>  <b>EXTERIOR WALL-CONCRETE BLOCK</b>  <b>EXTERIOR WALL-SIDING-SHT.AVG.</b>  <b>FLOOR COVER-CARPET</b>  <b>FOUNDATION-SLAB ON GRADE</b>  <b>HEAT/AIR-CENTRAL H/AC</b>  <b>INTERIOR WALL-EXPOSED BLK/BRK</b>  <b>INTERIOR WALL-DRYWALL-PLASTER</b>  <b>NO. PLUMBING FIXTURES-4</b>  <b>NO. STORIES-2</b>  <b>ROOF COVER-COMPOSITION SHG</b>  <b>ROOF FRAMING-GABLE</b>  <b>STORY HEIGHT-9</b>  <b>STRUCTURAL FRAME-MASONRY PIL/STL</b></p> <p>Areas - 2914 Total SF</p> <p><b>BASE AREA - 1457</b>  <b>UPPER STORY FIN - 1457</b></p>	

Images



6/22/16



6/22/16

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Last Updated: 10/17/2016 (tc.1990)

## Hollowbrook Senior Apartments Development Summary



Hollowbrook Senior Apartments will be an 80 unit senior development located at 620 & 640 E Nine Mile Rd in Pensacola, Florida. The site is located within a mile of numerous amenities beneficial to seniors such as shopping, recreation, medical facilities and public transportation. The Escambia County Area Transit system provides a bus stop directly in front of the development for easy access to all community amenities.

The building design will feature a modern style 4 story elevator building consisting of 40-1 bed/1 bathroom and 40-2 bedroom/1 bathroom units.

Each unit will be fully equipped with the following:

- Air conditioning with a minimum SEER rating of 14
- Exterior lighting in open and common areas
- Cable or satellite TV hook-up in each unit
- Full-size range, oven and Energy Star qualified refrigerator in all units
- Bathtub with shower in all bathroom
- Ceramic tile bathroom floors in all units.
- Microwave oven in each unit.
- Marble window sills in all units.
- Double compartment kitchen sink in all units.
- Pantry in kitchen area in all units
- Garbage disposal in all units.

Additionally, Hollowbrook Senior Apartments design promotes active senior living by providing outstanding and well-appointed community amenities such as:

- Secure community with “carded” or “touchpad” entry
- Emergency call service in all units.
- Community center or clubhouse
- Computer lab on-site with assorted educational and entertainment software programs.
- Each unit wired for high speed internet.
- Library
- Fitness Center
- Pool and Outside Gazebo area
- Movie Theater and Game Room

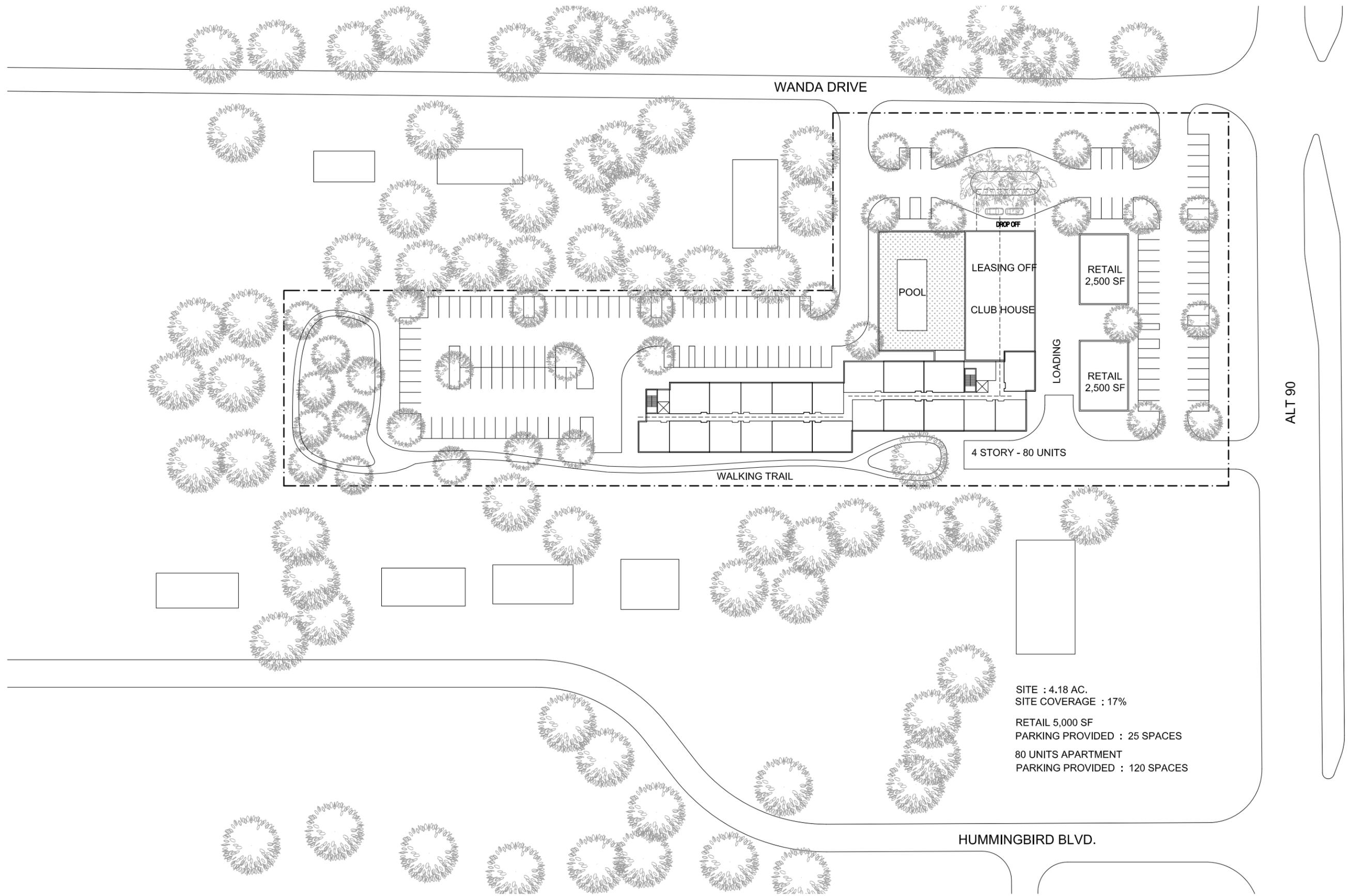
The Development will conform to requirements of local, state & federal laws, including the Federal Fair Housing and Americans with Disabilities Act. Additionally, the building will achieve Florida Green Building Coalition (FGBC) Certification & Green Building Certification.

Pinnacle Management Group, the on-site management company is the most experienced and respected Management Company in the affordable housing industry. Their staff is trained to cater to the needs of the residents while providing supportive activities designed to enhance the lives of its residents.

Below are just a few of the Resident Programs that will be provided to our residents:

- Assistance with Light Housekeeping, Grocery Shopping and/or Laundry - The Applicant or its Management Agent will provide residents with a list of qualified service providers for (a) light housekeeping, and/or (b) grocery shopping, and/or (c) laundry and will coordinate, at no cost to the resident, the scheduling of services.
- Health Care - At least quarterly visits by health care professionals such as nurses, doctors, or other licensed care providers. The following services will be provided: health screening, flu shots, vision and hearing tests.
- Health and Nutrition Classes
- Financial Counseling – The Management Company will provide, at no cost to the resident: Financial counseling regularly scheduled at least once each quarter; to include tax preparation assistance by qualified professionals; educational workshops on such topics as “Learning to Budget”, “Handling Personal Finances”, “Predatory Lending”, or “Comparison Shopping for the Consumer”..
- Life Safety Training – the Management Company will provide courses such as fire safety, first aid (including CPR) etc., on-site, at least twice a year, at no cost to the resident.

In the fall of 2016, Beneficial Communities will submit an application to the Florida Housing Finance Corporation for an award of Low Income Housing Tax Credits (LIHTC's) that will provide the majority of the funding for the development, construction and operation of Hollowbrook Senior Apartments. Through this extremely competitive process an award of LIHTC's will be made early in the first quarter of 2017. If successful in the award of LIHTC's, Beneficial Communities will begin the process of final design, permitting and selection of a general contractor. The financial closing for the development will take place in the fourth quarter of 2017. Upon financial closing, construction commences and a 12-14 month timeframe is expected before construction completion. We would anticipate leasing of the units to take place in late 2018 and fully stabilized in early 2019.



SITE : 4.18 AC.  
 SITE COVERAGE : 17%  
 RETAIL 5,000 SF  
 PARKING PROVIDED : 25 SPACES  
 80 UNITS APARTMENT  
 PARKING PROVIDED : 120 SPACES



