

Sweetwater Villas

- 56 Units (6 Units are for families transitioning from homelessness)

Type	Square Feet	Number of Units	60% AMI	50% AMI
2 Bedrooms/ 2 Bathrooms	1,021	36	33	3
3 Bedrooms/ 2 Bathrooms	1,209	20	18	2
Total	60,936	56		



Sweetwater Villas - Sources & Uses

Sources		Uses	
Citi & Local HFA (1 st Mortgage)	\$ 2,400,000	Land Cost	\$ 669,613
Hillsborough County Home (2 nd Mortgage)	\$ 4,500,000	Hard Cost	\$ 7,519,174
Tax Credit Equity	\$ 4,894,161	Soft Cost	\$ 3,898,644
Deferred Developer Fee	\$ 348,015		
Total Sources	\$ 12,087,431	Total Uses	\$ 12,087,431

Incentives:

- Impact Fee Relief
- Rental Assistance
- Expedited Permitting

Woodwinds

- 96 Units

Type	Square Feet	Number of Units	40% AMI (Homeless)	60% AMI (Homeless)	60% AMI
1 Bedroom/ 1 Bathroom	698	24	8	13	3
2 Bedrooms/ 2 Bathrooms	1,044	48	5	15	28
3 Bedrooms/ 2 Bathrooms	1,215	24	2	5	17
Total	96,024	96			



Woodwinds- Sources & Uses

Sources		Uses	
FHFC SAIL (1 st Mortgage)	\$ 4,000,000	Land Cost	\$ 921,262
Tax Credit Equity	\$ 15,269,103	Hard Cost	\$ 11,752,713
Deferred Developer Fee	\$ 768,244	Soft Cost	\$ 7,363,371
Total Sources	\$ 20,037,347	Total Uses	\$ 20,037,347

Incentives:

- Tree Removal Fee Relief
- Predevelopment Loan from FHFC (PLP)
- Expedited Permitting