

RFN/Q #43-22

Development of

1456 S Martin

Luther King

Avenue

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TAB 1 **Narrative and Vision Statement**

Habitat for Humanity of Pinellas and West Pasco Counties (Habitat) and Tampa Bay Neighborhood Home Services (TBNHS), formerly known as Clearwater Neighborhood Housing Services, propose to jointly develop the parcel located at 1454 S Martin Luther King Jr. Avenue into twenty-four (24) townhome units exclusive for homeownership. The development will be named Lake Bellevue Townhomes. 50% of the units (12 units) will be reserved for income-qualified homeowners making less than 80% of the area median income, with the other 50% of units (12 units) reserved for income-qualified homeowners for incomes up to 120% of the area median income. This development creates an opportunity for Habitat and TBNHS to collaborate on a shared interest in providing affordable housing options for residents with a mix of income ranges.

Lake Bellevue Townhomes would provide a choice in housing options for first-time homebuyers who may not be able to afford single-family homes but want to live in a safe, stable community that offers an opportunity for homeownership. The conceptual unit designs within the site plan will be two-story townhomes with a bottom floor garage and a secondary parking pad to minimize on-street parking. Townhomes will consist of 1,800 square feet under roof and 1,460 square feet of conditioned space. Each unit will be three bedrooms with 2 and a half bathrooms, and a laundry/storage room, subject to final design approval. Building elevations will include sufficient architectural elements to create visual interest and break up building massing. Proposed treatments include elements such as covered porches, various façade materials, compatible color variations, decorative columns/trim, and a rear patio. The development will also incorporate Florida-friendly landscaping that requires less irrigation. Lastly, a homeowner's association will maintain the common exterior areas and ensure the development is well maintained.

This development will assist in meeting the Lake Bellevue Neighborhood Revitalization Strategy Area (NRSA) Consolidated Plan 2020/2021 -2024/2025 housing related goals by providing twenty-four affordable, owner-occupied units of housing. The Lake Bellevue NRSA is predominately residential and while most of the residential development is single-family, there are many multifamily structures. Yet, the majority of such units are renter-occupied. A priority need identified within this targeted area is specifically additional affordable housing units, with the private sector's lack of investment as a barrier to growth. This development will address both of those concerns, while achieving the City's established performance measurements to "construct 15 housing units for rental and support homebuyer activities".

TAB 1 **Narrative and Vision Statement**

The proposed development is consistent with the City's overarching Comprehensive Plan - Housing Element goal, which calls for a "affordable variety of standard housing units in decent and safe neighborhoods to meet the needs of the current and future residents, regardless of race, nationality, age marital status, handicap or religion." It also meets various objectives within the Housing Element of the Comprehensive Plan, which include; C.1.1 – Adequate housing, C.1.2- Affordable Housing, C.1.4 – Adequate Sites for Very Low, Low and Moderate Income Households, C.1.9 – The City of Clearwater shall be proactive in incentivizing the construction of affordable housing and C.1.10 - Recognizing that sustainable building techniques contribute to keeping housing units affordable over the long term by reducing energy consumption, lowering utility bills and decreasing maintenance costs, the City of Clearwater will promote the use of green housing construction and renovation and rehabilitation techniques.

In summary, the proposed development creates a shared interest partnership with Habitat and TBNHS, aligning both organization's strengths to meet all objectives of the RFP and best serve the community. Additionally, the proposal is responsive to the unmet needs of the Lake Bellevue NRSA, aligns with the Consolidated Plan goals, is consistent with local zoning and land use and meets the goals and objectives of the Housing Element of the City's Comprehensive plan.





TAB 2 **Developer Experience and Qualifications**

1. Developer information

Habitat for Humanity of Pinellas County Inc

D/B/A: Habitat for Humanity of Pinellas & West Pasco Counties

13355 49th Street North, Suite B Clearwater, FL 33762

727-536-4755

Msutton@habitatpwp.org

Mike Sutton – President & CEO

Clearwater Neighborhood Housing Services, Inc.

D/B/A: Tampa Bay Neighborhood Housing Services

608 N Garden Avenue

Clearwater, FL 33755

727-442-4155

fcornier@tbnhs.org

Frank Cornier, President & CEO

2. Project team

Role	Organization / Company	Name
President & CEO	Habitat for Humanity of Pinellas & West Pasco Counties	Mike Sutton
President & CEO	Tampa Bay Neighborhood Housing Services	Frank Cornier
Civil Engineer (Principal)	High Point Engineering	Braulio Grajales
Architect (Principal)	Keener Architecture	John Keener
Legal Counsel	Tampa Bay Neighborhood Housing Services - Corporate Attorney	Anthony P. Granese
General Contractor	Gulf Contracting	Anthony Rembert



b. A statement of the relationship between the developer and any parent company or subsidiaries that might be involved in the development

Habitat for Humanity of Pinellas & West Pasco Counties (Habitat) and Tampa Bay Neighborhood Housing Services (TBNHS), commit to co-developing the parcel in a collaborative effort to offer a mixed income affordable homeownership development. Habitat and TBNHS envision a model that will accomplish the goal of providing affordable and workforce homeownership opportunities, within the same development collaborating as nonprofit partners.

In this collaborative operating model, Habitat would be responsible for serving the under 80% AMI populations while TBNHS would serve the up to 120% AMI population, with both organizations co-developing the property.

Both Habitat and TBNHS have unique assets that complement one another. TBNHS has over forty years of experience serving residents of Clearwater, as well as a successful track record in new construction and rehabilitation and administering income-restricted programs. Habitat also has a long history of serving the community by providing affordable homeownership opportunities to nearly 800 families locally. Both our organizations have demonstrated our commitment to the community and stand as a willing as well as capable partner with the City of Clearwater.

Lastly, our organizations believe that such collaboration within Clearwater will lead to further opportunities to collaborate and provide additional housing options to local residents.

Mike Sutton
President & CEO

Frank Cornier
President & CEO



TAB 2

Developer Experience and Qualifications

3. Experience/Qualifications

a. List of prior development experience including a short summary of relevant project(s), to include a listing of total projects/units developed within the last five (5) years

TBNHS

Over the past four decades, Tampa Bay Neighborhood Housing Services has administered income-restricted programs and services to the Clearwater and Pinellas County communities. TBNHS directly manages various housing programs funded by the City of Clearwater, Pinellas County and other local municipalities. Programs include; processing applications for down-payment assistance, owner-occupied rehabilitation programs, new construction for sale to low-to-moderate income homebuyers, and acquisition/rehab/resale to low-to-moderate income homebuyers. All of the programs mentioned above and services require beneficiaries to be income qualified, thus, TBNHS' staff is trained and experienced in administering all of these programs as well as monitoring compliance with income qualifications.

TBNHS has substantial experience developing over 250 new in-fill single-family homes as well as rehabilitating over 900 single-family homes, specifically within the City of Clearwater and Pinellas County. As for multifamily developments, TBNHS CEO Frank Cornier's experience in multifamily development includes significant managerial roles in the construction and management of such developments and are listed below.

List of multifamily projects within the past 5 years:

- Preserve at Sabal Park – New construction of 144 family units in Seffner, FL
- Sabal Place – New construction of 112 family units for formerly homeless in Seffner, FL
- Cypress Village – New construction of 95 disabled and family units in Fort Myers, FL
- Sandpiper Place – New construction of 92 family units in Bradenton, FL
- Swan Lake Village - New construction of 84 disabled and family units in Lakeland, FL
- Blue Sky Landing – Predevelopment and permitting management of new construction of 92 family units in Fort Pierce, FL
- Fairlawn Village – Predevelopment management of new construction of 116 family and permanent supportive units in Orlando, FL
- Jacaranda Place - Predevelopment management of new construction of 88 disabled and family units in Port Charlotte, FL

All the projects above met the National Green Building Standards (NGBS) Silver, Bronze or Gold level. Additionally, solar panels were used on one project.



TAB 2

Developer Experience and Qualifications

Habitat

Habitat has vast experience in developing, constructing, and selling fee-simple affordable housing over our 37-year history in the community, having just completed our 760th home. Our current development team has contributed to most of our growth and success over the last several years. Our CEO Mike Sutton has led our organization to this immense growth in serving more families, building over 400 homes since taking over the helm. He leads our development team with more than 100 years of experience within the construction, development and financial services sectors. This last fiscal year, Habitat completed 67 single-family fee-simple homes sold to qualified low to moderate-income buyers. This fiscal year we are on track to complete 80 homes and have a 3-year strategic plan to complete a total of 210 homes. Nationally, we rank as the 2nd largest Habitat affiliate by new home construction and locally, according to the Tampa Bay Business Journal, we are the 14th largest homebuilder in the Tampa Bay region.

List of multifamily projects within the past 5 years:

- 1756 Dr. Martin Luther King Ave -Largo: 54 townhome units currently in the development review process
- 2100 18th Ave South – St. Petersburg: 44 townhome units in predevelopment
- 1801 18th Ave South – St. Petersburg: 12 townhome units in predevelopment
- Tellor Estates – Pinellas Park : 51-unit single-family home subdivision (completed)

b. Demonstrated experience with implementing sustainable building design standards, including sustainably sourced materials, energy efficiency measures, and/or renewable energy systems

Habitat is proud to report we earned a 2022 ENERGY STAR® Market Leader Award from the U.S. Environmental Protection Agency (EPA) in recognition of our contribution to building energy-efficient new homes that have earned ENERGY STAR certification. Energy Star-certified homes are at least 10% more energy efficient than those built to code and achieve a 20% improvement on average while providing homeowners with better quality, performance, and comfort. The Market Leader Award recognizes partners participating in EPA's ENERGY STAR Residential New Construction program who have significantly impacted energy-efficient construction and environmental protection.

Every unit constructed will be EnergyStar certified. This includes; insulated fiberglass exterior doors, Low-E double panel windows throughout, HVAC system with programmable thermostat and fresh air intake damper, Mastic sealed ductwork, R-30 fiberglass insulation over living spaces, R-11 frame wall insulation, R-4.1 insulation on concrete exterior walls, and Microwave vented to the outside. Homes also come equipped with hurricane impact resistant windows and hurricane-rated garage doors as well as roof trusses hurricane strapped. All homes finished floor elevations are built above the local based flood elevation to mitigated flood issues, Lastly, finishes include; hardwood cabinets, carpet/tile/vinyl flooring, whirlpool appliances and be rewiring for both cable and phone.



TAB 2

Developer Experience and Qualifications

c. Demonstrated experience with income qualification, monitoring, assistance and other activities associated with adhering to regulations of affordable housing

Our organizations have over eighty (80) years of combined experience in monitoring compliance, determining income qualification and other activities associated with adhering to affordable housing regulations. In addition, both organizations utilize a multitude of local, state and federal funding that mandate monitoring compliance and set forth various regulatory measures that must be adhered to. Collectively, both organizations have vast experience with Community Development Block Grant (CDBG), HOME Investment Partnership Program, Self-Help Homeownership Opportunity Program (SHOP), Neighborhood Stabilization Program (NSP), State Housing Initiatives Partnership Program (SHIP) and local Tax Increment Financing (TIF) funding sources. The above-referenced sources of funding have income qualification requirements and often ongoing compliance. These sources fund programs such as: down-payment assistance, owner-occupied rehabilitation programs, new construction for sale to low-to-moderate income homebuyers, construction financing loans and property acquisition/rehab/resale to low-to-moderate income homebuyers, all of which our organizations collectively utilize to serve the community.

Habitat is subject to an annual financial audit for major federal programs and major state financial assistance projects and has never been found in noncompliance by independent third party auditors.

TBNHS is also subject to annual financial audits with its most recent audit completed in August and no findings reported.





TAB 3

Legal & Financial Feasibility: Developer and Project

1. Financial institution reference contact(s)' names and contact information.

Co-developers will provide upon successful negotiation of financial term sheet

2. Preliminary financial plan to include:

a. Construction budget detailing total project cost and proposed source(s) of funding

Per the attached proforma, we seek a land grant with a total development cost of \$9,040,170 or \$376,673.72 a unit and an average blended sales price of \$325,000 a unit. Given these unit economics, there is a \$1,240,170 total development funding gap, which equals to \$51,674.73 per unit, thus, this project necessitates subsidies to make the development financially feasible. Habitat believes we bring a competitive advantage within the marketplace with our ability to sell homes with 0% interest mortgages. Eliminating the interest component of the mortgage means homeowners can increase their purchasing power affording a higher purchase price while still remaining in their monthly payment affordability. In comparison, TBNHS has deep roots within the City of Clearwater and is an expert at leveraging down payment assistance programs to help individuals achieve homeownership. As co-developers, we would seek to work with the City of Clearwater to braid various funding sources available within the City, as well as utilize Penny for Pinellas (Penny IV) funding to eliminate this funding gap and ensure the project's financial feasibility.

We are confident if selected by the City to develop this parcel, we will put forth a competitive application to Pinellas County for funding consideration. The Board of County Commissioners adopted resolution 19-6 in February of 2019 that provides preference to developments in which units will benefit households making 80% of the AMI or less. Additionally, this development meets several top-tier Penny for Pinellas scoring criteria, including; per unit subsidy, local government assistance (local contribution and regulatory relief), county funds to affordable units ratio, development location (in the NRSA), and low-income homeownership. To date, we are unaware of an affordable homeownership development funded by Penny IV, which again would put this project in a unique competitive landscape for funding.

That being said, if Penny IV funding cannot be secured, we will need to seek additional subsidy from the City and/or other funding sources. However, we believe a \$51,000 per unit subsidy to serve the below 80% AMI and workforce population through homeownership is extremely reasonable given the current market conditions and may be suitable for the City to fully fund to serve as a catalytic development for the community.

Pro Forma

Lake Belleview Development Budget

Project Name: Lake Belleview Townhomes
Developer: Habitat & TBNHS
Address: 1454 MLK

Uses

		# of Units
		24
Acquisition Costs:		Per Unit Costs
Acquisition: Land		\$ -
Acquisition Closing - Legal and Recording Fees	\$ -	\$ -
Loan Interest Payments	\$ -	\$ -
Total Acquisition:	\$ -	\$ -

Construction:

Site Prep & Earthwork	\$ 45,000	\$ 1,875.00
Design / Engineering	\$ 165,000	\$ 6,875.00
Sewer / Water	\$ 325,000	\$ 13,541.67
Stormwater	\$ 170,000	\$ 7,083.33
Roadway	\$ 150,400	\$ 6,266.67
Sidewalk	\$ 36,000	\$ 1,500.00
Utilities	\$ 12,000	\$ 500.00
Building Construction	\$ 6,360,000	\$ 265,000.00
Construction Contingency	5% \$ 360,920	\$ 15,038.33
Total Construction:	\$ 7,624,320	\$ 317,680.00

Soft Costs:

Building Permit, Impact Fees & Other Fees	\$ 120,000	\$ 5,000.00
Environmental Review	\$ 5,000	\$ 208.33
Sale: Title Search & Title Insurance	\$ 3,600	\$ 150.00
Sale: Surveys	\$ 50,000	\$ 2,083.33
Sale: Appraisals	\$ 12,000	\$ 500.00
Sales: Legal, Closing and Recording Costs	\$ 96,000	\$ 4,000.00
Debt Servicing	\$ 120,000	\$ 5,000.00
Soft Cost Contingency	10% \$ 40,660	\$ 1,694.17
Developer Fee	12% \$ 968,590	\$ 40,357.90
Total Soft Costs:	\$ 1,415,850	\$ 58,993.73

Total Development Cost:	\$ 9,040,170	\$ 376,673.73
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Sources

Proceeds from Sales of Units	\$ 7,800,000	\$ 325,000
Additional Sources of Funds:		
Subsidy Required	\$ 1,240,170	\$ 51,673.75
Total Development Sources:	\$ 9,040,170	
Gap/(Or Excess Sources):	\$ (0)	\$ (0)

b. Demonstration of developer's financial capacity to develop the Site

As for development financing, Habitat and TBNHS management teams have proven business and affordable housing development experience. Both organizations maintain relationships with local construction financing lenders and do not anticipate any issues with underwriting should the proposal move forward. As an organization, Habitat has working capital to help support the project underwriting finance requirements and a strong balance sheet to attract favorable terms. Before seeking traditional construction financing, we would seek to reduce financing costs by leveraging the various forms of public multifamily low-interest construction financing available for affordable housing developments within the community. If selected to develop this parcel, the co-developers will begin working immediately to secure favorable financing term sheets and would support conditioning such financing within the development terms sheet negotiated with the City.

c. Projected sale price of units and anticipated sale schedule

Both our organizations have provided affordable homeownership opportunities in the community for decades. There is significant awareness of our services within the public through extensive community involvement. Historically, both organizations have successfully recruited homebuyers from the local areas we built in. This is typically accomplished through a coordinated marketing and outreach effort within the focus community. While unique to each community, marketing efforts may include ad placements in hyper-local publications, location-targeted social media advertising, direct mail campaigns, and unearned media attention highlighting new initiatives. In synchronization, our community outreach efforts may include recruitment events at local community centers, engaging local businesses who serve the area or employ residents, word-of-mouth referrals, door knocking, attending community events, and leveraging stakeholders to spread the messaging.

Although not a requirement, our preference, as stated above, is to recruit local homeowners from the areas we serve. We intend to partner with community partners, such as first-time homebuyers' programs, local community led organizations and potentially the City to hold homeownership information events for residents.

Specifically, Habitat's program also operates differently than the traditional developers who spec build homes. Habitat actively recruits homeowners throughout the year and maintains a pipeline of 100+ qualified candidates at any given time. These qualified homeowners are then matched to vacant properties based on location and need, with the homes being built to family size. Given this model, we would expect the lots provided to be matched with a qualified candidate before a building permit is pulled.

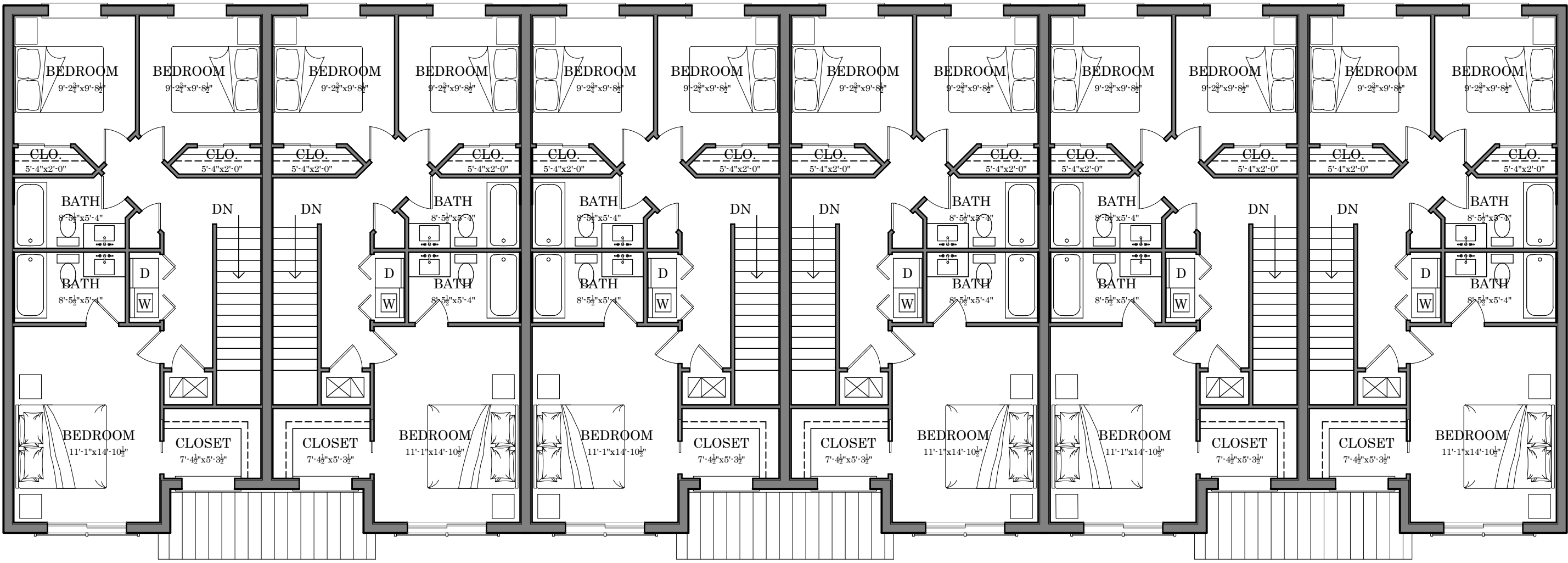
As stated above the anticipated average blended sales price for the development is \$325,000 a unit. Per the project schedule (see project schedule) program/sales marketing will begin within a month of successful property acquisition. The sales and marketing period will last approximately twenty-six (26) months. We do not anticipate any issues with demand as the local region's lack of affordable and workforce housing options is extremely restricted.

3. A description or table of the various residential units, including size, number of bedrooms/bathrooms, and any proposed amenities

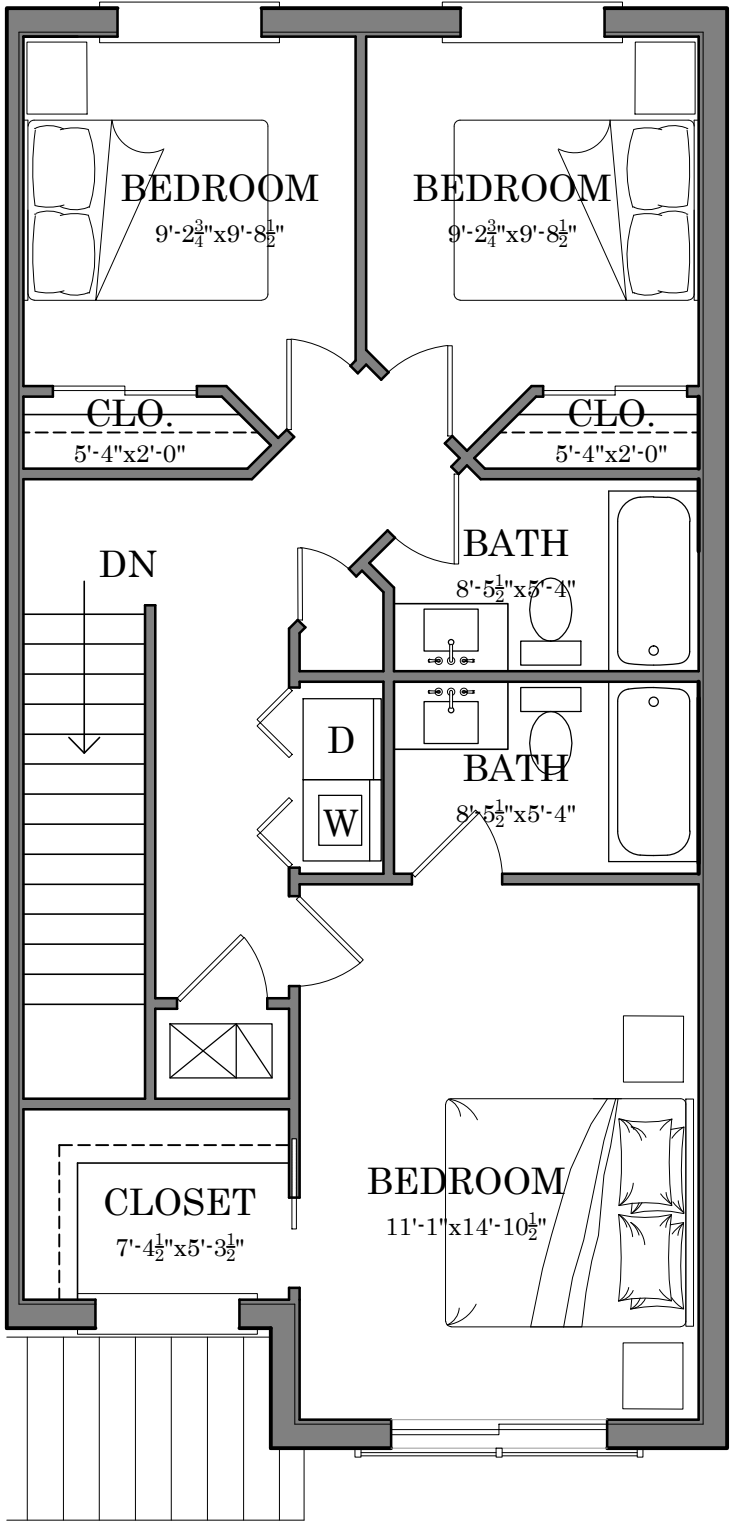
The conceptual unit designs within the site plan will be two-story townhomes with a bottom floor garage and a secondary parking pad to minimize on-street parking. Townhomes will consist of 1,800 square feet under roof and 1,460 square feet of conditioned space. Each unit will be three bedrooms with 2 and a half bathrooms, and a laundry/storage room, subject to final design approval. Building elevations will include sufficient architectural elements to create visual interest and break up building massing. Proposed treatments include elements such as covered porches, various façade materials, compatible color variations, decorative columns/trim, and a rear patio. The development will also incorporate Florida-friendly landscaping that requires less irrigation. Lastly, a homeowner's association will maintain the common exterior areas and ensure the development is well maintained.

Floor plans and front elevations are attached.

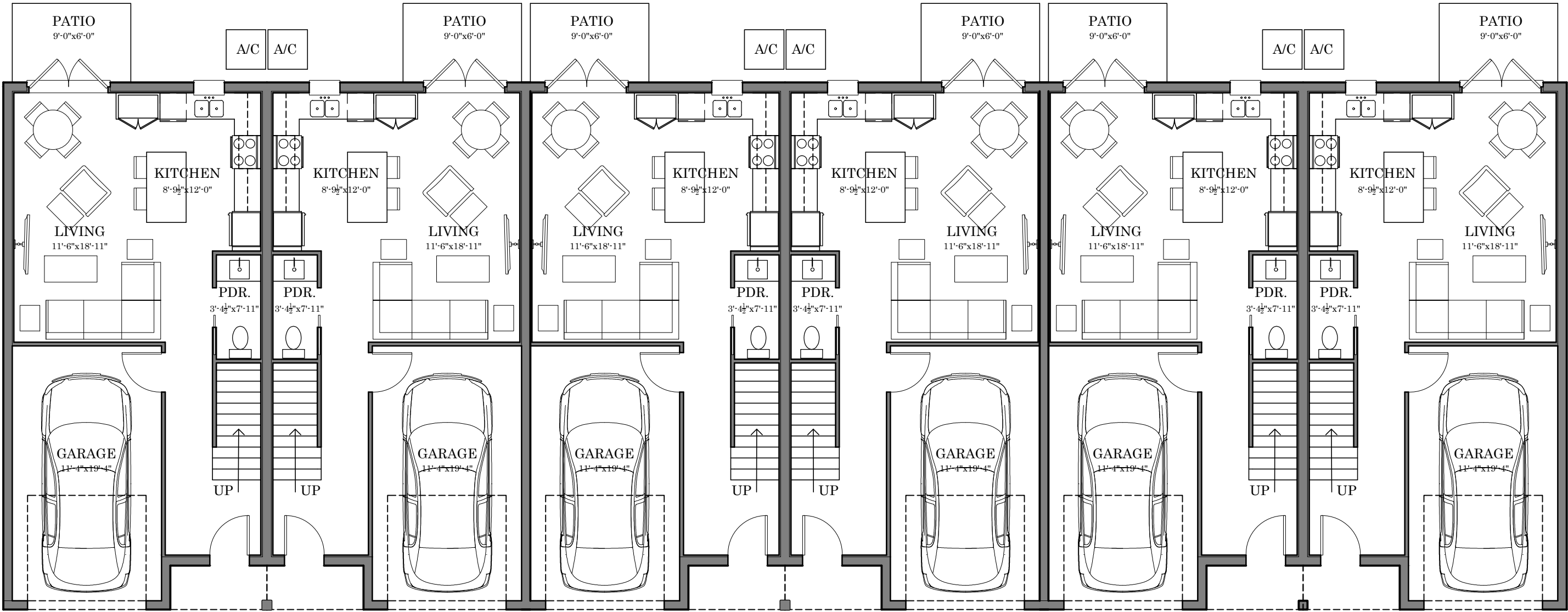




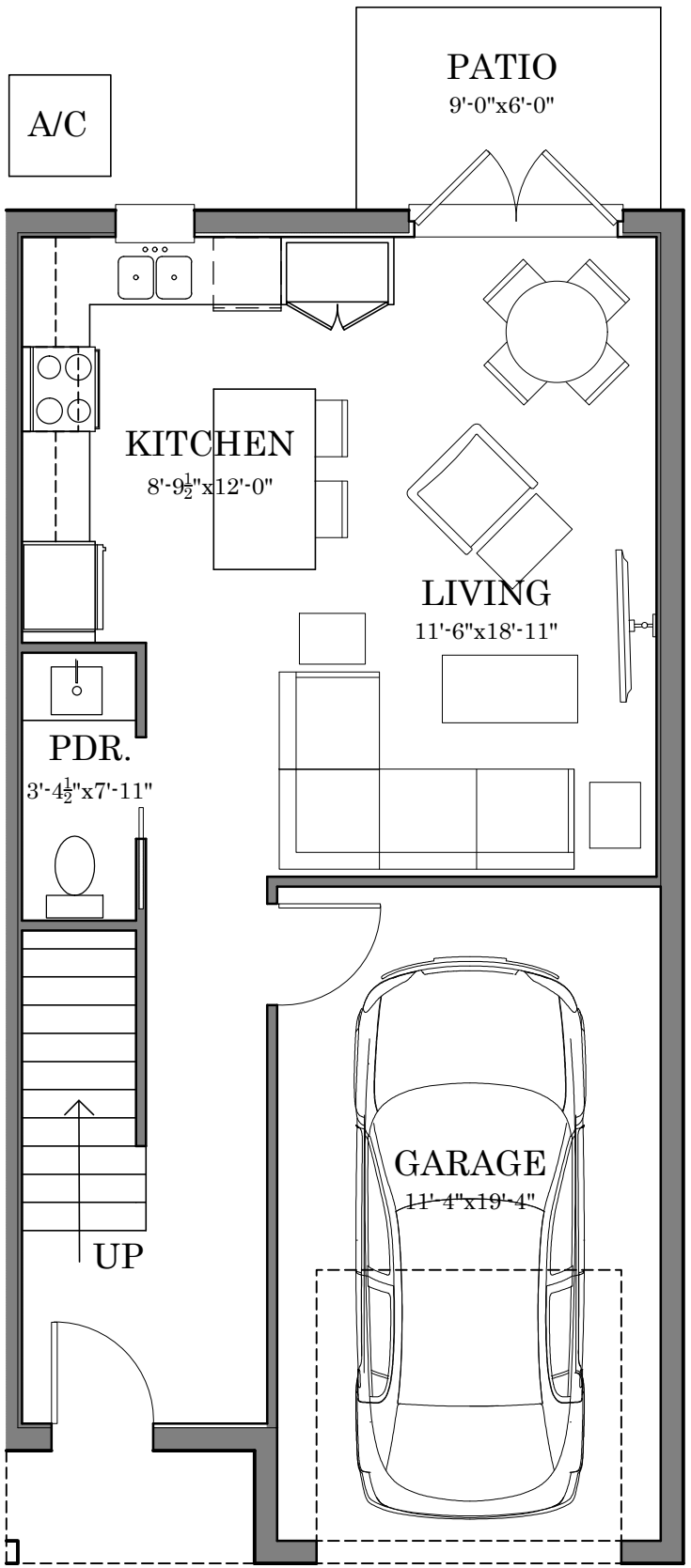
C 2ND FLOOR- SIX UNIT BUILDING PLAN
SCALE: 1/8" = 1' WHEN PLOTTED AT 24 X 36



2 2ND FLOOR PLAN
SCALE: 3/16" = 1' WHEN PLOTTED AT 24 X 36



B 1ST FLOOR- SIX UNIT BUILDING PLAN
SCALE: 1/8" = 1' WHEN PLOTTED AT 24 X 36



1 1ST FLOOR PLAN
SCALE: 3/16" = 1' WHEN PLOTTED AT 24 X 36



A PROPOSED EXTERIOR ELEVATION
SCALE: 1/8" = 1' WHEN PLOTTED AT 24 X 36



TAB 4

Development Concept: Ability to Meet Redevelopment Objectives

Present in both narrative and visual form the extent of the development proposal for the Site. Drawings may be “conceptual” in format but should be detailed enough to reflect the scope of the proposed development. Narrative elements to be addressed include:

- a. Height
- b. Scale
- c. Density and Intensity
- d. Proposed architectural style and material types
- e. Site and building orientation
- f. Access points and curb cuts
- g. Proposed parking
- h. Highlight of creative and innovative design solutions
- i. Income mix of units (a minimum of 50% of total units must be reserved for households with total household income not exceeding 80% AMI)

The conceptual site plan design (subject to development plan review and approval) consists of a total of twenty-four (24), two-story townhome units. The development will be in harmony, consistent with the scale, bulk, coverage, and character of adjacent properties, and permissible within the current zoning. The site is zoned Medium Density Residential (MDR) with a Future Land Use designation of Residential Medium which allows residential density up to fifteen (15) dwelling units per acre, however the Community Development Code provides for an affordable housing density increase of 20% bringing the total allowable density of the site to twenty-four (24) units. Buildings are 30ft (two story) in height and consist of five separate buildings, which are comprised of two (2) six (6) unit buildings, two (2) five (5) unit buildings and one (1) two (2) unit building. Building footprints range from 4,800 sqft (6 units design) to 1600 sqft (2 unit design) with setbacks meeting the minimum code requirements of 25ft front and 10ft side/rear requirements. The site plan design reflects the character of the surrounding residential neighborhood in density and site intensity, while maintaining a walkable, residential environment. The proximity of buildings has been taken into account when planning their layout in order to maximize greenspace and enhance privacy. The site plan utilizes South Martin Luther King, Jr. Avenue, as the primary entrance with curb cuts and signage identifying the development, while paying careful attention to the relationship between the building(s) and the street.

Each unit will have a front-loaded one (1) car garage and an adjoining parking pad, equaling two (2) parking space per unit and forty-eight (48) total parking spaces for the development. Building elevations will include sufficient architectural elements to create visual interest and break up building massing. Each building will have decorative columns and metal roof awnings to create a visually appealing architectural design and add dimension to the front elevation. The outside façade will incorporate contemporary design elements with modern and traditional accents. The current proposed exterior elevations incorporate diverse cladding elements, which includes brick veneer and a stucco finish. Diverse color palates for buildings will be included to avoid creating a monochrome and bland façade. All elevation designs will adhere to local zoning requirements. Each building will be landscaped with Florida-friendly landscaping incorporated throughout the development. Ultimately, building materials will be selected based on their durability, maintenance required and value engineering to mitigate costs.

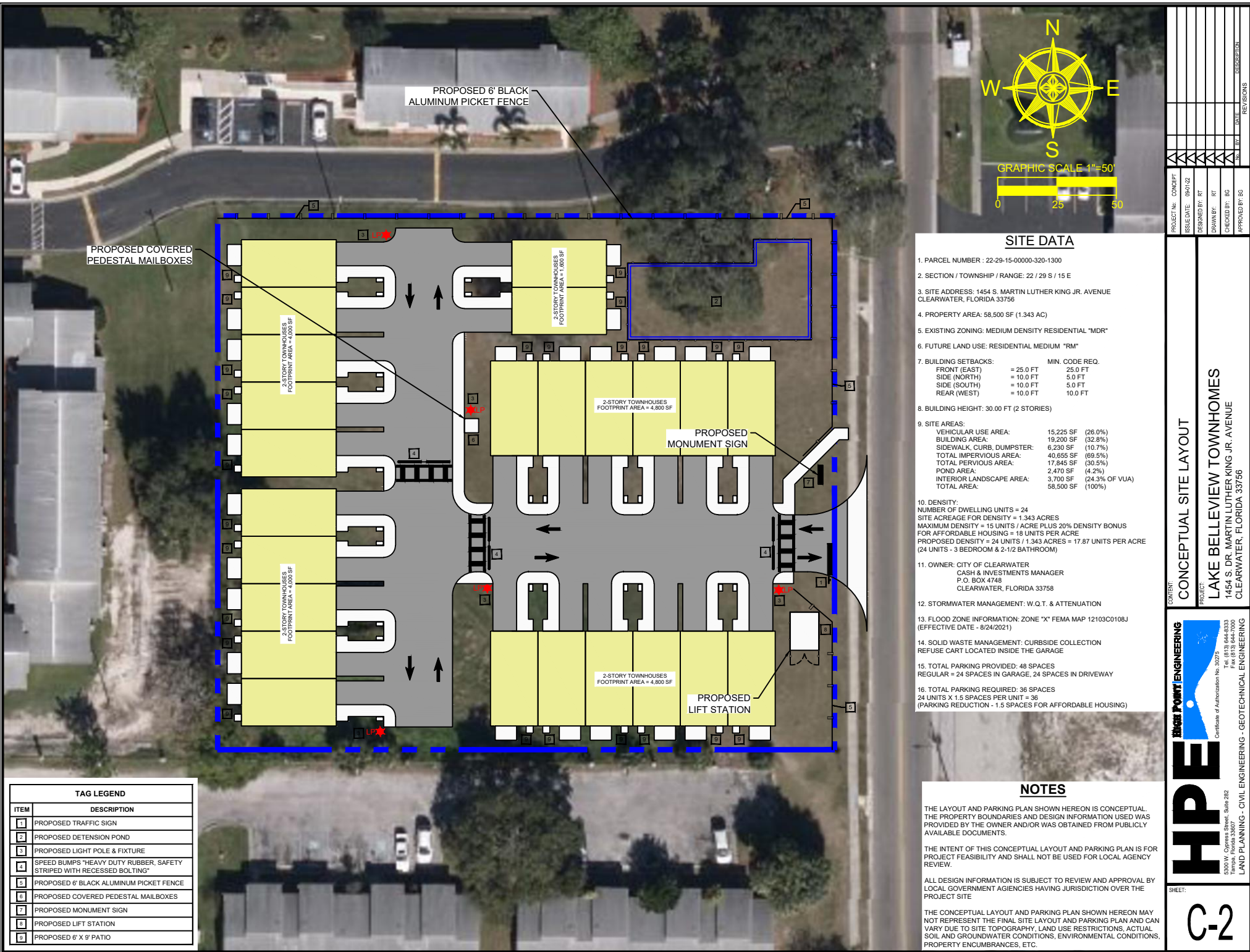


TAB 4

Development Concept: Ability to Meet Redevelopment Objectives

To satisfy the requirements of the Request for Proposal and to meet the City's goal of developing a mixed-income housing development, 12 units (50%) will be reserved for income-qualified homeowners making less than 80% of area median income, and 12 units (50%) will be reserved for income-qualified homeowners making up to 120% of area median income. To accomplish this mixed income development Habitat and TBNHS would partner to co-develop the parcel, leveraging both organizations abilities to serve the diverse income range required.

Conceptual Site Plan Attached



TAG LEGEND	
ITEM	DESCRIPTION
1	PROPOSED TRAFFIC SIGN
2	PROPOSED DETENTION POND
3	PROPOSED LIGHT POLE & FIXTURE
4	SPEED BUMPS "HEAVY DUTY RUBBER, SAFETY STRIPED WITH RECESSED BOLTING"
5	PROPOSED 6' BLACK ALUMINUM PICKET FENCE
6	PROPOSED COVERED PEDESTAL MAILBOXES
7	PROPOSED MONUMENT SIGN
8	PROPOSED LIFT STATION
9	PROPOSED 6' X 9' PATIO

SITE DATA

- PARCEL NUMBER : 22-29-15-00000-320-1300
- SECTION / TOWNSHIP / RANGE: 22 / 29 S / 15 E
- SITE ADDRESS: 1454 S. MARTIN LUTHER KING JR. AVENUE
CLEARWATER, FLORIDA 33756
- PROPERTY AREA: 58,500 SF (1.343 AC)
- EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL "MDR"
- FUTURE LAND USE: RESIDENTIAL MEDIUM "RM"
- BUILDING SETBACKS: MIN. CODE REQ.
FRONT (EAST) = 25.0 FT 25.0 FT
SIDE (NORTH) = 10.0 FT 5.0 FT
SIDE (SOUTH) = 10.0 FT 5.0 FT
REAR (WEST) = 10.0 FT 10.0 FT
- BUILDING HEIGHT: 30.00 FT (2 STORIES)
- SITE AREAS:
VEHICULAR USE AREA: 15,225 SF (26.0%)
BUILDING AREA: 19,200 SF (32.8%)
SIDEWALK, CURB, DUMPSTER: 6,230 SF (10.7%)
TOTAL IMPERVIOUS AREA: 40,655 SF (69.5%)
TOTAL PERVIOUS AREA: 17,845 SF (30.5%)
POND AREA: 2,470 SF (4.2%)
INTERIOR LANDSCAPE AREA: 3,700 SF (24.3% OF VUA)
TOTAL AREA: 58,500 SF (100%)
- DENSITY:
NUMBER OF DWELLING UNITS = 24
SITE ACREAGE FOR DENSITY = 1.343 ACRES
MAXIMUM DENSITY = 15 UNITS / ACRE PLUS 20% DENSITY BONUS
FOR AFFORDABLE HOUSING = 18 UNITS PER ACRE
PROPOSED DENSITY = 24 UNITS / 1.343 ACRES = 17.87 UNITS PER ACRE
(24 UNITS - 3 BEDROOM & 2-1/2 BATHROOM)
- OWNER: CITY OF CLEARWATER
CASH & INVESTMENTS MANAGER
P.O. BOX 4748
CLEARWATER, FLORIDA 33758
- STORMWATER MANAGEMENT: W.Q.T. & ATTENUATION
- FLOOD ZONE INFORMATION: ZONE "X" FEMA MAP 12103C0108J
(EFFECTIVE DATE - 8/24/2021)
- SOLID WASTE MANAGEMENT: CURBSIDE COLLECTION
REFUSE CART LOCATED INSIDE THE GARAGE
- TOTAL PARKING PROVIDED: 48 SPACES
REGULAR = 24 SPACES IN GARAGE, 24 SPACES IN DRIVEWAY
- TOTAL PARKING REQUIRED: 36 SPACES
24 UNITS X 1.5 SPACES PER UNIT = 36
(PARKING REDUCTION - 1.5 SPACES FOR AFFORDABLE HOUSING)

NOTES

THE LAYOUT AND PARKING PLAN SHOWN HEREON IS CONCEPTUAL. THE PROPERTY BOUNDARIES AND DESIGN INFORMATION USED WAS PROVIDED BY THE OWNER AND/OR WAS OBTAINED FROM PUBLICLY AVAILABLE DOCUMENTS.

THE INTENT OF THIS CONCEPTUAL LAYOUT AND PARKING PLAN IS FOR PROJECT FEASIBILITY AND SHALL NOT BE USED FOR LOCAL AGENCY REVIEW.

ALL DESIGN INFORMATION IS SUBJECT TO REVIEW AND APPROVAL BY LOCAL GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE PROJECT SITE

THE CONCEPTUAL LAYOUT AND PARKING PLAN SHOWN HEREON MAY NOT REPRESENT THE FINAL SITE LAYOUT AND PARKING PLAN AND CAN VARY DUE TO SITE TOPOGRAPHY, LAND USE RESTRICTIONS, ACTUAL SOIL AND GROUNDWATER CONDITIONS, ENVIRONMENTAL CONDITIONS, PROPERTY ENCUMBRANCES, ETC.

PROJECT No. : CONCEPT	ISSUE DATE: 08-01-22	DESIGNED BY: RT	DRAWN BY: RT	CHECKED BY: BG	APPROVED BY: BG
REVISIONS					
DATE					
BY					
DESCRIPTION					
CONCEPTUAL SITE LAYOUT					
PROJECT LAKE BELLEVUE TOWNHOMES 1454 S. DR. MARTIN LUTHER KING JR. AVENUE CLEARWATER, FLORIDA 33756					
SHEET: C-2					

HPE
Hatch Point Engineering
5300 W. Cypress Street, Suite 282
Tampa, Florida 33607
Tel: (813) 644-6333
Fax: (813) 644-6000
Certificate of Authorization No. 30275

LAND PLANNING - CIVIL ENGINEERING - GEOTECHNICAL ENGINEERING

TAB 5

Proposed Timeline for Construction

Project Start Date: 12/20/2022

Task Name							Start Date							End Date							Months						
Proposal Award							SEPT 22							DEC 22							4						
Property Acquisition Completed							JAN 23							MAR 23							3						
Survey/Geotech/Environmental							JUN 23							MAR 23							3						
Funding Awards							FEB 23							AUG 23							7						
Site Plan & Development Entitlements							FEB 23							SEP 23							8						
Site Work							SEP 23							DEC 23							4						
Program Marketing							APR 23							MAY 25							26						
Infrastructure Improvements							OCT 23							MAR 24							6						
Phase I Construction (12-Units)							MAR 24							FEB 25							12						
Phase II Construction (12-Units)							MAR 25							FEB 26							12						
Home Closings							SEP 24							FEB 26							18						
Project Completed							MAR 26							MAR 26							1						

TAB 6
Other Forms

EXCEPTIONS / ADDITIONAL MATERIAL / ADDENDA

Proposers shall indicate any and all exceptions taken to the provisions or specifications in this solicitation document. Exceptions that surface elsewhere and that do not also appear under this section shall be considered invalid and void and of no contractual significance.

Exceptions (mark one):

****Special Note – Any material exceptions taken to the City's Terms and Conditions may render a Proposal non-responsive.**

☒ No exceptions
☐ Exceptions taken (describe--attach additional pages if needed)

Additional Materials submitted (mark one):

☒ No additional materials have been included with this proposal
☐ Additional Materials attached (describe--attach additional pages if needed)

Acknowledgement of addenda issued for this solicitation:

Prior to submitting a response to this solicitation, it is the vendor's responsibility to confirm if any addenda have been issued.

Addenda Number	Initial to acknowledge receipt
#1 (8/18/2022)	

Vendor Name 
Habitat for Humanity of Pinellas & West Pasco Counties

Date: 9/15/2022

VENDOR INFORMATION

Company Legal/Corporate Name: Habitat for Humanity of Pinellas Inc

Doing Business As (if different than above): Habitat for Humanity of Pinellas and West Pasco Counties

Address: 13355 49th Street North Suite B

City: Clearwater State: FL Zip: 33762

Phone: 727-536-4755 Fax: _____

E-Mail Address: msutton@habitatpwp.org Website: www.habitatpwp.org

DUNS # 151901972

Remit to Address (if different than above):

Address: _____

City: _____ State: _____ Zip: _____

Order from Address (if different from above):

Address: _____

City: _____ State: _____ Zip: _____

Contact for Questions about this proposal:

Name: Mike Sutton Fax: _____

Phone: 727-536-4755 E-Mail Address: msutton@habitatpwp.org

Day-to-Day Project Contact (if awarded):

Name: Sean King Fax: _____

Phone: 727-536-4755 E-Mail Address: sking@habitatpwp.org

____ Certified Small Business

Certifying Agency: _____

____ Certified Minority, Woman or Disadvantaged Business Enterprise

Certifying Agency: _____

Provide supporting documentation for your certification, if applicable.

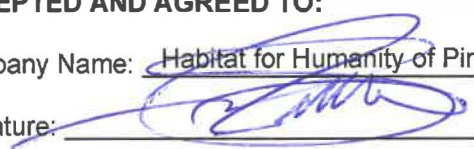
VENDOR CERTIFICATION OF PROPOSAL

By signing and submitting this Proposal, the Vendor certifies that:

- a) It is under no legal prohibition to contract with the City of Clearwater.
- b) It has read, understands, and is in compliance with the specifications, terms and conditions stated herein, as well as its attachments, and any referenced documents.
- c) It has no known, undisclosed conflicts of interest.
- d) The prices offered were independently developed without consultation or collusion with any of the other respondents or potential respondents or any other anti-competitive practices.
- e) No offer of gifts, payments or other consideration were made to any City employee, officer, elected official, or consultant who has or may have had a role in the procurement process for the services and or goods/materials covered by this contract.
- f) It understands the City of Clearwater may copy all parts of this response, including without limitation any documents and/or materials copyrighted by the respondent, for internal use in evaluating respondent's offer, or in response to a public records request under Florida's public records law (F.S. 119) or other applicable law, subpoena, or other judicial process.
- g) Respondent hereby warrants to the City that the respondent and each of its subcontractors ("Subcontractors") will comply with, and are contractually obligated to comply with, all Federal Immigration laws and regulations that relate to their employees.
- h) Respondent certifies that they are not in violation of section 6(j) of the Federal Export Administration Act and not debarred by any Federal or public agency.
- i) It will provide the materials or services specified in compliance with all Federal, State, and Local Statutes and Rules if awarded by the City.
- j) It is current in all obligations due to the City.
- k) It will accept such terms and conditions in a resulting contract if awarded by the City.
- l) The signatory is an officer or duly authorized agent of the respondent with full power and authority to submit binding offers for the goods or services as specified herein.

ACCEPTED AND AGREED TO:

Company Name: Habitat for Humanity of Pinellas Inc

Signature: 

Printed Name: Mike Sutton

Title: President & CEO

Date: 9/15/2022

SCRUTINIZED COMPANIES FORMS

SCRUTINIZED COMPANIES AND BUSINESS OPERATIONS WITH CUBA AND SYRIA CERTIFICATION FORM

**IF YOUR BID/PROPOSAL IS \$1,000,000 OR MORE, THIS FORM MUST BE COMPLETED AND
SUBMITTED WITH THE BID/PROPOSAL. FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY
DEEM YOUR SUBMITTAL NONRESPONSIVE.**

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaging in business operations in Cuba and Syria; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria; and
3. Business Operations means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria.

Authorized Signature

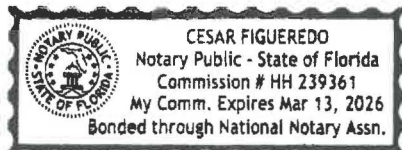
Mike Sutton
Printed Name

President & CEO
Title

Habitat for Humanity of Pinellas Inc
Name of Entity/Corporation

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on, this 15 day of September, 2022, by Michael Sutton (name of person whose signature is being notarized) as the CEO (title) of Habitat for Humanity of Pinellas Inc (name of corporation/entity), personally known _____, or produced _____ (type of identification) as identification, and who did did not take an oath.



Notary Public

Cesar Figueredo
Printed Name

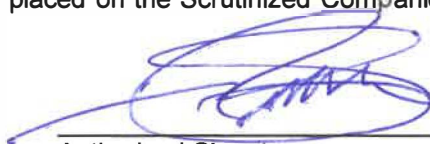
My Commission Expires: March 13, 2026
NOTARY SEAL ABOVE

SCRUTINIZED COMPANIES FORMS

SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST CERTIFICATION FORM THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL. FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL NONRESPONSIVE.

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
3. "Boycott Israel" or "boycott of Israel" means refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. A statement by a company that it is participating in a boycott of Israel, or that it has initiated a boycott in response to a request for a boycott of Israel or in compliance with, or in furtherance of, calls for a boycott of Israel, may be considered as evidence that a company is participating in a boycott of Israel; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel.



Authorized Signature

Mike Sutton

Printed Name

President & CEO

Title

Habitat for Humanity of Pinellas Inc

Name of Entity/Corporation

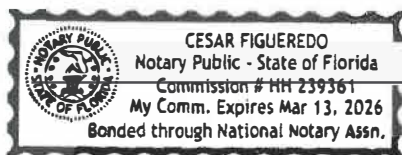
STATE OF

Florida

COUNTY OF

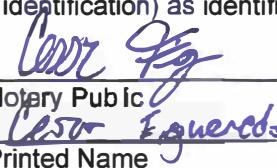
Pinellas

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Notary Public

Printed Name



My Commission Expires: March 13, 2026
NOTARY SEAL ABOVE

E-VERIFY ELIGIBILITY FORM

VERIFICATION OF EMPLOYMENT ELIGIBILITY FORM

PER FLORIDA STATUTE 448.095, CONTRACTORS AND SUBCONTRACTORS MUST REGISTER WITH AND USE THE E-VERIFY SYSTEM TO VERIFY THE WORK AUTHORIZATION STATUS OF ALL NEWLY HIRED EMPLOYEES.

THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL. FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL NONRESPONSIVE.

The affiant, by virtue of the signature below, certifies that:

1. The Contractor and its Subcontractors are aware of the requirements of Florida Statute 448.095.
2. The Contractor and its Subcontractors are registered with and using the E-Verify system to verify the work authorization status of newly hired employees.
3. The Contractor will not enter into a contract with any Subcontractor unless each party to the contract registers with and uses the E-Verify system.
4. The Subcontractor will provide the Contractor with an affidavit stating that the Subcontractor does not employ, contract with, or subcontract with unauthorized alien.
5. The Contractor must maintain a copy of such affidavit.
6. The City may terminate this Contract on the good faith belief that the Contractor or its Subcontractors knowingly violated Florida Statutes 448.09(1) or 448.095(2)(c).
7. If this Contract is terminated pursuant to Florida Statute 448.095(2)(c), the Contractor may not be awarded a public contract for at least 1 year after the date on which this Contract was terminated.
8. The Contractor is liable for any additional cost incurred by the City as a result of the termination of this Contract.

Authorized Signature
Mike Sutton

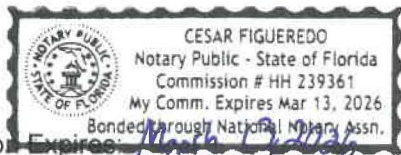
Printed Name
President & CEO

Title
Habitat for Humanity of Pinellas Inc

Name of Entity/Corporation

STATE OF Florida
COUNTY OF Pinellas

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My Commission Expires: March 13, 2026
NOTARY SEAL ABOVE

Notary Public

Printed Name
Cesar Figueredo

EXCEPTIONS / ADDITIONAL MATERIAL / ADDENDA

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Exceptions (mark one):

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☒ No exceptions
☐ Exceptions taken (describe--attach additional pages if needed)

Additional Materials submitted (mark one):

☒ No additional materials have been included with this proposal
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Acknowledgement of addenda issued for this solicitation:

Prior to submitting a response to this solicitation, it is the vendor's responsibility to confirm if any addenda have been issued.

Addenda Number	Initial to acknowledge receipt
#1 (8/18/2022)	

Vendor Name Tampa Bay Neighborhood Housing Services

Date: September 15, 2022

VENDOR INFORMATION

Company Legal/Corporate Name: Clearwater Neighborhood Housing Services, Inc.

Doing Business As (if different than above): Tampa Bay Neighborhood Housing Services

Address: 608 N Garden Avenue

City: Clearwater State: FL Zip: 33755 -

Phone: 727-442-4155 Fax: 727-446-4911

E-Mail Address: fcomier@tbnhs.org Website: www.tbnhs.org

DUNS # 6216-19188

Remit to Address (if different than above):

Address: _____

City: _____ State: _____ Zip: _____

Order from Address (if different from above):

Address: _____

City: _____ State: _____ Zip: _____

Contact for Questions about this proposal:

Name: Frank Cornier Fax: 727-446-4911

Phone: 727-442-4155 ext 105 E-Mail Address: fcomier@tbnhs.org

Day-to-Day Project Contact (if awarded):

Name: Same as above Fax: _____

Phone: _____ E-Mail Address: _____

____ Certified Small Business

Certifying Agency: _____

____ Certified Minority, Woman or Disadvantaged Business Enterprise

Certifying Agency: _____

Provide supporting documentation for your certification, if applicable.

VENDOR CERTIFICATION OF PROPOSAL

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- c) It has no known, undisclosed conflicts of interest.
- d) The prices offered were independently developed without consultation or collusion with any of the other respondents or potential respondents or any other anti-competitive practices.
- e) No offer of gifts, payments or other consideration were made to any City employee, officer, elected official, or consultant who has or may have had a role in the procurement process for the services and or goods/materials covered by this contract.
- f) It understands the City of Clearwater may copy all parts of this response, including without limitation any documents and/or materials copyrighted by the respondent, for internal use in evaluating respondent's offer, or in response to a public records request under Florida's public records law (F.S. 119) or other applicable law, subpoena, or other judicial process.
- g) Respondent hereby warrants to the City that the respondent and each of its subcontractors ("Subcontractors") will comply with, and are contractually obligated to comply with, all Federal Immigration laws and regulations that relate to their employees.
- h) Respondent certifies that they are not in violation of section 6(j) of the Federal Export Administration Act and not debarred by any Federal or public agency.
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- k) It will accept such terms and conditions in a resulting contract if awarded by the City.
- l) The signatory is an officer or duly authorized agent of the respondent with full power and authority to submit binding offers for the goods or services as specified herein.

ACCEPTED AND AGREED TO:

Company Name: Tampa Bay Neighborhood Housing Services

Signature: 

Printed Name: Frank Cornier

Title: President & CEO

Date: September 15, 2022

SCRUTINIZED COMPANIES FORMS

SCRUTINIZED COMPANIES AND BUSINESS OPERATIONS WITH CUBA AND SYRIA CERTIFICATION FORM

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3. Business Operations means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria.



Authorized Signature

Frank Cornier

Printed Name

President & CEO

Title

Tampa Bay Neighborhood Housing Services

Name of Entity/Corporation

STATE OF Florida

COUNTY OF Pinellas

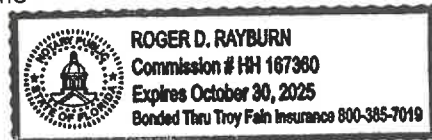
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on, this 15th day of September, 2022, by Frank Cornier President & CEO (title) of Tampa Bay Neighborhood Housing Services (name of corporation/entity), personally known X, or produced _____ (type of identification) as identification, and who did/did not take an oath.



Notary Public
Roger D. Rayburn

Printed Name

My Commission Expires: October 30, 2025
NOTARY SEAL ABOVE



E-VERIFY ELIGIBILITY FORM

VERIFICATION OF EMPLOYMENT ELIGIBILITY FORM

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7. If this Contract is terminated pursuant to Florida Statute 448.095(2)(c), the Contractor may not be awarded a public contract for at least 1 year after the date on which this Contract was terminated.
8. The Contractor is liable for any additional cost incurred by the City as a result of the termination of this Contract.



Authorized Signature
Frank Cornier

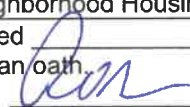
Printed Name
President & CEO

Title
Tampa Bay Neighborhood Housing Services

Name of Entity/Corporation

STATE OF Florida
COUNTY OF Pinellas

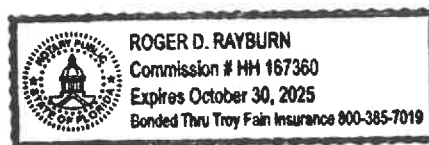
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on, this 15th day of September, 2022, by Frank Cornier (name of person whose signature is being notarized) as the President & CEO (title) of Tampa Bay Neighborhood Housing Services (name of corporation/entity), personally known X, or produced by me (type of identification) as identification, and who did/did not take an oath.



Notary Public
Roger D. Rayburn

Printed Name

My Commission Expires: October 30, 2025
NOTARY SEAL ABOVE



TAB 7
Attachments

08/29/2022

Re: RFP/Q #44-23– Letter of Support

Dear Review Committee,

On behalf of Morton Plant Hospital (BayCare Health System), please accept this letter of support to Habitat for Humanity of Pinellas & West Pasco Counties in their Request for Proposal and Quantification submission to develop 1454 S. Martin Luther King Jr. Avenue.

Housing and rental affordability is increasingly a critical issue for both those we serve as well as our team members. Many of our front-line team members have difficulties finding housing that is reasonably priced near their BayCare place of employment, including Morton Plant Hospital. Additionally, the role of housing as a social determinant of health is well-established. We are concerned that a lack of affordable housing options in our region could negatively impact the health of its residents. Residents who have difficulties affording their housing costs are less likely to have a usual source of medical care, and they are more likely to postpone necessary treatment than their counterparts who do not have such difficulty. Our role in the community is to provide high-quality health care—and that becomes more challenged if our citizens cannot find safe, decent, and affordable housing.

Therefore, we support the joint development proposal from Habitat for Humanity of Pinellas & Pasco Counties, in partnership with Tampa Bay Neighborhood Housing Services, to develop twenty-four townhomes for affordable and workforce housing.

Meeting the housing challenges of Clearwater will improve the quality of life for its citizens, retain its workforce and reduce the negative impacts on health.

Sincerely,



Lou Galdieri
SVP/ BayCare Market Leader for North Pinellas / West Pasco
President, Morton Plant Hospital



September 15, 2022

Re: RFP/Q #44-23 – Letter of support

Dear Review Committee,

On behalf of the Clearwater Urban Leadership Coalition, please accept this letter of support to Tampa Bay Neighborhood Housing Services in their Request for Proposal and Quantification submission to develop 1454 S. Martin Luther King Jr. Avenue.

In order to ensure that our businesses have the workers they need, we need to address the issue of housing affordability. This means we need a diverse array of options that meet the needs of a variety of income levels. This is why we support the joint development proposal from Tampa Bay Neighborhood Housing Services in partnership with Habitat for Humanity of Pinellas & Pasco Counties to develop twenty-four townhomes for affordable and workforce housing.

This proposal will provide homes for individuals and families seeking an affordable place to live within our city and we believe that it is an excellent use of public property. We are particularly excited about the impact this project will have on the community; it will provide stable housing, promote economic development, and increase access to healthy, sustainable communities.

The approval of this project will help the city open a new chapter in the ever-evolving story of affordable and workforce housing. Let's get this built.

Sincerely,

Clearwater Urban Leadership Coalition

A handwritten signature in black ink that reads 'Gloria Campbell'. The signature is fluid and cursive, with the first name 'Gloria' and the last name 'Campbell' clearly distinguishable.

Gloria Campbell
Executive Director



September 14, 2022

City of Clearwater
600 Cleveland Street; Suite 600
Clearwater, FL 33755

Re: RFP/Q #44-23– Letter of support

Dear Review Committee,

On behalf of Amplify Clearwater, please accept this letter of support to Habitat for Humanity of Pinellas & West Pasco Counties in their Request for Proposal and Quantification submission to develop 1454 S Martin Luther King Jr. Avenue.

The City of Clearwater is a thriving business hub. However, the need for affordable and workforce housing for employers in the city is immense. Our businesses have continually voiced their concerns that their employees cannot afford to live near their jobs and generally cannot find affordable places to live in Clearwater. The lack of affordable housing makes it challenging for employers to attract and retain good employees. It's important to our economic development eco system, that we are thoughtful about housing costs and how that affects our employers through their employees. This has a direct impact on the quality of life for our residents, as well as our ability to attract new businesses and retain existing ones.

In order to ensure that our businesses have the workers they need, we need to address the issue of housing affordability. This means we need a diverse array of options that meet the needs of a variety of income levels. This is why we support the joint development proposal from Habitat for Humanity of Pinellas & Pasco Counties in partnership with Tampa Bay Neighborhood Housing Services to develop twenty-four townhomes for affordable and workforce housing.

This proposal will provide homes for individuals and families seeking an affordable place to live within our city, and we believe it is an excellent use of public property.

Sincerely,

Amanda Payne
President/CEO

ESTABLISHED 2019

AMPLIFY CLEARWATER - 600 CLEVELAND STREET SUITE 100, CLEARWATER, FL 33755 - 727.461.0011



September 16, 2022

Dear Review Committee,

On behalf of Somers Title Company, please accept this letter of support to Tampa Bay Neighborhood Housing Services in their Request for Proposal and Quantification submission to develop 1454 S Martin Luther King Jr. Avenue.

To ensure that our community has the workers it needs, we need to address the issue of housing affordability. This means we need options that meet the needs of a variety of income levels. Therefore, we support the joint development proposal from Tampa Bay Neighborhood Housing Services in partnership with Habitat for Humanity of Pinellas & Pasco Counties to develop twenty-four townhomes to help meet that need.

This proposal will provide homes for individuals and families seeking an affordable place to live within our city. We acknowledge this project will provide stable and safe housing, and increase access to a more diverse community.

The approval of this project will help the city open a new chapter in the ever-evolving story of affordable and workforce housing.

Sincerely,

A handwritten signature in black ink that reads "Mikell St. Germain". The signature is written in a cursive, flowing style.

Mikell St. Germain
Secretary/ Treasurer

1290 Court Street
Clearwater, FL 33756

Phone: (727) 441-1088
Fax: (727) 449-1359



1155 NE Cleveland Street
Clearwater, FL 33755

Re: RFP/Q #44-23– Letter of support

Dear Review Committee,

On behalf of Proforma N & M Communications, please accept this letter of support to Tampa Bay Neighborhood Housing Services in their Request for Proposal and Quantification submission to develop 1454 S Martin Luther King Jr. Avenue.

In order to ensure that our businesses have the workers they need, we need to address the issue of housing affordability. This means we need a diverse array of options that meet the needs of a variety of income levels. This is why, we support the joint development proposal from Tampa Bay Neighborhood Housing Services in partnership with Habitat for Humanity of Pinellas & Pasco Counties to develop twenty-four townhomes for affordable and workforce housing.

This proposal will provide homes for individuals and families seeking an affordable place to live within our City, and we believe that it is an excellent use of public property. We are particularly excited about the impact this project will have on the community: it will provide stable housing, promote economic development, and increase access to healthy, sustainable communities

The approval of this project will help the city open a new chapter in the ever-evolving story of affordable and workforce housing. Let's get this built.

Sincerely,

Mike Mastruserio
VP, Sales

HMC HOSPITALITY GROUP INC.

August 26th, 2022

City of Clearwater
Procurement Division
100 S Myrtle Ave
Clearwater FL 33756

Re: RFP/Q #44-23– Letter of support

Dear Review Committee,

On behalf of HMC Hospitality Group, please accept this letter of support to Habitat for Humanity of Pinellas & West Pasco Counties in their Request for Proposal and Quantification submission to develop 1454 S Martin Luther King Jr. Avenue.

As a significant employer in the City of Clearwater, we are concerned about our employees' lack of affordable housing options. Unfortunately, finding an affordable place to live continues to be a growing concern for our employee base. We see this as a barrier to our ability to recruit and retain employees and impacts Clearwater's overall economic growth.

This is why we support the joint development proposal from Habitat for Humanity of Pinellas & Pasco Counties in partnership with Tampa Bay Neighborhood Housing Services to develop twenty-four townhomes for affordable and workforce housing.

We believe this proposal would provide homes for hardworking individuals and families seeking an affordable place to live within our city, and we are proud to support it.

Sincerely,

HMC HOSPITALITY GROUP



Denise Williams

Chief Marketing Officer

F&B

Brand Development
Concept Management



428 Cleveland St, Clearwater, FL 33755
(727) 441-2226

September 16, 2022

Re: 1454 S Martin Luther King Jr. Avenue Letter of Support

Dear City of Clearwater,

Downtown Pizza Sports Bar & Grill, located in Downtown Clearwater, would like to provide this letter of support for the Lake Belleview Townhomes proposal.

The proposal, from Tampa Bay Neighborhood Housing Services and Habitat for Humanity of Pinellas & Pasco Counties, will provide 24 new homes on S. Martin Luther King Jr Avenue. These townhomes will lead to more density, traffic and customers to local businesses. Foot traffic and customers are the life blood of local businesses.

In addition, these units will provide affordable homeownership opportunities for employees in the hospitality and medical industries. It is getting harder and harder for workers in the hospitality industry to find affordable housing options in the City of Clearwater. Lake Belleview Townhomes will provide critically needed workforce housing opportunities that does not exist currently.

Approving this proposal will demonstrate the City's desire and willingness to increase density, increase affordable housing, and support of local businesses.

Sincerely,

A handwritten signature in black ink that reads "Dale Robinson". The signature is written in a cursive, flowing style.

Dale Robinson
Owner

our missions



Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.



GUIDING COMMUNITIES TOWARD A BETTER TOMORROW SINCE 1979.

To Improve the quality of life in the neighborhoods which it serves by promoting revitalization through Home Ownership, Rehabilitation, Economic Development and Education

contact us

Admin HQ

14010 Roosevelt Blvd, Suite 704 Clearwater, FL 33762

Clearwater ReStore & Truist Homeowner Education Center

13355 49th Street North, Suite B Clearwater, FL 33762

New Port Richey ReStore

6431 US Highway 19, New Port Richey, FL 34652

St Pete ReSource Center

1350 22nd Street South St. Petersburg, FL 33712

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Address

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