

Project #9: Ekos at Arbor Park II
McDowell Housing Partners (Priority 2 of 2)
1191 W. Price Blvd, North Port, FL 34288

1. Brief Project Description:

- McDowell is a “full-service” vertically-integrated team of in-house finance, development, construction management, legal, accounting, and asset management professionals with headquarters in Addison, TX and active offices in Miami, New York, Denver, Raleigh, and San Francisco. Principals and executives have completed the development of over 15,000 affordable/workforce units utilizing low-income housing tax credits. 10 projects with 1541 units are currently under construction or have been completed in Florida.
- Proposes construction of three 3-story garden style buildings with 66 units on 4.5 acres.
 - One building will be mixed-use with ground floor retail and residential units on the upper floors.
 - The property is located adjacent to a Publix anchored shopping center and in close proximity to other residential services such as Walgreens, Aldi’s, and schools.

Total Units	% Affordable Housing	Affordable Units				Workforce Units	Market Rate Units	Affordability Period	Minimum Occupancy
		1bd	2bd	3bd	Total				
66	100%	32	25	9	66	0	0	40+ yrs	109

2. Projected Completion Date: December 2025

3. Staff Average Score: 107.3

4. Budget:

- **Total Project Budget:** \$10,359,877
- **CDBG-DR Funds Requested:** \$1,000,000
- **% of CDBG-DR Funds Requested:** 4%
- **Other Sources of Funds:** \$22,590,226
 - **Received:** 9% LIHTC - \$17,203,279 (LOI)
 - **Expected:** Permanent Loan - \$4,367,000; Deferred Developer Fee - \$1,019,947

5. Process and Timeline for Securing Funds:

“McDowell Housing Partners ("MHP") has secured sufficient sources to fully fund the development if allocated CDBG-DR funds. The project was awarded 9% Low Income Housing Tax Credits ("LIHTC") in December 2023. Debt and equity are negotiated and underwritten with a senior lender and equity investor, which MHP maintains an extensive relationship. MHP has leveraged our experience to underwrite realistic/current construction cost (including davis-bacon wages). Underwritten operating expenses at a conservative level based on our existing portfolio in the market, including expenses subject to recent inflation (insurance, payroll, etc .) Lastly, MHP is committed to defer their developer fee to any extent necessary to balance the final sources and uses.”

Title	Ekos at Arbor Park II	05/01/2024
	by Sean Smith in Multifamily Affordable Housing	id. 46405040
	ssmith@mcdhousing.com	

Original Submission 05/01/2024

Score n/a

Applicant Information

Is this your first multifamily affordable housing project submission to Resilient SRQ?

Yes

Employer Identification Number (EIN) #

93-4940514

Unique Entity Identifier (UEI) #

WQHJZD7M2AF4

Organization Address

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Ste 1300
Miami
FL
33131
US
25.76651
-80.19015

Primary Point of Contact

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Project Information

1. Project Name Ekos at Arbor Park II

2. What is the type of eligible activity? New Construction

3. Does the project have a physical address? No, Parcel ID only

3.a. Parcel ID Number(s) 0984030010

4. Is the project site leased? No, the organization owns it.

5. Does this project involve the future acquisition of real property? No

6. Is the site consistent with the Comprehensive Plan? Yes

7. Project Description

Arbor Park II will comprise a new 66-unit affordable housing community located along W. Price Blvd in North Port. The site is approximately 4.5-acres and will be developed with two (2), three-story walk-up concrete block garden style buildings and one, three-story mixed-use building with ground floor retail and residential units on the upper floors. The property will comprise of one, two, and three bedroom units. Rents will range from 30% Area Median Income to 70% Area Median Income. The development will be built to National Green Building Standards and each unit will be equipped with energy efficient stainless-steel appliances such as a microwave, refrigerator, and stove reducing energy consumption allowing for lower utility bills contributing to improved affordability. In addition, all units will come with granite counter tops, luxury vinyl flooring, in unit washer and dryers and high-speed internet availability. On-Site amenities will include a clubhouse which will offer social gatherings and events, a resort style pool area, fitness center, children activity room, computer lab, playground, dog park, walking trails, and BBQ picnic areas. We will also offer residents programs which include Health and nutrition classes, an employment program and a financial management class.

The property is located adjacent to a Publix anchored shopping center and in close proximity to other residential services such as Walgreens, Aldi's, Toledo Blade Elementary and John's Hopkins Elementary School.

In summary, Ekos on Arbor Park II will be a much-needed affordable housing option for the residents of North Port. Its design, unit features and community amenities provide a market rate style development at an affordable price.

8. Provide the month and year of the estimated completion date of the project.

We anticipate a December 2025 completion date for Construction. Financial closing will take place in December 2024 followed by an 12-month construction period. Pre-Leasing is set to start 60 days prior to issuance of CO's, aligning with the final stages of construction. We do not anticipate any roadblocks that would impede construction completion within five years. The site has undergone due diligence indicating it is properly zoned, utilities are available to the site and no environmental issues (per the uploaded phase 1) that would alter our proposed timeline. We have included these items in the project specific documentation upload box below.

9. Does the proposed project displace current occupants or businesses?

No

10. Describe the steps that will be taken to ensure disadvantaged, underserved communities, and/or vulnerable populations are not negatively affected.	There will be no displacement of existing residents. The Applicant commits to Section 3 local hiring and will provide a detailed Section 3 plan. The development will be accessible under Section 504 of the Rehabilitation Act of 1973 and offer WBE/MBE job opportunities to local vendors. The applicant commits to hosting neighborhood information meetings to workshop the development plan and address any concerns of residents in the area before commencing construction. Applicant will also implement policies to ensure access to affordable housing opportunities and to provide access to community resources and supportive services.
11. Describe how your organization intends to ensure equitable access to support fair housing and non-discrimination.	<p>The applicant commits to provide an Affirmative Fair Housing Marketing Plan and Tenant Selection Plan to ensure equitable access and adherence to all requirements of the Fair Housing Act. Our organization will provide the following written in-place policies:</p> <ul style="list-style-type: none"> -Affirmative Action/ Equal Opportunity Policy -Conflicts of Interest Policy -Sexual Harassment Policy -Section 504 of the Rehabilitation Act of 1973/ADA Policy -Drug-Free Workplace Policy -Statutes and Regulations Prohibiting Discrimination Policy, et al. <p>Furthermore, please see attachment in the project description documentation section from our property management company, Asset Living, with regards to their policies and procedures to ensure equitable fair housing and non-discrimination.</p>
12. Does the proposed project plan to provide permanent supportive housing for qualified tenants?	Yes
13. Project Budget Project Budget.xlsx	
14. Have funds been received or is there an expectation of receiving funds for the project?	Yes
14.a. Other Source of Funds source of funds excel.xlsx	
14.b. For funds that have not been received, explain the process and timeline for securing funds.	All funds have been accounted for.
14.c. Documents to support other sources of funding. (i.e. award letters) Ekos_at_Arbor_Park_II_-_CREA_App_Letter_-_04.29.24_Executed.pdf	

15. Cost Benefit Analysis	Provide a cost benefit analysis that details the project costs and number of persons served using the methodology provided below. Please explain the data sources used to determine the number of beneficiaries. Methodology: The cost per person ratio is determined by dividing the CDBG-DR project application amount by the minimum occupancy.
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Cost Benefit Analysis

[Number of Units and Cost Benefit Analysis.xlsx](#)

The rent does not exceed 30 percent of the annual income of a household whose income equals 80 percent or below the median income for the area or does not exceed the high HOME rent limits, whichever is lower, as determined by HUD, with adjustments for smaller and larger families. HUD provides the HOME rent limits which include average occupancy per unit and adjusted income assumptions. To determine HUD HOME rates, visit HUD Exchange.

16. Which Green Building Standard(s) does the proposed project anticipate following? (select all that apply)	ICC- 700 National Green Building Standards
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17. Which minimum energy efficiency standard(s) does the proposed project anticipate including? (select all that apply)	Energy STAR (Certified Homes or Multifamily High-Risk) EarthCraft House, EarthCraft Multifamily
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18. In addition to incorporating resilient construction standards, what other mitigation measures will be used on the project (select all that apply)	Using resilient building materials and technology Integration of open space or use of nature to manage flooding Elevating structures above the Base Flood Elevation (BFE)
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19. Resilience performance metrics that will be used on the project (select all that apply)	Number of acres no longer vulnerable to flood events Number of floodplain design standards updated Number of properties with access above 100 year or 500-year flood level Number of multifamily units constructed or reconstructed Number of residents protected from future flooding
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20. What is the anticipated period of affordability for the proposed project?	40 + years
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21. Are there any known or potential environmental/historic concerns associated with the project site? (select all that apply) None

22. Have there been any environmental studies or assessments completed? Yes

22.a. Upload completed environmental studies or assessments

[HA22-6152_Phase_I_Arbor_Park_Phase_II_1191_W_Price_BLVD.R.pdf](#)

[Arbor_Park_Phase_II_Geo_Report.pdf](#)

23. Are there any existing contracts related to this project? No

24. Has any construction work started for this project? No

25. Describe the plan to maintain the property for the duration of the affordability period. The project will have onsite property management with significant experience with tax credit and federally funded projects. Onsite full-time staff will include trained maintenance staff. The MHP asset management team will visit the development once per month to ensure property is kept up at the level of integrity throughout the affordability period. Management and ownership will conduct routine inspections of the property including all units and provide capital improvements to enhance the property and energy efficiency. Management/Ownership will implement security measures to maintain a safe living environment for all residents and have an open communication between property management and all tenants. Ownership will also make sure regular maintenance helps meet compliance requirement.

26. Describe the financial feasibility for the proposed project. McDowell Housing Partners ("MHP") has secured sufficient sources to fully fund the development if allocated CDBG-DR funds . The project was awarded 9% Low Income Housing Tax Credits ("LIHTC") in December 2023. Debt and equity are negotiated and underwritten with a senior lender and equity investor which MHP maintains an extensive relationship. MHP has leveraged our experience to underwrite realistic/current construction cost (including davis-bacon wages). Underwritten operating expenses at a conservative level based on our existing portfolio in the market, including expenses subject to recent inflation(insurance, payroll, etc .) Lastly, MHP is committed to defer their developer fee to any extent necessary to balance the final sources and uses

27. If available, provide any additional information such as a pro forma, financial plan, feasibility study, completed underwriting, etc.

[Arbor_Park_II_-_9_-_Family_-_CDBG_APP.pdf](#)

Pre-Award Assessment

28. Has the organization received grant funding from Sarasota County in the last 5 years?

No

29. Has the organization previously been awarded any funding from HUD?

Yes

29.a. Describe the type of funding awarded and when the funds were awarded.

Arbor Park Phase 1 in North Port, Florida received \$653,873 in NHTF funds in June of 2021.
Ekos on Santa Barbara in Collier County, FL received \$7,800,000 in CDBG funds and \$893,826 in SLFR funds in April of 2024
Jordan Bayou received \$4,998,000 in HOME funds in June of 2019
Ekos Pembroke Park in Broward County received \$9,749,850 in HOME funds in October of 2023
Douglas Gardens Senior Housing received \$9,000,000 in ARP funds in March of 2022

29.b. Has the organization been on any corrective action plans? If yes, describe.

No

30. Has the organization received an other federal grant(s) in the last 5 years?

Yes

30.a. Provide award amount, funding source, and purpose.

Arbor Park Phase 1 in North Port, Florida received \$653,873 in NHTF funds in June of 2021.
Ekos on Santa Barbara in Collier County, FL received \$7,800,000 in CDBG funds and \$893,826 in SLFR funds in April of 2024
Jordan Bayou received \$4,998,000 in HOME funds in June of 2019
Ekos Pembroke Park in Broward County received \$9,749,850 in HOME funds in October of 2023
Douglas Gardens Senior Housing received \$9,000,000 in ARP funds in March of 2022

The purpose of all the funds were to construct new affordable housing.

30.b. Has the organization ever been on any corrective action plans? If yes, describe.	No
31. Has the organization ever undertaken the proposed activity before?	Yes
31.a. What was the result?	<p>Yes, MHP is a leading developer of affordable/workforce housing and is recognized as a top 50 Affordable Housing Developer in the country. MHP is currently under construction on a 136-unit affordable elderly development in North Port, Florida, with an additional a 66-unit Family Development and 8,200 sq ft of commercial space (Applicant project) set to start construction at the end of 2024.</p> <p>MHP has broken ground on 1,700 units of affordable housing in the past four years.</p>
32. Briefly describe the qualifications/credentials and experience of key staff responsible for this project.	<p>McDowell Housing Partners ("MHP") is a "full-service" vertically integrated team of in-house finance, development, construction management, legal, accounting, and asset management Affordable Housing Provider. MHP principals and executives have completed over 15,000 affordable/workforce housing units. Currently MHP has over 1700 units either completed or under construction in both Florida and Texas. MHP is recognized as a top 50 Affordable Housing Developer.</p> <p>Key Staff:</p> <p>Patrick McDowell- CEO - Has 48 years of experience in the real estate industry. Mr. McDowell has purchased over 40,000 rental units valued at over \$3.0 billion and has made investments in subordinate, commercial mortgage-backed securities representing \$16.0 billion of multifamily loans secured by over 232,000 units. Mr. McDowell leads the senior team in all aspects of the firm's business.</p> <p>Christopher Shear- COO - Has over 15 years of experience in affordable/workforce housing. Over the course of his career Mr. Shear has been responsible for the development of approximate 3,000 units of affordable/workforce housing with an array of complex financial and partnership structures.</p> <p>*Please see company overview in Project Specific Documentation</p>

33. Has there been a No
change in senior
level management
(e.g. Executive
Director/CEO,
Finance
Director/CFO) within
the past twelve (12)
months?

34. Describe how
and who will monitor
progress in
implementing the
project including any
data collection tools
that will be used to
verify achievement
of project goals and
objectives

As a professional multifamily development company, we utilize a number of advanced technologies within our organization to underwrite and manage developments from feasibility through stabilization and during the operational phase. These include Northspyre, Smartsheet's, Procore, Yardi, and RealPage to name a few. These tools allow us to manage timelines and budgets at the highest level to ensure we meet goals and objectives while also providing data and analysis on areas of concern.

Required Documents

Declaration and Certification Form

[Declaration_and_Certification_Form_-_signed.pdf](#)

Lobbying Certification Form

[Lobbying_Certification_Form_-_signed.pdf](#)

Debarment and Suspension Form

[Debarment_and_Suspension_Form_-_signed.pdf](#)

Foreign Country of Concern Attestation Form

[Foreign_Country_of_Concern_Attestation_-_signed.pdf](#)

Optional Documents

Project Specific Documentation

[Arbor_project_docs_description_Optimized.pdf](#)

Letter of Prioritization (Optional)

[Priority_Letter_CDBG_funds_1.docx](#)

Description	Budget Amount	CDBG-DR Amount Requested	Notes
Environmental Review Allowance	\$ 10,000.00	\$ 10,000.00	Do not change this amount. County will hire a consultant to perform environmental reviews.
Administrative/legal fees	\$ 320,000.00		
Acquisition	\$ 1,500,000.00		
Permitting	\$ 809,936.00		
Engineering/Architectural Services	\$ 635,300.00		Green Building standard required.
Force Account Labor			If applicable
Force Account Materials			If applicable
Construction	\$ 14,519,295.00	\$ 990,000.00	
Davis Bacon & Section 3 Compliance			Included in Construction line item
List other below			
Developer Fee	\$ 3,020,510.00		
Professional Services & Reports	\$ 402,675.00		
Financing Fees	\$ 2,372,510.00		
Total	\$ 23,590,226.00	\$ 1,000,000.00	

Status: Plan to Request Anticipated
 | Requested | Awarded | Date to
 Received Request

Name of Source	Amount	Status: Plan to Request Anticipated Requested Awarded Date to Received Request
State Apartment Incentive Loan (SAIL) State Housing Initiatives Partnership (SHIP)		
4% Low-Income Housing Tax Credit (LIHTC)		
9% Low-Income Housing Tax Credit (LIHTC)	17203279	
List all other here (Federal, State, Local or Private)		
Perm Loan	4367000	
Deferred Developer Fee	1019947	
	\$ 22,590,226.00	

Total number of units created by the proposed project

Intentionally left blank

Intentionally left blank

Intentionally left blank

	Minimum # of Units	Percent (%)
Total # of Affordable Housing Units	66	100.0
Total # of Workforce Housing Units	0	0.0
Total # of Market Rate Units	0	0.0
Total # of Project Units	66	<i>Intentionally left blank</i>

Intentionally left blank

Intentionally left blank

Intentionally left blank

Total number of ADA-assessible units created by proposed project

Intentionally left blank

Intentionally left blank

Total # of ADA-accessible (Minimum of 5% is required)	4	6.1
Total # of affordable ADA-accessible units	4	6.1
Total # of vision and hearing impaired units (Minimum of 2% is required)	2	3.0
Total # of affordable vision and hearing impaired units	2	3.0

Intentionally left blank

Intentionally left blank

Intentionally left blank

Occupancy capacity of affordable housing units

Intentionally left blank

Intentionally left blank

	Minimum # of Units	Minimum Occupancy
# of Bedrooms (affordable)		
Efficiency	0	0
1 bedroom	32	32
2 bedrooms	25	50
3 bedrooms	9	27
4 bedrooms	0	0
5 bedrooms	0	0
		Total Minimum Occupancy
	66	109

Intentionally left blank

Should match the "Total # of Affordable Housing Units"

Cost Benefit Analysis

Intentionally left blank

Intentionally left blank

	Total Minimum Occupancy	Per Person Benefit (\$)
CDBG-DR Funds Requested (Insert below)		
\$ 1,000,000.00	109	\$ 9,174.31