




SMITH & HENZY

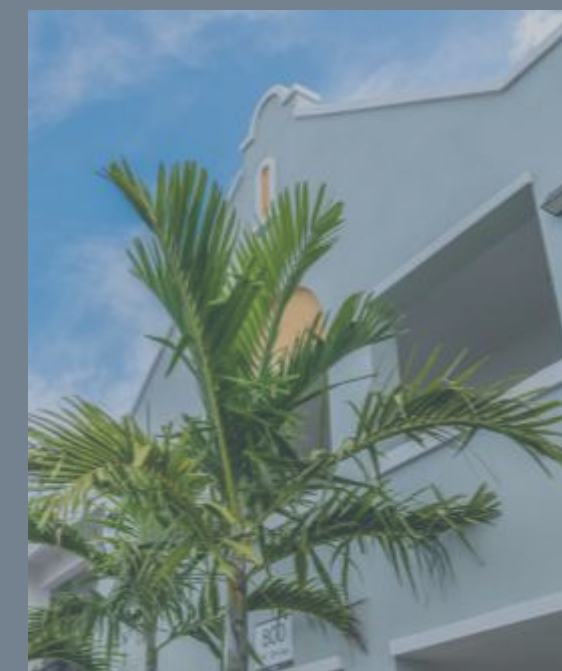
AFFORDABLE GROUP

 www.smithhenzy.com

Contact Jake Zunamon:

 (847) 868-6221

 jzunamon@smithhenzy.com



Identifying Opportunities

- Mission Based Developments
- Location
 - Small, Medium, Large County
- Development Type
 - Land
 - Existing asset
- Funding Programs
 - Low-Income Housing Tax Credits
 - Historic Tax Credits
 - Public Housing Revitalization- RAD, Section 18, Section 22
 - Section 8
 - Preservation
 - Local & State Subsidies
- Planning & Zoning
 - Rezoning
 - Live Local



Evaluating a Project

- Site Suitability/Location
- Demand
- Land Cost
- Operating Expenses
- Construction Costs
- Real Estate Taxes/Impact Fees





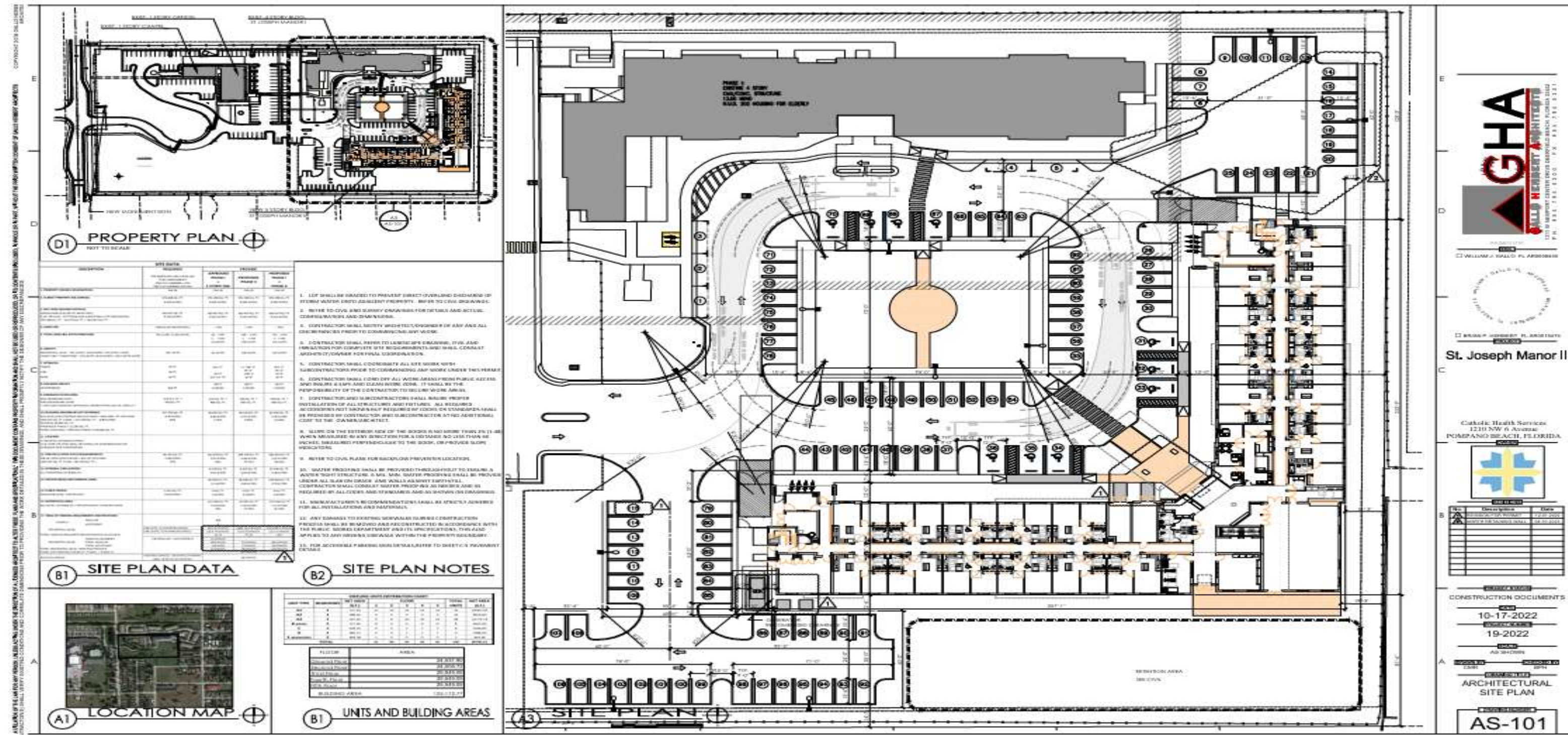
St. Joseph Manor II

Pompano Beach, FL

- 150 Elderly Units
- 4% LIHTC
- \$8.25 Million in Broward County Loan
- Project based vouchers
- Tax abatement
- Tri-Party Partnership
- Completion Projected Q4 2024
- \$56 Million in Total Development Cost



St. Joseph Manor II Site Plan



WILLIAM A. GHALI, P.L.A. ARCHITECT



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St. Joseph Manor II

Catholic Health Services
12111 NW 6 AVENUE
POMPANO BEACH, FLORIDA



NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	10-17-2022
2	CONSTRUCTION DOCUMENTS	19-2022
3	AS-BUILT	

CONSTRUCTION DOCUMENTS

DATE: 10-17-2022
REVISION: 19-2022
SCALE: AS SHOWN

ARCHITECTURAL SITE PLAN

PROJECT NUMBER: AS-101



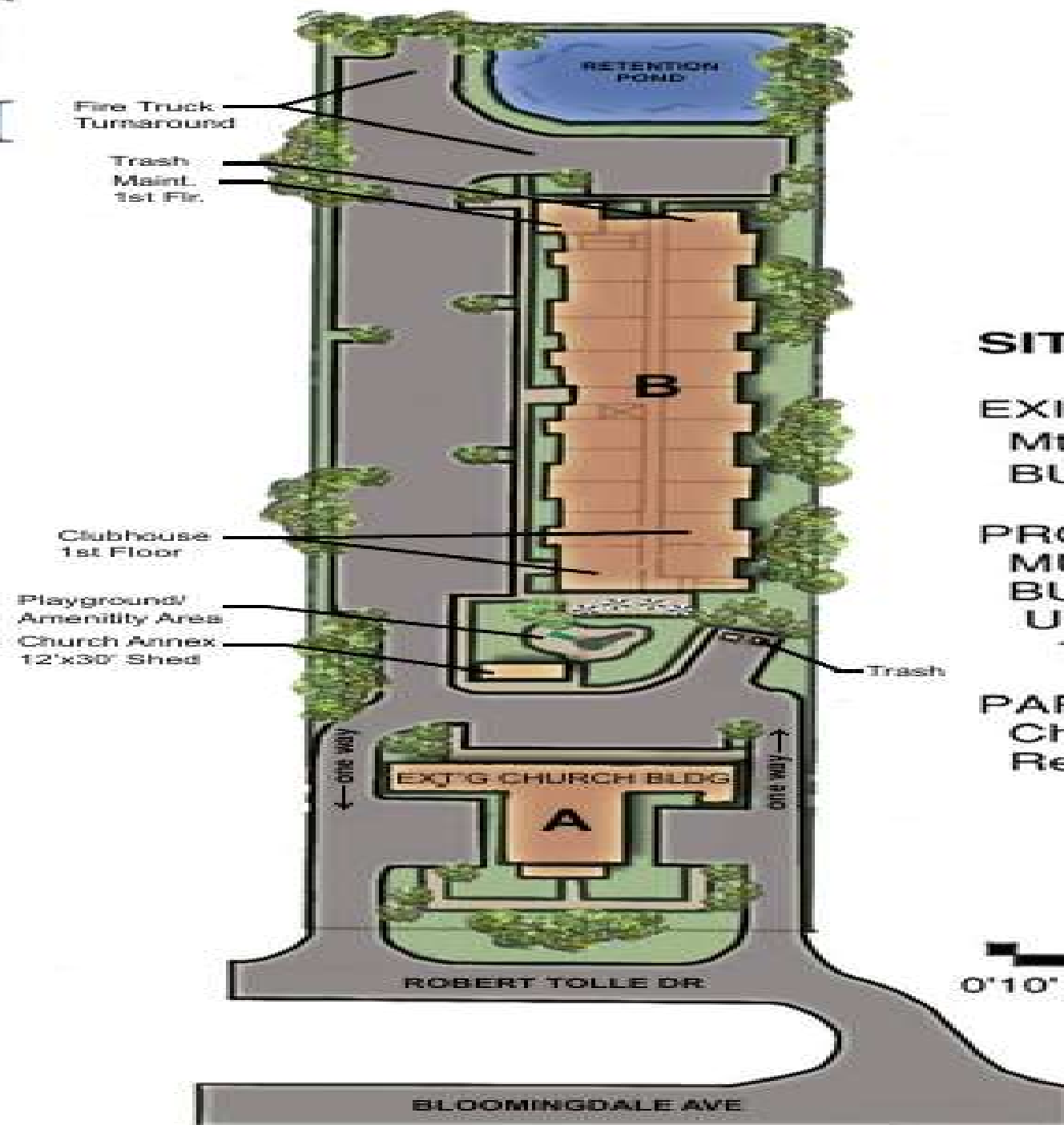
Zion Village

Riverview, FL

- 75 Elderly Units
- 4% Cash Backed Bond deal
- \$6.8 Million from Hillsborough County
- Non-Profit Tri-party partnership
- Project Completion Q3 2025
- \$34 Million in Total Development Cost



Zion Village Site Plan



SITE DATA

EXISTING USE

Mt. ZION AME CHURCH:
BUILDING A

PROPOSED ADDT'L USE

MULTIFAMILY RES.:
BUILDING B: 4 stories, 75 units
Units
1-Bed: 75

PARKING:

Church	50
Residential	40
Total	90 spaces

SCALE: 1" = 100'



SITE PLAN
HILLSBOROUGH COUNTY, FL
09/15/2022





St. Mary Towers

Miami, FL

- 100 Elderly Units
- 4% Cash Backed Bond deal
- Seller Note
- \$2.4 Million in Miami-Dade PHCD Surtax funding
- \$2.6 Million in FHFC Loans
- Project Completion Q1 of 2025
- \$40 Million in Total Development Cost

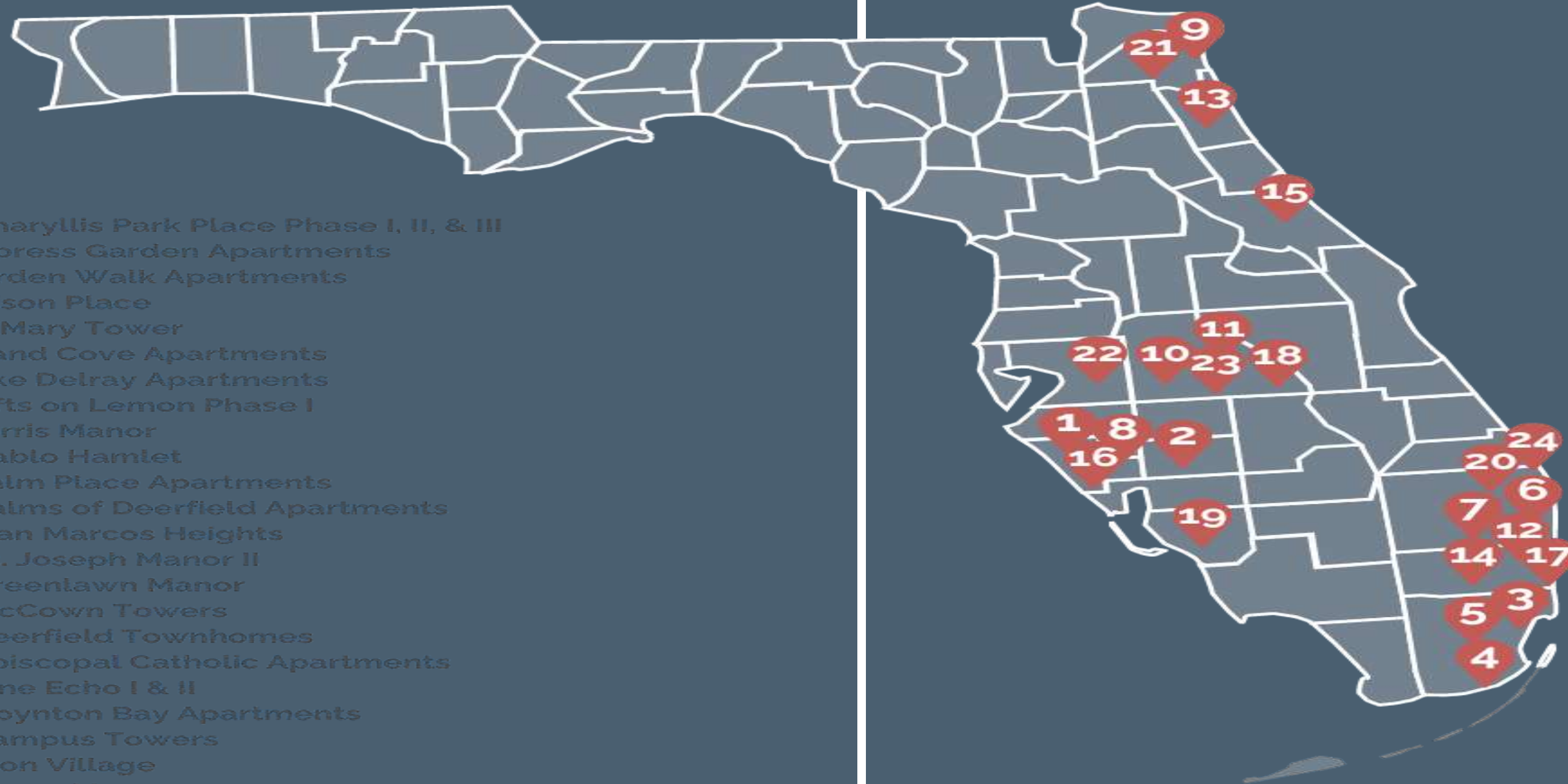




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Florida Projects



1. Amaryllis Park Place Phase I, II, & III
2. Cypress Garden Apartments
3. Garden Walk Apartments
4. Edison Place
5. St. Mary Tower
6. Island Cove Apartments
7. Lake Delray Apartments
8. Lofts on Lemon Phase I
9. Morris Manor
10. Pablo Hamlet
11. Palm Place Apartments
12. Palms of Deerfield Apartments
13. San Marcos Heights
14. St. Joseph Manor II
15. Greenlawn Manor
16. McCown Towers
17. Deerfield Townhomes
18. Episcopal Catholic Apartments
19. Pine Echo I & II
20. Boynton Bay Apartments
21. Campus Towers
22. Zion Village
23. Grove Manor
24. Roseland Gardens




THANK YOU!

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 [Smith & Henzy Affordable Group](#)

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