

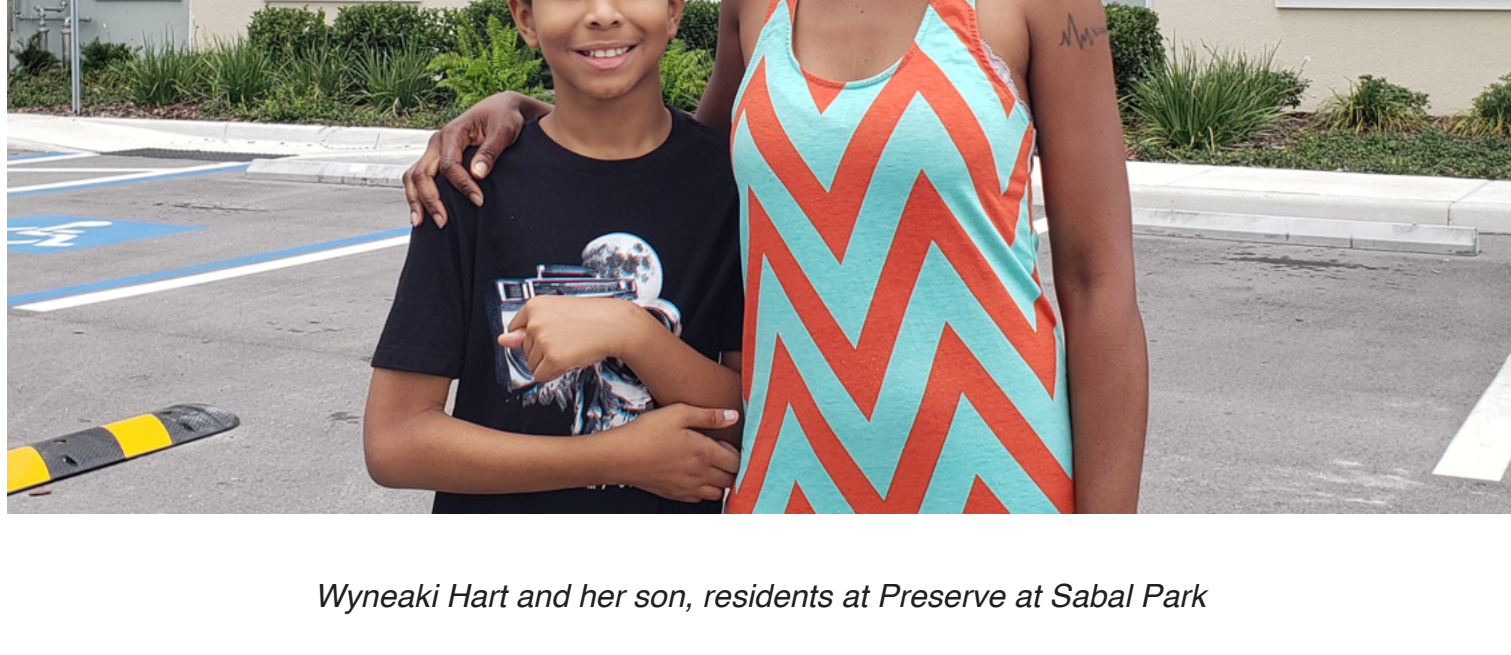


## Families Impacted by COVID-19 Receive Emergency Financial Assistance

### Tampa Bay Agencies Step Up to Help Unemployed Residents

Blue Sky owns and operates 392 affordable apartments in Hillsborough County. About a quarter of Residents work in either retail, food service, or hospitality - industries that are vital to Florida's economy and have been hit especially hard by COVID-19. Like all too many working-class families in America, our residents have lost jobs and/or wages during the COVID-19 recession. In response, we expanded our general resident outreach program, coordinated food box deliveries, and connected residents with agencies that could provide them with temporary financial support.

Led by Tampa-based charity [Metropolitan Ministries](#), several Hillsborough County agencies have stepped up to provide emergency assistance to low-income families who lost their income due to the COVID crisis. In addition to Metropolitan Ministries, [Hillsborough County Government](#), and the [Housing Finance Authority of Hillsborough County](#) have also generously provided funding for households who lost jobs.



Wyneaki Hart and her son, residents at Preserve at Sabal Park

Wyneaki Hart was working two jobs when she moved into Preserve at Sabal Park in March with her school-aged son. They were barely settled into their two bed-two bath apartment when businesses and schools began to close in response to COVID-19. Hart was able to keep her primary job as an overnight baker at Dunkin' Donuts, but her hours were cut dramatically, and she lost her second job as a nail tech. Initially, she did not know how she would pay April's rent.

Thankfully, Carteret Management Corporation, our affiliated property management agent, began their outreach to residents early, and they referred her to Metropolitan Ministries' assistance program, then in its infancy. She was able to meet with a caseworker quickly, and after she demonstrated that she met their administrative requirements, Metropolitan Ministries notified her that they had directly paid her April rent. With her stimulus funds arriving in May and businesses beginning to reopen, Hart and her son are back on the road to stability.

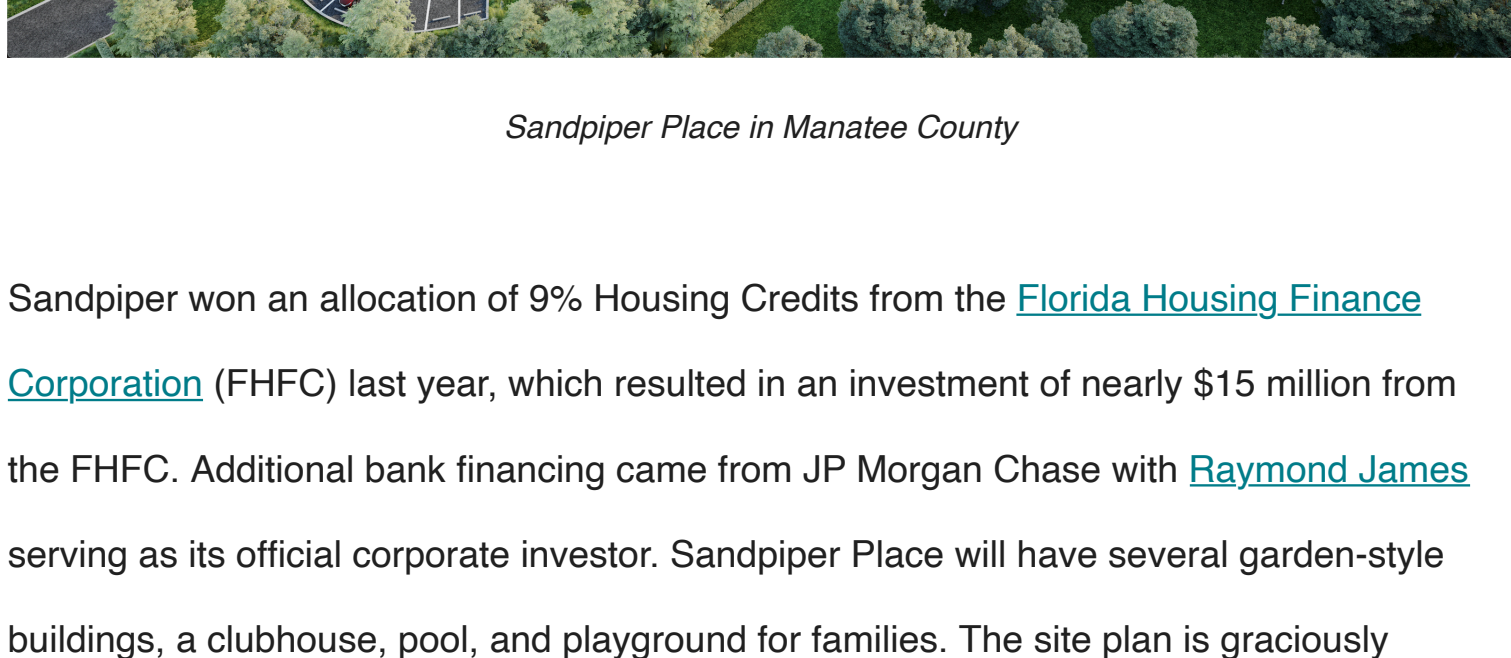
According to Laurel Macdonald, President of Carteret, "We truly value our partnership with Metropolitan Ministries. Their quick action has prevented so many families from experiencing a financial crisis."

## Manatee County to Get 92 Units of Brand-New Affordable Housing

### Blue Sky closes \$20 million in new financing for in-fill community in SW District

Blue Sky Communities latest development, Sandpiper Place, is a 92-unit multifamily rental housing complex that is expected to be move in-ready around this time next year. Located on 26 th Street W, 3 blocks south of Cortez, the community will provide working families with an affordable place to live.

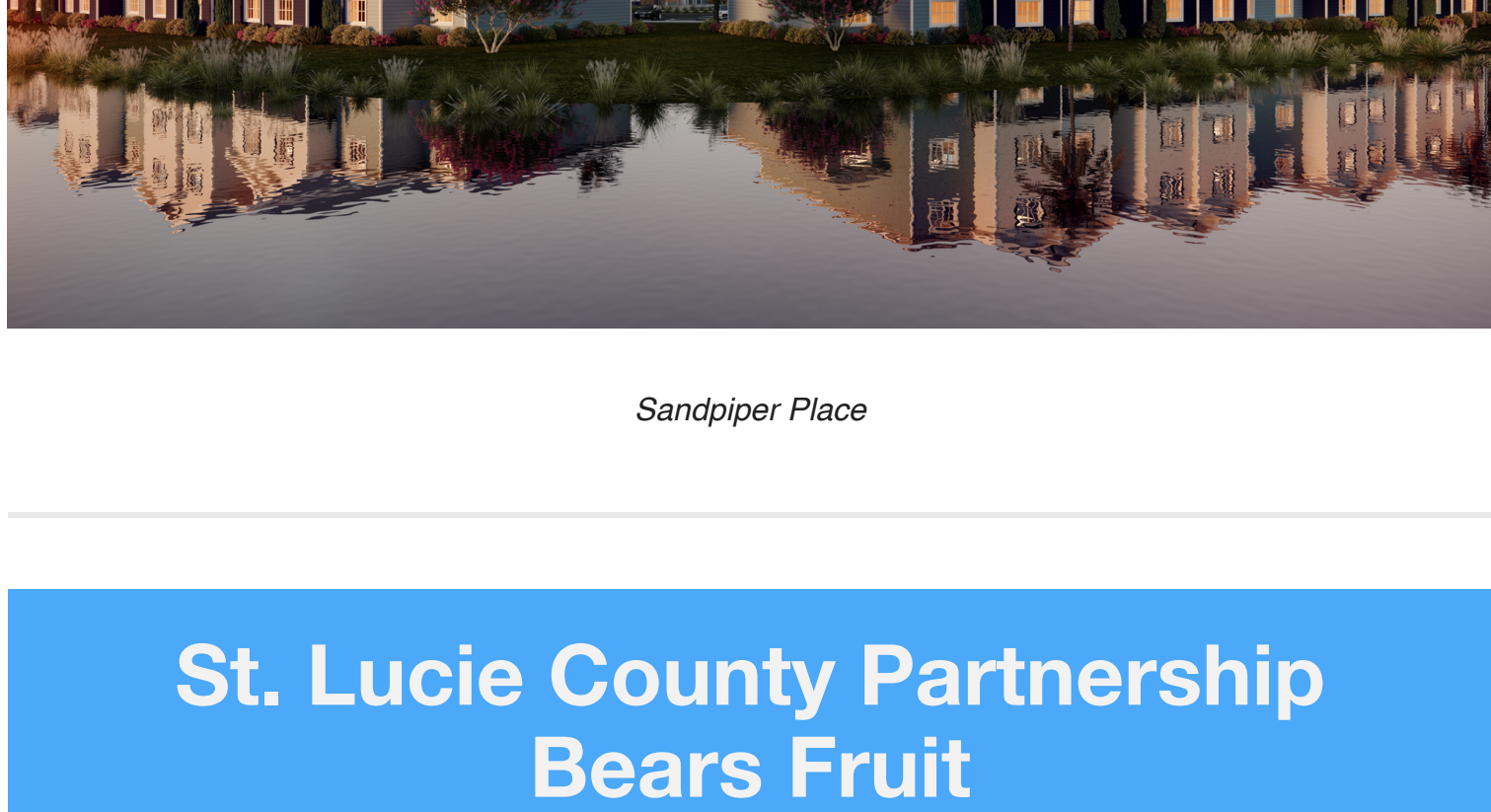
Blue Sky Communities began this project with the support of the Manatee County Government who provided \$354,000 in initial investment. According to Geri Lopez, Director of Redevelopment and Economic Opportunity, of Manatee County Government, "This is the first affordable rental project in the Southwest District, and we are excited to see it happen."



Sandpiper Place in Manatee County

Sandpiper won an allocation of 9% Housing Credits from the [Florida Housing Finance Corporation](#) (FHFC) last year, which resulted in an investment of nearly \$15 million from the FHFC. Additional bank financing came from JP Morgan Chase with [Raymond James](#) serving as its official corporate investor. Sandpiper Place will have several garden-style buildings, a clubhouse, pool, and playground for families. The site plan is graciously arranged to provide a quiet setting for all residents, and a lakeview for many units. The community is targeted to support working families, and will offer a mix of 2 bedroom and 3 bedroom units. Rental rates are scheduled to range from \$399 a month to \$1,277 a month. The maximum income for a 4-person family will be \$45,900.

Shawn Wilson, President and CEO of Blue Sky Communities shared, "My job is to help local governments achieve their own goals in the area of Affordable Housing. We participated with folks at Manatee County on several panels and we became aware of the kind of projects they wanted to target. With this information, we created Sandpiper Place. As Blue Sky's first venture in Manatee County, we are thrilled with their cooperation and forward thinking."



Sandpiper Place

## St. Lucie County Partnership Bears Fruit

### Blue Sky Communities granted \$8,000,000 to build affordable housing in St. Lucie

Blue Sky Landings is a projected two-phase development targeted to families earning less than 60 percent of area median income (AMI), with 10 percent of the units set aside for families earning 35 percent AMI. The sturdy concrete block buildings will offer a mix of one-bedroom, two-bedroom and three- bedroom units. Phase 1 is 82 units and will feature a clubhouse, swimming pool, playground, picnic area, and offer residents lake views.



Blue Sky Landings

[St. Lucie County](#) acquired the land several years ago with the intention of creating new affordable housing. After working to clear title and administrative hurdles, the County issued a Request for Qualifications in 2018 in order to select a development partner.

In 2019, the County selected Blue Sky Communities. Blue Sky worked with the County Commission on matters of site control and funding, but it still needed approval from the [City of Fort Pierce](#) regarding zoning and utility matters.

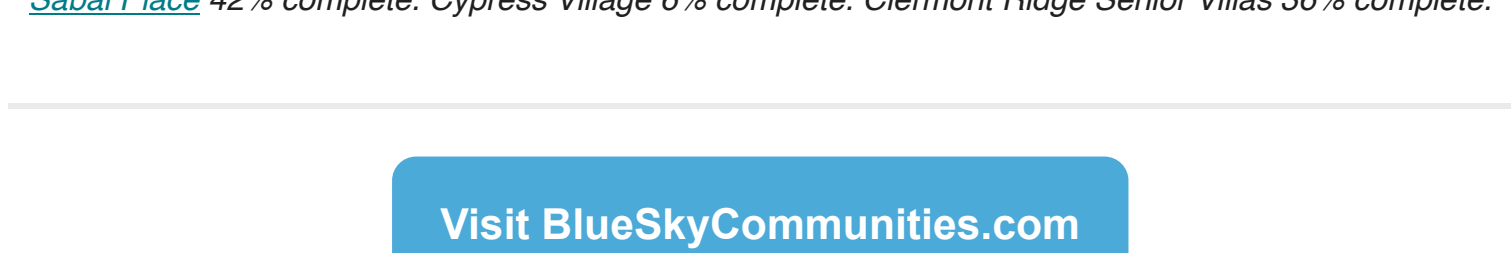
While the final rezoning hearing suffered a temporary delay as city residents waited for Hurricane Dorian to pass, the property was eventually successfully rezoned for up to 164 units.

The last big step was funding. On April 17, 2020 the Florida Housing Finance Corporation (FHFC) awarded Blue Sky Communities \$8 million in Community Development Block Grant- Disaster Recovery (CDBG-DR) funding. Blue Sky was one of only two applications statewide that was awarded the maximum amount available in the funding pool.

With 4% Housing Credits and tax-exempt bonds from the Housing Finance Authority of St. Lucie County secured, this development should be ready to break ground in early 2021.

"The partnership built by St. Lucie County and Blue Sky Communities is a win for our community. The team at Blue Sky has been great to work with and their expertise in the development of affordable housing is unparalleled," shared Jennifer Hance, Housing Division Manager of St. Lucie County.

### UPCOMING DEVELOPMENTS



[Sabal Place](#) 42% complete. [Cypress Village](#) 6% complete. [Clermont Ridge Senior Villas](#) 36% complete.

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