



The Ella at ENCORE!®

Fact Sheet

- **About:** The Ella at ENCORE!®, and the overall *ENCORE!* community, are named in honor of the rich musical history of Downtown Tampa's Central Avenue in its heyday – where Ray Charles recorded his first song, the famous dance move and song "The Twist" were born, and legendary jazz artists Ella Fitzgerald, Duke Ellington, Billie Holiday and Cab Calloway visited often to perform in what was known then as "Harlem South."
- **Developer:** Public-private partnership between Banc of America Community Development Corp. and the Tampa Housing Authority
- **Architect:** Baker Barrios Architects, Inc.
- **Total development costs:** \$26,011,901
- **Funded by:**
 - Bank of America N.A. Letter of Credit - \$2,900,000 construction financing with Freddie Mac Forward Commitment, converted to perm financing
 - Bank of America N.A. Letter of Credit - \$9,370,000 short term bonds, retired at conversion to perm financing
 - Bank of America N.A. Tax Credit Equity - \$8,169,606
 - Tampa Housing Authority Land Loan - \$1,600,000
 - Tampa Housing Authority Member Loan - \$824,023
 - HUD Replacement Housing Factor Dollars Loan - \$4,946,299
 - HUD – THA NSP 2 Funds Loan - \$2,250,000
 - HUD – City of Tampa NSP 1 Funds Loan - \$1,000,000
 - City of Tampa – HOME Funds Loan - \$2,500,000
 - Federal Home Loan Bank of San Francisco - AHP Funds Loan - \$1,000,000
 - Brownfield – Sales Tax Rebate Funds - \$396,973
 - Deferred Developer Fee - \$425,000
- **Description:** 7-story, 160 units of 1 and 2 bedroom floor plans on Lot 3 of the *ENCORE!* site and first multi-family building on the site which will provide housing for active senior families
- **Green initiative:** LEED® Gold-certified building improves indoor air quality, using energy-efficient lighting and appliances
- **Location:** 1210 Ray Charles Blvd., Tampa
- **Square footage:** 394,687 gross building square footage
 - 255,449 square feet – residential
 - 4,875 square feet – retail space - restaurant
 - 8,605 square feet – leasing office and amenity space

- 11,430 square feet – open air amenity space on top of garage roof
- 106,711 square feet – parking garage with 262 spaces

- **Amenities:**
 - Swimming pool
 - Shuffle board court
 - Community garden
 - Community room with kitchen
 - Fitness center
 - Computer center with library
 - Resident movie theater
 - Chapel
 - Exhibit space
 - Secure entry access
 - Visiting Doctor Room

- **Residential unit average square footage:**
 - 1 bedroom/1 bath – 700 square feet
 - 2 bedroom/2 bath – 1,007 square feet

- **Residential rental rates:**
 - 1 bedroom –\$383 - \$712
 - 2 bedroom –\$402 - \$858

- **Key events:**
 - March 2010 Baker Barrios Architects begin to design Ella
 - June 2011 Hardin Construction selected as General Contractor
 - September 2011 Commenced construction
 - September 2012 Pre- leasing started
 - December 2012 Construction completed and residents started to move in
 - August 2013 100% occupied
 - November 2013 Property stabilization
 - January 2014 Converted to permanent financing

About ENCORE!

Spanning 12 city blocks and 40+ acres just north of downtown where Cass Street meets Nebraska Avenue, *ENCORE!* is a master-planned, urban mixed-use redevelopment venture between the Banc of America Community Development Corp. and the Tampa Housing Authority. *ENCORE!* is the catalyst for continuing redevelopment between Tampa’s Central Business District and Ybor City. *ENCORE!* a \$425 million project will be under construction for the next 5 – 7 years. Once complete, more than 2,500 people will call *ENCORE!* home.

www.ENCOREtampa.com

ENCORE![®] is a federally registered trademark in the United States of America.

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