



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 Letter of Credit with Freddie Mac Forward Commitment (\$2,900,000 new issue bond financing, converts to permanent financing)
 - Bank of America Letter of Credit (\$9,370,000 short term bonds)
 - Bank of America (\$8,169,606 tax credit equity)
 - Tampa Housing Authority (\$1,600,000 land loan)
 - Tampa Housing Authority Member Loan (\$824,023)
 - HUD Replacement Housing Factor Dollars (\$4,946,299)
 - HUD – THA NSP 2 Funds (\$2,250,000)
 - HUD – City of Tampa NSP 1 Funds (\$1,000,000)
 - City of Tampa – HOME funds (\$2,500,000)
 - Federal Home Loan Bank - AHP funds (\$1,000,000)
 - Brownfield 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 (in the process of signing leases for a urban market grocer and burrito bar)
 - 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
- **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.

In addition to *The Ella*, which is now 100% occupied, two other *ENCORE!* buildings are complete and fully occupied and one building is under construction:

- **The Reed at *ENCORE!*** – Designed for active, senior residents, these 158 apartment homes are complete and fully leased. Choose from 1 and 2-bedroom apartment homes.
- **The Trio at *ENCORE!*** – Designed for families, singles, couples, friends, these 141 apartment homes are complete and fully occupied. Choose from 1, 2, 3 and 4-bedrooms.
- **The Tempo at *ENCORE!*** – Designed for families, singles, couples and friends. Construction of these 203 apartment homes is well underway. Pre-leasing is underway and we expect our first residents to move in 1Q 2017.

www.ENCOREtampa.com

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

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