

**Subject:** Information regarding the former rehab institute on Palafox Street  
**Date:** Wednesday, April 1, 2015 at 8:15:57 AM Central Daylight Time  
**From:** Nichols, Melanie CIV CNATRA Det Pensacola, IPMS  
**To:** bspencer@cityofpensacola.com, michelleo@ideaworksusa.com  
**CC:** North Hill Preservation Association, Inc. (president@historicnorthhill.com)

Brian and Michelle,

I reached out to people I knew who would be involved in any tax credit/funding programs to build housing units and received the following information from Randy Wilkerson with the Escambia County Housing Finance Authority and Marcie Whitaker with the City Housing Department:

"The old medical center site on Palafox has been of interest to housing tax credit developers over the last couple of years. Most recently, the PACES Foundation out of Georgia submitted a tax credit application under the highly competitive Florida Housing Finance Corporation 2014 cycle seeking financing for the development of 92 quality apartment units on the site. The application did not rank in the funding range largely due to heavy competition from other parts of the State. I do believe that PACES Foundation still has conditional site control at the present time, so it is possible that they may attempt to resubmit the application in an upcoming FHFC tax credit cycle. If ultimately selected by FHFC, the development or a similar quality development would provide needed workforce rentals in the urban core to help bring or keep folks in the downtown area. I have attached the brief overview and planned layout that I pulled from my file.

Paces Foundation is in the final stages of completing the 92-unit Fairfield Manor Senior Apartments on Fairfield Drive (at the old Builders Square site across from the new County Office Building)."

Melanie A. Nichols  
Industrial Property Management Specialist  
CNATRA N4 DET Pensacola, FL  
(850) 452-3408  
DSN 459-3408  
FAX (850) 452-3650  
[melanie.nichols@navy.mil](mailto:melanie.nichols@navy.mil)