

Organization Information

- 1) **Organization Name:**
- 2) **Organization Contact Person and Title:**
- 3) **Contact Person's Telephone:**
- 4) **Contact Person's Email Address:**
- 5) **Organization Address (City, State, Zip):**
- 6) **Type of Organization:** For Profit Non-Profit Governmental Agency
- 7) **Incorporation Date (Month and Year):**
- 8) **Estimated Budget for Current Fiscal Year:**
- 9) **Number of Staff Employed (full time equivalents):**
- 10) **Years of Affordable Housing Development Experience:**

Project Development Information

- 1) Project Name:
- 2) Project Location/Address:
- 3) Project Parcel Number(s):
- 4) Is the project located within the Gainesville City Limits? Yes No
- 5) Demographic Commitment per RFA 2025-201:
 Family Elderly (if Elderly, what is minimum age?)
- 6) Project Type: New Construction Rehabilitation Other:
- 7) Building Type: Single-Family Detached Duplexes Townhouses
 Mid-Rise, 4 story Mid-Rise, 5-6 Story High-Rise
- 8) Total Units **BEFORE** and **AFTER** Construction/Rehab/Redevelopment:

Number of Units	Single Room Occupancy	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Other:	Total Units
Total Units <u>BEFORE</u> Development (Existing)							
Total Units <u>AFTER</u> Development							

- 9) Have you completed (within the last 120 days) a First Step Meeting with the City's Department of Sustainable Development? Yes, comments attached No

Project Funding Information

1) Total Project Costs:

2) List all Project Funding Sources (include the City’s Local Government Contribution):

Funding Source	Amount
Local Government Contribution	\$ 460,000
TOTAL (must equal Total Project Costs from #1 above)	

3) Is this project a Priority 1 Application under RFA 2025-201? Yes No

4) What happens to this project if the City does not fund it?

5) What are your proposed loan terms, including interest rate and timeframes? **Be specific. We cannot accept your application without proposed loan terms. Simply noting that you are flexible and/or willing to negotiate is not sufficient or acceptable.**

Project Rental Information

1) Income Levels and Special Needs:

Please complete the following tables to the best of your ability. Show actual or estimated number of units for the project's tenants. **Total Income Units must equal Total Units AFTER Development in #8, Project Development Information, on Page 3.**

Income Levels:

Income Group (Area Median Income-AMI)	Number of Units
30% or less AMI	
31-50% AMI	
51-60% AMI	
61-80% AMI	
>80% AMI	
TOTAL	

Special Needs Population:

Category	Number of Units
Elderly	
Disabled (Not Elderly)	
Homeless	
Persons with HIV/AIDS	
Veterans	
Other:	
TOTAL	



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Cover Letter

September 18, 2025

City of Gainesville
Housing & Community Development
Thomas Center Building B
306 NE 6th Ave B, Gainesville, FL 32601

Affordable Housing Advisory Committee,

National Community Renaissance (“National CORE”) is proud to present our application for **Skyline Square** under the City of Gainesville ConnectFree Program for Affordable Rental Housing Projects. The \$37,500 contribution is a threshold item under Florida Housing Finance Corporation RFA 2025-205 – 4% Tax Credits + SAIL, and without this local contribution, Skyline Square will not be able to secure an allocation of tax credits.

For more than 30 years, National CORE has been a thought leader and pioneer in developing sustainable models that leverage community resources in a unique combination of quality developments paired with life-enhancing social services. Headquartered in Rancho Cucamonga (CA) and with experienced staff based in Texas and Florida, National CORE was established in 1992 as a 501(c)(3) nonprofit public benefit corporation, to assist local governments by providing affordable housing. Partnering with local governments and housing authorities, National CORE has grown to be the nation’s third largest nonprofit affordable housing developer, serving more than 30,000 residents in nearly 10,000 units in over 100 developments.

Central to our mission is the creation of vibrant, sustainable communities that extend beyond physical infrastructure. Leveraging our in-house capabilities, which includes planning and acquisitions, financing, development, construction, and operations, we collaborate closely with local stakeholders to effect transformative change. Through our sister nonprofit Hope through Housing Foundation, we also provide on-site social services that address developmental, educational, social, health, and workforce needs.

Skyline Square would represent a significant stride in enhancing affordable housing and supporting community transformation in East Gainesville. National CORE, with its long history of creating award-winning affordable housing developments, brings expertise in innovative planning, sustainable construction, and community-focused residential services.



9421 Haven Avenue
Rancho Cucamonga, CA 91730

www.nationalcore.org



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Our proposed new development – **Skyline Square** – is comprised of 90 senior income-restricted units to be located at 2605 Northeast 8th Avenue. Located just 5 miles away is Hampton Court Apartments, a 42-unit Section 8 property, which is also owned by the Developer – National CORE.

In addition to Hampton Court, National CORE is also working on a new construction development on Hawthorne Road – consisting of 86 senior income restricted units. Hawthorne Heights, one of only 15 projects out of 63 to receive an allocation from the Florida Housing Finance Corporation under a very competitive funding process in late 2023, has broken ground and is expected to begin leasing in the summer of 2026.

Having established a strong presence in Gainesville through successful projects like Hampton Court and Hawthorne Heights, National CORE is eager to continue expanding and investing in the area. We are dedicated to maintaining our high standards of providing quality housing alongside essential social services. Our approach involves not just building homes but creating vibrant communities where residents can thrive. By integrating social services such as health and wellness programs, educational opportunities, and community engagement activities, we ensure that our developments address the needs of our residents.

We are very grateful for the opportunity to apply for the LGC contribution and want to also recognize the hard work of Gainesville City staff in managing the process, as well as extend our appreciation to the members of the Affordable Housing Advisory Committee for their time and diligence in reviewing our application. We truly believe that Skyline Square has the potential to profoundly impact the lives of many residents in East Gainesville. Your support is crucial to moving this project forward and ensuring that the most vulnerable populations in Gainesville have a place to live with dignity. Should you have any questions, please do not hesitate to reach out to Shaun Mosheim at (786) 208-2244 or smosheim@nationalcore.org.

Sincerely,

Shaun Mosheim

Shaun Mosheim
Senior Development Manager



9421 Haven Avenue
Rancho Cucamonga, CA 91730

www.nationalcore.org

From: [Shaun Mosheim](#)
To: [COGHousing](#)
Subject: [EXTERNAL] Re: Project Summary for Local Government Contribution (LGAO/SAIL) 2025 - Shaun Mosheim
Date: Thursday, September 18, 2025 3:02:21 PM



Project Summary for Local Government Contribution (LGAO/SAIL) 2025

Project name	Skyline Square
Developer name	National Community Renaissance
Primary contact name	Shaun Mosheim
Primary contact phone #	(786) 208-2244
Primary contact email address	smosheim@nationalcore.org
This request is pursuant to (pick one)	BOTH
Amount of funding requested	\$460,000
Project location	2605 NE 8th Ave, Gainesville, Florida, 32641
Project parcel #	10901-000-000, 10902- 000-000, and 11122-000-000
Is the project location within Gainesville city limits?	yes
Are the units for sale, rent or mixed?	rent
Project type	new construction
# of existing units	0
# of units when completed	90
Increase in # of units	90
Building height in stories	3

Total project costs	\$26,995,630
Summarize affordability mix using % of AMI	3 units at 22% AMI 9 units at 35% AMI 78 units at 60% AMI
Summarize special needs units	5 of the units at 35% AMI will be reserved for Special Needs Households as defined by Florida Housing.
How long will the affordability and income limits be in place?	50 years
List residential programs, if applicable	Resident programs will include adult literacy, computer training, daily activities, assistance with light housekeeping, grocery shopping, and/or laundry, and a resident assurance check-in program.
List on-site recreational amenities, if applicable	On-site recreational amenities will include a community room with kitchenette and lounge space, a fully equipped gym, a business center with computers and desks, an outdoor pickleball court, barbecue pavilion, and swimming pool.
Will each unit have a washer and dryer?	no
Will each unit have a washer and dryer hook-up?	yes
Will the project have a laundry room for tenants?	no
List other on-site amenities, if applicable	Skyline Square will have on-site property management and maintenance.
Will the project include any market-rate residential units? If so, how many?	0
Will the project include any non-residential uses on-site? If yes, list those uses.	No.
Summarize nearby offsite amenities including proximity to employment centers, bus stops, parks, community centers, retail centers, pharmacies, medical services, financial services, and other amenities.	Walmart Supercenter: 0.69 miles UF Health Urgent Care Center: 0.92 miles Walmart Pharmacy: 0.69 miles Duval Nature Park: 0.25 miles Alachua County Community Support Services: 0.73 miles Residents will also have easy access to public transportation – there are bus routes heading east, west, north, and south, all within a quarter mile. The closest bus stop is 300 feet away.
If you are applying for LGAO funding, what are your proposed loan terms,	We propose to have the LGAO loan mirror the permanent

including interest rate and timeframes? Be specific. We cannot accept your application without proposed loan terms. Simply noting that you are flexible and/or willing to negotiate is not sufficient or acceptable.

loan. That is, it will close once the property's stabilized and converts to the perm loan, which we'd project to occur around July/August of 2027. We propose that it would also be coterminous with the perm loan (est. 15 - 17 year term). We propose an annual interest rate of 1% simple interest. These terms are just what the development team's seen on previously awarded LGAOs. We are open to whatever the City find's most suitable.

What happens to this project if the city does not fund it?

Since we recently closed another development in the City with nearly identical characteristics, we're very comfortable with our development budget in terms of financial modeling operating expenses, construction contracts, and financial terms with our financing partners. While the \$460,000 in LGAO funding would certainly help the development budget, more than anything, it's a mechanism to qualify for the LGAO goal that FHFC has for the 9% Large County 2025-202 funding round. The upside to Skyline Square, is it's a 13-acre site with enough room to fit two phases of development. The Local Government Contribution for the 4% SAIL 2025-205 RFA is a threshold item. For both the 4% and 9% RFA, the funding is necessary to be eligible for funding. Without it, an eligible application can't be submitted.

Completed 1st step meeting with the city's Department of Sustainable Development within the last 120 days?

no

You can [edit this submission](#) and [view all your submissions](#) easily.

You can also view your submissions with our mobile apps.



Do not show this anymore x



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Narrative

Project Specifics:

Skyline Square is comprised of 90 units within a single 3-story building with parking on grade. The development will serve the elderly demographic at low, very low and extremely low-income levels, and will consist of seventy-eight (78) one- bedroom units and twelve (12) two-bedroom units. Five units will be set-aside as special needs households, as defined by FHFC. See proposed unit mix below:

Unit Type	# of Units	% AMI	2024 LIHTC Rent	Utility Allowance	Net Rent
1BR/1BA	3	22%	\$428	\$73	\$355
1BR/1BA	7	35%	\$682	\$73	\$609
1BR/1BA	68	60%	\$1,170	\$73	\$1097
2BR/1BA	2	35%	\$819	\$79	\$740
2BR/1BA	10	60%	\$1,404	\$79	\$1,325

Inside the units, residents will find solid surface countertops, plywood cabinets, and luxury vinyl tile flooring, combining modern style with durability. Full-size energy star appliances, including a range, refrigerator, microwave, garbage disposal, and dishwasher, are included for the convenience of our residents. Interior amenities include a multipurpose clubroom with a kitchenette and lounge space, a fully equipped gym, and a business center which will provide residents with computer and broadband access. Outdoor amenities include a barbecue pavilion, pickleball court, and swimming pool.





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The 13-acre site is located in East Gainesville at 2605 NE 8th Ave, and within close proximity to a variety of amenities and public transportation, including:

- **Walmart Supercenter:** 0.69 miles from the project site;
- **UF Health Urgent Care Center:** 0.92 miles from the project site;
- **Walmart Pharmacy:** 0.69 miles from the project site;
- **Duval Nature Park:** 0.25 miles from the project site;
- **Alachua County Community Support Services:** 0.73 miles from the project site
- Residents will also have easy access to **public transportation** – there are bus routes heading east, west, north, and south, all within a quarter mile. The closest bus stop is 300 feet away.

Sustainability:

Understanding the importance of incorporating green practices into new buildings, Skyline Square is committed to creating residences that not only provide comfort and safety, but also prioritize environmental sustainability. At National CORE, we view sustainability as a fundamental pillar of our development philosophy, integral to every aspect of our projects. In addition to environmental and social benefits, our sustainability initiatives also deliver economic advantages. By reducing energy consumption and operational costs, we not only lower utility expenses for residents but also ensure the long-term financial viability of our properties. This approach aligns with our "quadruple bottom line" philosophy, which emphasizes environmental stewardship, social responsibility, economic prosperity, and resident well-being. The Skyline Square project exemplifies our commitment to sustainability. Through careful planning and thoughtful design, we are adhering to Florida Green Building Coalition standards and implementation of the National Green Building Standard (NGBS).

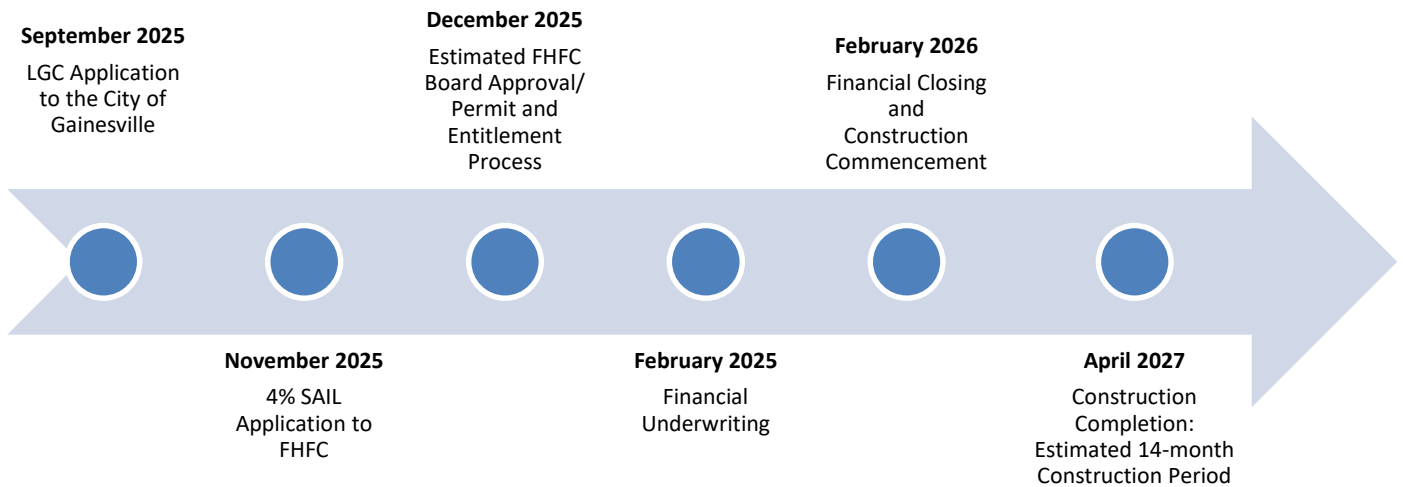




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Timeline

National CORE’s goal is to deliver the 90 quality senior apartment homes as quickly as possible. The FHFC 4% application deadline is currently estimated for November 2025, but to expedite the closing process, our team will begin working far in advance of the Corporation’s approval. The longest lead time in closing a multifamily development is securing the building permit. However, given our expertise with the City’s requirements, we are confident that we can advance the project quickly and smoothly. Please see below for an estimated project timeline:





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Marketing Plan

The target market of this apartment community is seniors who qualify for income restrictions ranging from 22% AMI to 60% AMI. Given the current affordable housing shortage in Gainesville, we are confident that households will be attracted to a combination of below-market rents, spacious floorplans, amenities, and a conveniently located site. The curb appeal and amenities of the property will be a strong marketing window as well.

Pursuant to city signage standards and city approval, we will install a sign at the main entry. The Property Management team will be comprised of professional property management employees equipped with the knowledge and skill set to perform task effectively. Marketing outreach will be done through local businesses in the community, various City and County service departments, neighborhood organizations such as local churches will also be approached for prospective residents. Property management staff will be available at the leasing office to tour the property with prospective residents, and we will be taking wait list applications for future move-ins.

All advertising for Hawthorne Heights will include Equal Housing Opportunity logos, slogans and/or statements of intent to affirmatively market the units. Materials to be used in the affirmative marketing include:

- 1) Fair Housing posters prominently displayed in the management and leasing office
- 2) Equal Housing Opportunity logo to be displayed on the marketing brochure, flyers and other marketing materials. Marketing Flyers will also include a contact number for information in Spanish.

A complete affirmative marketing plan tailored specifically to the Hawthorne Heights project can be provided upon request.





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Housing Developments Completed Since 2014

Development Name	Location	Year Completed	Number of Units
Downey View	Downey	2014	50
Dumosa	Yucca Valley	2014	75
Las Palmas	San Clemente	2015	19
Marv's Place	Pasadena	2015	20
Oakcrest Terrace	Yorba Linda	2016	69
Valencia Vista	San Bernardino	2016	75
Mission Cove I	Oceanside	2017	90
Olive Meadow-100% RAD	San Bernardino	2017	62
Three Oaks	Santa Clarita	2017	30
Mission Cove II	Oceanside	2018	60
Oakcrest Heights	Yorba Linda	2018	54
Vista del Puente	San Diego	2018	52
Encanto Village	San Diego	2019	66
Vista Grande Court	Glendale	2019	66
Day Creek I	Rancho Cucamonga	2020	91
Day Creek II	Rancho Cucamonga	2020	49
San Ysidro Senior Village	San Diego	2020	51
Crestview Terrace	San Bernardino	2021	184
Fairview Heights	Inglewood	2021	101
Veterans Park	Pomona	2021	61
Vista Verde	Ontario	2021	100
Villa Serena Phase I	San Marcos	2022	84
456 West	Los Angeles	2023	91
Las Dahlias	Los Angeles	2023	78
Legacy Square	Santa Ana	2023	93
Metro View	Rialto	2023	55
Greenbrier	Oceanside	2024	60
Miraflores	Anaheim	2024	86
Mountain View	Lake Forest	2024	71
Nestor Senior Village	San Diego	2024	74
Orchard View	Buena Park	2024	66
Santa Angelina	Placentia	2024	65
Santa Fe Senior Village-Vista Santa Fe	Vista	2024	54
Valley Senior	Escondido	2024	50
Vista De La Sierra	Victorville	2024	80
Vista Sante Fe	Vista	2024	55



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Operations & Maintenance Plan

We recently closed construction financing on Hawthorne Heights, a development a mile away from Skyline Square, that’s also reserved for seniors 62+ in Alachua County with a similar unit count (86). Our operating budget for Hawthorne Heights was developed using data from communities in our Florida portfolio (Gainesville included) as well as communities that our third-party property manager oversees. This budget was then evaluated for its accuracy by Florida Housing and an institutional investor and lender participating in financing the development. It’s safe to say our budget allocations for landscaping (Contracted Services) and maintenance (Repairs and Maintenance) are sufficient and accurate.

Operating Expenses	Total	Per Unit	P.S.F. (rentable)	Notes
Management Fee (% of EGI)	\$58,167	\$646	\$0.00	5.0%
Admin	\$27,000	\$300	\$0.47	
Contracted Services	\$22,500	\$250	\$0.39	
Leasing and Marketing	\$2,700	\$30	\$0.05	
Repairs and Maintenance	\$38,250	\$425	\$0.67	
Payroll	\$130,500	\$1,450	\$2.29	
Utilities	\$81,000	\$900	\$1.42	
Real Estate Taxes	\$0	Exempt	\$0	\$0.00
Insurance	\$120,901	\$1,343	\$2.12	
Replacement Reserves	\$27,000	\$300	\$0.47	
Other				
Total	508,018	\$5,645		

The funds allocated under Repairs & Maintenance, however, are set aside for minor repairs like in-unit fixes and maintaining basic property features and equipment. The repair and/or replacement of a roof would be considered a capital improvement, and the industry standard is to set aside \$300 per unit per year once the property reaches construction completion. The property will be periodically inspected by Florida Housing and the Asset Manager to take preventative measures to mitigate costly repairs. But once inevitable repairs occur late in the property’s life cycle, the replacement reserves will have accrued enough cash to cover any major expenses.





REQUEST FOR LGAO PER RFA 2025-201

Developer:
National Community Renaissance

Project Name:
Skyline Square

City of Gainesville
Affordable Housing Advisory Committee
October 1, 2025



ORGANIZATION INFORMATION



NATIONAL COMMUNITY RENAISSANCE

A national nonprofit community development corporation dedicated to breaking the cycle of generational poverty by implementing programs that empower individuals and change communities.

“It’s a launching pad. Not a landing pad.”



ORGANIZATION INFORMATION



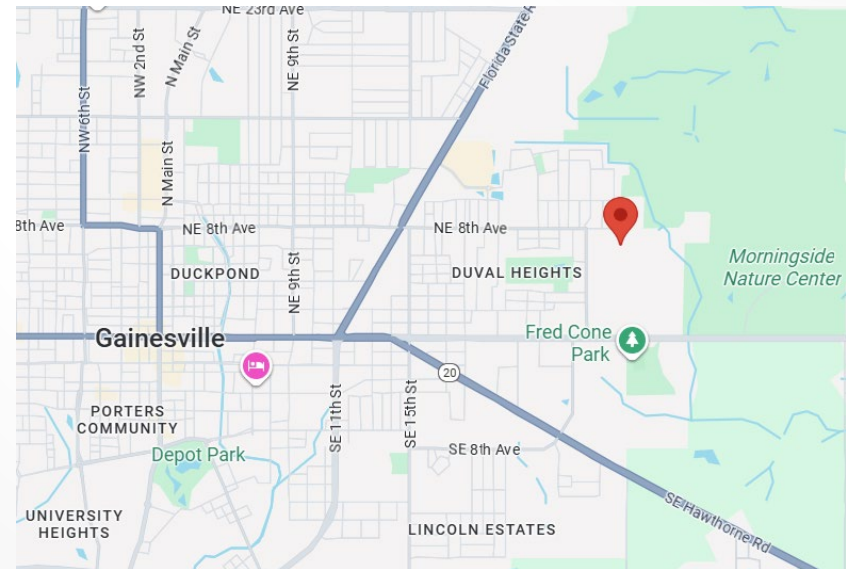
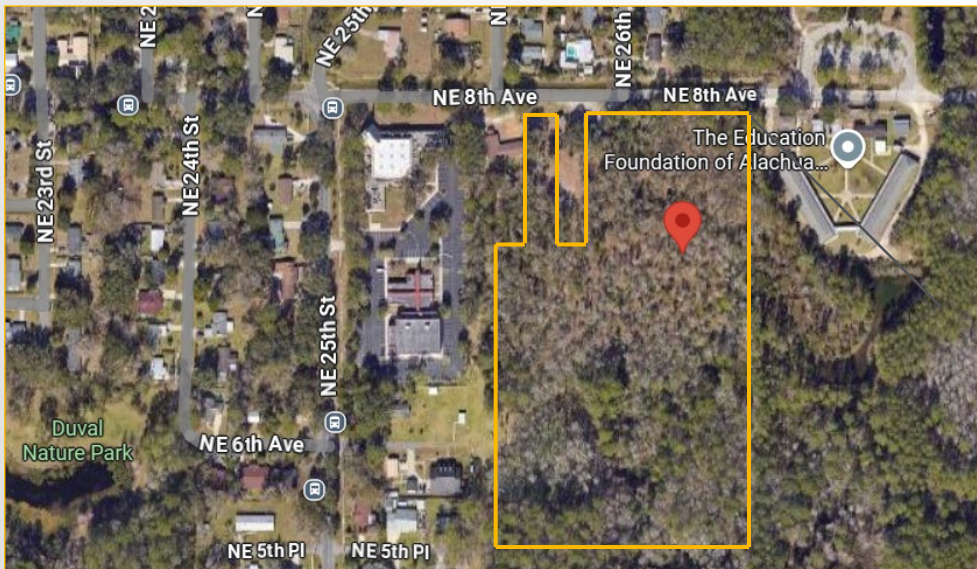
- Founded in 1992 in Rancho Cucamonga, CA
- Employees: 650
- Total Units: 11,000
- Total Residents: 30,000
- Full-Service Organization
 - Acquisitions
 - Planning & Development
 - Construction
 - Property Management
 - Compliance/Asset Management
 - Social Services



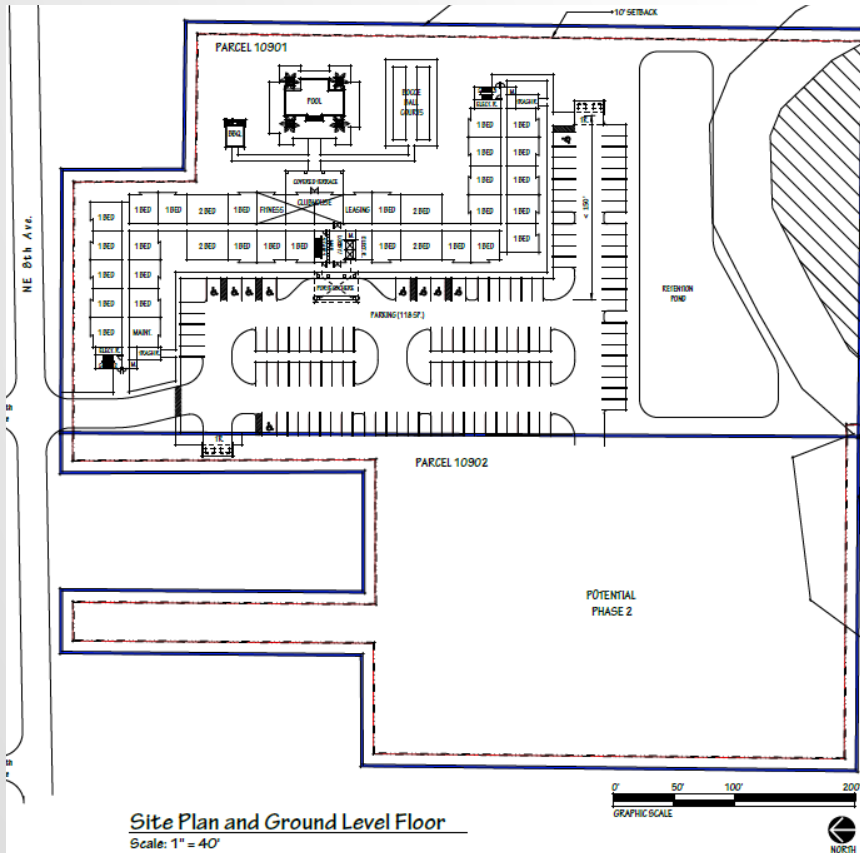
PROJECT NAME & LOCATION

Skyline Square

2605 NE 8th Ave, Gainesville



PROJECT TYPE



NEW CONSTRUCTION OF 90 SENIOR RESIDENTIAL UNITS (62+) ON 13.06 ACRES

- 88 one-bedrooms (avg 650 sf)
- 12 two-bedrooms (avg 800 sf)

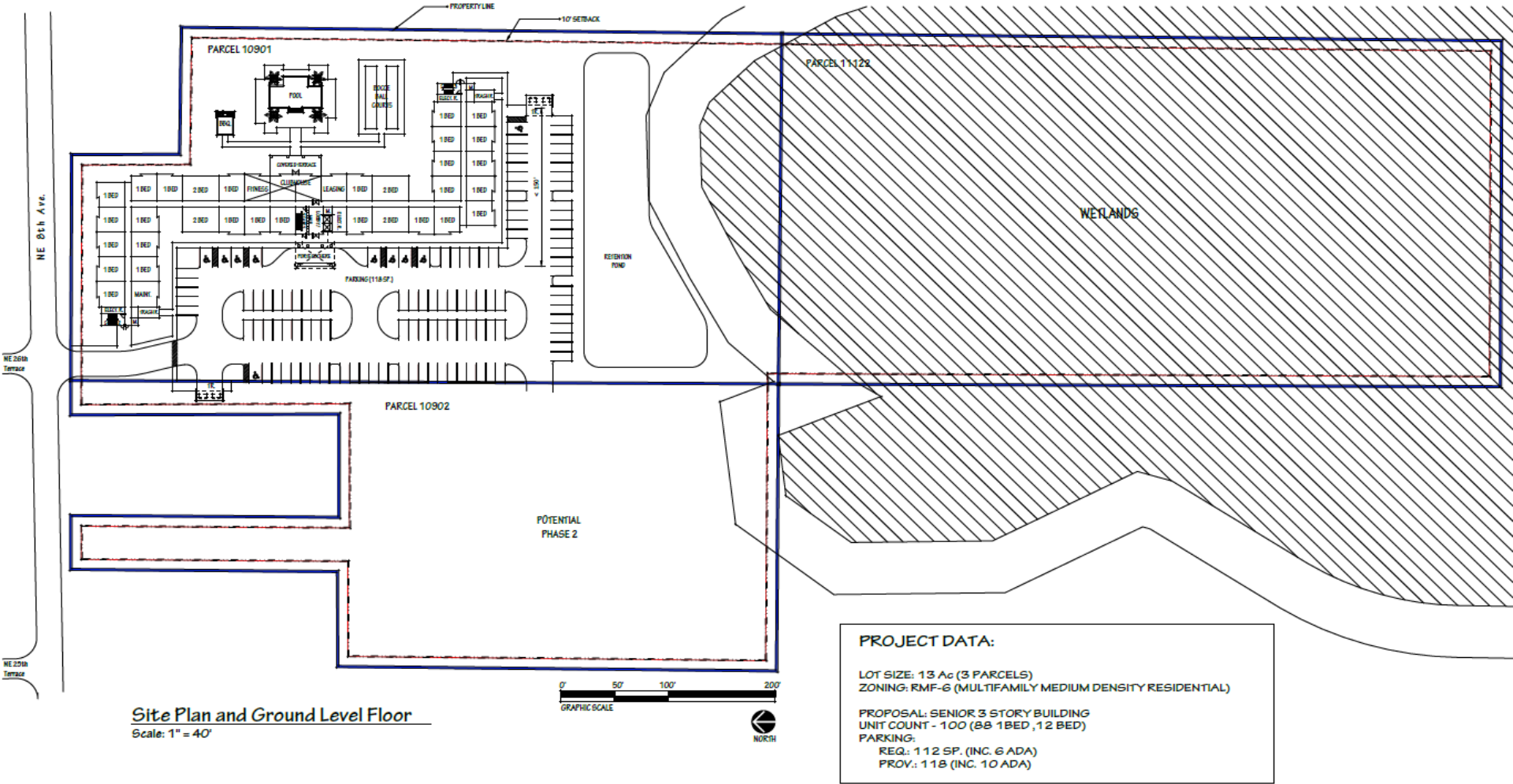
3 STORY GARDEN-STYLE BUILDING

118 PARKING SPACES

- 1.18 spaces per unit



PROJECT DESIGN



Site Plan and Ground Level Floor
 Scale: 1" = 40'

Site Plan Design CORE - Skyline Square Apartments

NEARBY AMENITIES/SERVICES

Skyline Square has great proximity to local amenities and services

- **Walmart Supercenter:** 0.69 miles
- **UF Health Urgent Care Center:** 0.92 miles
- **Walmart Pharmacy:** 0.69 miles
- **Duval Nature Park:** 0.25 miles
- **Alachua County Community Support Services:** 0.73 miles
- Residents will also have easy access to **public transportation** – there are bus routes heading east, west, north, and south, all within a quarter mile. The closest bus stop is 300 feet away.



ON-SITE AMENITIES

AMENITIES IDEAL FOR AGING IN PLACE

- Community Room
- Gym
- Business Center
- Pickleball Court
- Swimming Pool
- Barbecue Pavilion



RESIDENT SERVICES

FHFC requires applicants to provide at least three resident service programs. National Community Renaissance will go above and beyond by providing all five resident services listed below:

- Adult Literacy
- Computer Training
- Daily Activities
- Assistance with Light Housing Keeping, Grocery Shopping, and/or Laundry
- Resident Assurance Check-In Program



RESIDENT INCOME AND RENT LIMITS

Unit Type	# Units	% AMI	2025 LIHTC Rent	UA	Net Rent
1BR/1BA	3	22%	\$428	73	\$355
1BR/1BA	7	35%	\$682	\$73	\$609
1BR/1BA	68	60%	\$1,170	\$73	\$1,097
2BR/1BA	2	35%	\$819	\$79	\$740
2BR/1BA	10	60%	\$1,404	\$79	\$1,325

Income Limit	35% AMI	60% AMI
1 Person	\$25,480	\$43,680
2 Person	\$29,120	\$49,920
3 Person	\$32,760	\$56,160
4 Person	\$36,400	\$62,400

*5 of the 9 units at 35% AMI will be reserved for **Special Needs Households** as defined by FHFC



COMMUNITY BENEFITS

1. ADDRESS A COMMUNITY NEED:

Significant and increasing need for senior affordable housing

2. DELIVERS IMPROVEMENTS: beautifully designed community with full amenities and on-site management

3. CATALYTIC REDEVELOPMENT: Provides financial reinvestment to the neighborhood

4. PROVIDES JOBS: Additional direct and indirect jobs in construction and operations

5. INCREASED SALES TAX REVENUE: generated by the residents



OTHER PROJECT INFORMATION

- **Potential Tenants:** Our third-party property manager, CT Group, already manages a 42-unit Section 8 property we own in Gainesville, and will be managing our 86-unit elderly development, Hawthorne Heights, once it comes to market in the summer of 2026. They're keenly aware of the local market, and will advertise through local periodicals, online forums, and community organizations, once the property's close to completion. They'll also maintain an active interest list during construction.
- **First Step Meeting:** Once awarded funding from Florida Housing, the development team will schedule a First Step Meeting to align the site plan with the City's development staff.
- **Affordable Housing Crisis:** According to the Joint Center for Housing Studies, Gainesville has the highest housing cost-burden rate for renters out of all the metropolitan areas in Florida, at 65%. This beats out large cities like Miami, Orlando and Jacksonville.

Current portfolio: [Current Portfolio](#)
Fairview Heights Video: [Fairview Heights](#)



PROJECT FUNDING

Sources	
Permanent Loan	\$6,850,000
Tax Credit Equity	\$10,703,388
SAIL	\$7,550,000
ELI	\$860,000
Deferred Developer Fee	\$572,242
City of Gainesville LGAO	\$460,000
Total	\$26,995,630
Uses	
Land	\$850,000
Construction Costs	\$17,399,587
Soft Costs	\$3,105,012
Financing Costs	\$1,726,571
Developer Fee	\$3,914,460
Total	\$26,995,630

*Numbers are based on preliminary underwriting and subject to change





Questions?

Thank you!

Shaun Mosheim
smosheim@nationalcore.org

Current portfolio: [Current Portfolio](#)
Fairview Heights Video: [Fairview Heights](#)

