

CITY OF GAINESVILLE

State Housing Initiative Partnership Program—Affordable Housing Advisory Committee

Ranking of Affordable Rental Housing Projects—ConnectFree—LGAO

October 11, 2022

Evaluator Name: Jamie Bell

Evaluator Signature: J Bell

vertically integrated

meets 2 goals

Project	Rank	Comments
Hawthorne Heights	2	<p style="color: blue;">Natl Comm Ren. - Hawthorne Heights • focus on ves. svcs. asa 2420 SE Hawthorne Rd. ~3 acres company prev approved 2016 revit. area, no longer qualified census tract (30% tax credit) during constr.</p> <p style="color: blue;">70 units, senior (62+), 2.91 ac 58 1 br / 68 now (650 sf avg) 12 2 br (800 sf avg)</p> <p style="color: blue;">onsite-comm rm, bocce ball, comm garden adult lit, comp tr., daily act, assist daily, check in 10% ELI (33% AMI) 90% (60% AMI), half of ELI-special needs</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-top: 10px;"> <p style="color: blue;">1% int only 20yr 3% resid. receipt (cash flow 50%)</p> </div>
Woodland Park, Phase 2	1	<p style="color: blue;">Norstar Dev. - Woodland Park Phase II partner w/ Gainesville Housing Authority</p> <p style="color: blue;">less vert. 24 SE 19th Place - 2nd phase redevelopment</p> <p style="color: blue;">1/1-24 } demolish 56, add meets 3 goals 2/2-44 } 96 units total 3/2-28 } family units + clubhouse, all w/ fitness, appliances</p> <p style="color: blue;">Adjacent to City park, putting in trail</p> <p style="color: blue;">33% AMI (10%) improvements to park 60% AMI (90%) & Boys/Girls Club</p> <p style="color: blue;">10 ELI (5 special needs)</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-top: 10px;"> <p style="color: blue;">loan terms 1% 18yr balloon @ termination</p> </div> <p style="color: blue;">Res svcs - after school home ownership opp. empl assist job force training bin. night partner w/ GHA</p>

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Evaluator Name: Cynthia Chestnut

Evaluator Signature: Cynthia Chestnut

Project	Rank	Comments
Hawthorne Heights 2420	2	<p> Revisited area been in development stage for several years in the area - only wait to get 2.5 bond is by remain Senior Community 80 units (68 U) BR units. total of 80 units 70 units 58 - one bedroom 83 units on 2.9 acres 1 1/2 two bedrooms 70 - 110 units amenities Community Room Computer trg. Daily Act. Bocce Court accessible kitchen, grocery - 1/2 units per side at handicapped market curb out rock </p> <p style="text-align: right;"> total 11 Option 1 - 460,000 1% interest Option 2 - 460,000 interest rate 3 1/2% 62 and over </p>
Woodland Park, Phase 2	1	<p> GATE & Norstar Existing Public Housing 3 stories 96 units 1 bed 1 bath - 34 units 2nd floor 2 1/2 44 units 3/2 28 units Woodland Park analysis for all 3 food sources amenities walk trail 100% affordable 5% special </p>

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Evaluator Name: _____

Octavia Washington

Evaluator Signature: _____

Octavia Washington

<u>Project</u>	<u>Rank</u>	<u>Comments</u>
Hawthorne Heights	2	
Woodland Park, Phase 2	1	Continue of the ^{present} project.

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Evaluator Name: Frco Schaffnath

Evaluator Signature: 

Project	Rank	Comments
Hawthorne Heights	1	Need for Senior Housing is overwhelming & less cost with history of success
Woodland Park, Phase 2	2	Need is great but the scope of additional funding & support

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Evaluator Name: Michael Rabuen

Evaluator Signature: Michael Rabuen

Project	Rank	Comments
Hawthorne Heights	2	I hope this project comes to fruition. It is needed for the community and the location.
Woodland Park, Phase 2	1	replacing the old, dilapidated duplex is the biggest factor for me. Despite my concerns about over-concentrating poverty, and none stress on William Eber.


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Evaluator Name: Aymee Girard-Cepeda

Evaluator Signature: 

Project	Rank	Comments
Hawthorne Heights	2	great project, but less housing.
Woodland Park, Phase 2	1	<ul style="list-style-type: none">• more units - better breakdown 1/1, 2/2, 3/2 will house more people.• programs for job skills (employment assistance financial mgmt etc is very needed!• partner w/GTA, huge plus.• multi phase project, phase I has done well.• redevelopment.