

From: [Jotform](#)
To: [Wachtel, John S](#)
Subject: [EXTERNAL] Re: Project Summary for City of Gainesville Affordable Housing Development Grant 2025
Date: Friday, February 7, 2025 2:39:27 PM



Project Summary for City of Gainesville Affordable Housing Development Grant 2025

Project name	Oak Park
Developer name	Gainesville Housing Authority & Newstar Development LLC
Amount of city funding requested	\$1,600,000
Project location	100 NE 8th Ave, Gainesville, FL 32601
Are the units for sale, rent or mixed?	Rent
Project type	Rehabilitation
# of Units (existing)	101
# of Units (when complete)	101
Increase in # of units	0
Building height (in stories)	6 stories
Total Project Costs	\$36,042,636
Summarize affordability mix using % of AMI (# of units at each AMI Level)	Oak Park will have 11 units set aside at 40% AMI and 90 units set aside at 60% AMI. The project rent limits have been set in accordance with the Florida Housing Finance Corporation's 2024 Income Limits and Rent Limits.
Summarize special needs units (# of units for each category)	6 disabled (not elderly) units for a total of 6 special needs units.
What is the length of the affordability period? Remember that the minimum is 10 years for ownership and 15 years for rental units.	50 years
List residential programs, if	Upon completion of the acquisition and rehabilitation of Oak Park, the following Resident

applicable	Services will be offered: Employment Assistance Program, Financial Management Program, and Homeownership Opportunity Program.
List on-site recreational amenities, if applicable	On-site amenities include a community room, laundry room, lounge area, and a private open-air courtyard.
Will each unit have a washer and dryer?	No
Will each unit have a washer and dryer hook-up?	No
Will the project have a laundry room for tenants?	Yes
List other on-site amenities, if applicable	N/A
Will the project include any market-rate residential units? If yes, how many?	No
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.	<p>Bus Routes: Northbound CVS Pharmacy @ N Main Street (less than 0.1 miles)</p> <p>Shopping/Retail: Gainesville Shopping Center (.15 miles)</p> <p>Pharmacy/Medical Center: Publix Pharmacy (.28 miles) & UF Health Shands Hospital (1.75 miles)</p> <p>Parks: Roper Park (.3 miles), Tom Petty Park (.43 miles) & Oakview Park (.55 miles)</p> <p>Schools: Metcalfe Elementary School (1.1 miles), Howard W Bishop Middle School (.86 miles), & Gainesville High School (1.1 miles)</p>
What happens to this project if the city does not fund it, or funds it at a level	Without City grant funds, Oak Park has an approximately \$4,800,000 funding gap. However, if Oak Park receives the full \$1,600,000 in requested funds, a smaller funding gap of \$3,200,000 is still

lower than
requested?

required for the development. GHA intends to apply for this gap funding from Alachua County Affordable Home Development Program, Florida Housing Finance Corporation, as well as emergency capital funding from HUD. If a lower level of funds from the City of Gainesville is received, GHA believes it can fill the gap with other funds noted above.

Completed 1st Step
Meeting with the
city's Department of No
Sustainable
Development?

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