

# ConnectFree Program Funding Request

NEIGHBORHOOD HOUSING  
AND DEVELOPMENT  
CORPORATION &  
RURAL NEIGHBORHOODS  
*DEVELOPERS*

**DEER CREEK SENIOR  
HOUSING**

Gainesville City Commission  
October 18, 2018

# ORGANIZATION INFORMATION

NEIGHBORHOOD HOUSING  
& DEVELOPMENT CORPORATION  
Gainesville

RURAL NEIGHBORHOODS  
Homestead, FL

## AWARD-WINNING AND EXPERIENCED

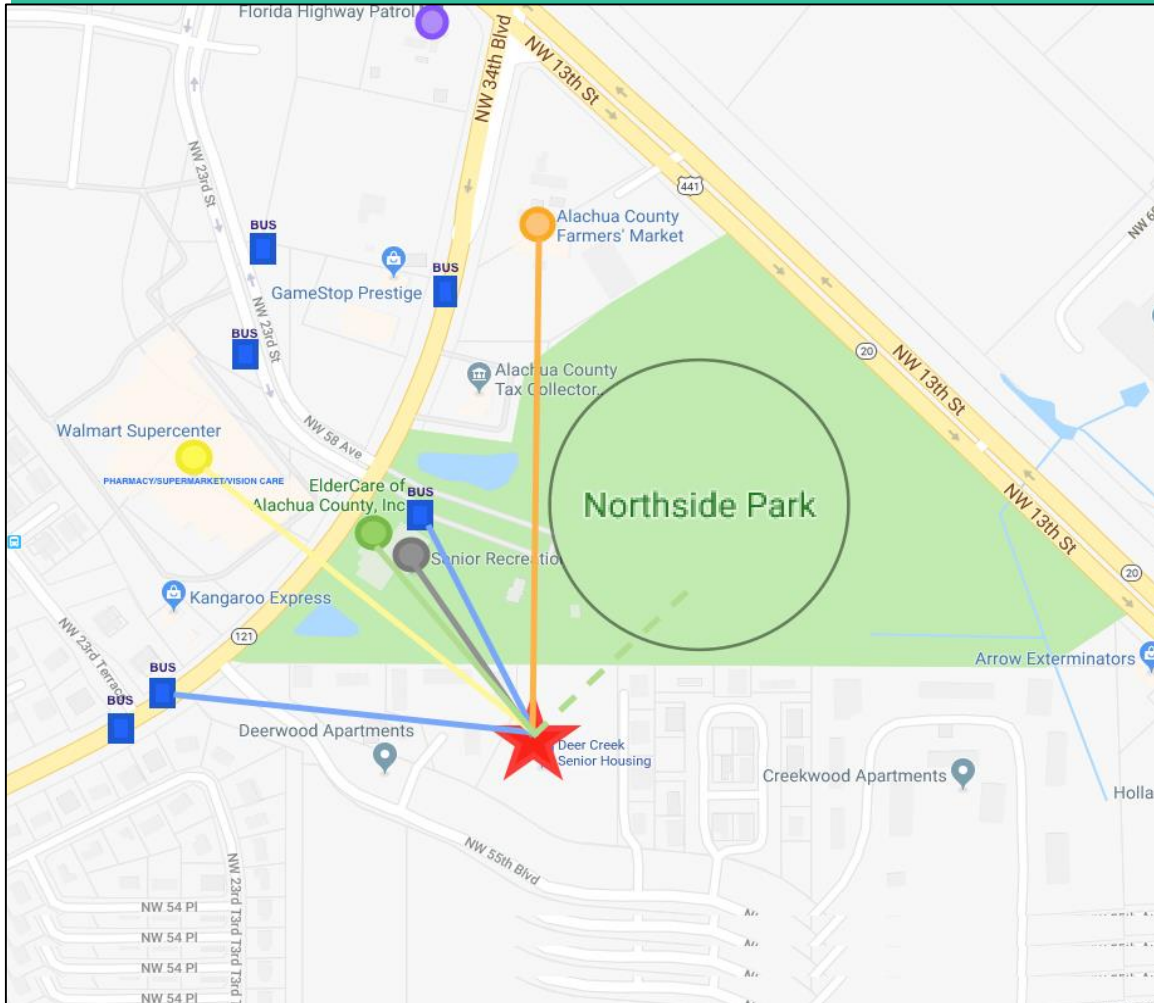
- **Non-Profit**
  - 300+ Single-Family Homes
  - 1300 Trained Homebuyers
  - 36 Years Local Advocacy
  - NAHRO National Award for Excellence
- **Non-Profit**
  - 1,725 Rental Units in 25 Rental Communities
  - \$260,000,000 in Development
  - Fannie Mae Maxwell Award for Excellence in Low-Income Housing; Littleford Award for Corporate Community Service

## Mission

To build livable places for working families. Our objective is not just to build houses. We want to develop strong communities in which people can grow and live, be neighbors first, then good neighbors.

# LOCATION

Immediately Adjacent to Elder Care of Alachua County  
Senior Recreation Center and Northside Park

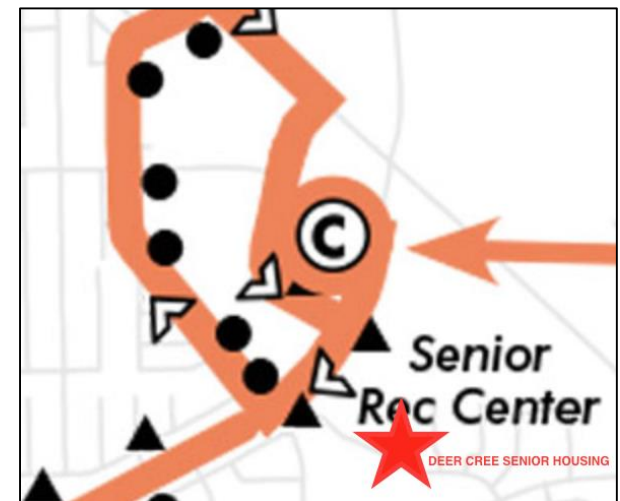
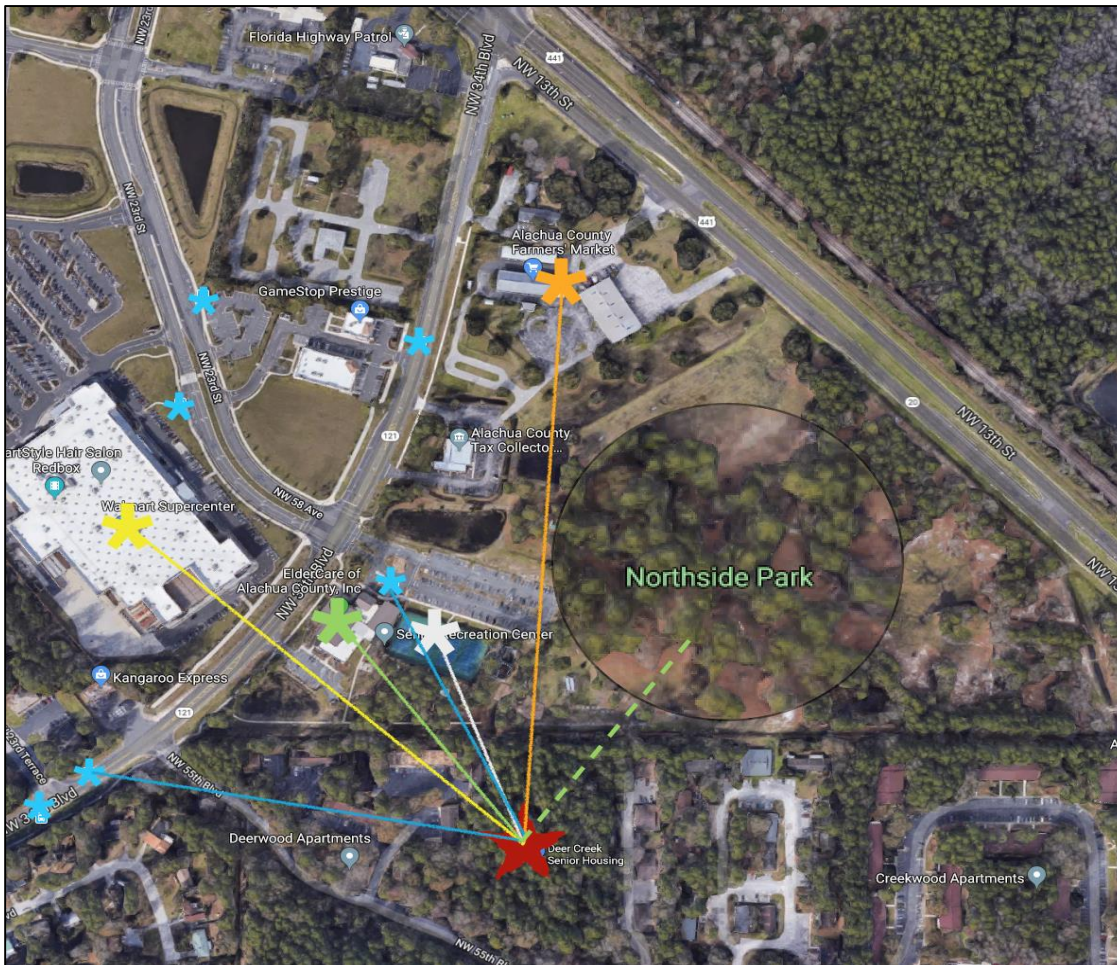


**¼ Mile to Bus Route 8,  
WalMart  
(Groceries, Pharmacy  
and Vision Center)**

**½ Mile to Farmers  
Market**

# PROJECT MAP

Immediately Adjacent to Elder Care of Alachua County  
Senior Recreation Center and Northside Park



# PROJECT TYPE

**HURRICANE-RESISTANT:  
NEW CONCRETE CONSTRUCTION, IMPACT GLASS AND DOORS**



DEER CREEK SENIOR HOUSING  
GAINESVILLE, FLORIDA

RURAL NEIGHBORHOODS

**MID-RISE 5 STORIES**

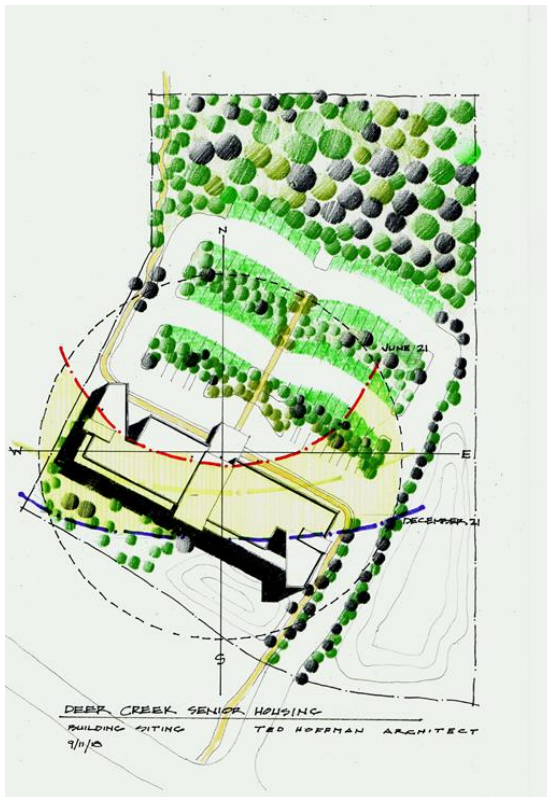
**42 1-BEDROOM**

**20 2-BEDROOM**

**Clubhouse ♦ Theater Room ♦ Game Room ♦ Fitness Center ♦ Computer Lab**

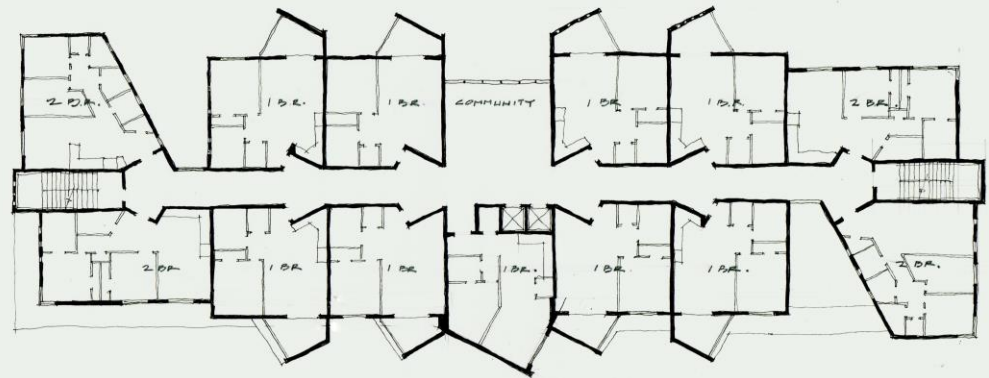
# PROJECT DESIGN

## GREEN-CERTIFIED PRESERVED TREES & WETLAND



Natural Light in Halls

Architectural Detail

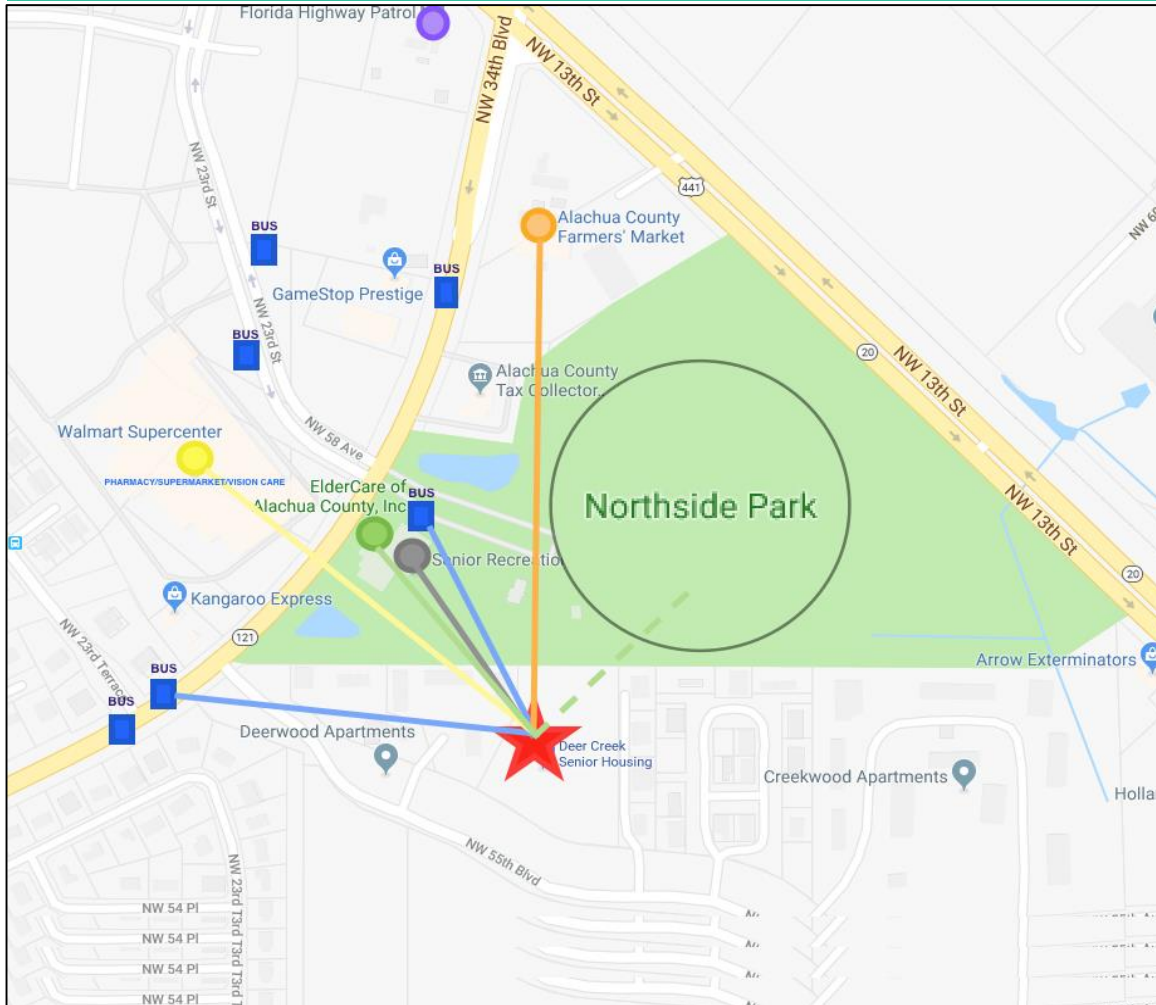


Preserved Tree Canopy ♦ Lighted Walking Trail ♦ Bike Storage ♦ Smart Solar Siting

# NEARBY SERVICES

**#1  
BEST  
SITE**

Immediately **Adjacent** to Elder Care of Alachua County Senior Recreation Center and Northside Park

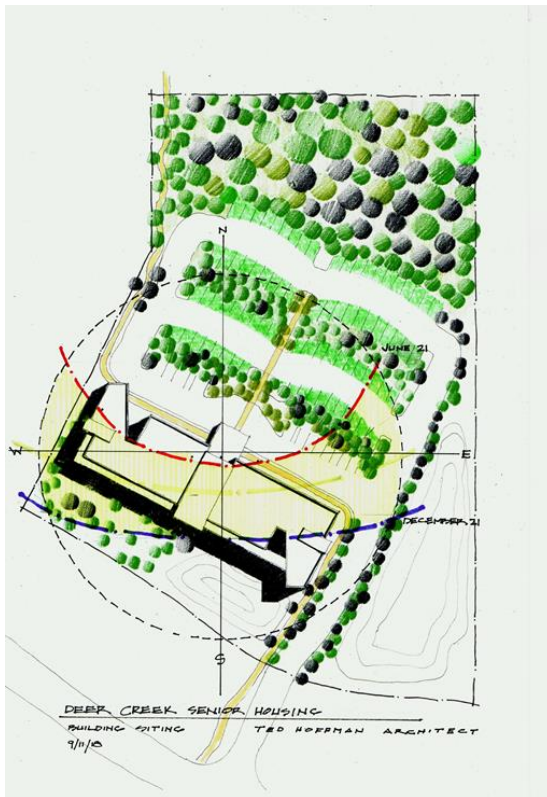


**¼ Mile to Bus Route 8,  
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# ON-SITE AMENITIES

**GREEN-CERTIFIED  
NEW CONCRETE CONSTRUCTION, IMPACT GLASS AND DOORS**



**Green-Certified**

**Energy Star Appliances**

**Water Sense Fixtures**

**Utilities Included**

**Emergency Alert**

**Vertical Blinds**

**Age-in-Place 100% Fully Accessible Apartments**

**Clubhouse**

**Fitness Center**

**Theater Room**

**Game Room**

**Laundromat**

**Cable/Satellite**

**Preserved Tree Canopy ♦ Lighted Walking Trail ♦ Bike Storage ♦ Smart Solar Siting**

**Car Care Area ♦ Picnic Pavilion ♦ Grills**



# RESIDENT SERVICES



24-Hour Support to Assist Residents

Assistance w/Light Housekeeping,  
Grocery Shopping or Laundry

Resident Assurance Check-In

Daily Activities

Resident Referral/Case Management

**Building Livable Places for Working Families**

# RESIDENT INCOME MIX

Extremely Low-Income

33%: 7 Units

50%: 7 Units

60%: 48 Units

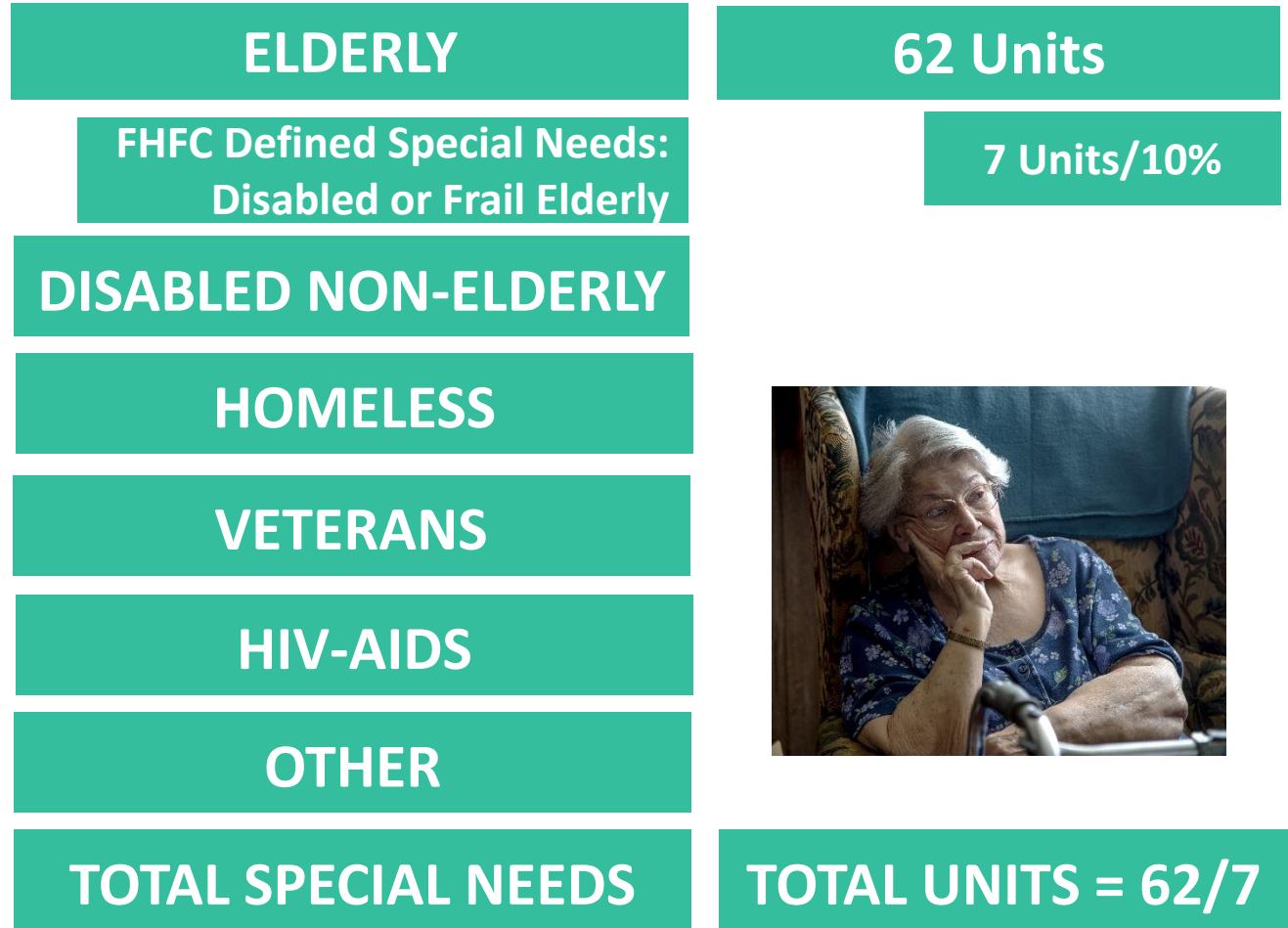
80%: 0 Units

**TOTAL UNITS = 62**



**Building Livable Places for Working Families**

# SPECIAL NEEDS SET-ASIDE



**Building Livable Places for Working Families**

# RENT LIMITS

Maximum HUD Rent Limit by Number of Bedrooms in Unit

Percentage Category (AMI)	1 Bedroom	2 Bedroom	3 Bedroom
ELI 33%	\$441	\$529	NA
50%	\$669	\$802	NA
60%	\$803	\$963	NA
80%	NA	NA	NA

Building Livable Places for Working Families

# OTHER PROJECT INFORMATION

DEVELOPERS PLEDGE NON-COMPETE WITH LOCAL PROJECT

Other Developers may submit a number of competing projects while asking for local support. RN and NHDC will not.



**Sole Local Co-Developer w/36 Years in Gainesville**

**Nonprofit Ownership = Forever Affordable**

**#1 Best Site Location for Target Demographic**

**Local Hiring/Local Leadership**



# DEVELOPMENT APPROVALS



**FIRST STEP: 2017**



**CONCEPTUAL REVIEW: 2017**



**Building Livable Places for Working Families**

# PROJECT FUNDING



TOTAL PROJECT UNITS	62 UNITS
TOTAL PROJECT COSTS	\$14,610,000
CONNECT FREE REQUEST	\$469,313*
TOTAL PROJECT SOURCES	\$14,140,657
% CONNECT FREE LVRGE	30.1 TIMES

Terms of Connect Free Support: 0% Interest 24-Month Construction Loan; automatic conversion to Permanent Non-Amortizing 15-Year Loan @ 1% Interest Only w/50-Year Affordability Period.

**Building Livable Places for Working Families**



**RURAL**  
NEIGHBORHOODS

**Questions?**

**stewardship**

A small, stylized green plant with three leaves growing out of a small mound of brown soil, positioned behind the letter "a" in the word "stewardship".