ConnectFree Program Funding Request

Ability Housing, Inc.

Village at Lincoln Park

City of Gainesville

Affordable Housing Advisory Committee

July 13, 2021

Organization Information

Ability Housing, Inc.

Jacksonville, Florida

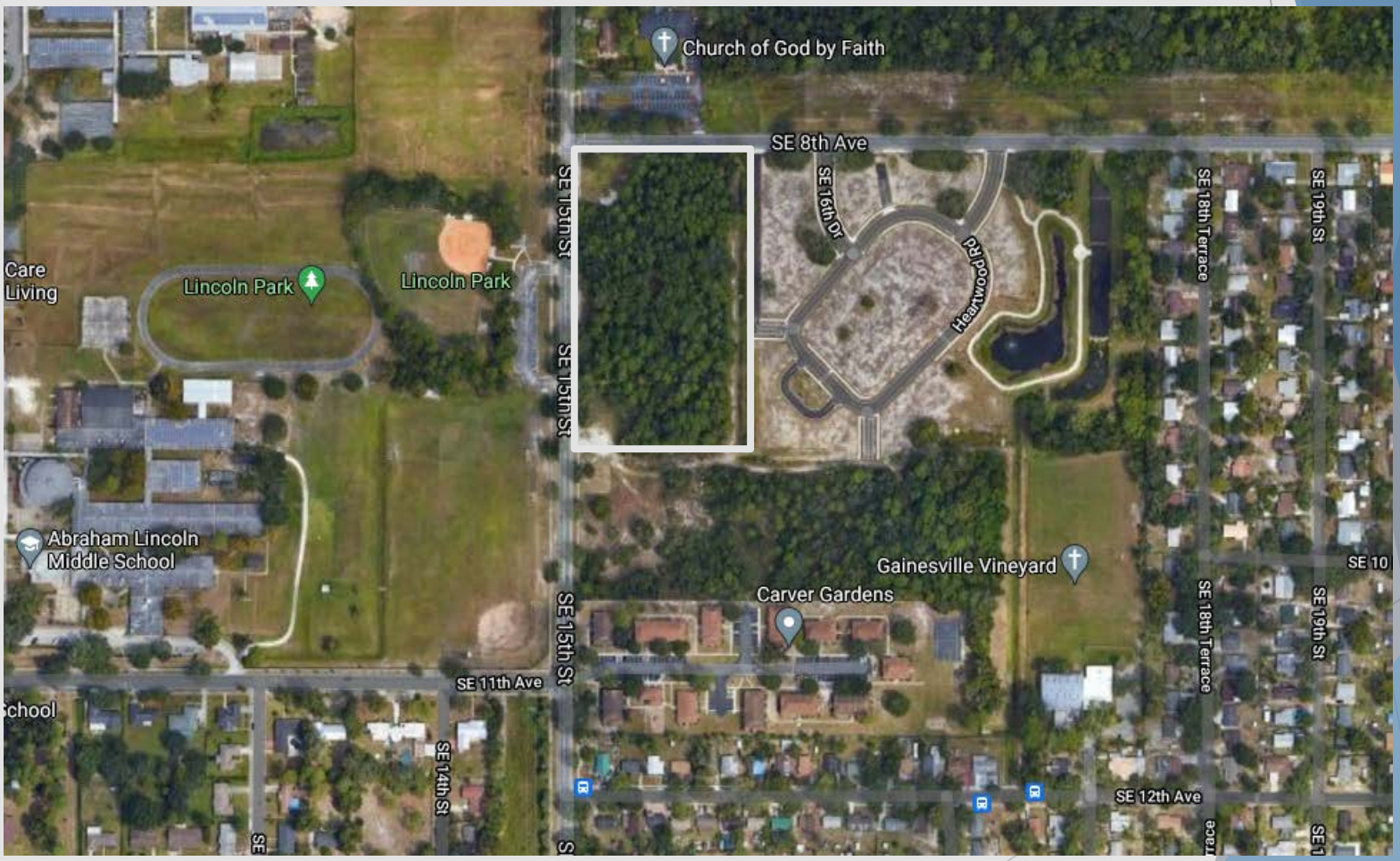
Non – Profit (incorporated 1991)

26 years of affordable housing development & rehabilitation experience

Mission to build strong communities where everyone has a **home**

Village at Lincoln Park

SE 8th Ave & SE 15th Street



Project Type

New Construction

Garden Style

- 3 Stories

Total Units: 88

- 1 Bed 34
- 2 Bed 34
- 3 Bed 20

Project Design

Unit Mix

1 bedroom	34
2 bedroom	34
3 bedroom	20
Total units	88

**Only the proposed housing outlined in blue is part of the LGAO City of Gainesville and FHFC RFA 2021-201 Applications. Everything outside is show for potential conceptual future phasing.*

Nearby Amenities/Services

Employment Centers

- Alachua County departments
- University of Florida
- Alachua County Public Schools

Bus Routes

- Bus Route 2
- Bus Route 3
- Bus Route 7

Shopping/Retail

- Walmart
- Family Dollar & Dollar General
- Winn Dixie & Publix

Pharmacy/Medical Centers

- Walgreens & CVS
- UF Family Medicine
- University Opticians
- Gainesville Family Dentistry

Parks/Community Centers

- Two libraries
- Community Centers including food pantry
- Parks and Green Spaces

On-Site Amenities

- Recreational
- Playground
- Outdoor pavilion
- Summer kitchen
- Green space
- Fitness Center
- Computer Access
- Common Area WiFi
- Lending library
- Energy Star appliance package
- Green build features
- Resident Community Room
- Meeting Room
- Community Laundry
- Controlled Access
- 24-hour maintenance

Resident Services

Adult Literacy Programs

- Weekly literacy lessons
- Strengthen reading, comprehension and writing skills
- English proficiency and more

Job Placement

- Evaluation of current job skills
- Assistance in setting job goals
- Individualized plans
- Resume assistance and more

Financial Management

- Budgeting and bill paying skills
- Tax preparation
- Fraud prevention
- Homebuyer education

All Ability Housing properties offer onsite voluntary community resources; they are not limited to the aforementioned categories. They are driven by the needs and goals of the residents at each property.

Resident Income Mix

33% AMI Units	09
60% AMI Units	79
Total Units	88

Special Needs Unit Set-Asides

Village at Lincoln park is a nondiscriminatory fair housing community. Low barrier applications allow for many populations to be served that otherwise could not find suitable, affordable and safe housing.

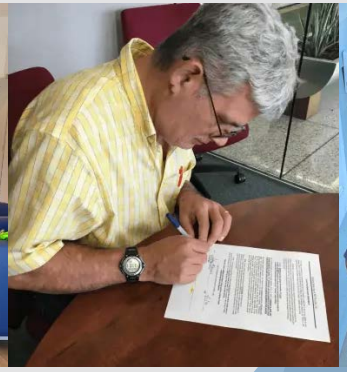
We serve all demographics, even though we do not have a set aside assigned to this property, we expect a large portion of our units will be used by a vast span of the vulnerable population.

Giving someone a home restores their basic human dignity and allows them to focus their efforts on becoming happier, healthier and more involved members of their community.

Elderly
Homeless

Disabled (Not Elderly)
Veterans

Persons w/ HIV/AIDS



Monthly Rent Limits

AMI	1 Bedroom	2 Bedroom	3 Bedroom
33% AMI	$453.00	$543.00	$628.00
60% AMI	$824.00	$988.00	$1,142.00

**Rents are Florida Housing Finance Corporation, 2021 Rent Limits by County*
***include utility allowance*

Other Project Information

Recently Completed New Projects

Village at Hyde Park
Completed 2019
80 units

Village on Mercy
Completed 2019
166 units

Gannet Pointe
Completed 2021
80 units

San Juan Village
Completed 2021
22 units

Village on Wiley
Completed 2015
43 units

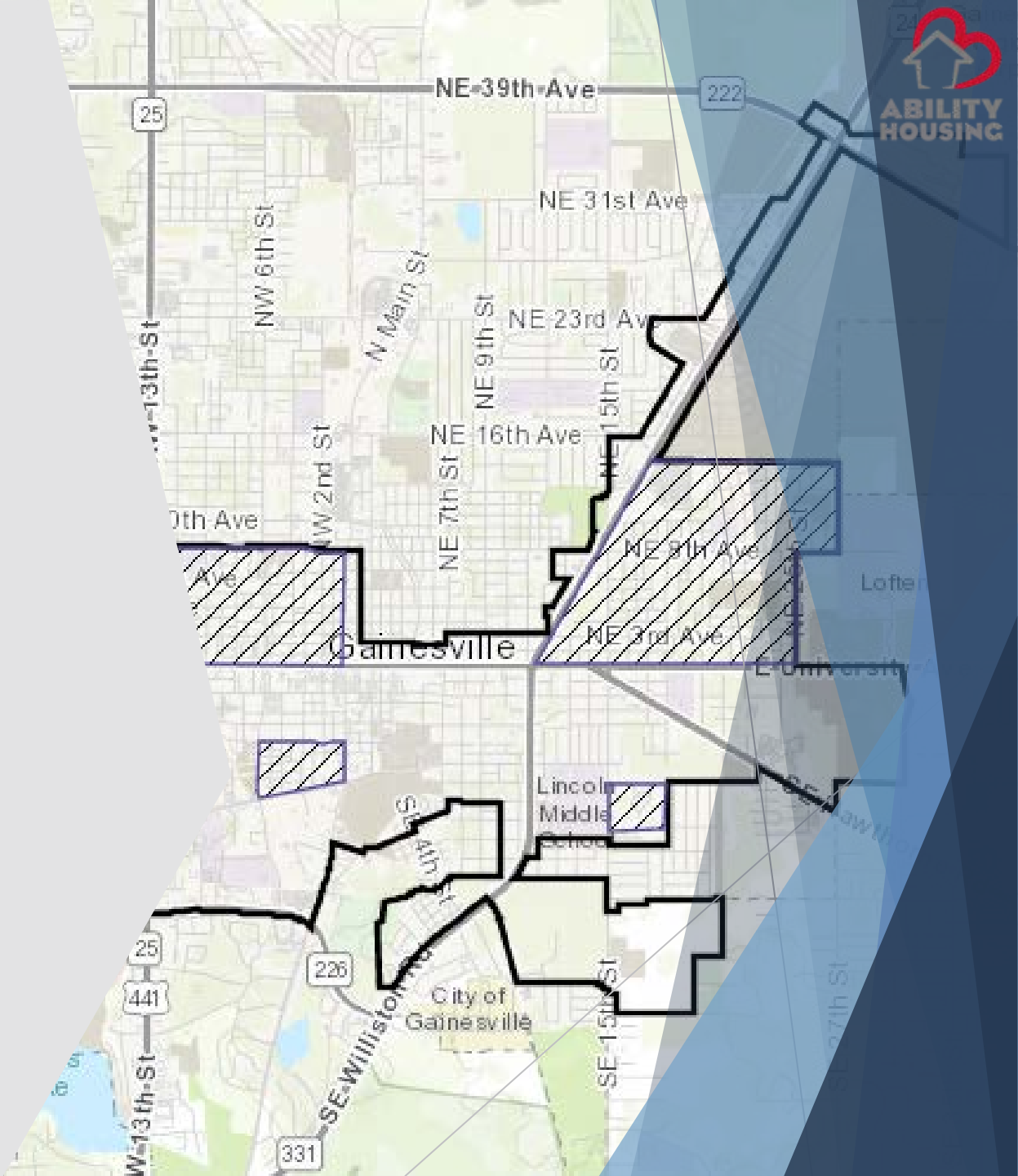
Ozanam Village II & III
Completed 2021
60 units

To view our complete portfolio please visit us at www.abilityhousing.org

Other Project Information

Potential Local Revitalization Initiative Funding Preference

- Located within the Gainesville Community Reinvestment Area (GCRA)
- Specifically in one of the GCRA's Community Enhancement and Housing Priority Areas



Project Funding

Total Project Units	88
Total Project Costs	$22,030,4165
ConnectFree Funding Request	$460,000

Total Project Sources

Local Government Contribution	$460,000
Housing Credit Equity	$15,638,436
First Mortgage	$4,819,461
Deferred Developer Fee	$1,112,518

Percentage of ConnectFree Funding Leveraged 2%.

Questions?

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Property Development Manager

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