

# City of Gainesville

# Project Summary for City of Gainesville Affordable Housing Development Grant 2025

Project name

Hawthorne Heights

Developer name

National Community Renaissance

Amount of city funding requested

\$1,000,000

Project location

2412 SE Hawthorne Road, Gainesville

Are the units for sale, rent or mixed?

- Sale
- Rent
- Mixed

- New construction
- Rehabilitation
- Other

**# of Units (existing)**

**# of Units (when complete)**

**Increase in # of units**

**Building height (in stories)**

**Total Project Costs**

**Summarize affordability mix using % of AMI (# of units at each AMI Level)**

Hawthorne Heights will serve an elderly demographic at low and extremely low-income levels, and will consist of seventy four (74) one- bedroom units and twelve (12) two-bedroom units. Three (3) units will be restricted at 22% AMI, nine (9) units will be restricted at 40% AMI and the remaining seventy four (74) units will be restricted at 60% AMI.

**Summarize special needs units (# of units for each category)**

Four units will be set-aside as special needs households, as defined by FHFC.

**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 applicable**

- 24-hour assistance
- Computer training
- Daily activities
- Assistance with Light Housekeeping, Grocery Shopping, and/or Laundry

**List on-site recreational amenities, if applicable**

Community amenities will consist of a large multipurpose community room/clubhouse, gym, cyber café, picnic and grilling area, as well as a community garden.

**Will each unit have a washer and dryer?**

Yes

No

Will each unit have a washer and dryer hook-up?

Yes

No

Will the project have a laundry room for tenants?

Yes

No

List other on-site amenities, if applicable

Type here...

Will the project include any market-rate residential units? If yes, how many?

N/A

Will the project include any non-residential uses on-site? If yes, list those uses.

N/A

Summarize nearby offsite amenities including proximity to employment centers, bus stops, parks, community centers, retail centers, pharmacies, medical services, financial services, and other amenities.

Hawthorne Heights is conveniently located near excellent health care facilities and a variety of retail stores, including:

- Walmart Supercenter: 1.34 miles from the project site;
- UF Health Family Medicine: 1.15 miles from the project site;
- Walgreens Pharmacy: 1.15 miles from the project site;
- Joseph Williams Elementary: 0.99 miles from the project site;
- Alachua County Library: 0.99 miles from the project site;
- Department of Community Support Services of Alachua County: 0.25 miles from the project site.

Residents will also have easy access to public transportation - the site is surrounded by 8 bus stops within ¼ mile. The closest one is directly in front of the project site.

What happens to this project if the city does not fund it, or funds it at a level lower than requested?

If the city does not fund the project or provides a lower level of funding than requested, National Community Renaissance is still committed to moving the project forward and delivering much-needed housing for seniors in Gainesville. However, securing the requested funding would significantly enhance our ability to ensure the highest quality housing and services for the residents of Hawthorne Heights.

It would also allow us to continue developing other vital projects in the future. Public and private partnerships are crucial in the development of affordable housing that meets the highest standards, and we sincerely hope the city of Gainesville will be willing to contribute to the success of this project. Your support would not only help improve the lives of seniors in the community but also foster future collaboration for continued progress in housing development.

Completed 1st Step Meeting with the city's Department of Sustainable Development?

- Yes
- No

Submit