

Housing Finance Authority

Meeting Minutes

County Admin Building, Grace Knight Conference Room

March 19, 2025

Members Present:

Genile Morris, Vice Chair
Kali Blount, Member
Haley Short

Members Absent:

Davin Woody

Staff Present:

Candie Nixon
Satori Days
Patrick Miller
Jerome McIntyre
Jessie Ernster
Lynn Sharp

Attendees on Zoom:

Claudia Tuck, Alex Kiss, Justin Porter, Jamie Kane

Meeting was called to order by Genile Morris at 3:07pm

- I. Approval of Agenda
 - a. Motion: Move to approve Agenda
 - b. Moved by member Blount, Seconded by member Short
 - c. Action: Approved Unanimously
- II. Approval of February 19, 2025 meeting minutes
 - a. Motion: Move to approve Minutes
 - b. Moved by member Blount, Seconded by member Morris
 - c. Action: Approved Unanimously
- III. Old Business
 - a. Legacy Update
 - Staff Days advised that the Legacy project had a bid opening at 2pm and 4 bids were received. The bidders consisted of Hutchinson Foundation, Long Foundation, Longhorn Ventures and Supreme Building. Hutchinson and Long Foundation are both local. The next step will be the evaluation team will

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review the bids and once they do a final review, there will be another session with the Board of County Commissioners for review and approval. Staff also mentioned that Kendrell Hutchinson presented at the previous meeting because he applied for one of the counties escheated properties and the board approved him to take conveyance of that property so that he could develop the property for affordable housing. He would keep it affordable for a period of 10 years.

- Member Blount stated he would like to see the affordability period to be between 10 years and forever. Staff advised they have not delved into any of the applications because there is an evaluation team that will evaluate the proposals for Legacy. However, Legacy was able to develop their own concept and bring it back to the county. Staff had no restrictions on it except that it be affordable housing and market rate.

IV. New Business

a. Banyan Development Application

- Alex Kiss of Banyan Development group presented the proposed development named Royal Park Seniors located on Newberry Rd/University Ave. He stated County funding would be secondary/gap funding to make project feasible. From the 9% funding they are requesting 5.5 million and from the 4% funding they are requesting 6.5 million dollars. The proposed development is located in the city of Gainesville and will be senior housing for those aged 55 and older. He stated the management company they partner with has non profit partners that will provide educational workshops to the senior tenants. He also stated the clubhouse will have meeting rooms, game rooms and a porch looking out. Alex Kiss explained that the cost per unit is \$260k for mid-rise concrete block which with enhanced structural systems will last for 50 years.
- Staff asked Mr. Kiss if they plan to come back to the HFA for multifamily bond financing and he advised that they could but they typically work through Florida Housing as they do it all in one RFP as it simplifies the process and cost.

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- Staff provided some insight into the process with HFA board and AHAC Boards using infrastructure sales tax dollars called Living Spaces and Thriving Places
 - Staff posed the question to see if less money was awarded than the requested amount would they be able to work with that and Mr. Kiss advised that they would just have to reduce the number of units to be developed.
 - Staff also inquired when do they hope to turn key. Mr. Kiss advised that ideally they would want to start construction next year and once that started roughly a year and a half to fully occupy so that date would be early to mid-year 2028.
 - Another question posed by staff was about community engagement and how did they incorporate and integrate the negative feedback received. Mr. Kiss advised there were only 3 people that attended the meeting even though they put out county notice. Staff advised the importance of having more meetings with the community and to be able to report back on some of the challenges as well how much community support was received.
- b. Newstar Development Application
- Justin Porter and Jamie Kane were on Zoom while Gainesville Housing Authority had 2 members present, Malcolm Kiner and Pam Davis. Justin provided a quick overview of Oak Park. It is a 101 unit property in a 6 story building that was built in the 1970's which is now running into some issues that need corrective fixing so that the residents can actually enjoy the buildings that they are living in for an extended period of time. This public housing development houses disabled individuals and senior citizens.
 - The request for renovations is 3.9 million dollars which according to Mr. Porter is the gap they are coming up with after pricing things out. Currently they have not put applications in with any other funding sources but advised they will if the county cannot fund the project in its entirety.
 - Mr. Kane advised in 2024 that their development identified a RFA that specifically targeted acquisition rehab of existing elderly developments however as

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they were preparing to apply for that RFA they learned the existing demographics would not support the requirement to designate the development as elderly due the disabled also occupying the building. Currently its 70% elderly with 30% being disabled.

- Staff asked if Newstar applied with the city of Gainesville. Mr. Kane advised that they did submit an application for the affordable housing development grant at 1.6 million however they advised the pot would be split up among several applicants. Staff advised that is probably how this money will be allocated as well. Staff asked additionally if they do not receive the funding would it put the facility in jeopardy of closing. The developers advised they are aggressively applying for everything including HUD emergency dollars as the building age is causing everything to start deteriorating.
- Mr. Porter advised that the relocation plan would consist of hiring a consultant that would act as a counselor to help the tenants relocate to properties offsite. They would relocate, at the start, one floor and once that floor has been rehabbed, they would relocate folks on site to the completed floor and so on. One floor moves offsite for 12 to 14 months and everyone else would stay on site and move into the completed units once ready. This would be the best way to have minimum relocation of the residents per Mr. Porter.
- Staff asked what percentage of residents they think will return after the renovation. Mr. Porter advised they had 72% of their residents come back on a previous renovation, which is more than the national average. They would have had even more tenants return but due to the job plus earned income allowance it was more beneficial for some to stay. Mr. Porter also advised that they pay the relocation fees including utility and security deposit. Currently a relocation is happening with Woodland Park and he stated it is going really well as they do a lot of resident engagement and have met with residents at least 4 or 5 times.
- Member Short asked about the 15% developer fees as she felt that was kind of steep. Mr. Porter advised the fees are actually 18% of the total development

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costs less reserves and less land and that is to get higher tax equity and that is paid out over a 15 year term. The fee is also shared between Newstar and Gainesville Housing Authority. Member Short also inquired about when the cost estimates were done. Mr. Porter advised they did a physical needs assessment in 2023 but the model includes an escalation factor of approximately 5%.

- Staff advised the developers that they have seen projects get turned down for not having enough community engagement. Mr. Porter advised they have a staff person solely dedicated to community engagement and intend to continue communicating with residents as things progress.

V. Next meeting: March 19, 2025

VI. Public Comments

VII. Member Comments

- a. Member Blount invited everyone to a free Jazz event on Friday evening at Cypress & Grove.

VIII. Adjourn

- a. Meeting adjourned by Member Morris at 4:18pm