



# Lake City CRA Meeting



## Request for Affordable Housing Funding for Development Proposed in Lake City, Columbia County, FL

### **Submitted To:**

Paul Dyal  
Interim City Manager  
Lake City  
205 N. Marion Ave,  
Lake City, FL 32055



### **Submitted By:**

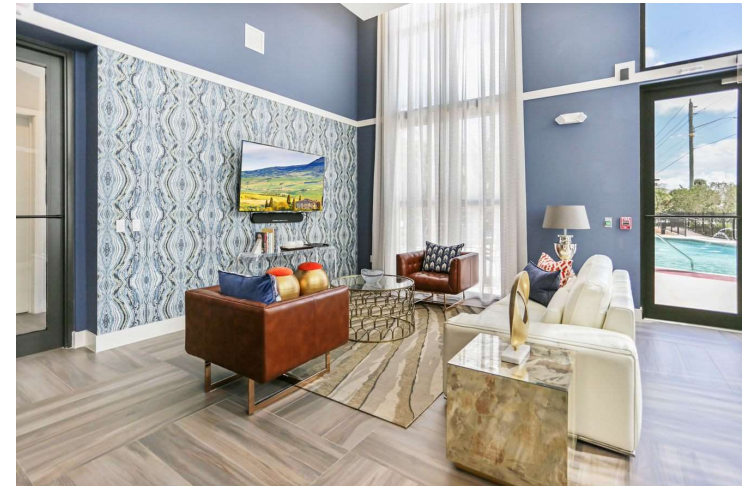
Housing Trust Group, LLC  
Bryan Finnie  
3225 Aviation Avenue, 6<sup>th</sup> Floor  
Coconut Grove, Florida 33133



## HOUSING TRUST GROUP

### UNMATCHED EXPERIENCE AND CAPACITY

- Formed in 1997, HTG has completed 38 multifamily developments totaling over 8,000 units.
- Our goal is to create a vibrant, attractive, mixed-income community, where people of all economic strata, races and cultures live, learn, work, and play.
- Our fully integrated platform includes development, finance, accounting, legal, construction, compliance, construction management, property management and asset management.
- Our team of 130 highly skilled professionals combines vision, market knowledge and a keen ability to execute.
- We pride ourselves on being dynamic, creative, and flexible in order to effectively deliver the best results to our partners.





## HOUSING TRUST GROUP CROSS-DISCIPLINARY SKILLS & EXPERIENCE

- HTG's veteran professionals have played critical roles in the development of:
  - Over 50,000 multifamily rental units
  - Over 30,000 **affordable housing** units
  - 10,000 **single-family homes** including the use of HUD HOME Program, CDBG and NSP Funds
  - Over 12,000 market rate units
  - More than 2,000,000 SF of commercial/retail space
- These transactions have exceeded **\$5 billion** in commercial, land and residential developments across the Sunbelt





# HOUSING TRUST GROUP

VERTICALLY INTEGRATED



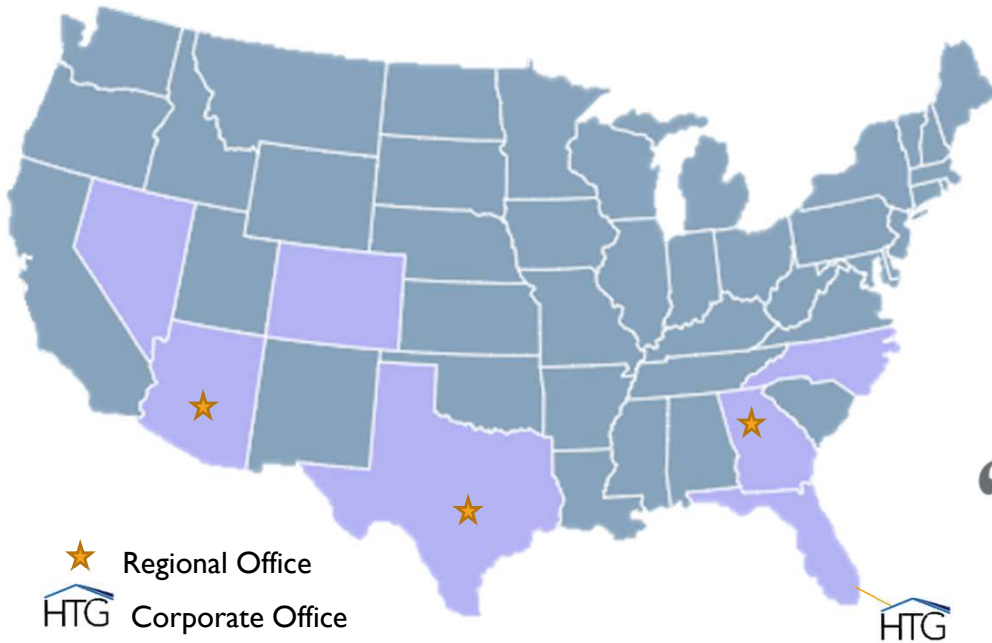
Acquisition/  
Partnership



Development &  
Construction  
Oversight



Residential & Mixed-  
Use Asset Management



# 47+

Communities owned & operated  
across the southern half of the U.S.

# 130

Staff & principals with a 200+ years of  
cumulative finance, development &  
construction experience across  
multiple real estate disciplines

 <p>NAMED <b>INC. 5000</b> FASTEST GROWING COMPANIES 2018, 2019,</p>		<p><b>No. 19</b> Ranked Nationally by Affordable Housing Finance Magazine</p>
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“Our mission is to provide, without compromise,  
the highest quality residential communities in a  
professional and ethical manner.”



## Development Partner

The Greater Lake City Community Development Corporation

- A non-profit organization dedicated to enriching the lives of our friends and neighbors. With your help we can ensure that the future is profitable for all of our families.
  - Organization was founded in 2002.
  - Purpose is to build wealth to educate, and to inspire the community by developing business & economic opportunities.
  - We strive to enable a sense of pride in ownership and respect in the community.
- 363 NW Bascom Norris Drive, Lake City FL 32055
- 386-752-9785 | [www.greaterlakecity@hotmail.com](mailto:www.greaterlakecity@hotmail.com)
- [www.greaterlakecitycdc.com](http://www.greaterlakecitycdc.com)

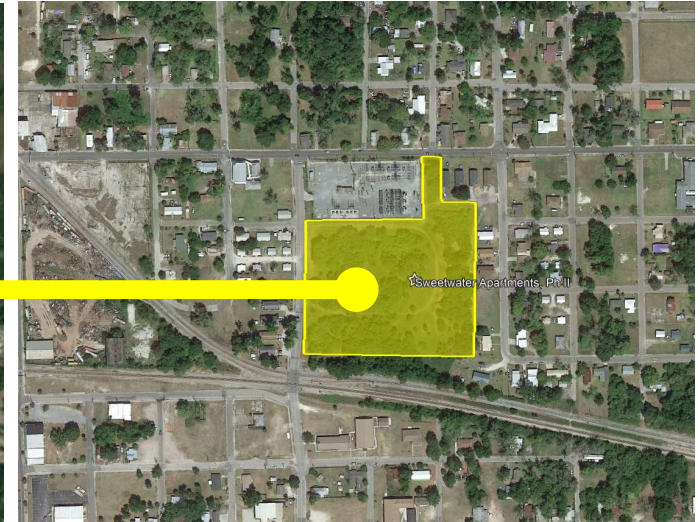




# PROPOSAL



# PROPOSAL SITE MAP



## SITE DETAILS

**Address:** NE Martin Luther King Jr St & NE Joe Coney Ter

**Acres:** 6.65-acres

**Zoning:** RSF-3 (approved multifamily)

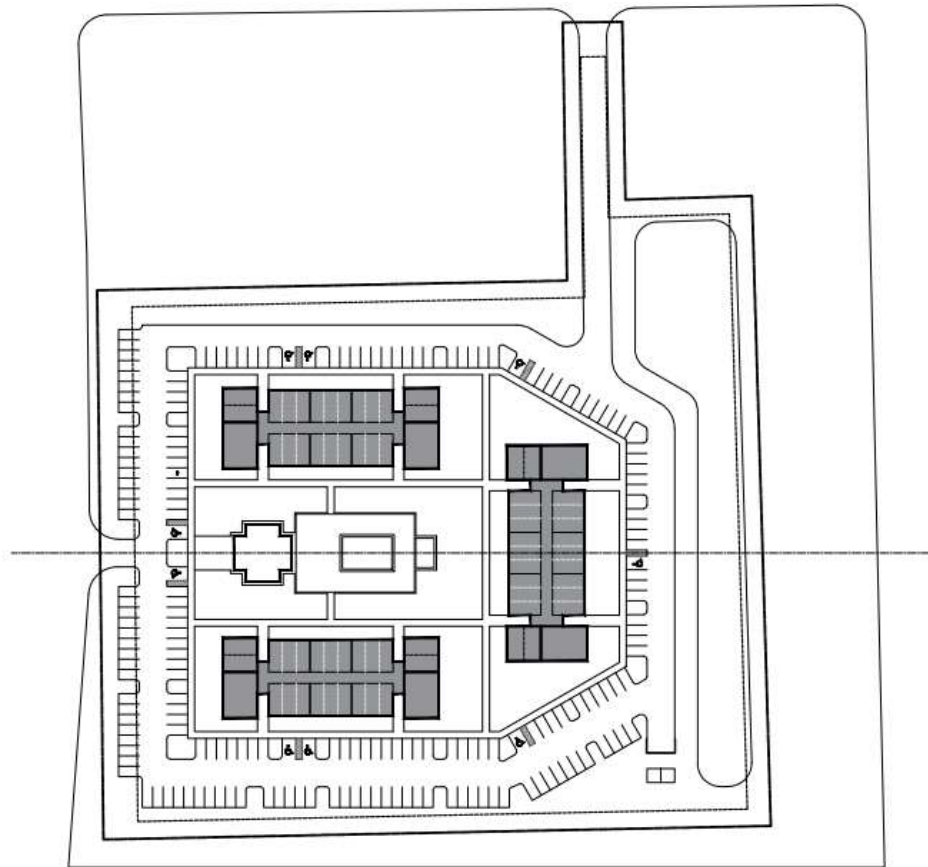
**Parking:** approx. 178 spaces  
(approx. 2.1 per dwelling unit)

**Parcel ID#:** 00-00-00-10845-000

**Site Control:** Ground Lease



# PROPOSAL CONCEPTUAL SITE PLAN



## Unit Mix

1 Bed / 1 Bath – 20  
2 Bed / 2 Bath – 50  
3 Bed / 2 Bath – 14  
**Total Units: 84**

## Amenities

Courtyard  
Pool  
State-of-art fitness center  
Community Garden

## Parking

Approx. 178 spaces  
(approx. 2.1 per dwelling unit)





# HOUSING TRUST GROUP DEVELOPMENT PROPOSAL

## VISION

Redevelop a vacant underutilized property into a **green, first class, affordable-income** housing development.

## UNIT MIX & SET ASIDES

Unit Type	Qty.	SF	AMI %	Gross Rent
1 Bed / 1 Bath	24	650	60%	\$ 700
1 Bed / 1 Bath	3	650	50%	\$ 583
1 Bed / 1 Bath	3	650	40%	\$ 467
2 Bed / 2 Bath	35	850	60%	\$ 841
2 Bed / 2 Bath	5	850	50%	\$ 701
2 Bed / 2 Bath	5	850	40%	\$ 467
3 Bed / 2 Bath	7	1050	60%	\$ 972
3 Bed / 2 Bath	1	1050	50%	\$ 810
3 Bed / 2 Bath	1	1050	40%	\$ 648
<b>Totals</b>	<b>84</b>	<b>67,200</b>		

Affordable

Green

Catalytic

## HEIGHT

3 Stories, 3 buildings

## GREEN

New Construction  
NGBS Certified  
High efficiency systems  
Low flow fixtures  
Energy efficient lighting & appliances

## AMENITIES

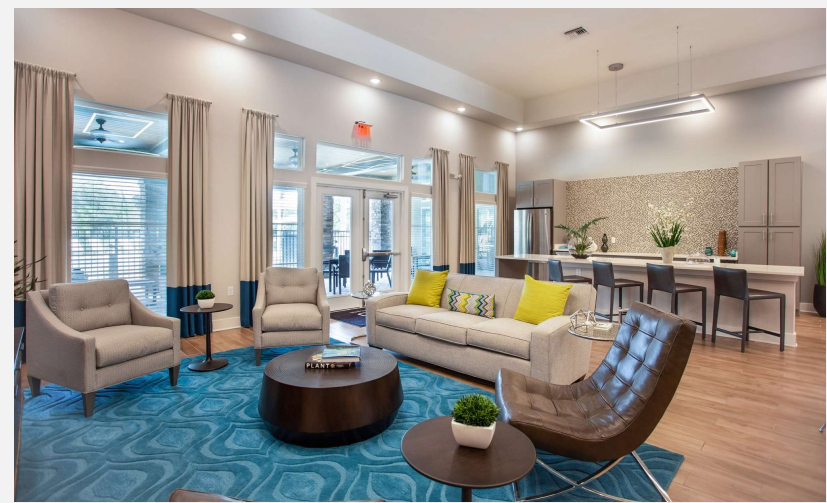
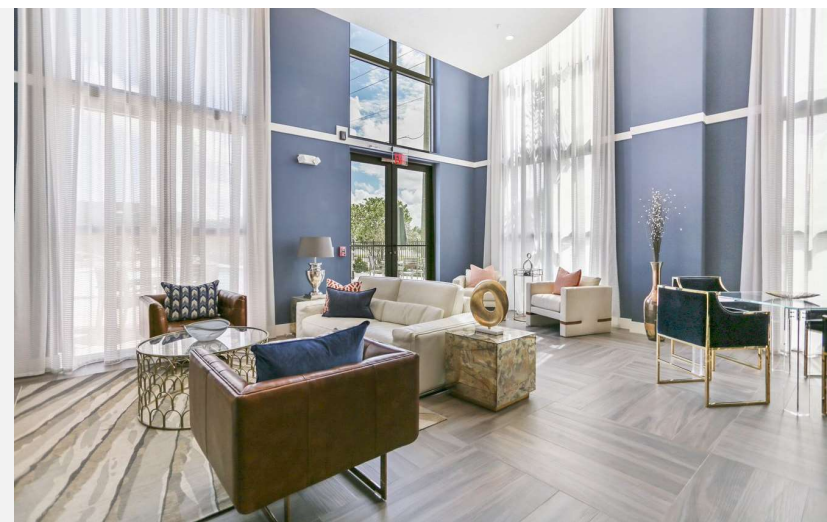
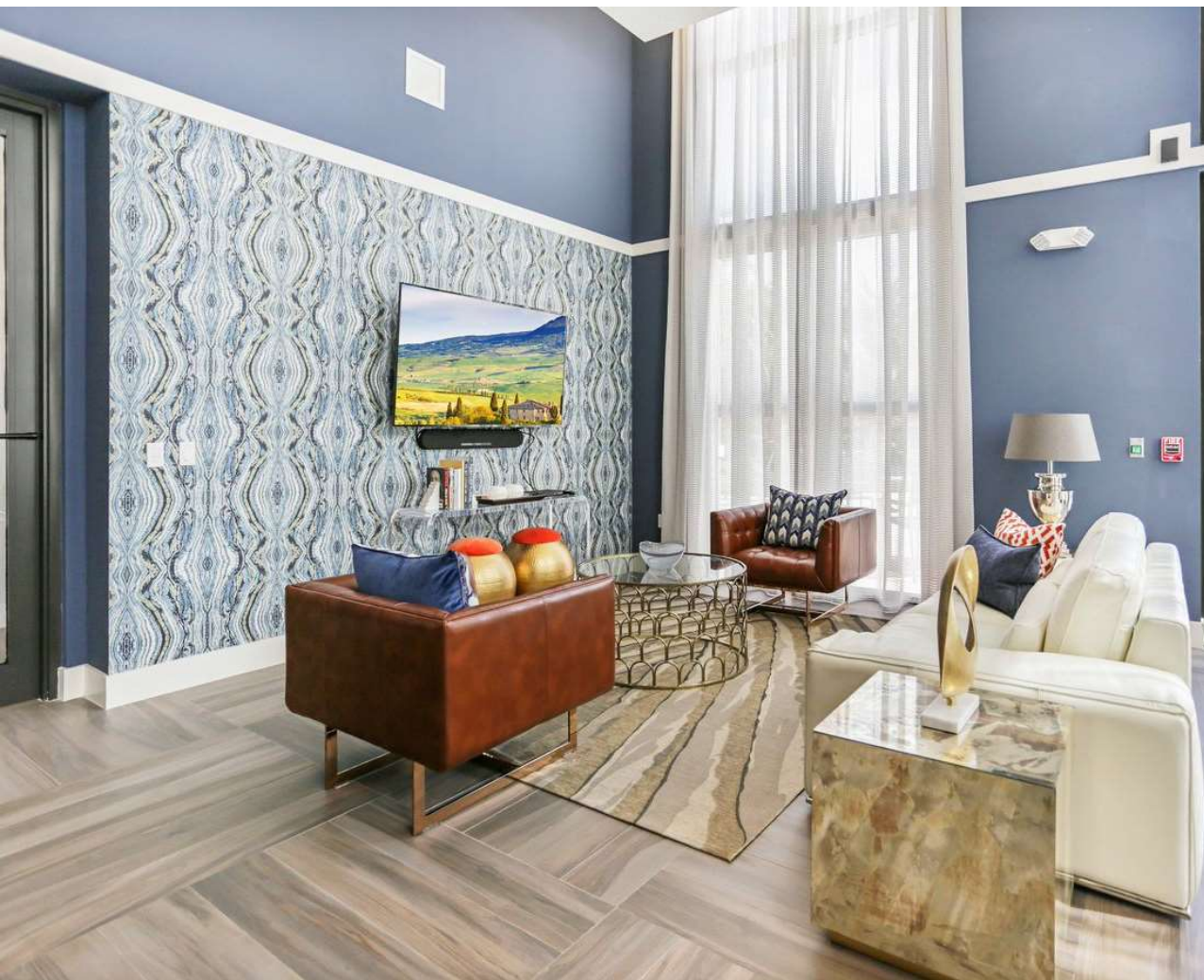
CLUBHOUSE  
FITNESS CENTER  
COMPUTER ROOM  
SWIMMING POOL  
COMMUNITY GARDEN

## DESIGN INSPIRATION





Design Inspiration



# HTG

“Our mission is to provide, without compromise, the highest quality multifamily residential communities in a professional environment and ethical manner.”

Matthew Rieger  
President & CEO



**#1**

**AFFORDABLE HOUSING  
DEVELOPER IN FLORIDA**  
RANKED BY AFFORDABLE HOUSING FINANCE

**#19**

**AFFORDABLE HOUSING  
DEVELOPER IN THE US**  
RANKED BY AFFORDABLE HOUSING FINANCE

**8,000+**  
UNITS

BUILT OVER THE PAST 15 YEARS, WITH 10 NEW COMMUNITIES CURRENTLY UNDER CONSTRUCTION

**50**  
COMMUNITIES



**9% • 4% • HUD • PPP**

WE SPECIALIZE IN LEVERAGING ALL AVAILABLE SOURCES OF FUNDING, INCLUDING BOTH PUBLIC AND PRIVATE SECTOR RESOURCES



NAMED ONE OF  
FASTEST  
**GROWING**  
COMPANIES  
BY REAL ESTATE FORUM MAGAZINE



**2018  
2019  
2020**



**20**  
DEVELOPMENTS  
FUNDED BY FHFC  
IN THE LAST 3 YEARS

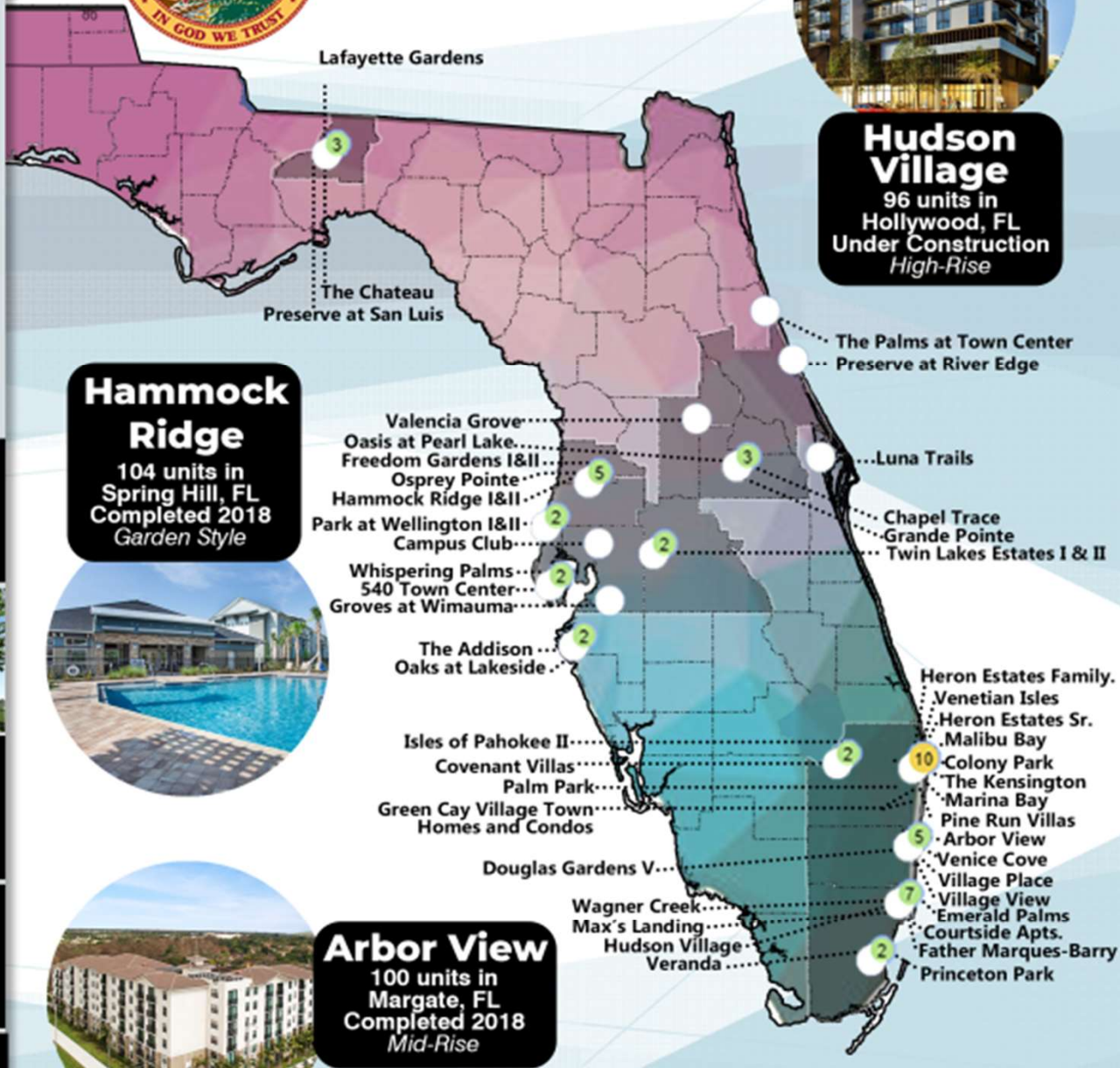
FIND US AT: [www.htgf.com](http://www.htgf.com)  
facebook.com/HousingTrustGroup/  
@HTG\_LLC  
Housing Trust Group, LLC



**FLORIDA**



**Hudson Village**  
96 units in  
Hollywood, FL  
Under Construction  
High-Rise



THANK YOU!

QUESTIONS?