



# Alachua County Motel Conversions Update

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September 23, 2025

# Motel Conversions

The Board of County Commissioners (BoCC) has approved the purchase of two motels and one apartment building as a mechanism to provide housing for the unhoused. The purchase of these three properties will increase the housing stock available to residents who have struggled to access and maintain housing.

The BoCC approved the purchase of two motels which are currently being renovated and converted to efficiencies and one-bedroom units. The conversions provide an additional 102 units of housing in Alachua County. On February 21, 2021, the County purchased the former motel, Budget Inn and on December 8, 2023, the County purchased the former motel, Scottish Inn. November 1, 2024, the County purchased Sunrise Residence Inn from St. Francis House.

Additionally, the County plans to build a container home pilot on the Scottish Inn site which will provide an estimated 10 units. CSS staff is working with Procurement to issue a solicitation.

# Rationale

- Adaptive reuse of older motels is an emerging best practice to provide permanent supportive housing for unhoused persons.
- According to the Florida Housing Coalition there is a need for more rental housing in unincorporated Alachua County, particularly for households earning up to 60% Area Median Income (AMI).
- In Alachua County, there is a current deficit of affordable and available rental units at 60% AMI threshold is 5,440 units.
- Unhoused individuals experience an increased use of crisis services, including avoidable use of urgent care centers and emergency rooms primarily due to the lack of safe, stable housing.
- A multi-disciplinary coordinated response and prioritization based on vulnerabilities is recognized as the most efficient and effective means to reduce homelessness.
- Permanent Supportive Housing provides stable housing by giving the individual security via annual leases.

# Renovation Updates-East Tumblin Creek(Budget Inn)

- 36 Units
- Unforeseen Conditions
  - Termite damage
  - Water damage
  - Sanitary Sewer degradation
  - Permitting changes
- Completed work
  - Demolition is complete
  - Fire line and water main were installed
- Current work
  - Ongoing renovations (interior/exterior) – Estimated December Completion

# Renovation Updates-Forest Edge (Scottish Inn)

- 31 Units
- Completed work
  - Exterior - Roofing, soffits, painting
  - Interior electrical
  - Interior plumbing
  - Fire sprinkler system
  - Mechanical Rough In
- Current
  - Drywall installation
  - Interior Painting
  - Casework
  - Flooring
  - Finish work

# Renovation Updates-Sunrise Residence Inn

- 35 Units
- Completed emergency repairs
- 100% drawings anticipated to be completed 9/19
- Renovations designed for existing floor plan configuration
- Staff pursuing grants and funding opportunities for rehab
  - HUD CoCBuils competition: NOFO re-issued 9/5; Application submitted 9/6

# Alachua County Housing Authority (ACHA)

## Property Management and Case Management

- Property Management

- ACHA will oversee daily operations and management including

- Collection of rents

- East Tumblin Creek \$1,075 includes utilities and internet

- Forest Edge- \$950 includes utilities and internet

- Residents will pay up to 30% of their income for monthly rent.

- Tenants must be at or below 150% of the federal poverty guideline based on family size

- Landlord and Tenant Issues

- Minor repairs (AC Facilities will handle major repairs)

- ACHA to provide the County with quarterly property updates

# Alachua County Housing Authority (ACHA)

## Property Management and Case Management, cont'd

- Population to be served
  - Unhoused individuals who meet medium to high acuity thresholds
  - Able to live independently
  - Actively participating in case management and seeking interventions
- Referral Process
  - ACHA will notify County of vacancy
  - Housing providers will assess referrals and eligibility
  - County will review referrals and to submit to ACHA to begin lease process

# Alachua County Housing Authority (ACHA)

## Property Management and Case Management, cont'd

- Case Management Interventions
  - Monthly home visits,
  - Case planning,
  - Advocacy,
  - Benefits coordination
  - Budgeting
- Case Management Service Providers
  - Any housing provider with interventions, such as:
    - Rapid Rehousing (RRH)
    - Permanent Supportive Housing (PSH)
    - Housing Choice Voucher (HCV)
    - Veterans Administration Supportive Housing (HUD-VASH)