



Agenda Item Summary

File #: 25-00802

Agenda Date: 11/4/2025

Agenda Item Name:

Local Government Area of Opportunity

Presenter:

Claudia Tuck, Community Support Services Director, (352) 231-0058

Ralston Reodica, Housing and Strategic Development Director, (352) 262-3243

Description:

Developer applications for the Local Government Area of Opportunity (LGAO) proposing to develop affordable rental housing located in Alachua County.

Recommended Action:

Approve the RFA LGAO 2025 -201 submittal of Smith & Henzy Affordable Group, Inc. in partnership with Alachua County Housing Authority.

Prior Board Motions:

NA

Fiscal Note:

\$460,000.00 is budgeted in HFA Fund 850.29.2975.554.34.63 (Other Services Rehabilitation)

Strategic Guide:

Housing

Background:

The Alachua County Department of Community Support Services, Housing and Strategic Development Division initiated a Request for Applications (RFA) to qualified applicants proposing to develop affordable rental housing in Alachua County. The County received two complete applications requesting the county's support via the Local Government Area of Opportunity. The two projects are Merrillwood Apartments of Smith & Henzy Affordable Group, Inc. in partnership with Alachua County Housing Authority and Brook Meadows.

Merrillwood Apartments is located on Merrillwood Dr, NE of the intersection of NW 153rd Place and Merrillwood Drive. Merrillwood is a 78 unit of two- and three-bedroom apartments. Preference is given to applicants proposing to set aside at least 80% of the projects development's total units at or below 80% Annual Median income (AMI) with the average AMI of the set asides not exceeding 60% of the AMI. The proposed project development must also set aside at least 15% of total units for Extremely Low-Income households (30% AMI).

Brook Meadows is a proposed 96-unit family affordable housing development located in unincorporated Alachua County at 3759 NW 98th St., Gainesville, FL 32606 (PCN 06233-006-000 & 06233-006-001). The site is approximately 5.08 acres in total, zoned BH which allows for the currently proposed development under the Live Local Statute, with access provided to the site from NW 98th Street. All units will be restricted to households earning 60% of the Area Median Income or less. Brook Meadows will have 81 units set aside for households earning 60% of the Area Median Income or less and 15 units set aside for households earning 30% of the Area Median Income or less.

The Housing Finance Authority (HFA) heard presentations of both developments and recommended that the BoCC fund Merrillwood Apartments, which is a project of partnership between Alachua County Housing Authority.

Staff recommends funding the project with \$460,000 from the Alachua County Housing Finance Authority.