



# Alachua County

## Project Summary for Local Government Contribution (LGAO/SAIL) 2025

Project Name

Merrillwood Apartments

Project Parcel #

Consecutive parcels from: 03214-001-000 To: 03214-069-000

Is the project location outside of Gainesville city limits?

yes

Developer Name

Smith & Henzy Affordable Group Inc.

Primary Contact Name

Darren Smith

Primary Contact Phone #

5618598520

Primary Contact Email Address

dsmith@smithhenzy.com

This request is pursuant to (pick one)

RFA 2025-201 (9% LIHTC/LGAO)

Funding Amount Requested

460000

Are the units for sale, rent, or mixed?

rent

Project Type

new construction

Existing Number of Units

48

Number of Units once the Project is Complete

78

Total Cost of Project

32267170

Summarize affordability mix showing % of AMI

30% AMI - 13 units  
60% AMI - 39 units  
70% AMI - 13 units  
80% AMI - 13 units

Summarize special needs units

There are no special needs units provided under this development. We will be adhering to the required 5% ADA accessible units and 2% Audio/Visual impaired units.

Summarize the market need for this development project in the proposed area

This focused Project Market Plan will be executed to attract targeted applicants to maintain maximum initial and sustain continued occupancy via advertising in various mediums such as print, broadcast, digital and social as well as using local contacts and other outreach efforts. After initial lease up, focused advertising will ensue at a minimum of once per year or as needed depending on vacancies.

Affirmative marketing practices will be used to attract applicants for occupancy from all potential eligible groups of people in the housing marketing area regardless of race, color, religion, sex, age, familial status, national origin, or physical or mental handicap. The Agent will emphasize outreach and marketing efforts to reach those low-income and minority persons who traditionally would not be expected to apply for such housing without special efforts. Focused marketing will include efforts to those individuals and families that were displaced due to the new development as well as applicants on current housing wait lists.

Community contact with special interest groups such as social and religious organizations will be conducted in communities where formal communication media aimed at low-income or minorities is limited or non-existent.

Pamphlets and brochures will be provided to these groups and management personnel will be available to further explain the mechanics of the housing program and application requirements.

Direct marketing is ongoing; marketing activity to maintain full occupancy will continue to include the processes noted above. The Management Agent will arrange for devices and procedures to be available to applicants, tenants and the public. The devices and/or procedures will assist the sight or hearing impaired. The Management Agent will provide a TDD services for the hearing and/or speech impaired for this project.

Length of Affordability Period

50

If the project will include any market-rate residential units, please provide the number

0

If applicable, list residential programs

Adult Literacy, Employment Assistance Programs, Financial Management Programs, Hurricane Preparedness Programs.

If applicable, list on-site recreational amenities

Clubhouse, Community Rooms, Outdoor green spaces and dog area, office room, etc.

If applicable, list any non-residential uses on-site

N/A

Will each unit have a washer and dryer?

No

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

Yes

Will the project have a laundry room for tenants?

No

Summarize the proximity to community services and off-site amenities

Located less than a mile from various off site services/amenities such as a Publix Supermarket, CVS and Walgreens Pharmacy, walk in medical facilities. The development is also conveniently located right across the street from GERAL CRISWELL PARK.

Crime Prevention Measures

Crime Prevention Through Environmental Design: use of property maintenance and physical attributes to reduce crime and minimize fear of crime. Environmental design creates defined lines between owned and public spaces with the use of fencing, signage, landscaping, etc. Well maintained communities build a sense of community among inhabitants that in turn gain territorial control of the community.

Construction Features

ICC 700 National Green Building Standard (NGBS)

If you are applying for LGAO funding, what are your proposed loan terms, including interest rates and timeframes? Please be specific. We cannot accept your application without proposed loan terms. Simply stating that you are flexible and/or willing to negotiate is not sufficient or acceptable.

- I/R 3.00% simple interest/non-amortizing
- Minimum 30-year loan term
- Interest Only Payments - subject to 50% of available cash after payment of operating expenses, deferred developer fees, other payments required by the Limited Partnership Agreement.
- All principal and any accrued interest payable at maturity.
- Subordinate lien position

Summarize your action plan if the county does not fund the project or decides to fund the project at a lower amount that was requested

The current Florida Housing Goals outlined in RFA 2025-201 are designed to be submitted with the support of an LGAO to receive the necessary criteria to remain competitive during the selection process. Without the LGAO it would not be strategic to submit for this specific RFA. With that being said, if the LGAO is not received for Merrillwood Apartments, we would pivot to other future funding cycles offered by Florida Housing such as RFA 2025-205 for SAIL funding or next years Medium/Small RFA.

What steps have been taken for applicable development review and approvals with the Alachua County Department of Growth Management?

We have been in contact with the City of Alachua and have shared our conceptual site plan with them. We have communicated our plan to redevelop the current public housing site which currently contains 48 public housing units.

Submitted on Sep 26, 2025