

# Alachua County

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

Project Name

Brook Meadows

Project Parcel #

06233-006- 000 & 06233-006-001

Is the project location outside of Gainesville city limits?

no

Developer Name

Southport Development, Inc.

Primary Contact Name

Brianne Heffner

Primary Contact Phone #

12523391629

Primary Contact Email Address

bheffner@sphome.com

This request is pursuant to (pick one)

RFA 2025-201 (9% LIHTC/LGAO)

Are the units for sale, rent, or mixed?

rent

Project Type

new construction

Existing Number of Units

0

Number of Units once the Project is Complete

96

Number of Stories (Building Height)

3

Summarize affordability mix showing % of AMI

84% units (81 units) at or below 60% AMI; 16% units (15 units) units at or below 30% AMI

Summarize special needs units

10% of extremely low income units (8 units) set aside for individuals with special needs as defined by FL statute.

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

Southport will engage the local community and reach potential tenants through community meetings, partnerships with local organizations, and coordinated outreach efforts. Regular communication will be maintained throughout the development process to ensure transparency and inclusion.

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

0

If applicable, list residential programs

Homeownership Opportunity Program Health and Wellness Program Employment Assistance Program

If applicable, list on-site recreational amenities

Picnic pavilion Splash Pad Community meeting room  
Business Center with Wi-Fi access Library Playground  
Fitness center Sport Court Bike Racks

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

n/a

Will each unit have a washer and dryer?

Yes

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

Yes

Will the project have a laundry room for tenants?

Yes

## Summarize the proximity to community services and off-site amenities

Brook Meadows is located in Alachua County, northwest of Gainesville, with excellent access to essential services and amenities.

Within 0.7 miles, residents will find a Publix, Walgreens, and Meadowbrook Elementary school, all of which will meet the FHFC proximity requirements.

The site is within 2 miles of major employment centers such as Santa Fe College and UF Health Medical Center, as well as multiple bus stops for easy public transit access.

Nearby shopping and retail, medical services, and community parks enhance convenience.

Just north of the site is San Felasco Hammock Preserve State Park, offering abundant outdoor recreation opportunities.

## Crime Prevention Measures

License Plate Recognition: camera equipment with built in capability of capturing pictures and videos of license plates.

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.

Real-time Security Integration System: system integrates with local enforcement agencies. Proof of security system integration must be included in approved development plans.

## Construction Features

Florida Green Building Coalition (FGBC)

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.

20 year term, 1% interest payable out of surplus cash on annual basis, balance due upon refinance or sale of the project.

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 property is a designated Area of Opportunity so it is only boosted for LIHTC through the discretionary 9% state boost. The development is most viable through the use of 9%. The applicant will continue to apply for 9% to get the development funded. If the loan from Alachua County is not received the property is still viable as the developer is willing to defer development fee to complete the development.

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

Zoning us by right as it is zoned BH. The applicant is in the the process of meeting with DoGM to get required FHFC forms signed.

Submitted on Sep 29, 2025