



## Agenda Item Summary

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**File #: 25-00691**

**Agenda Date: 11/4/2025**

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**Agenda Item Name:**

**Alachua County Living Spaces and Thriving Places (ACLSTP) Homebuyers and Rental Development Update**

**Presenter:**

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

Ralston Reodica, Housing and Strategic Development Director, (352) 262-3643

**Description:**

Update to the Wild Spaces Public Places ACLSTP Program

**Recommended Action:**

Hear the presentation and authorize the Chair to approve the following recommendations:

1. Approve Rental Development Program
2. Approve Homeownership Impact Fund Program at no more than 40%
3. Approve funding recommendations for IST applications
  - Banyan Development, Project - Royal Park Seniors: \$2,880,002 (for 86 units) / \$3,277,500 (for 104 units)
  - J.E. Properties, Project - Oakview Apartments II: \$3,275,785 (for 162 units)

**Prior Board Motions:**

June 10, 2025 Motion (detailed in background)

**Fiscal Note:**

Infrastructure Sales Tax annual revenue ~ \$5 million

FY26 142.29.2968.554.61.00 - \$22,538,496

**Strategic Guide:**

Housing

**Background:**

On June 10, 2025, the Department of Community Support Services presented an update on the Alachua County Living Spaces and Thriving Places Program. The staff recommendation included the adoption of a Homebuyers Program and Rental Development Program.

At the meeting, Commissioner Cornell moved the following:

1. Direct staff to take the feedback from this meeting and bring back potential guidelines for the Board to consider creating policy to send out to developers. The goal is to spend \$50,000,000 and leverage it into another half a billion of private financing at a unit cost of approximately \$100,000. This should be focused on the building of rental units for 30% to 60% AMI for this funding source.
2. Staff to also bring back criteria for evaluating proposed projects as well as providing an analysis of each project for the Board to review things such as is it near transportation and job centers. What is the housing in the area.
3. Staff to review the City of Gainesville's Accessory Dwelling Unit (ADU) policy for possible adoption by the County.
4. As part of the policy a staff liaison to assist the developer with permitting and navigating the county process with Growth Manager, EPD, etc. similar to other communities would be beneficial.
5. Staff to review how Orange County ensures a return on investment so that their fund is perpetual and how that works so that Alachua County can move towards a sustainable model.

Staff's presentation included elements of the motion and update on activities including meeting with certain organizations/groups which include the public to ascertain and receive public input on both the Homebuyers Program and the Rental Development Program. Additional input was received from the Alachua County Affordable Housing Advisory Committee and the Alachua County Housing Finance Authority.