



## Agenda Item Summary

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**File #: 26-00185**

**Agenda Date: 3/24/2026**

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**Agenda Item Name:**

**Agreement with Alachua County Housing Authority Agreement for Housing Facility Management**

**Presenter:**

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

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

**Description:**

Property Management Agreement for East Tumblin Creek Apartments

**Recommended Action:**

Approve and authorize Chair to sign agreement with Alachua County Housing Authority for the management of East Tumblin Creek

**Prior Board Motions:**

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**Fiscal Note:**

Management Fee: Twelve percent (12%) to thirteen percent (13%) of the Effective Gross Income for such operating month, based on occupancy rates. In addition to the Management Fee, Alachua County Housing Authority may request that the County reimburse reasonable costs and expenses incurred in performing the Services required if the Management Fee is insufficient to provide the Services. The additional expenses and costs will come from the revenue received or fund balance carried.

**Strategic Guide:**

Housing Security

**Background:**

This Agreement is effective for a term of three (3) years from the date this Agreement is fully executed by the Parties ("effective date"), unless earlier terminated by the Parties as provided herein. The Parties have the option of renewing this Agreement for two (2) additional three (3) year periods, upon a written amendment to this Agreement, executed with the same formalities as this Agreement. Authority.

This agreement is for the management of East Tumblin Creek located at 4401 SW 13<sup>th</sup> Street, Gainesville, Florida. The 31-unit Inn is being converted to efficiencies and will provide permanent supportive housing to unhoused individuals. The acquisition of this property is in alignment with the mission of the Housing and

Strategic Development Division which is to create, preserve and retain affordable and workforce housing in Alachua County. The Alachua County Housing Authority, by way of this Agreement, is willing to provide management services for said property