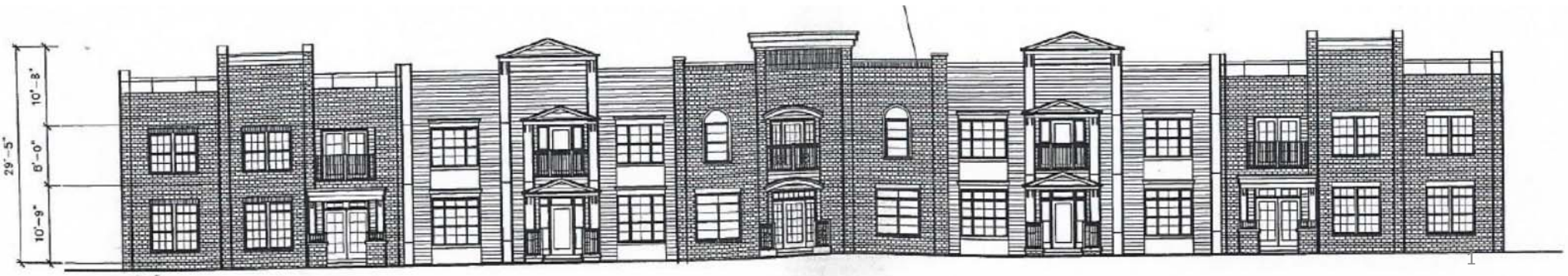
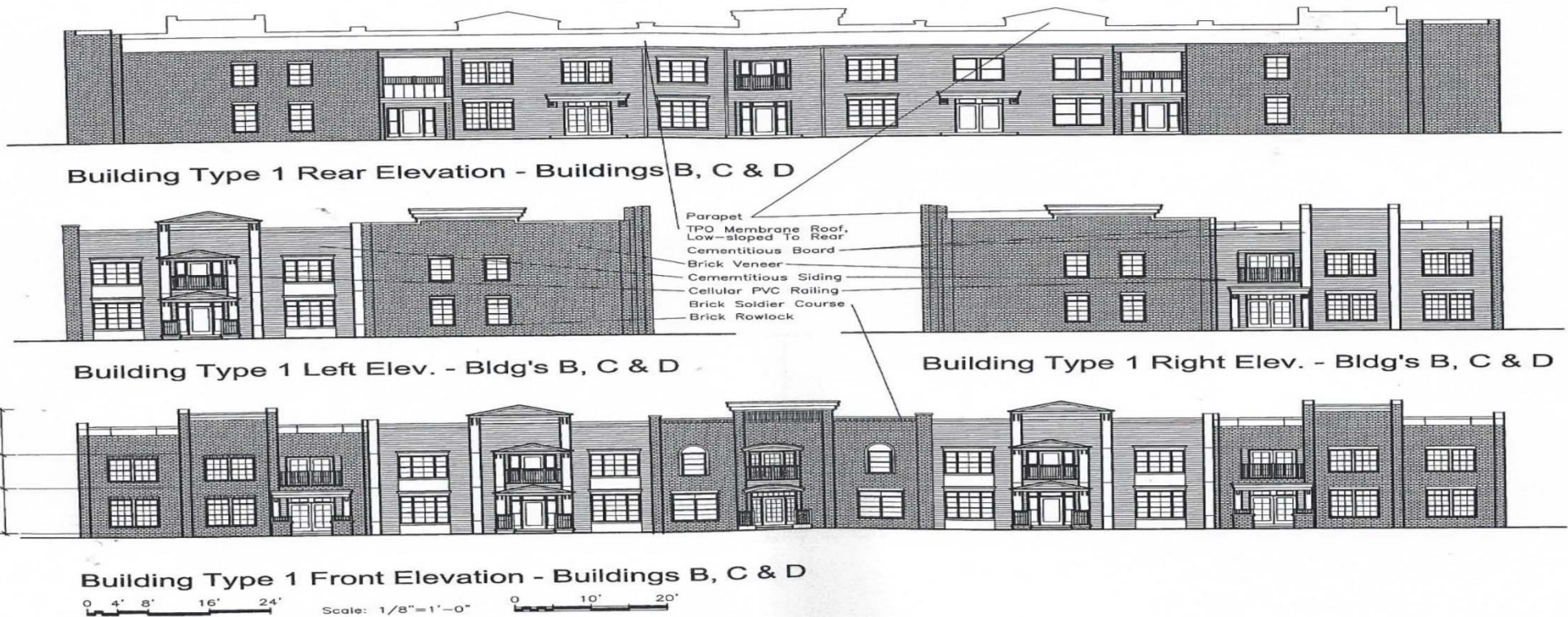


# Alachua County Housing Authority Development Plans



# Phase 1:

- Construct 93 housing units of 33 Public Housing and 60 PBV units



# Phase 1 continued:

Construction of 93 total units:

- 33 Public Housing Replacement units and 60 affordable units with PBV attached

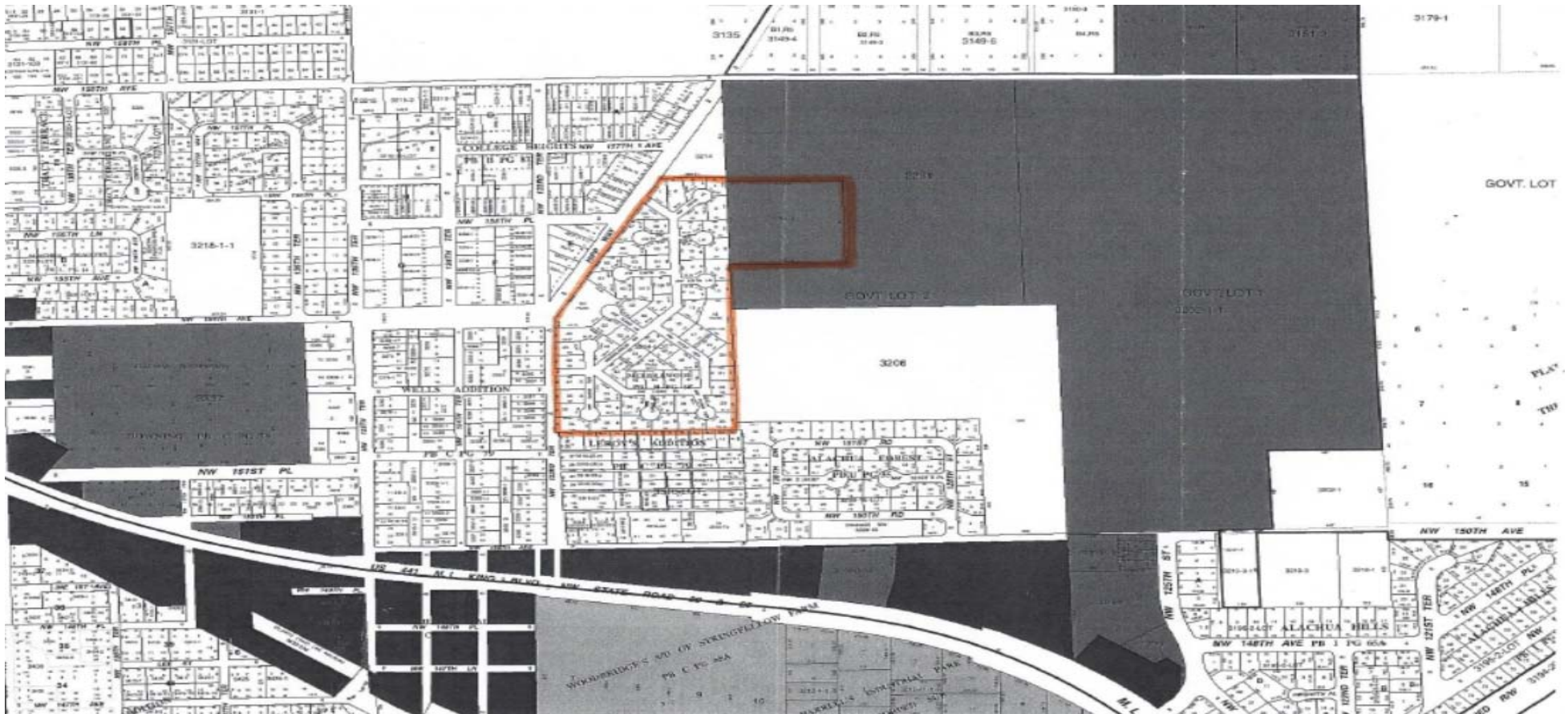
Demolition and disposition of 33 Public Housing units located in Merrillwood

- Build up to 60 Affordable units with PBV

Rebuild up to 93 new, townhome style, detached, two-story units.

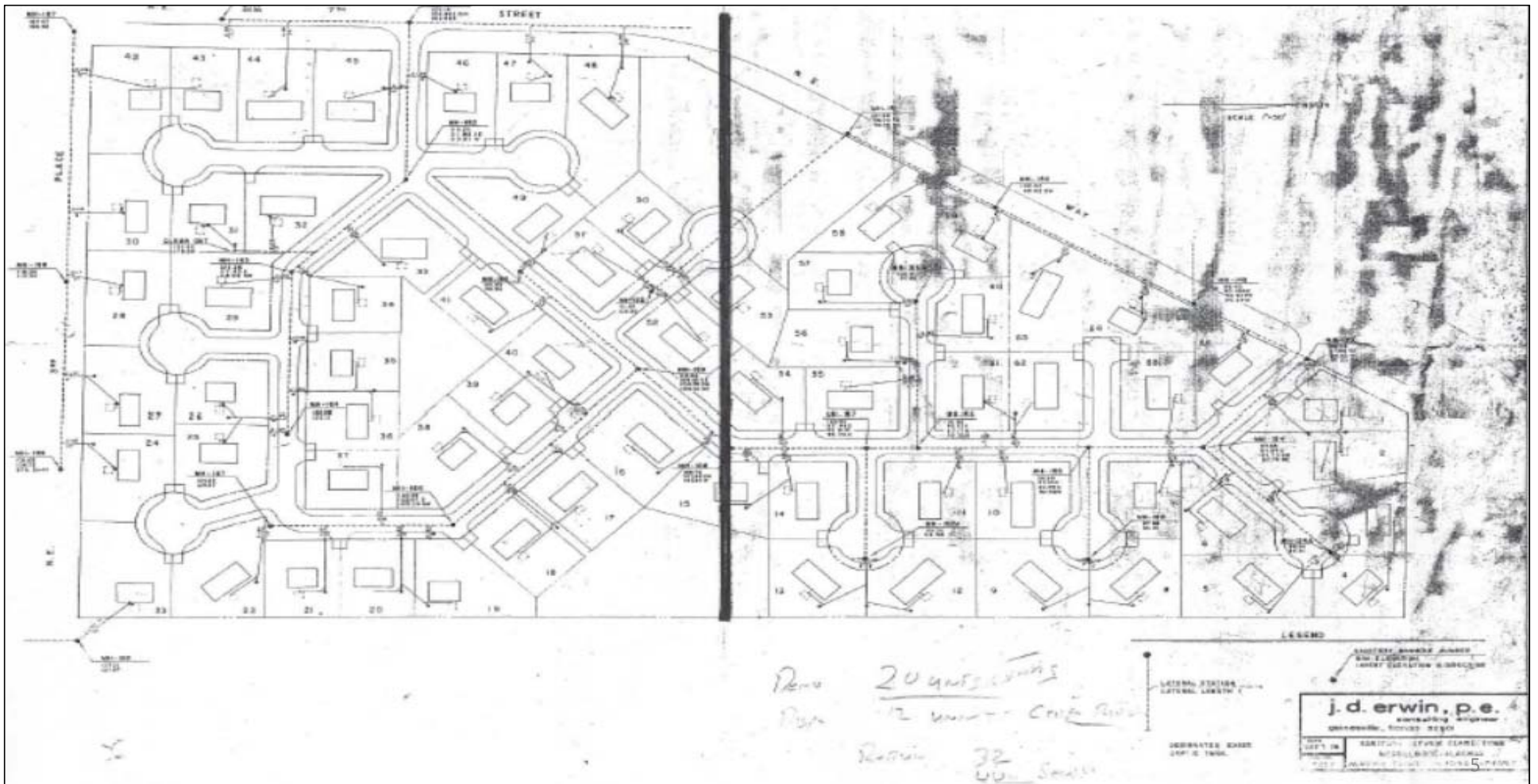






Proposed location for development:

- Approximately 20 acres of current Public Housing units that were built in 1971
- 5 acres of vacant lot in the city of Alachua



Reno 20 units  
 Reno 12 units  
 Reno 32 units

**j. d. erwin, p. e.**  
 MECHANICAL ENGINEER  
 1001 J. D. ERWIN DRIVE  
 SUITE 100  
 RENO, NEVADA 89502



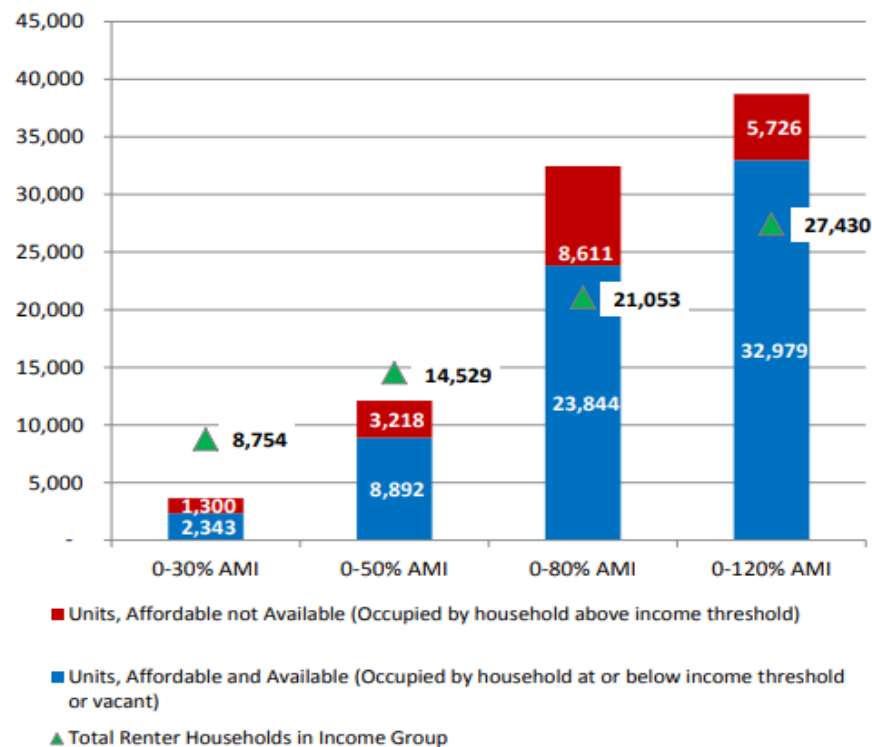
## Phase 2:

Demolition of remaining 33 units in Merrilwood. Replace existing units with new, townhome style, detached, two-story units. Build new Senior/assisted living facility.



# Renters face a shortage of affordable/available housing

**Rental Units by Affordable/Available Status and Income Level, Alachua County 2010-2014**

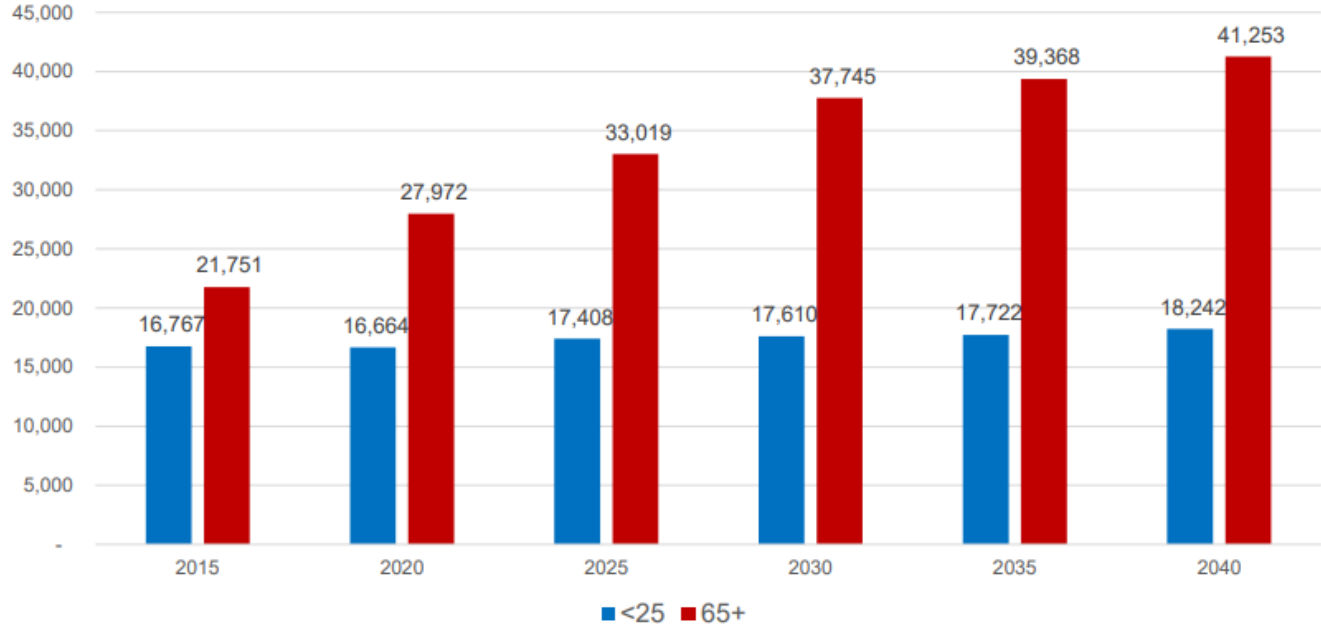


- ▶ “Affordable” rental units cost no more than 30% of top of income threshold
- ▶ “Available” rental units are vacant or occupied by an income-qualified household; i.e., not rented to a higher income household
- ▶ Alachua County has a shortage of affordable units for households at 0-30% and 0-50% Area Median Income (AMI)
- ▶ Alachua County has enough affordable units for households at 0-80% and 0-120% AMI, but not enough affordable/available. Some affordable units are rented by higher income households.

Source: U.S. Census Bureau, 2014 5-Year American Community Survey. Excludes student-headed, non-family households.

# Older households will grow to almost 1/3 of county by 2040

Households by Age, Alachua County and Florida Projections, 2015-2040



▶ Households age 65+ will grow from 21% of county in 2015 to 31% in 2040.

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment



**From: Ken Armstrong, Executive Director  
Alachua County Housing Authority  
Merrillwood Public Housing Redevelopment**

**RFA 2018-110 Housing Credit Financing for Affordable Housing Developments Located in Medium Counties**

- Florida Housing Finance Corporation (FHFC) is adding to its Request for Application (RFA) for Medium Counties to provide local financial support that supports one FHFC applicant for 9% credits i.e. the upcoming 2018-110 RFA.
- The "Local Government Area of opportunity" minimum dollar amount that FHFC will recognized for this support is: \$354,000.00 for Garden Wood new construction and \$425,625.00 for Garden Concrete new construction in the form of cash loans and/or cash grants. Any single jurisdiction may not contribute cash loans and/or cash grants to more than one proposed Development applying for these Local Government Areas of Opportunity Funding.
- This funding shall be used for the construction and/or rehabilitation of the proposed Development and shall be paid in full by the local jurisdiction no later than 90 days following the date the proposed Development is placed in-service. In-kind donations or any other donation of property or assets or waiver or deferral of any fees will not be considered Local Government Areas of Opportunity Funding.
- In order to be eligible to be considered Local Government Areas of Opportunity Funding, the cash loans and/or cash grants must be demonstrated via one or both of the Florida Housing Local Government Verification of Contribution forms (Form Rev. 08-16), called "Local Government Verification of Contribution – Loan" form and/or the "Local Government Verification of Contribution – Grant" form.
- This will also provide the needed 30% basis boost should a property not be located in a basis boost area that will provide a LIHTC funding issuance by an additional 30% - essential to obtain the needed funding dollars for an affordable housing development or re-development.
- FHFC 2018-19 funding goal for medium Counties includes 2 Developments that qualify for the Local Government Area of Opportunity.
- Should the Local Government Area of Opportunity funding be obtained for the Alachua County Housing Authority RFA for the Merrillwood re-development demonstrating a high level of local government interest in the project it essentially will assure the Alachua County Housing Authority a winning RFA for Alachua County for the 2018-19 FHFC funding cycle.

Building Type	Proposed Minimum Local Government Area of Opportunity Funding Amounts*
Garden-Wood (NC)	\$354,000
Garden-Concrete (NC)	\$425,625
Mid-Rise-Wood (NC)	\$425,625
Mid-Rise-Concrete (NC)	\$469,313
High-Rise (NC)	\$560,250
Garden (Rehab)	\$297,563
Non-Garden (Rehab)	\$419,250

\*These amounts represent 75% of the values used for RFA 2017-113 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties.

**2. RFA 2018-110 Housing Credit Financing for Affordable Housing Developments Located in Medium Counties**

a. Estimated \$14,397,104 available for medium counties.

b. \*New Funding Limits\*:

Funding limits will be the same whether or not the development qualifies for the basis boost.

Amount: \$1,700,000

\*Limit represents 12.5% increase

c. Local Government Area of Opportunity funding amounts:

Building Type	Proposed Minimum Local Government Area of Opportunity Funding Amounts*
Garden-Wood (NC)	\$354,000
Garden-Concrete (NC)	\$425,625
Mid-Rise-Wood (NC)	\$425,625
Mid-Rise-Concrete (NC)	\$469,313
High-Rise (NC)	\$560,250
Garden (Rehab)	\$297,563
Non-Garden (Rehab)	\$419,250

\*These amounts represent 75% of the values used for RFA 2017-113 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties.

d. Funding Goals:

- One (1) Development where the Applicant applies and qualifies as a Non-Profit
- One (1) Elderly ALF Development (Applicant's intending to apply for this goal will complete a tiebreaker narrative response in the Application)
- Two (2) Developments that qualify for the Local Government Area of Opportunity\*
- Two (2) Family Developments that qualify as a Geographic Area of Opportunity/Small Area Difficult to Develop Areas (SADDA) Development

\* Applications that qualify as a Local Government Area of Opportunity will automatically qualify for RECAP and Mandatory Distance. Applications that qualify for BOTH the Geographic Area of Opportunity/SADDA and Local Government Area of Opportunity funding goals must meet the RECAP and Mandatory Distance requirements, unless the Applicant states that it will only compete as a Local Government Area of Opportunity. Applications qualifying as a Local Government Area of Opportunity will not automatically qualify for the minimum proximity points and proximity funding preference.

e. There will be no minimum Local Government contribution points

<http://www.floridahousing.org/docs/default-source/programs/competitive/2017/2017-113/final-rfa-2017-113-large-6-based-on-9-28-17-draft.pdf?sfvrsn=2>

RFA 2017-113 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING DEVELOPMENTS LOCATED IN BROWARD, DUVAL, HILLSBOROUGH, ORANGE, PALM BEACH, AND PINELLAS COUNTIES

Page 46 of the RFA

**b. Local Government Areas of Opportunity Funding Points (10 points):**

In order for an Applicant to receive points, the Applicant must demonstrate a high level of Local Government interest in the project via an increased amount of Local Government contributions in the form of cash loans and/or cash grants, as outlined below. To that end, the Corporation will only award points to a proposed Development where a jurisdiction (i.e., the county or a municipality) has contributed cash loans and/or cash grants for any proposed Development applying in this RFA in an amount sufficient to qualify for these points. Any single jurisdiction may not contribute cash loans and/or cash grants to more than one proposed Development applying for these Local Government Areas of Opportunity Funding points. During the ranking process outlined in Section Four B of the RFA, if multiple Applications demonstrate Local Government loans and/or grants from the same jurisdiction in an amount sufficient to qualify for these points, then all such Applications will be deemed ineligible for these points, but may receive Local Government Contribution points as outlined in 10.a.(2) above, provided the Local Government Verification of Contribution forms meet the requirements outlined in 10.a.(2) above.

The total amount of permanent funding resources, in the form of cash loans and/or cash grants from Local Government sources will, for purposes of this provision, be considered to be "Local Government Areas of Opportunity Funding." This funding shall be used for the construction and/or rehabilitation of the proposed Development and shall be paid in full by the local jurisdiction no later than 90 days following the date the proposed Development is placed in-service. In-kind donations or any other donation of property or assets or waiver or deferral of any fees will not be considered Local Government Areas of Opportunity Funding. In order to be eligible to be considered Local Government Areas of Opportunity Funding, the cash loans and/or cash grants must be demonstrated via one or both of the Florida Housing Local Government Verification of Contribution forms (Form Rev. 08-16), called "Local Government Verification of Contribution – Loan" form and/or the "Local Government Verification of Contribution – Grant" form. The forms must meet the requirements outlined in 10.a.(2) above, the qualifying funding must be reflected as a source on the Development Cost Pro Forma, and the applicable form(s) must be provided as **Attachment 15** to the Application.

If the Applicant qualifies for Local Government Areas of Opportunity Funding points and is awarded funding under this RFA, the Applicant must provide and maintain an amount equal to or greater than the minimum qualifying amounts listed in the table below within the permanent sources of financing.

To qualify for Local Government Areas of Opportunity Funding points, the face amounts of any cash loans and/or cash grants shown on the aforementioned Local Government Verification of Contribution forms shall be totaled and the total of these amounts must equal or be greater than the amounts listed in the table below for the proposed Development's Building Type.

If the total face amounts of any cash loans and/or cash grants shown on the Local Government Verification of Contribution form(s) total less than the amounts listed in the table below, the Application will not receive Local Government Areas of Opportunity Funding points, but may receive Local Government Contribution points as outlined in 10.a.(2) above, provided the Local Government Verification of Contribution forms meet the requirements outlined in 10.a.(2) above.

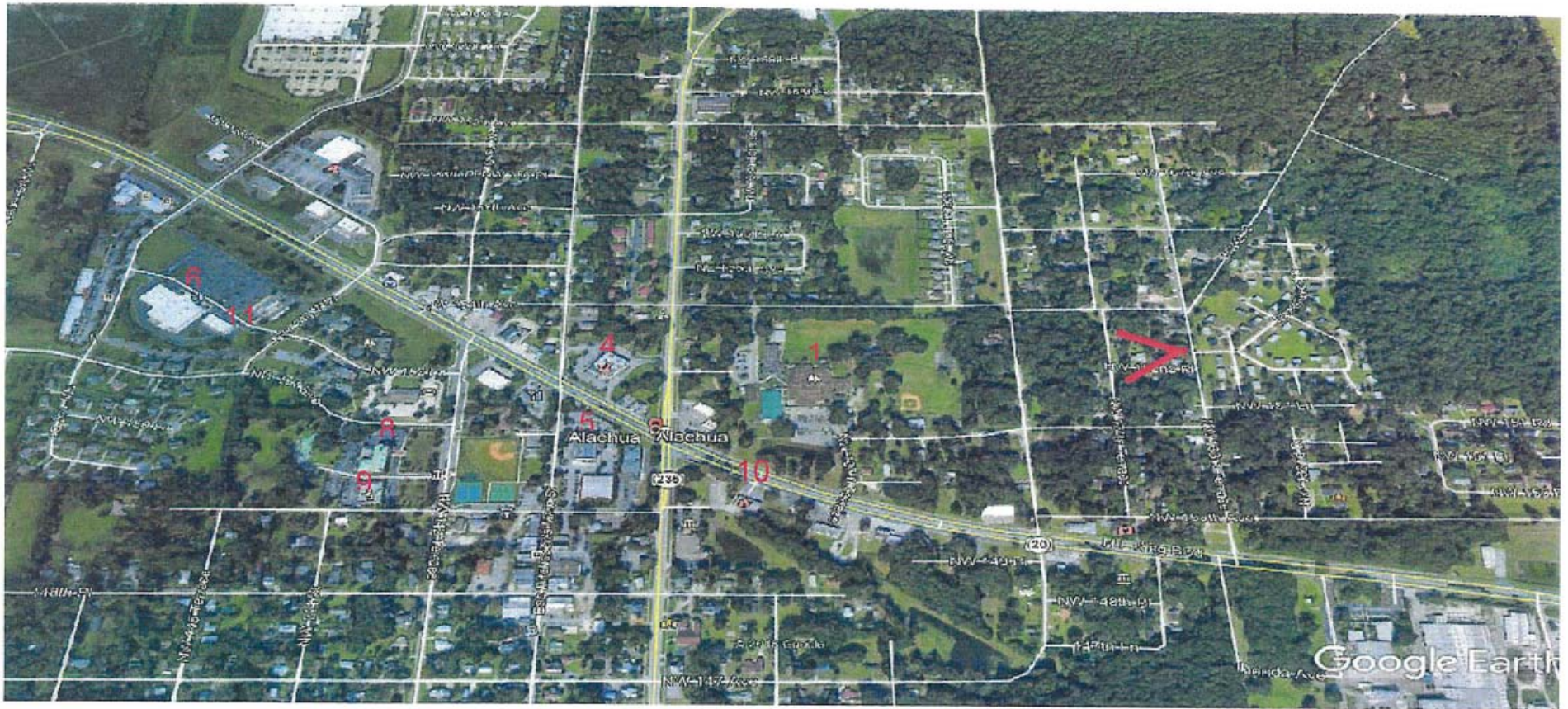


29°47'43.70" N 82°29'08.87" W









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| <ul style="list-style-type: none"> <li>1. Alachua Elementary - .31 miles</li> <li>2. Malbane Middle School - .80 miles</li> <li>3. Santa Fe High School – 2.30 miles</li> <li>4. Walgreens - .49 miles</li> <li>5. CVS - .50 miles</li> <li>6. Hitchcocks Market &amp; Pharmacy - .84 miles</li> <li>7. Publix Market &amp; Pharmacy – 2.15 miles</li> </ul> | <ul style="list-style-type: none"> <li>8. City Hall - .66 miles</li> <li>9. City of Alachua Police Dept. - .66 miles</li> <li>10. Alachua County Fire Department - .40 miles</li> <li>11. Florida Department of Health – Alachua Clinic - .80 miles</li> <li>12. Walmart Distribution &amp; Dollar General Distribution Centers – 3.5 miles</li> <li>13. Progress UF Innovate BioScience Technology Park – 1.2 miles <a href="http://www.progressparkfl.com">www.progressparkfl.com</a></li> <li>14. Santa Fe College Perry Center for Emerging Technologies – 1.08 miles <a href="https://www.sfcollege.edu/locations/perry-center/index">https://www.sfcollege.edu/locations/perry-center/index</a></li> </ul> |
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