


From: [Jotform](#)
To: [Wachtel, John S](#)
Subject: [EXTERNAL] Re: Project Summary for City of Gainesville Affordable Housing Development Grant 2025
Date: Sunday, February 9, 2025 7:30:22 PM

 Project Summary for City of Gainesville Affordable Housing Development Grant 2025	
Project name	eden Park at Ironwood
Developer name	Ironwood Associates, Ltd.
Amount of city funding requested	\$1,600,000
Project location	1330 NE 39th Avenue, Gainesville. FL 32609
Are the units for sale, rent or mixed?	Rent
Project type	Rehabilitation
# of Units (existing)	104
# of Units (when complete)	104
Increase in # of units	0
Building height (in stories)	2 stories
Total Project Costs	\$1,972,000
Summarize affordability mix using % of AMI (# of units at each AMI Level)	104 units total Current status 80 units-60% AMI 24 units-40%AMI Proposed 42 units-80% AMI 20Units-60%AMI 42 Units-40% AMI There are currently 24 PBV units attached to this property with an additional 20 Section Voucher holders living here as well. If this award is received in full, the owner will secure an additional 18 40%AMI units.
Summarize special needs units (# of units for each category)	There are currently no special needs units attached to this project. But there are currently 24 units Project Based Voucher units attached to the property with Gainesville Housing Authority. Additionally there are currently 5 VASH voucher holders living at the property as well. Lastly, there are an additional 20 Section 8 Voucher holders

between ACHA and GHA currently living here.

What is the length of the affordability period? Remember that the minimum is 10 years for ownership and 15 years for rental units.

Initially 30 years with an additional 30 year renewal period available

List residential programs, if applicable

Literacy Program-Yes
Daycare-Yes
Afterschool- Tutoring-Yes
Job Place Services-Yes
Financial Management-Yes
Homeownership training-Yes
Health Wellness Classes-Yes
Mobile Library District-Yes
Mobile Health Screening-Yes

List on-site recreational amenities, if applicable

FREE Onsite Childcare, Community Center, Covered Patio Area, Sparkling Pool and Sun Deck, Fitness Center, Community Meeting/Training Area, Full Size Basketball Court, Children's playground, Car Care Area, High Speed Internet

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?

Yes

List other on-site amenities, if applicable

Pickle Ball will be an added amenity.

Will the project include any market-rate residential units? If yes, how many?

No

Will the project include any non-residential uses on-site? If yes, list those uses.

In addition to the clubhouse management office, there will be a Fully operational Head Start Childcare facility, licensed for 55 kids

Summarize nearby offsite amenities including proximity

-Bus Stop- there was an onsite RTS bus stop built at the project's inception
-Parks-Closest park is at 1700block of NE 31st

to employment centers, bus stops, parks, community centers, retail centers, pharmacies, medical services, financial services, and other amenities.

Ave-<.5 miles, Ironwood Golf Course-<.25 miles away
Retail Centers-Publix/Aldi's- +/- 1 mile
Pharmacy-Walgreens/CVS- +/- 1 mile
Medical Services- 2 Dialysis Centers-1.5 miles.
CVS/Walgreens Clinics- =/-1mile
Financial Services-Ameris Bank-.5 miles away,
Florida Credit Union-1 mile away
restaurants-Wendy's, Sonnys-1.5 miles
Nearby Amenities-Gainesville Airport- < 1 mile

What happens to this project if the city does not fund it, or funds it at a level lower than requested?

If the project does not secure the entirety of its funding request, the owner developer will go to the market to secure additional debt and solicit additional funds from the County's Affordable housing program.

Completed 1st Step Meeting with the city's Department of Sustainable Development? No

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