

Affordable Housing Funding Request

**Achua Habitat for Humanity
Achua Habitat's Affordable Homeownership Program**

**City of Gainesville
Affordable Housing Advisory Committee
02/09/2025**

Organization Information

- Alachua Habitat for Humanity
- Gainesville, Florida
- 501(c)3 Non-Profit
- 38 years of building affordable housing in Alachua County
- We envision a world where everyone has a decent place to live and we work towards that vision by bringing people together to build strength, stability, & independence through shelter.

Project Name & Location

- Alachua Habitat's Affordable Homeownership Program
- 1623 NE 9th Avenue
- 1626 NE 9th Avenue
- 1720 NE 9th Avenue
- 1742 NE 9th Avenue
- TBD NE 6th Avenue

Project Location Map



Project Funding

- 5 project units in total
- Total project cost is \$810,000
- Total City funding requested is \$250,000
- Habitat Funding \$560,000
 - Donations
 - Grants
 - Habitat Homeowner Mortgage Payments
- If the City does not fund this project, Habitat will need to write \$50,000 deferred mortgages for each of these homeowners to keep it affordable

Project Type

- Affordable Homeownership
- New Construction, Single-Family Homes
- 5 homes, total acreage of all 5 lots is .54 acres
- Single Family detached homes
 - 1 story
 - Universal accessibility
 - Built for the homeowner and their family size

Unit Types

- Total Units 5:
 - 3 Bed: 2
 - 4 Bed: 2
 - TBD after permitting: 1

Maximum Resident Incomes

- Area Median Income (AMI)
 - Homeowner 1: 77.72% AMI
 - Homeowner 2: 66.62% AMI
 - Homeowner 3: 45.96% AMI
 - Homeowner 4: 57.67% AMI
 - Homeowner 5 TBD

Sales Price Limits

- Sales priced based on # of bedrooms, location, and family size
- We base our mortgage to make sure it is no more than 30% of the homeowner's AMI, ensuring it is affordable

Special Needs Unit Set-Asides

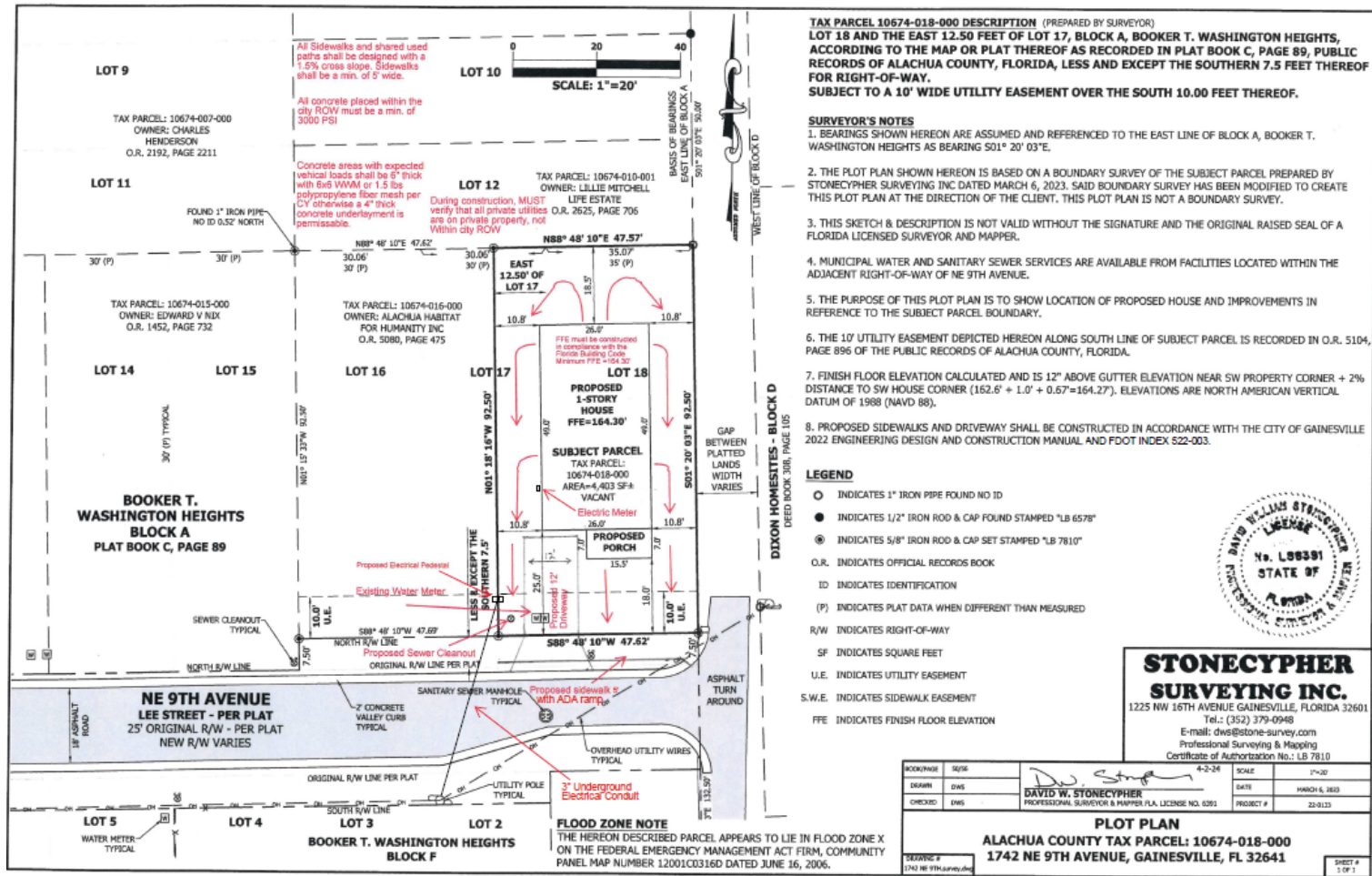
- Elderly 0
- Disabled (Not Elderly) 0
- Homeless 1
- Veterans 0
- Persons w/ HIV/AIDS 0
- Other: One homeowner to be recruited
- Total Special Needs Units: 1

Affordability Period

- 10 year long Affordability Period
- Grant agreement and deed restriction for enforcement

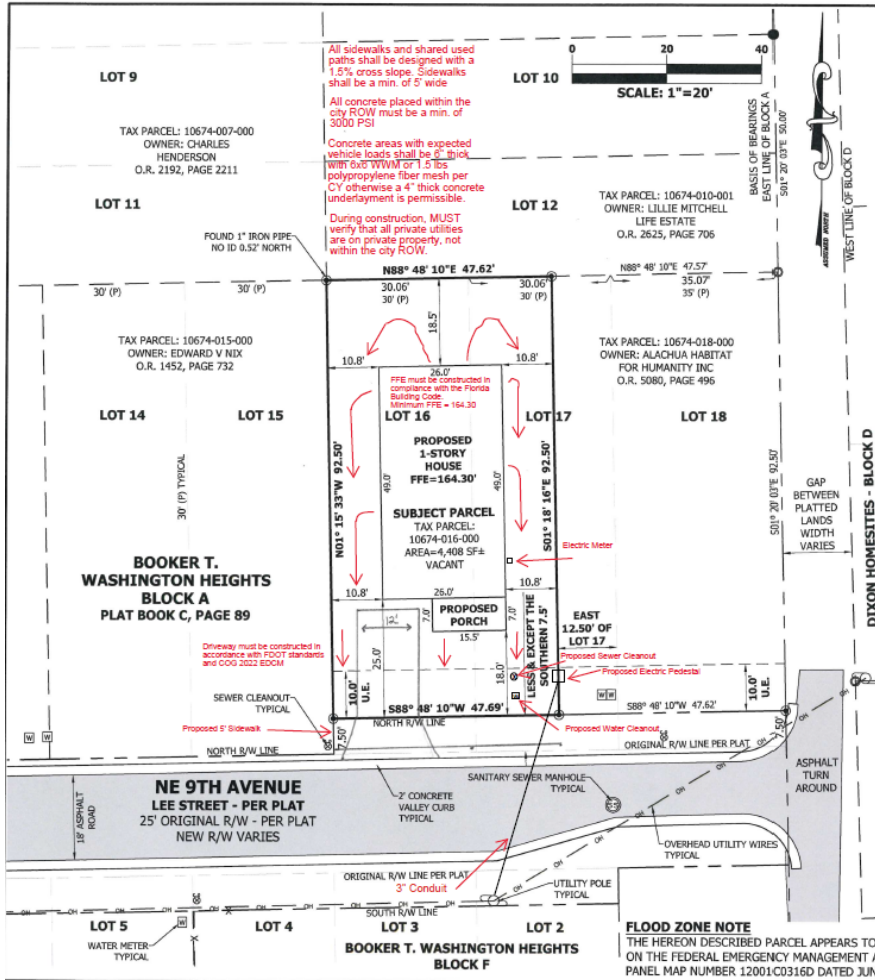
Project Design

- 1742 NE 9th Ave (4 bed, Lilac)



Project Design

- 1720 NE 9th Ave (3 bed, Lilac)



TAX PARCEL 10674-016-000 DESCRIPTION (PREPARED BY SURVEYOR)
LOTS 16 AND 17, BLOCK A, BOOKER T. WASHINGTON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE 89, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS THE EAST 12.50 FEET OF SAID LOT 17 AND LESS AND EXCEPT THE SOUTHERN 7.5 FEET THEREOF FOR RIGHT-OF-WAY. SUBJECT TO A 10' WIDE UTILITY EASEMENT OVER THE SOUTH 10.00 FEET THEREOF.

- SURVEYOR'S NOTES**
1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE EAST LINE OF BLOCK A, BOOKER T. WASHINGTON HEIGHTS AS BEARING S01° 20' 03"E.
 2. THE PLOT PLAN SHOWN HEREON IS BASED ON A BOUNDARY SURVEY OF THE SUBJECT PARCEL PREPARED BY STONECYPHER SURVEYING INC DATED MARCH 6, 2023. SAID BOUNDARY SURVEY HAS BEEN MODIFIED TO CREATE THIS PLOT PLAN AT THE DIRECTION OF THE CLIENT. THIS PLOT PLAN IS NOT A BOUNDARY SURVEY.
 3. THIS SKETCH & DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 4. MUNICIPAL WATER AND SANITARY SEWER SERVICES ARE AVAILABLE FROM FACILITIES LOCATED WITHIN THE ADJACENT RIGHT-OF-WAY OF NE 9TH AVENUE.
 5. THE PURPOSE OF THIS PLOT PLAN IS TO SHOW LOCATION OF PROPOSED HOUSE AND IMPROVEMENTS IN REFERENCE TO THE SUBJECT PARCEL BOUNDARY.
 6. THE 10' UTILITY EASEMENT DEPICTED HEREON ALONG SOUTH LINE OF SUBJECT PARCEL IS RECORDED IN O.R. 5104, PAGE 896 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 7. FINISH FLOOR ELEVATION CALCULATED AND IS 12" ABOVE GUTTER ELEVATION NEAR SE PROPERTY CORNER + 2% DISTANCE TO SE HOUSE CORNER (162.6' + 1.0' + 0.67' = 164.27'). ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 8. PROPOSED SIDEWALKS AND DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GAINESVILLE 2022 ENGINEERING DESIGN AND CONSTRUCTION MANUAL AND FDOT INDEX 522-003

- LEGEND**
- INDICATES 1" IRON PIPE FOUND NO ID
 - INDICATES 1/2" IRON ROD & CAP FOUND STAMPED "LB 6578"
 - ⊙ INDICATES 5/8" IRON ROD & CAP SET STAMPED "LB 7810"
 - O.R. INDICATES OFFICIAL RECORDS BOOK
 - ID INDICATES IDENTIFICATION
 - (P) INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
 - R/W INDICATES RIGHT-OF-WAY
 - SF INDICATES SQUARE FEET
 - U.E. INDICATES UTILITY EASEMENT
 - S.W.E. INDICATES SIDEWALK EASEMENT
 - FFE INDICATES FINISH FLOOR ELEVATION

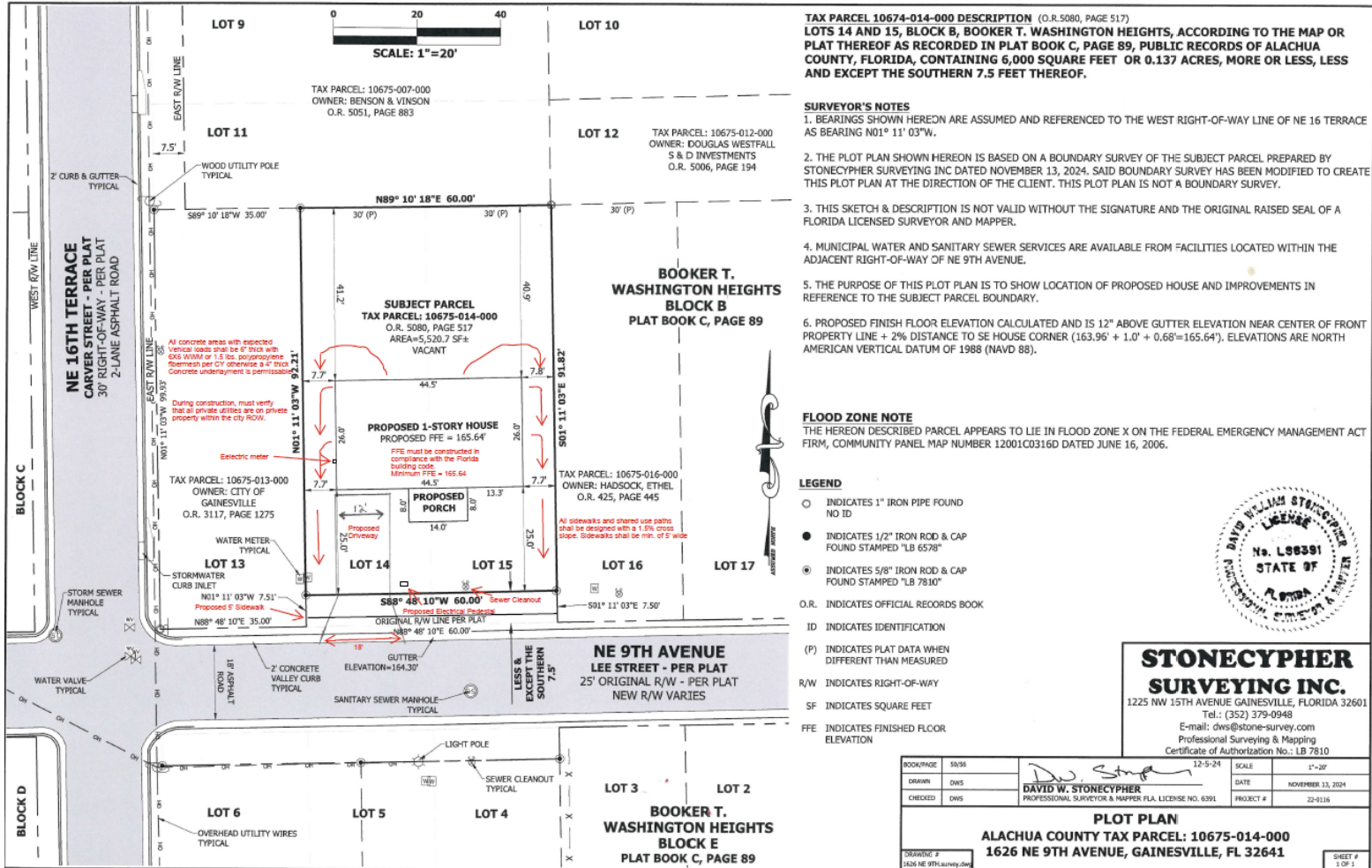


STONECYPHER SURVEYING INC.
 1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
 Tel.: (352) 379-0948
 E-mail: dws@stone-survey.com
 Professional Surveying & Mapping
 Certificate of Authorization No.: LB 7810

BOOKING #	9058	DATE	4-2-24	SCALE	1" = 20'
DRAWN	DWS	DATE	MARCH 6, 2023	PROJECT #	22-0133
CHECKED	DWS	DAVID W. STONECYPHER PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391			
PLOT PLAN ALACHUA COUNTY TAX PARCEL: 10674-016-000 1720 NE 9TH AVENUE, GAINESVILLE, FL 32641					
DRAWING #	1706 NE 9TH AVENUE.dwg	SHEET # 1 OF 1			

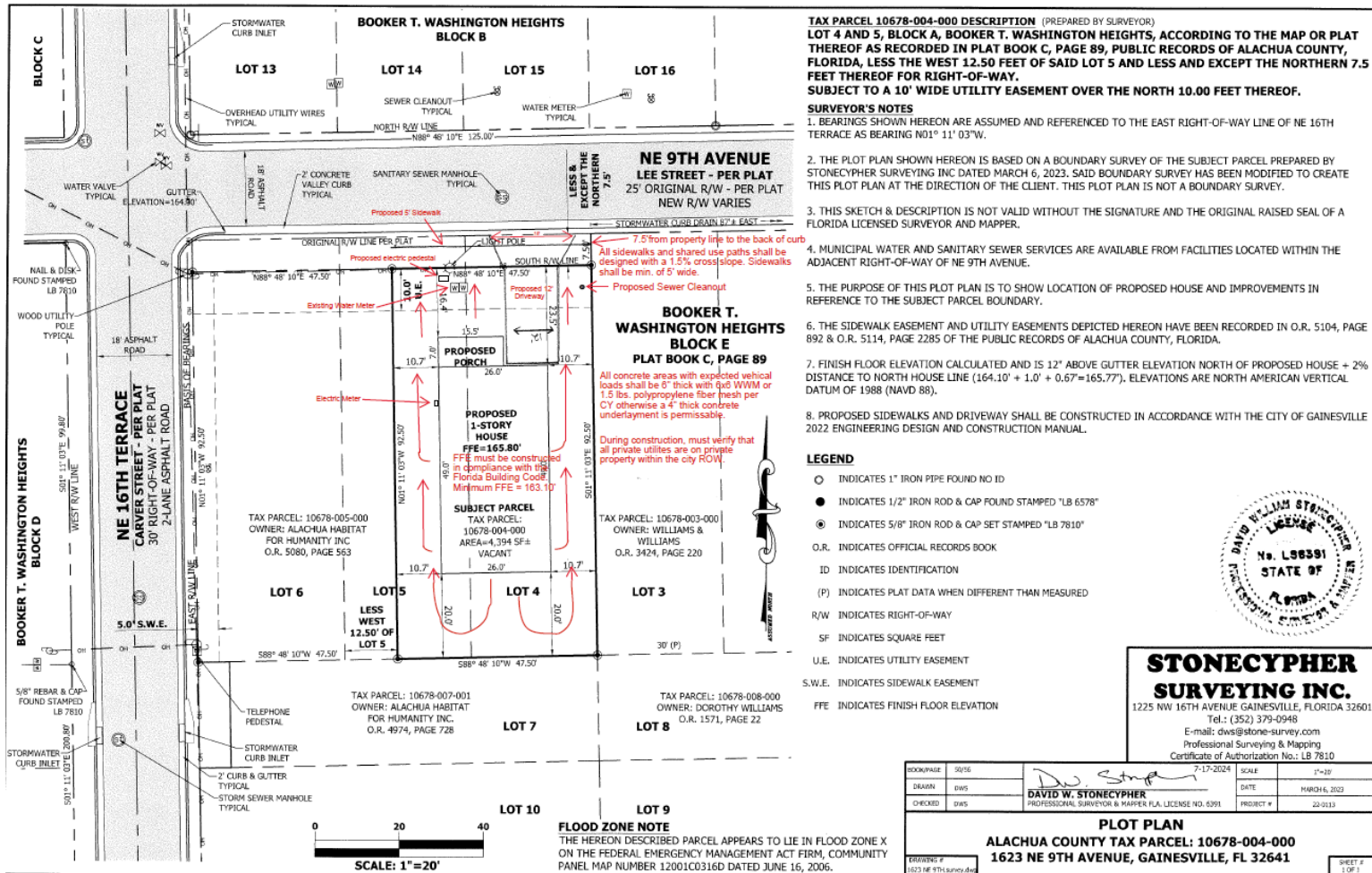
Project Design

- 1626 NE 9th Ave (3 bed, Destin)



Project Design

• 1623 NE 9th Ave (4 bed, Lilac)



Project Timeline

- **Clark & Holcomb – 1623 NE 9th Avenue, Gainesville, FL 32641 (Parcel #: 10678-004-000)**
- **Obtain permit: 10/07/2024**
- **Clear and build pad: October 2024**
- **Pour slab: December 2024**
- **Start Construction: January 2025**
- **Obtain CO: July 2025**
- **Closing: August 2025**

- **TBD – 1742 NE 9th Avenue, Gainesville, FL 32641 (Parcel #: 10674-018-000)**
- **Obtain permit: 10/11/2024**
- **Clear and build pad: March 2025**
- **Pour slab: April 2025**
- **Start Construction: March 2025**
- **Obtain CO: November 2025**
- **Closing: December 2025**

- **Kearney – TBD NE 6th Avenue, Gainesville, FL 32641 (Parcel #: 11024-004-000)**
- **Obtain permit: February 2025**
- **Clear lot and build pad: February 2025**
- **Pour slab: March 2025**
- **Start Construction: April 2025**
- **Obtain CO: November 2025**
- **Closing: December 2025**

- **Tensley – 1626 NE 9th Avenue, Gainesville, FL 32641 (Parcel #: 10675-014-000)**
- **Obtain permit: February 2025**
- **Clear and build pad: February 2025**
- **Pour slab: March 2025**
- **Start Construction: April 2025**
- **Obtain CO: September 2025**
- **Closing: October 2025**

- **Flagg - 1720 NE 9th Avenue, Gainesville, FL 32641 (Parcel #: 10674-016-000)**
- **Obtain permit: 10/10/2024**
- **Clear lot and build pad: November 2024**
- **Pour slab: December 2024**
- **Start Construction: January 2025**
- **Obtain CO: July 2025**
- **Closing: August 2025**

Nearby Amenities/Services

- MDT Personnel and Labor Finders within walking distance, CareerSource, HireQuest etc. under 15 mins by car
- Bus Routes 3, 26, 11, 711 nearby
- Walmart within walking distance, downtown shops/restaurants 10 minute drive
- Urgent Care 4 minute drive/Major Hospital 10 minute drive
- MLK Jr. Multipurpose Center and Citizens Field within walking distance, Tom Petty Park 5 minute drive, Duval Park 3 minute drive

Nearby Amenities/Services



On-Site Amenities

- Washer/Dryer Hookup (Appliances not provided)
- Shed/Attached storage area in each home
- Dishwasher hook up (Appliance not provided)
- Fridge, stove range, microwave provided
- 2 full bathroom in every home

Habitat Homeowners Receive

- Financial education classes
- Simple home repair classes
- Energy efficiency class
- 250 hours of sweat equity provides tool familiarity to prepare for homeownership
- Personalization to their homes (Door color, wall color, floor design, countertop design, cabinet color, etc.)

Other Project Information

- Alachua Habitat for Humanity will utilize a comprehensive marketing strategy to promote the program to the community. This strategy will leverage digital, print, and grassroots outreach methods to ensure broad awareness.
- Development of 30 single family homes
Celebration Oaks completed in 2011
- First Step Meeting with the Department of Sustainable Development will be scheduled soon.

Previous Projects



Johnson Family Home



Ivery Family Home



Celebration Oaks

Questions?