

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 10:55:28 PM


Project Summary for City of Gainesville Affordable Housing Development Grant 2025

Project name	906 NE 24th St & 1556 NE 6th Ave
Developer name	Ted and Faylene Welcome
Amount of city funding requested	\$25,000 per property (2) = \$50,000
Project location	906 NE 24th St & 1556 NE 6th Avenue, Gainesville, FL 32641
Are the units for sale, rent or mixed?	Rent
Project type	Rehabilitation
# of Units (existing)	2
# of Units (when complete)	2
Increase in # of units	0
Building height (in stories)	Single Story (both units)
Total Project Costs	205,000
Summarize affordability mix using % of AMI (# of units at each AMI Level)	Both rental units are currently being leased and/or will have a future lease and is/will be at/or less than AMI for the City of Gainesville, Florida/Alachua County, Florida.
Summarize special needs units (# of units for each category)	These two existing units are not designed to accommodate existing needs without making significant modifications.
What is the length of the affordability period? Remember that the minimum is 10 years for ownership and 15 years for rental units.	15 years
List residential programs, if	Not applicable

applicable

List on-site recreational amenities, if applicable

None - Single Family Residence

Will each unit have a washer and dryer?

Yes

Will each unit have a washer and dryer hook-up?

Yes

Will the project have a laundry room for tenants?

No

List other on-site amenities, if applicable

Not Applicable - Single Family Residence

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.

No

Summarize nearby offsite amenities including proximity to employment centers, bus stops, parks, community centers, retail centers, pharmacies, medical services, financial services, and other amenities.

The properties located at 906 NE 24th Ave in Gainesville, Florida, 32641 and 1556 NE 6th Avenue, Gainesville, Florida 32641 are both situated in residential neighborhoods with convenient access to various amenities:

*Employment Centers: The University of Florida and Santa Fe College are approximately a 15-minute drive away, offering numerous employment opportunities.

*Public Transportation: Several Regional Transit System (RTS) bus stops are within walking distance, providing easy access to public transportation.

*Parks: Lincoln Park and Depot Park are less than a mile from the property, offering recreational spaces for residents.

*Community Centers: The nearby community

centers include the Lincoln Park Community Center and the Eastside Community Center, both offering various programs and activities.

*Retail Centers: The area features several retail centers, including the Northwood Plaza and the Eastgate Shopping Center, which offer a variety of shopping and dining options.

*Pharmacies: Pharmacies such as Walgreens and CVS are located within a short drive, providing convenient access to medications and health products.

*Medical Services: The UF Health Shands Hospital is approximately a 15-minute drive away, offering comprehensive medical services.

*Financial Services: Several banks and financial institutions, including Bank of America and Wells Fargo, are located within a short drive, offering a range of financial services.

Overall, the properties at 906 NE 24th Ave and 1556 NE 6th Avenue are well-positioned to provide residents with convenient access to essential services and amenities.

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

If these projects are not funded by the City, it could lead to a complete halt or significant delays in progress, potentially jeopardizing the ability to maintain the units as affordable housing.

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

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