

ARPA for Affordable Housing Funding Request

Robert A. Mitchell
East University Avenue Cottages

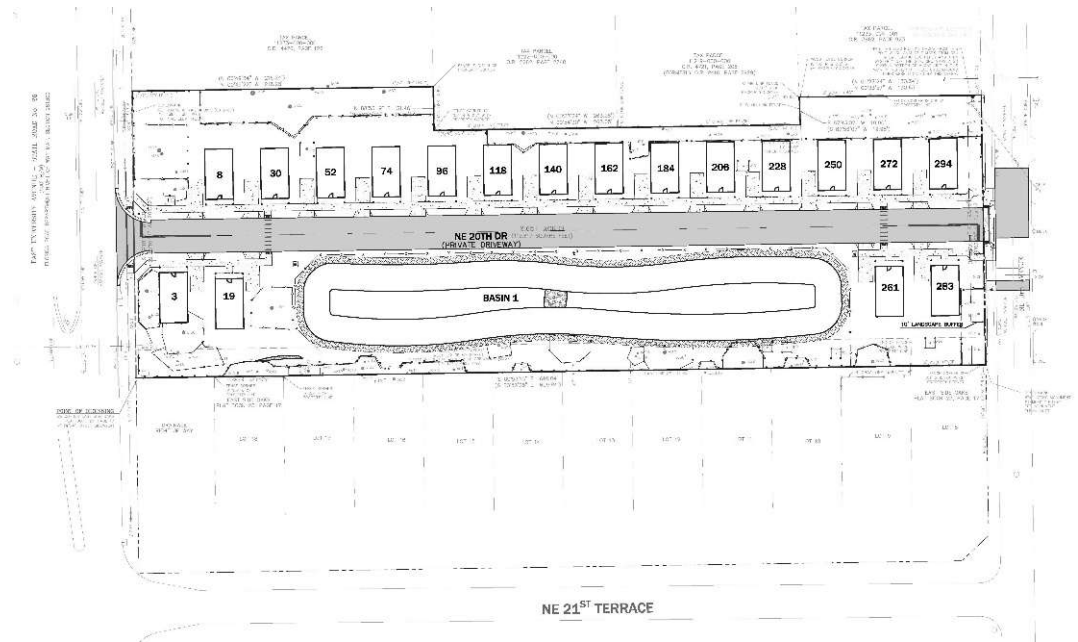
City of Gainesville
2/1/2025

Organization Information

- Robert Mitchell & Wendy Reed-Mitchell
- Location (Gainesville, Florida)
- Type of Organization (For-Profit)
- Experience
 - 35 years of real estate sales, property management & development
 - 35 years of landlord experience with Gainesville and Alachua County Housing Authority (Mitchell Realty Services, Inc.)

Project Information

- East University Avenue Cottages
- 18 Single Family One Bedroom Cottages
 - Rental
- 3 NE 20th Drive



Project Information (continued)

- Total number of units (18)
- Building Types
 - 800 SF
 - Total number of buildings (18)
 - Describe units/building (Individual Cottages)
 - Describe the number of 1BR (18)
 - Height in stories/building (Single Story)

Project Site



Project Site



1BR Single Family Cottage

Exterior of Cottage



Living Room / Kitchen



Features

Kitchen w/ Island



Bedroom with Bath & Closet



Features

Bathroom with Walk-in Shower



Walk-in Closet w/ Laundry Connections



Resident Income Mix

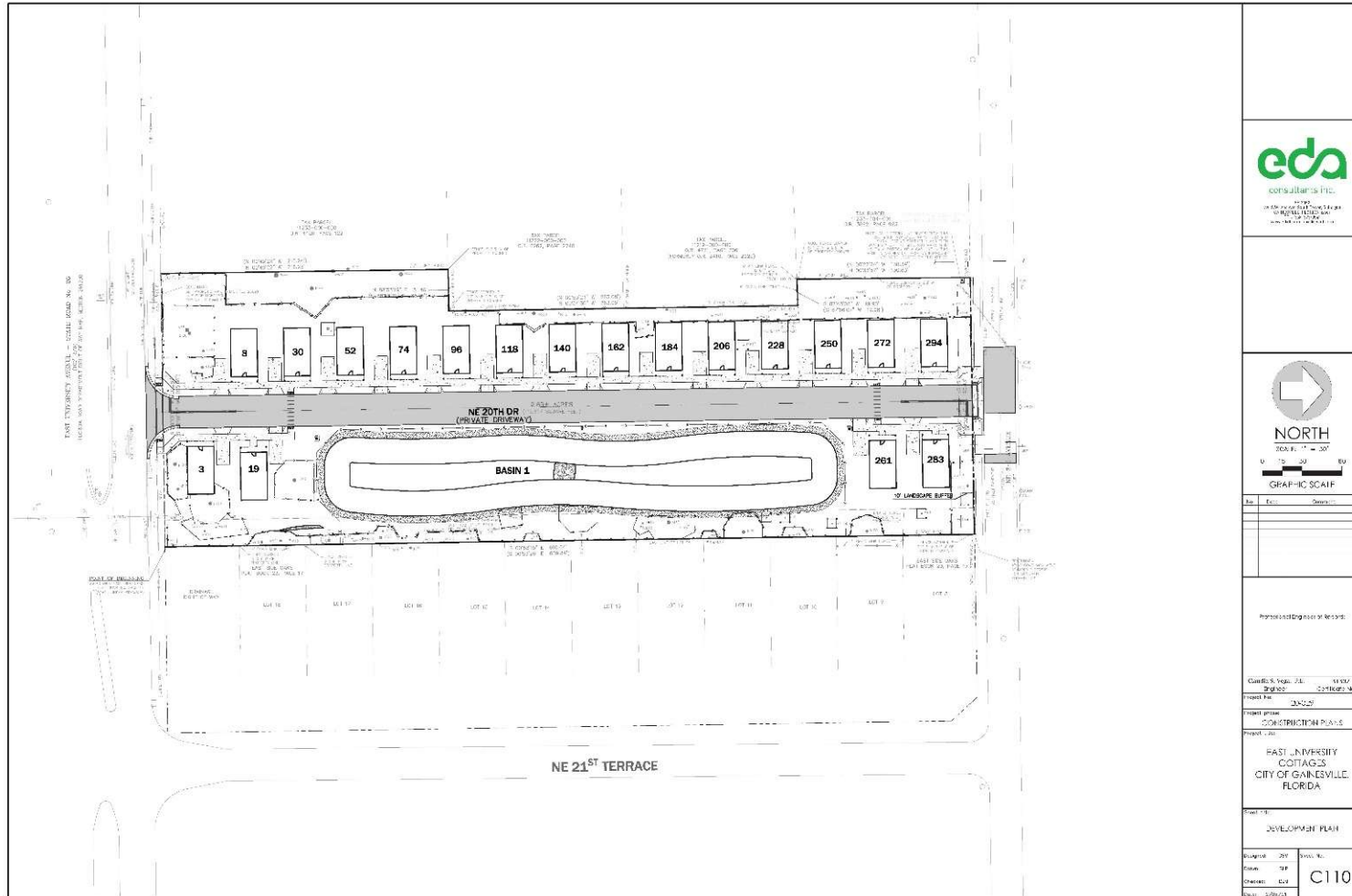
- Income Mix:
 - # of Market Rate Units: 0
 - # of Affordable Units: 18
 - Total Units: 18

Rents and/or Sales Prices

- Describe the rents and/or sales prices for the affordable units (HUD Approved Fair Market Value)
- Are these equal to, or less than, HUD limits for households at the 50% AMI Level (rentals)?

Yes

Project Design



Nearby Amenities/Services

- Employment Centers (*Health Department, Loften High School, Eastside High School, ACSO, Walmart*)
- Bus Routes (*3, 7, 11, 711*)
- Shopping/Retail (*Walmart, Publix, Walgreens, Family Dollar, AutoZone, O'Reilly*)
- Pharmacy/Medical Centers (*Alachua County Health Dept, Walgreens, Walmart, Publix, Family Medical & Dental Center, ShandsUF, Shands Health Clinic*)
- Parks/Community Centers (*CF Franklin Memorial Park, Clarence R Kelly Community Center, Eastside Community Center, Fred Cone Park*)
- Other (*Morningside Nature Center, Citizens Field, MLK Multipurpose Center, Honors Center*)

On-Site Amenities

- Appliances (Energy Star)
 - Refrigerator
 - Stove
 - Dishwasher
 - Laundry Connections (Possibly providing in units)

Resident Services

- Bus Stop at Site

Other Project Information

- How will you reach out to potential tenants and/or homebuyers?
(*GoSection8.com, MLS, ILS, etc.*)
- Similar Completed Projects (i.e., photos, videos) (*See next slide*)
- Have you completed a First Step Meeting with the Department of Sustainable Development? *Yes*
- Include other Information at option of applicant
 - Underground Utilities are underway (Water, Sewer, Fire Hydrant)
 - Land already cleared

Nick's Place Apartments

**110/130 NW 9th Terrace
10 Unit Building & 6 Unit Building**

2BR/2BA Apartment Homes



Project Funding

- Total Project Costs: **\$2,585,000.00**
- ARPA Funding Request (describe # of affordable rental units, # of affordable ownership units, and requested ARPA funding per unit): **(18) 1BR/1BA SFH \$35,000/per unit**
- Total Project Sources (include all sources, including ARPA): **Private funding by Robert Mitchell & Wendy Reed-Mitchell**

Questions?