

**From:** [Jotform](#)  
**To:** [Wachtel, John S](#)  
**Subject:** [EXTERNAL] Re: Project Summary for City of Gainesville Affordable Housing Development Grant 2025  
**Date:** Friday, February 7, 2025 3:53:00 PM

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### Project Summary for City of Gainesville Affordable Housing Development Grant 2025

Project name	816 NW 3rd Ave Duplex
Developer name	Bright Community Trust Inc
Amount of city funding requested	\$50,000
Project location	816 NW 3rd Ave, Gainesville, FL 32601
Are the units for sale, rent or mixed?	Sale
Project type	New construction
# of Units (existing)	0
# of Units (when complete)	2
Increase in # of units	2
Building height (in stories)	1
Total Project Costs	\$490,000
Summarize affordability mix using % of AMI (# of units at each AMI Level)	2 units at 80% AMI
Summarize special needs units (# of units for each category)	ADA Accessibility Standards will be followed
What is the length of the affordability period? Remember that the minimum is 10 years for ownership and 15 years for rental units.	99 years affordability period with a 99 year renewal through the Community Land Trust Ground Lease
List residential programs, if applicable	Not Applicable

List on-site recreational amenities, if applicable	Not Applicable
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	Each Single Family Home will have a one car attached garage and additional storage space
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.	This lot is in a desirable residential neighborhood with all the amenities that families need to grow and thrive.
What happens to this project if the city does not fund it, or funds it at a level lower than requested?	Bright was deeded this lot through our City partnership creating our Gainesville Community Land Trust. Through conversations with City management and staff, zoning and lot size, it was recognized that the affordable housing opportunity could be double by developing a duplex, instead of one single family home. In the spirit of Bright's mission, adding permanent affordability to the housing stock, the project will move forward but may create a deficit for Bright as a non-profit developer.

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

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