



Alachua County Board of County Commissioners

Mary C. Alford, *Chair*
Charles S. Chestnut, IV, *Vice Chair*
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Administration
Michele L. Lieberman
County Manager

April 15, 2024

ericligman@bosshardtrealty.com

Mr. Eric Ligman
St. Francis House Board of Directors
5542 NE 43 Street, Suite 100
Gainesville, FL 32653

Dear Mr. Ligman,

I am writing to you on behalf of the Board of County Commissioners regarding the potential sale of Sunrise Apartment Complex to a private developer. The affordable housing needs of Alachua County's residents is critical and the loss of an additional 35 affordable units will only further aggravate a precarious situation. Alachua County is interested in considering the purchase of this property; however, we must complete a due diligence review to ensure compliance with our policies and good stewardship of the county tax dollars.

The County's potential interest in acquiring these units was brought to Lauri Schiffbauer's attention who in turn notified the Board members responsible for oversight of the sale. The response provided to County staff indicated that, "if the County can offer an equal or greater purchase price of \$1,950,000 and ensure the transaction's closure within 30 days", you would fully support and appreciate the County's acquisition of the property. The proposed timeframe is not sufficient to provide for the necessary due diligence review. Additionally, a purchase price cannot be specified without the results of the property review.

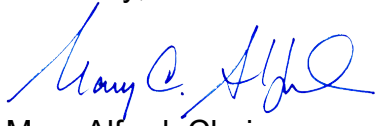
I believe that it is in the best interest of both of our Boards to ensure that the Sunrise Apartment Complex remains available as an affordable housing option within our community. In his email to staff, Director Ligman noted that the St. Francis House Board is, "deeply attuned to the ongoing crisis regarding the scarcity of affordable housing, which significantly impacts our clients and the broader community". Given that, I hope that we can count on your support for the County to be given time to review the property purchase and if approved by this Board, to make a fair and equitable offer to purchase the Sunrise Apartment Complex that both benefits current and future residents as well as St. Francis House.

I look forward to your favorable response to this request and would be happy to discuss with you further. Additionally, our commissioners requested that the St. Francis House Board apprise the Alachua County Commission regarding their needs. We value the services

provided to our residents by St. Francis House through the years and look forward to that continuation for years to come.

Thank you for your consideration.

Sincerely,



Mary Alford, Chair
Alachua County Commission
Chr24.025

XC: Board of County Commissioners
Michele L. Lieberman, County Manager
Sylvia Torres, County Attorney
Director and Members of the St. Francis House Board of Directors
(individually addressed)