



Department of Housing & Community Development
Post Office Box 490—Station 22
Gainesville, FL 32627-0490
Ph. (352) 393-8565
wachteljs@gainesvillefl.gov

Request for 2025 Affordable Housing Development Grant

APPLICATION

Instructions

1. If you have any questions, contact Neighborhood Planning Coordinator John Wachtel, at (352) 393-8565, or by email at wachteljs@gainesvillefl.gov.
2. Applications must be submitted and received by 9:00 a.m. (local time), Monday, February 10, 2025. Late applications will not be accepted.
3. Applications will be accepted only by email in the form of full color PDFs to wachteljs@gainesvillefl.gov. The City **WILL NOT** accept applications submitted late, by mail, or by FAX.
4. All signatures within an application packet must be in blue ink; and all attachments must be titled and labeled.
5. Applications must include a PowerPoint Presentation, using the template provided on the City's Housing and Community Development Website.
6. Applicants for this grant must complete and submit the Project Summary JotForm which can be accessed by clicking on the following link: <https://form.jotform.com/243655068016154>
7. Applicants for this grant may be required to present the project, either virtually or in-person.
8. Applicants are advised to review the Gainesville SHIP Local Housing Assistance Plan (LHAP) <https://www.gainesvillefl.gov/files/assets/public/v/1/housing-amp-community-development/documents/city-of-gainesville-2023-2026-lhap-final.pdf> before completing the application process. Strategies C and F of Section II are particularly applicable.
9. Funding awards may be subject to approval by the City Commission and are based on funding availability.
10. The City reserves the right to reject any and all applications.

Organization/Business Information

- 1) **Organization/Business Name:** Ironwood Associates, Ltd.
- 2) **Organization/Business Address (City, State, Zip):** Gainesville, FL, 32609
- 3) **Type of Organization/Business:** For Profit Non-Profit Gov. Agency
- 4) **Incorporation Date (Month and Year):** 02/2003
- 5) **Estimated Budget for Current Fiscal Year:** \$1,700,000
- 6) **Number of Staff Employed (full time equivalents):** 5
- 7) **Years of Affordable Housing Development Experience:** 28 for Principal
- 8) **Organization/Business Contact Person and Title:** Ed Jennings, Jr./Vice
- 9) **Telephone:** 252-284-0774 **Email Address:** Repjennings@aim.com

Development Project Information

1. **Project Name:** Eden Park at Ironwood
2. **Project Location/Address:** 1330 NE 39th Avenue,
3. **Project size in acres:** 10
4. **Total number of units:** 104
5. **Describe the project in detail (use number of units, not percentages). Attach additional sheets if necessary. What is the mix of affordable and market rate units? What is the mix of single-family and multiple-family units? What is the mix of rental and for-sale units? What are the building heights, in stories?** See Attached
6. **How long is the Affordability Period and how will it be enforced? (NOTE: must be at least 10 years for ownership units, and at least 15 years for rental units)** 60 years
7. **Have you completed a First Step Meeting with the City's Department of Sustainable Development?** Yes, comments attached Scheduled for 02/20/2025
(First Step Meeting must be completed before final approval of grant request)

Project Funding Information

Important Notes:

- City funding for this grant is provided only as reimbursement.
- SHIP funding for this grant must be expended by certain dates. See Exhibit B of the City’s LHAP.
- Maximum funding is \$25,000 per affordable rental unit.
- Maximum funding is \$50,000 per affordable single-family unit for first-time homebuyers.

1) Total Project Costs: \$1,997,000.00

2) Total City Funding Requested: \$1,600,000

How much, on a per unit basis, for rental units? \$15,385

How much, on a per unit basis, for single-family first-time homebuyer units?

3) Total Project Funding Sources:

Funding Source	Amount
City funds for Affordable Rental Housing	
City funds for Affordable SF 1 st Time Homebuyer Housing	
See Attached	
TOTAL	

(Please list all funding sources--must equal total project costs listed #1 above)

4) What happens to this project if the City does not fund it, or funds it at a level lower than requested? See Template

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Are there any officers or employees of the organization or members of their immediate families, or their business or partnership associates, who will be involved with conducting this project and are:

- a) Employees of, or related to employees of, the City of Gainesville? Yes No
- b) Members of, or related to Members of the Gainesville City Commission? Yes No
- c) Beneficiaries of the program for which funds are requested, either as clients or as paid providers of goods or services? Yes No

If you have answered YES to any question, please attach a full explanation to the Application. The existence of a potential conflict of interest does not necessarily make the project ineligible for funding, but the existence of an undisclosed conflict may result in the termination of any funding awarded. The disclosure statement must be signed and dated by an authorized organization representative.

I certify to the best of my knowledge and belief that the above information is true and correct. I authorize City of Gainesville to undertake the necessary actions to verify the information supplied. Further, I give permission for City of Gainesville to contact and receive information from my agents, financial institutions or other organizations.



Signature of Applicant

Ed Jennings, Jr., VP of GP

Print Name of Applicant and Title

02/10/2025

Date

02/10/2025

Date

U.S.C. TITLE 18 SEC. 1001 PROVIDES THAT: Whoever in any manner within the jurisdiction of any agency of the United States knowingly and willingly falsifies...or makes false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry shall be fined not more than \$10,000 or imprisoned not more than five (5) years.

ATTACHMENTS

Mandatory Items for Application Review

	Item	Included in Application
A.	Detailed narrative of proposed project.	<input checked="" type="checkbox"/>
B.	Documentation to support property ownership or site control (i.e. Warranty Deed, Trust Deed or Letter of Intent to Acquire Property).	<input checked="" type="checkbox"/>
C.	Alachua County Tax Collector's receipt for most recent taxes paid on proposed projects.	<input checked="" type="checkbox"/>
D.	Map of the proposed development area.	<input checked="" type="checkbox"/>
E.	Development costs plan.	<input checked="" type="checkbox"/>
F.	Site Plan.	<input checked="" type="checkbox"/>
G.	Preliminary drawings of elevations and floorplans.	<input checked="" type="checkbox"/>
H.	Development timeline for the project.	<input checked="" type="checkbox"/>
I.	Project rent limits and/or sale prices.	<input checked="" type="checkbox"/>
J.	A copy of the Applicant's most recent audit and/or certified financial statement.	<input checked="" type="checkbox"/>
K.	Copies of commitment and support letters from financial institutions and partnering organizations.	<input type="checkbox"/>
L.	Summary of how the project will be marketed, how the project will find tenants/homebuyers, and how the project will reach out to the local community.	<input checked="" type="checkbox"/>
M.	A list of paid staff (full and/or part time) that will have responsibility for the proposed project including job titles, summary of housing development experience, and summary of project duties.	<input checked="" type="checkbox"/>
N.	A list of all housing developments completed since 2014.	<input type="checkbox"/>
O.	If applicable, up to 5 references from Local Governments that provided the Applicant with funding for housing developments that have been completed.	<input checked="" type="checkbox"/>

Project Narrative and Description for Eden Park at Ironwood

Eden Park at Ironwood was developed/opened in 2003/2004 as the 104 unit Phase 2 of Lewis Place at Ironwood (its neighbor to the East). It was originally financed with local Alachua County Private Activity Bonds, 4% LIHTC, and a SAIL loan. It was only the 2nd multi-family project to use this funding method in Alachua County history, It boasts 64-3BR/2BA and 40 2BR/2BA units. At its inception, all the units were provided with a free computer and free internet for the 1st year. Like Lewis Place it provided the amenity of onsite childcare. All these amenities are located on an existing RTS bus route, near retail/employment hubs/centers. It has successfully completed its initial 15 year LIHTC period. It delivered all of its LIHTC's in a timely fashion, while receiving full compliance designation annually for the past 20 years, by Florida Housing's agent-Seltzer management-They are available upon request. This 2 decades old project has inspired 2 new charter schools to be built next door and added to the rooftops needed to make NE 39th Avenue a more vibrant place to live work, and play. The initial development was based on 100% of the units/tenants at 60% AMI.

Unlike many other affordable housing developments, we want not only to preserve the affordability of the units for the next generation, but modernize and make them more sustainable. We also want to target our most needy neighbors for housing insecurity, while giving them unique amenities that Eden Park has pioneered throughout the Gainesville community. Starting with Housing insecurity, we applied for and garnered a 25% PBV contract with Gainesville Housing Authority. We were among the 1st ever to receive this award from GHA-See attached. This will allow up to 26 of our most needy families-living below 40-50% AMI to live more secure, by limiting their monthly housing expense based on their income. As a result, we will be setting aside 40% of our units -42 in total for Very Low Income families at 40%AMI and increased additional 40% of units-42 @ 80AMI! No other exiting LIHTC property has this deep a set a side!

Additionally, we have taken the childcare amenity to the next level by contracting with Episcopal Children's Services to provide free HeadStart services to the community with Eden Park residents, receiving 1st priority.

Finally, we are doubling down on our commitment to Sustainability by deploying all New Energy Star appliances, while implementing a new low energy 30-year roof system that will diminish energy usage and harden the asset to protect the residents during Florida's hurricane/natural disaster seasons that are more prevalent due to global warming than ever before. *ALL OF THESE PROJECTS ALLOW US TO MEET TO OF THE GOALS IN THE LHAP AND AHAC PLAN:*

1. More energy efficiency,
2. Target Workforce Housing i.e. Teachers
3. More Mixed income housing on the Eastside
4. More units set aside for Low Income

If this rehabilitation is fully funded, we are already in talks with public/non-profit players to create a 1st in Florida, and possibly in the country Solar panel fully self-sustaining energy efficient development.

We are asking for only \$15,384/unit and providing a total of 60 years of set aside. This request is only 60% of what the maximum, \$25,000. The remaining almost 20% of development costs will be provided by the owner/developer.

- Budget attached.

Marketing

We plan to market this project as we always have to the local area residents and employers who get tired of having to travel to west Gainesville to have a quality place to live. In addition to this direct marketing, we have established a contract with the largest apartment marketing entity in the world, Apartments.com to let the entire community know what East Gainesville has to offer. And as always, we will continue to market to our most vulnerable citizens at GHA, ACHA, VASH recipients and Section8.gov.

Staffing

Our success has been due to consistent, experienced staff, who hail from and are vested in the community.

1. Owner/VP of General Partner:
 - a. Ed Jennings, Jr.-28 years of Affordable Housing Development/Property Management Experience
2. Property Manager:
 - a. Gail McCray -38 years of Affordable housing Management experience
3. Comptroller:
 - a. Shemedra Thomas-25 years of Affordable Housing Management/Bookkeeping Experience
4. Maintenance Supervisor:
 - a. Terry Crawford-Only 3 years of affordable housing experience

- RESUMES Attached

Project Timeline

Due to this project being a going concern, the full renovation will take approximately One (1) year to complete. The project will proceed with eight (8) units at a time and taking advantage of our existing vacant units as a temporary relocation. We will renovate the current vacant units first and then move eight (8) families at a time in and out of their units. If we need additional space, we will contract with a nearby landlord through a master lease arrangement to expedite the process.

If we are a successful grantee and awards are distributed in May 2025:

- I. August 2025 Grant execution
- II. May Project/Product Mobilization
- III. September 2025-Empty Units Rehab begins along with roof Renovation
- IV. 8 Additional units every 3-4 weeks there after
- V. October 2025-1st 8 Tenants move into hotel apartment or offsite location
- VI. July/August 2026-Project Completion

This Instrument Was Prepared By:
Patricia K. Green, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
150 West Flagler St., Suite 2200
Miami, Florida 33130

Record and Return To:
Patricia K. Green, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
150 West Flagler St., Suite 2200
Miami, Florida 33130

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1936968 7 PGS
2003 MAY 20 10:18 AM BK 2671 PG 1190
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK2 Receipt#140016

Doc Stamp-Mort: 0.35
Intang. Tax: 0.20



1936968

MORTGAGE DEED

THIS MORTGAGE DEED, executed the 15th day of May, 2003, by IRONWOOD ASSOCIATES, LTD, a Florida limited partnership, hereinafter called the mortgagor, having an address at 4707 N.W. 53rd Avenue, Suite A, Gainesville, FL 32606, in favor of IRONWOOD DEVELOPERS, INC., a Florida corporation, hereinafter called the mortgagee, having its principal place of business at 4707 N.W. 53rd Avenue, Suite A, Gainesville, FL 32606 (wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one).

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee the following described real property situate in Alachua County, Florida (the "Mortgaged Property"):

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of the Mortgaged Property in fee simple; and that mortgagor has good right and lawful authority to convey the Mortgaged Property as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to the Mortgaged Property in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to the Mortgaged Property and will defend the same against the lawful claims of all persons whomsoever; and that the Mortgaged Property is free and clear of all encumbrances except those of record.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

SEE EXHIBIT "B" ATTACHED HERETO

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on the Mortgaged Property (subject to any agreement between mortgagor and mortgagee to the contrary); to permit, commit or suffer no waste, impairment or deterioration of the Mortgaged Property at any time; to pay all costs, charges, and expenses, including reasonable lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagor may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

AND the mortgagor hereby covenants that it will not further mortgage or pledge the Mortgaged Property as security for any obligation, nor convey any interest in the Mortgaged Property other than that certain (a) (i) Mortgage, Security Agreement and Assignment of Rents and Leases (Series A-1) dated as of May 1, 2003 between Ironwood Associates, Ltd., as mortgagor, and Alachua County Housing Finance Authority, as issuer, and (ii) Mortgage, Security Agreement and Assignment of Rents and Leases (Series A-2) dated as of May 1, 2003 between Ironwood Associates, Ltd., as mortgagor, and Alachua County Housing Finance Authority, as issuer (collectively, the "Co-First Mortgages"); and (b) Subordinate Mortgage, Security Agreement and Assignment of Rents and Leases dated as of May 1, 2003 between Ironwood Associates, Ltd., as mortgagor, and Midland Capital Corporation, as lender; nor grant any easement interest therein, without the consent of the mortgagee in each case, which consent shall be in the mortgagee's sole discretion. Notwithstanding anything herein to the contrary or in the order of recording, this Mortgage shall be inferior and subordinate to the lien and operation of the Co-First Mortgages.

IF any sum of money herein referred to be not promptly paid within five (5) days next after receipt of notice from mortgagee that same was not paid on the date it shall have been due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN ADDITION to the original indebtedness secured hereby, this Mortgage shall secure any loan of money from Mortgagee to Mortgagor made within 20 years from the date hereof. The total amount of such loan or loans may decrease or increase from time to time, but the total unpaid aggregate balance secured by this Mortgage shall not at any time exceed \$1,025,000.00, plus interest thereon, and any disbursements made by Mortgagee for the payment of taxes, insurance, or other liens on the Mortgaged Property, with interest on such disbursements. Mortgagee has no obligation, whatsoever, to make any future advances. Any reference to "Note" in this Mortgage shall be construed to reference any and all promissory note(s) evidencing future advance(s) made pursuant to this Section.

NOTWITHSTANDING anything to the contrary contained herein, in the event of a default by the mortgagor hereunder, mortgagee's sole recourse and remedy shall be against the Mortgaged Property and any other collateral, or undertakings now or hereafter pledged or delivered to mortgagee to secure or guarantee any sums due under the note, this mortgage or other agreements, and no deficiency or other money judgment shall be sought or obtained against the mortgagor.

[EXECUTION APPEARS ON NEXT PAGE]

EXHIBIT A – LEGAL DESCRIPTION

A portion of Section 21, Township 9 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 21, Township 9 South, Range 20 East, Alachua County, Florida, and run Thence South 00 degrees 53'38" East, along the East line of Section 28, Township 9 South, Range 20 East, a distance of 13.00 feet, to the centerline of State Road No. 222, (NE 39th Ave. 100' R/W); Thence South 89 degrees 08'12" West, along said centerline 1109.64 feet; Thence North 00 degrees 51'48" West, 50.00 feet, to the North Right of Way line of said State Road No. 222; Thence North 89 degrees 08'12" East, along said Right of Way line, 25.00 feet, to the East boundary of a Florida Department of Transportation Drainage Easement as recorded in Deed Book 371, Page 194, of the Public Records of Alachua County, Florida; Thence North 00 degrees 51'48" West, along said East boundary, 50.70 feet, to a bend on said East boundary, and the Point of Beginning; Thence North 42 degrees 29'48" West, along said East boundary, 425.16 feet; Thence North 12 degrees 29'48" West, leaving said East boundary, 104.31 feet; Thence South 77 degrees 30'12" West, 34.62 feet to the point of curvature of a curve to the right, concave Northeasterly, having a radius of 32.00 feet; Thence along the arc of said curve through a central angle of 61 degrees 58'39" a distance of 34.61 feet (said curve subtended by a chord bearing and distance of North 71 degrees 30'28" West, 32.95 feet) to a point of tangency; Thence North 40 degrees 31'09" West, 124.78 feet to the point of curvature of a curve to the right, concave Southeasterly, having a radius of 32.00 feet; Thence along the arc of said curve through a central angle of 104 degrees 44'55" a distance of 58.50 feet (said curve subtended by a chord bearing and distance of North 11 degrees 51'19" East, 50.69 feet) to a point of compound curvature of a curve to the right, concave Southerly, having a radius of 1280.15 feet; Thence along the arc of said curve through a central angle of 22 degrees 56'15" a distance of 512.49 feet (said curve subtended by a chord bearing and distance of North 75 degrees 41'54" East, 509.07 feet) to a point of compound curvature of a curve to the right, concave Southwesterly, having a radius of 32.00 feet; Thence along the arc of said curve through a central angle of 82 degrees 41'05" a distance of 46.18 feet (said curve subtended by a chord bearing and distance of South 51 degrees 29'26" East, 42.28 feet) to a point of tangency; Thence South 10 degrees 08'54" East, 164.61 feet; Thence North 77 degrees 30'12" East, 131.24 feet; Thence South 00 degrees 28'28" West, 91.47 feet; Thence South 20 degrees 45'52" East, 136.13 feet; Thence South 41 degrees 20'52" East, 138.22 feet; Thence South 51 degrees 55'17" East, 96.39 feet; Thence North 78 degrees 14'22" East, 24.08 feet; Thence North 33 degrees 29'43" East, 29.53 feet; Thence North 89 degrees 08'12" East, 137.39 feet; Thence South 00 degrees 51'48" East, 219.36 feet, to the North Right of Way line of said State Road No. 222; Thence South 89 degrees 08'12" West, along Right of Way line, 587.50 feet, to an intersection with the Southeasterly prolongation of the East boundary of said Drainage Easement (Deed Book 371, Page 194); Thence North 42 degrees 29'48" West, along said prolongation, 67.84 feet to the Point of Beginning.

PROMISSORY NOTE

FOR VALUE RECEIVED, the undersigned, IRONWOOD ASSOCIATES, LTD., a Florida limited partnership (the "Borrower"), promises to pay to the order of IRONWOOD DEVELOPERS, INC., a Florida corporation (the "Lender"), at 4707 N.W. 53rd Avenue, Suite A, Gainesville, FL 32606, or at such other place as the Lender may designate in writing, the sum of ONE HUNDRED DOLLARS (\$100.00) (the "Principal").

Interest shall be payable on this Note at a fixed per annum rate equal to six percent (6%) and shall accrue over the term hereof. Upon default in this Note, interest shall be payable on the Principal at the annual rate of eighteen percent (18%).

The entire remaining unpaid Principal shall be due and payable on the 31st day of December, 2034 (the "Maturity Date").

This Note may be prepaid in whole or in part without penalty, at any time.

The Borrower waives demand, protest and notice of maturity, non-payment or protest and all requirements necessary to hold it liable as maker.

The Borrower further agrees to pay all costs of collection, including a reasonable attorney's fee in case any payment of Principal or Interest is not paid as set forth herein, whether suit be brought or not.

Borrower shall not be liable upon the indebtedness under this Note or for the performance of any of the covenants or agreements of Borrower under this Note or any other document governing or pertaining to the payment of this Note, except as and to the extent of the real property (the "Property") described on Exhibit "A" attached to that certain Mortgage of even date herewith from Borrower, as mortgagor therein, in favor of Lender, as mortgagee therein (the "Mortgage"), which Property shall be conveyed to the Lender upon the failure of the Borrower to repay the amount evidenced by this Note, and, except as expressly provided herein, no other property or assets of Borrower or any of its partners shall be available to Lender. In the event of a foreclosure of the Mortgage or reconveyance in lieu of foreclosure, no judgment for any deficiency shall be sought or obtained by Lender against Borrower or any of its partners. Notwithstanding the foregoing, if in the event Borrower shall fail to reconvey the Property to Lender, the foregoing non-recourse provisions shall be inapplicable and other property or assets of Borrower and its partners shall be available to Lender.

THE PROPER FLORIDA DOCUMENTARY STAMP AND INTANGIBLE TAX HAVE BEEN PAID ON THIS NOTE AND EVIDENCE OF SUCH PAYMENT APPEARS ON THE MORTGAGE SECURING THIS NOTE.

EXHIBIT B

IN WITNESS WHEREOF, the Borrower has caused this Promissory Note to be executed as of the _____ day of May, 2003.

IRONWOOD ASSOCIATES, LTD., a Florida limited partnership

By: Ironwood Partners, Inc., a Florida corporation, its sole General Partner

COPY

By: _____
Howard K. Wallace, Jr.,
President

G:\W-BJM\35432\002\note-100.wpd

INSTRUMENT # 1936968

7 PGS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
08159 010 001	1300 NE 39TH AVE	3600

IRONWOOD ASSOCIATES LTD
 PO BOX 5266
 GAINESVILLE, FL 32627

EXEMPTIONS:
 AFFORDABLE HOUSING -
 50%



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	3,420,538	3,190,336	230,202	1,753.68
LIBRARY GENERAL	1.0000	3,420,538	3,190,336	230,202	230.20
SCHOOL CAP PROJECT	1.5000	5,367,600	5,006,361	361,239	541.86
SCHOOL DISCRNRY & CN	0.7480	5,367,600	5,006,361	361,239	270.21
SCHOOL GENERAL	3.0130	5,367,600	5,006,361	361,239	1,088.41
SCHOOL VOTED	1.0000	5,367,600	5,006,361	361,239	361.24
CHILDREN'S TRUST	0.4500	3,420,538	3,190,336	230,202	103.59
ST JOHNS RIVER WATER MGT DISTR	0.1793	3,420,538	3,190,336	230,202	41.28
CITY OF GAINESVILLE	6.4297	3,420,538	3,190,336	230,202	1,480.13
TOTAL MILLAGE		21.9380	AD VALOREM TAXES		\$5,870.60

LEGAL DESCRIPTION
 COM SE COR SEC S 00 DEG 53 MIN 38
 SEC E 13 FT W 1109.64 FT N 50 FT E 25
 FT N 50.
 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
720 BOCC SOLID WASTE MGMT	104.000	@ 25.2700	2,628.08
360 GAINESVILLE FIRE	1.000	Varies	12,790.25
NON-AD VALOREM ASSESSMENTS			\$15,418.33

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS \$21,288.93

IF PAID BY PLEASE PAY	Nov 30, 2024				
	\$0.00				

JOHN POWER, CFC 2024 PAID REAL ESTATE
 ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
08159 010 001	1300 NE 39TH AVE

IRONWOOD ASSOCIATES LTD
 PO BOX 5266
 GAINESVILLE, FL 32627

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2024	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

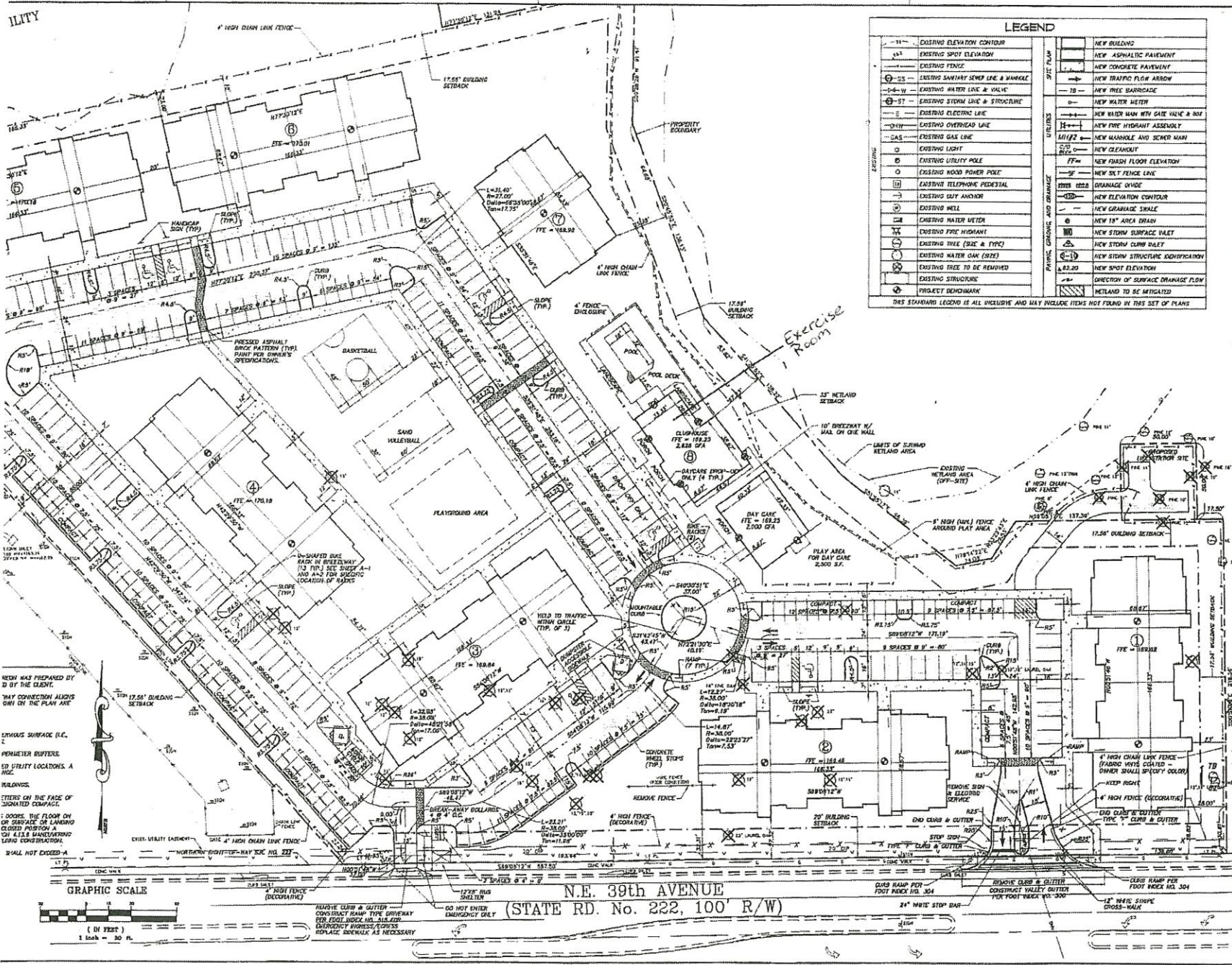
Please Retain this Portion for your Records. Receipt Available Online.



Budget

Use	Amount
Roof Replacement	\$230,000
HVAC	\$240,000
Appliances	\$175,000
Flooring/Paint/Lighting	\$125,000
Water Heaters	\$27,000
Kitchen-Cabinets/Counter Tops	\$100,000
Bathroom/Plumbing/Cabinetry	\$275,000
Labor Costs Not Included	\$750,000
Landscaping	\$50,000
Parking Lot Striping	\$25,000
Total	\$1,997,000
Source	Amount
Owner Pre-Paid	\$60,000
Owner Capital Reserve	\$195,000
Owner Cash	\$142,000
City Funding	\$1,600,000
Total	\$1,997,000

ILITY



LEGEND			
---	EXISTING ELEVATION CONTOUR	---	NEW BUILDING
---	EXISTING SPOT ELEVATION	---	NEW ASPHALTIC PAVEMENT
---	EXISTING FENCE	---	NEW CONCRETE PAVEMENT
---	EXISTING SANITARY SEWER LINE & MANHOLE	---	NEW TRAFFIC FLOW ARROW
---	EXISTING WATER LINE & VALVE	---	NEW TREE BARRICADE
---	EXISTING STORM LINE & STRUCTURE	---	NEW WATER METER
---	EXISTING ELECTRIC LINE	---	NEW WATER MAIN WITH GATE VALVE & BOX
---	EXISTING OVERHEAD LINE	---	NEW FIRE HYDRANT ASSEMBLY
---	EXISTING GAS LINE	---	NEW MANHOLE AND SEWER MAN
---	EXISTING LIGHT	---	NEW CLEANOUT
---	EXISTING UTILITY POLE	---	NEW FINISH FLOOR ELEVATION
---	EXISTING WOOD POWER POLE	---	NEW SIX FENCE LINE
---	EXISTING TELEPHONE PEDestal	---	---
---	EXISTING GUY ANCHOR	---	---
---	EXISTING WELL	---	---
---	EXISTING WATER METER	---	---
---	EXISTING FIRE HYDRANT	---	---
---	EXISTING TREE (SIZE & TYPE)	---	---
---	EXISTING TREE TO BE REMOVED	---	---
---	EXISTING STRUCTURE	---	---
---	PROJECT BENCHMARK	---	---

PROJECT: NEW WATER TREATMENT PLANT
 LOCATION: DUNESVILLE, FLORIDA
 SHEET NO.: 99-431
 DATE: JUN. 12, 2000
 DRAWN BY: C. C. PETERSON
 CHECKED BY: R. W. LANCEFIELD, P.E.
 PROJECT NO.: 99-431

Causseaux & Ellington, Inc.
 Engineering & Surveying • Planning
 1400 N.W. 12th St., Suite 200
 Ft. Lauderdale, FL 33304
 Phone: (954) 331-6777 Fax: (954) 331-6778

REVISION WAS PREPARED BY
 D BY THE CLIENT.
 THIS DOCUMENTATION APPLIES
 ONLY ON THE PLAN AREA.

EXISTING SURFACE (E.C.),
 PERMETER BUFFERS,
 AND UTILITY LOCATIONS. A
 10' BUFFER IS REQUIRED.
 BOUNDARIES.
 SETBACKS ON THE FACE OF
 DONATED COMPACT.
 LOCATIONS THE FLOOR ON
 OR SURFACE ON LANDING
 CLOSED PASSION A
 ON ALL MANHOLES AND
 LANDING CONSTRUCTION.
 SHALL NOT EXCEED-A

GRAPHIC SCALE
 1 inch = 30 feet

N.E. 39th AVENUE
 (STATE RD. No. 222, 100 R/W)

REMOVE CURB & CUTTER
 CONDUIT RAMP TYPE DRIVEWAY
 PER FOOT INDEX NO. 304
 EXISTING MANHOLES/BOXES
 REPLACE SIDEWALK AS NECESSARY

DO NOT ENTER
 EMERGENCY ONLY

12" DIA. MAN
 HOLES

24" WHITE STOP BAR

REMOVE CURB & CUTTER
 CONDUIT VALLEY CUTTER
 PER FOOT INDEX NO. 304

12" WIDE SHIM
 CROSS-WALK

Welcome to Eden Park at Ironwood

Affordable Living in a Digital World

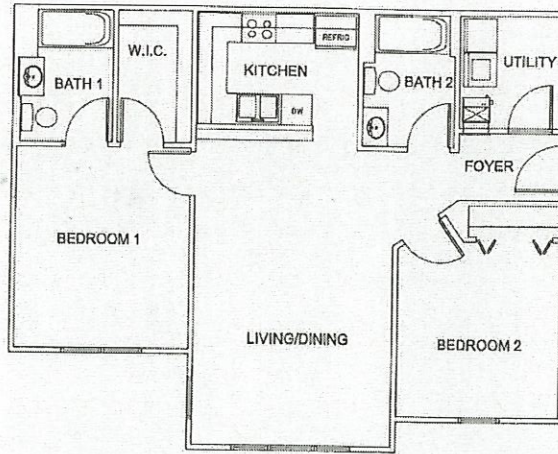
Eden Park features high speed internet access provided by Cox Communication.

At **Eden Park**, quality and attention to detail are prevalent throughout our neighborhood community.

The comfort of high speed internet access; a beautiful clubhouse; the relaxation of a sparkling pool; the healthy lifestyle of a fitness center; the action of a basketball court; access to on-site childcare; a playground; and so much more.

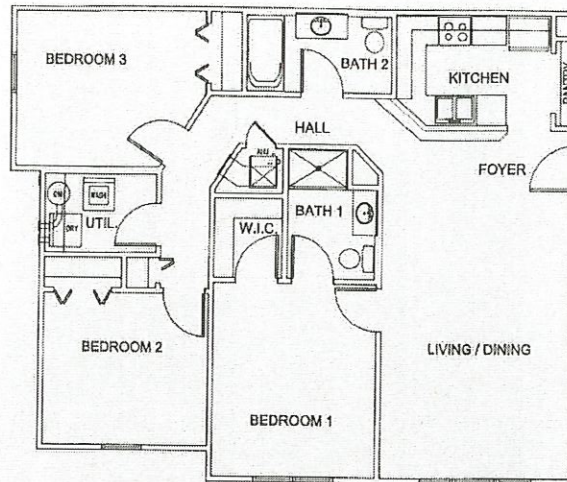
Community Features:

- On-site Child Care Facility
- Community Center
- Covered Patio Area
- Sparkling Pool and Sun Deck
- State of the Art Fitness Center
- Computer Training Lab
- Full size Basketball Court
- Children's Playground
- Car Care Area



2 Bedroom Unit - Floor Plan
951 sq ft

\$ _____



3 Bedroom Unit - Floor Plan
1148 sq ft

\$ _____

Apartment Features:

- Rich Ceramic Tile
- Fully Equipped Kitchen:
 - Frost-free Refrigerator
 - Electric Range
 - Dishwasher
 - Garbage Disposal
 - Double Stainless Steel Sink
- Contemporary Mini-Blinds
- Ceiling Fans
- Cable TV and High Speed Internet Access
- Central Heat and Air Conditioning
- Washer and Dryer Hookup

Davis Property Management, Inc.

Income Qualifications

Residents

Bedrooms

Rental Rate

Maximum Annual Income

Security Deposit

Application Fee

Non Refundable



1712

Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release: 4/2/2024

Effective: 4/1/2024

Implement on/before: 5/16/2024

4/22/2024 add HS Gulf & Levy

2024 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Alachua County (Gainesville HMFA)	20%	13,340	15,260	17,160	19,060	20,600	22,120	23,640	25,160	26,684	28,209	333	357	429	495	553	610
	25%	16,675	19,075	21,450	23,825	25,750	27,650	29,550	31,450	33,355	35,261	416	446	536	619	691	762
	28%	18,676	21,364	24,024	26,684	28,840	30,968	33,096	35,224	37,358	39,492	466	500	600	694	774	854
	30%	20,010	22,890	25,740	28,590	30,900	33,180	35,460	37,740	40,026	42,313	500	536	643	743	829	915
	33%	22,011	25,179	28,314	31,449	33,990	36,498	39,006	41,514	44,029	46,545	550	589	707	817	912	1,006
	35%	23,345	26,705	30,030	33,355	36,050	38,710	41,370	44,030	46,697	49,365	583	625	750	867	967	1,067
	40%	26,680	30,520	34,320	38,120	41,200	44,240	47,280	50,320	53,368	56,418	667	715	858	991	1,106	1,220
	45%	30,015	34,335	38,610	42,885	46,350	49,770	53,190	56,610	60,039	63,470	750	804	965	1,115	1,244	1,372
	50%	33,350	38,150	42,900	47,650	51,500	55,300	59,100	62,900	66,710	70,522	833	893	1,072	1,239	1,382	1,525
	60%	40,020	45,780	51,480	57,180	61,800	66,360	70,920	75,480	80,052	84,626	1,000	1,072	1,287	1,487	1,659	1,830
	70%	46,690	53,410	60,060	66,710	72,100	77,420	82,740	88,060	93,394	98,731	1,167	1,251	1,501	1,735	1,935	2,135
	80%	53,360	61,040	68,640	76,240	82,400	88,480	94,560	100,640	106,736	112,835	1,334	1,430	1,716	1,983	2,212	2,440
Median: 96,700	120%	80,040	91,560	102,960	114,360	123,600	132,720	141,840	150,960	160,104	169,253	2,001	2,145	2,574	2,974	3,318	3,660
	140%	93,380	106,820	120,120	133,420	144,200	154,840	165,480	176,120	186,788	197,462	2,334	2,502	3,003	3,470	3,871	4,270
HERA Special Limits per Section 142(d)(2)(E)	25% - HS	16,925	19,350	21,775	24,175	26,125	28,050	30,000	31,925	33,845	35,779	423	453	544	628	701	774
	28% - HS	18,956	21,672	24,388	27,076	29,260	31,416	33,600	35,756	37,906	40,072	473	507	609	704	785	866
	30% - HS	20,310	23,220	26,130	29,010	31,350	33,660	36,000	38,310	40,614	42,935	507	544	653	754	841	928
For use by projects that placed in service at least one building on or before 12/31/2008	33% - HS	22,341	25,542	28,743	31,911	34,485	37,026	39,600	42,141	44,675	47,228	558	598	718	829	925	1,021
	35% - HS	23,695	27,090	30,485	33,845	36,575	39,270	42,000	44,695	47,383	50,091	592	634	762	880	981	1,083
	40% - HS	27,080	30,960	34,840	38,680	41,800	44,880	48,000	51,080	54,152	57,246	677	725	871	1,006	1,122	1,238
	45% - HS	30,465	34,830	39,195	43,515	47,025	50,490	54,000	57,465	60,921	64,402	761	816	979	1,131	1,262	1,393
	50% - HS	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850	67,690	71,558	846	906	1,088	1,257	1,402	1,548
	60% - HS	40,620	46,440	52,260	58,020	62,700	67,320	72,000	76,620	81,228	85,870	1,015	1,088	1,306	1,509	1,683	1,857

IRONWOOD ASSOCIATES, LTD.
FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

C O N T E N T S

	PAGE
INDEPENDENT AUDITORS' REPORT	2 - 4
FINANCIAL STATEMENTS:	
Balance Sheets	5 & 6
Statements of Operations	7
Statements of Changes in Partners' Equity (Deficit)	8
Statements of Cash Flows	9
Notes to the Financial Statements	10 - 16
SUPPLEMENTARY INFORMATION:	
Schedules of Expenses	17

Independent Auditors' Report

To the Partners of
IRONWOOD ASSOCIATES, LTD.

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of IRONWOOD ASSOCIATES, LTD. which comprise the balance sheets as of December 31, 2023 and 2022, and the related statements of operations, changes in partners' equity and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of IRONWOOD ASSOCIATES, LTD. as of December 31, 2023 and 2022, and the results of its operations and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audits of the Financial Statements section of our report. We are required to be independent of the Entity and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Entity's ability to continue as a going-concern for one year following the date the financial statements are issued.

Auditor's Responsibilities for the Audits of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audits in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Entity's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audits, significant audit findings, and certain internal control-related matters that we identified during the audits.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Tama, Budaj & Raab, P.C.

March 22, 2024

**IRONWOOD ASSOCIATES, LTD.
(A FLORIDA LIMITED PARTNERSHIP)**

**BALANCE SHEETS
DECEMBER 31, 2023 AND 2022**

	<u>2023</u>	<u>2022</u>
CURRENT ASSETS		
Cash and cash equivalents	\$ 798	\$ 13
Accounts receivable	15,967	62,510
TOTAL CURRENT ASSETS	<u>16,765</u>	<u>62,523</u>
 RESTRICTED CASH		
Tenants' security deposits	92,033	81,801
Capital reserve account	30,000	-0-
Real estate tax and insurance escrow	4,874	32,482
Replacement reserve escrow	65,280	119,828
Trustee escrow accounts	8,431	8,431
TOTAL RESTRICTED CASH	<u>200,618</u>	<u>242,542</u>
 RENTAL PROPERTY		
Land	269,543	269,543
Land improvements	543,719	543,719
Buildings and components	6,589,676	6,589,676
Furniture and equipment	760,444	760,444
	8,163,382	8,163,382
Less accumulated depreciation	<u>(4,683,731)</u>	<u>(4,499,999)</u>
NET RENTAL PROPERTY	<u>3,479,651</u>	<u>3,663,383</u>
 OTHER ASSETS		
Deposits	4,660	4,660
TOTAL OTHER ASSETS	<u>4,660</u>	<u>4,660</u>
	<u>\$ 3,701,694</u>	<u>\$ 3,973,108</u>

The accompanying notes are an integral part of these financial statements.

**IRONWOOD ASSOCIATES, LTD.
(A FLORIDA LIMITED PARTNERSHIP)**

**BALANCE SHEETS
DECEMBER 31, 2023 AND 2022**

	<u>2023</u>	<u>2022</u>
CURRENT LIABILITIES		
Current portion of long-term liabilities	\$ 70,363	\$ 65,489
Accounts payable - cash overdraft	7,594	-0-
Accrued expenses	30,097	24,833
Accrued interest - mortgage	21,358	21,751
Operating advances	7,659	16,475
Prepaid rent	13,066	9,455
	<u>150,137</u>	<u>138,003</u>
DEPOSITS AND PREPAYMENT LIABILITIES		
Tenants' security deposits	<u>69,570</u>	<u>66,099</u>
LONG-TERM LIABILITIES		
Mortgage payable	3,559,648	3,625,137
SAIL loan payable	1,025,000	1,025,000
Debt issuance costs (net of accumulated amortization of \$182,300 and \$173,185, respectively)	<u>(182,301)</u>	<u>(191,416)</u>
	4,402,347	4,458,721
Accrued management fees	207,340	207,340
Accrued interest - SAIL loan	1,585,123	1,622,873
Development fee payable	720,331	720,331
Less current portion	<u>(70,363)</u>	<u>(65,489)</u>
	<u>6,844,778</u>	<u>6,943,776</u>
TOTAL LONG-TERM LIABILITIES		
	<u>6,844,778</u>	<u>6,943,776</u>
TOTAL LIABILITIES	7,064,485	7,147,878
PARTNERS' EQUITY (DEFICIT)	<u>(3,362,791)</u>	<u>(3,174,770)</u>
	<u>\$ 3,701,694</u>	<u>\$ 3,973,108</u>

The accompanying notes are an integral part of these financial statements.

IRONWOOD ASSOCIATES, LTD.

**STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022**

	<u>2023</u>	<u>2022</u>
Rental income:		
Apartments	\$ 1,201,526	\$ 997,482
Daycare	36,720	37,150
Laundry income	1,679	2,565
Security deposits earned	6,088	6,446
Other revenue	<u>47,641</u>	<u>77,648</u>
 TOTAL REVENUES	 <u>1,293,654</u>	 <u>1,121,291</u>
 EXPENSES		
Administrative	215,640	212,129
Depreciation expense	183,732	184,261
Interest expense - first mortgage	258,484	263,048
Interest - amortization of debt issuance costs	9,115	9,115
Management fees	66,847	49,491
Operating and maintenance	428,744	269,217
Taxes and insurance	194,364	129,161
Utilities	<u>32,499</u>	<u>29,623</u>
 TOTAL EXPENSES	 <u>1,389,425</u>	 <u>1,146,045</u>
 INCOME (LOSS) FROM RENTAL OPERATIONS	 <u>(95,771)</u>	 <u>(24,754)</u>
 OTHER INCOME (EXPENSES)		
Interest expense:		
SAIL loan	<u>(92,250)</u>	<u>(92,250)</u>
 TOTAL OTHER INCOME (EXPENSES)	 <u>(92,250)</u>	 <u>(92,250)</u>
 NET INCOME (LOSS)	 <u>\$ (188,021)</u>	 <u>\$ (117,004)</u>

The accompanying notes are an integral part of these financial statements.

IRONWOOD ASSOCIATES, LTD.

**STATEMENTS OF CHANGES IN PARTNERS' EQUITY (DEFICIT)
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022**

	<u>2023</u>	<u>2022</u>
BEGINNING OF YEAR	\$ (3,174,770)	\$ (3,057,766)
Net income (loss)	<u>(188,021)</u>	<u>(117,004)</u>
END OF YEAR	<u>\$ (3,362,791)</u>	<u>\$ (3,174,770)</u>

IRONWOOD ASSOCIATES, LTD.

**STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022**

	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net income (loss)	\$ (188,021)	\$ (117,004)
Adjustments to reconcile net income (loss) from operations to net cash provided by (used by) operating activities:		
Depreciation	183,732	184,261
Interest - amortization of debt issuance costs	9,115	9,115
Changes in:		
Accounts receivable	46,543	(20,449)
Security deposits	(6,761)	(5,113)
Accounts payable	-0-	(12,048)
Accounts payable - cash overdraft	7,594	(7,650)
Accrued interest payable:		
First mortgage	(393)	21,751
SAIL loan	(37,750)	92,250
Accrued management fees	-0-	(94,907)
Accrued expenses	5,264	4,892
Prepaid rent	3,611	175
	210,955	172,277
Adjustment for GAAP restricted cash presentation	10,232	8,313
TOTAL ADJUSTMENTS	221,187	180,590
NET CASH PROVIDED BY (USED BY) OPERATING ACTIVITIES	33,166	63,586
CASH FLOWS FROM INVESTING ACTIVITIES:		
Deposits to capital reserve account	(30,000)	-0-
Deposits to tax and insurance escrow, net of withdrawals	27,608	(11,468)
Deposits to replacement reserve, net of withdrawals	54,548	11,445
	52,156	(23)
Adjustment for GAAP restricted cash presentation	(52,156)	23
NET CASH PROVIDED BY (USED BY) INVESTING ACTIVITIES	-0-	-0-
CASH FLOWS FROM FINANCING ACTIVITIES:		
Principal payments on mortgage note payable	(65,488)	(56,038)
Operating advances (repayments)	(8,816)	-0-
NET CASH PROVIDED BY (USED BY) FINANCING ACTIVITIES	(74,304)	(56,038)
NET INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH	(41,138)	7,548
CASH, CASH EQUIVALENTS AND RESTRICTED CASH - BEGINNING OF YEAR	242,555	235,006
CASH, CASH EQUIVALENTS AND RESTRICTED CASH - END OF YEAR	\$ 201,416	\$ 242,555
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:		
Cash paid during the period for interest	\$ 388,877	\$ 241,297

The accompanying notes are an integral part of these financial statements.

IRONWOOD ASSOCIATES, LTD.

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2023 AND 2022

A. NATURE OF BUSINESS

Ironwood Associates, Ltd, ("the Partnership"), a Florida limited partnership, was formed on May 1, 2003, for the purpose of developing, constructing, owning and operating a 104-unit apartment complex ("the Project") located in Alachua County, Florida. Completion of the building and commencement of operations occurred in July 2004.

The terms of the Partnership Agreement provide, among other things, that profits, losses and cash flows be shared 99.98% by the Limited Partner, 0.01% by the Special Limited Partner and 0.01% by the General Partner.

Each building of the Project was allocated low-income housing credits pursuant to Internal Revenue Service Code Section 42 ("Section 42") which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. Each building of the Project must meet the provisions of these regulations during each of fifteen consecutive years in order to remain qualified to receive the credits.

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Accounting Method

The accompanying financial statements have been prepared on the accrual basis of accounting and in accordance with accounting principles generally accepted in the United States of America.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash, Cash Equivalents and Restricted Cash

For the purposes of the statement of cash flows, the Partnership considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

The following summary provides a reconciliation of cash, cash equivalents and restricted cash reported within the balance sheets that sum to the total in the statements of cash flows as of December 31:

Continued...

IRONWOOD ASSOCIATES, LTD.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
DECEMBER 31, 2023 AND 2022**

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash, Cash Equivalents and Restricted Cash (Continued)

	2023	2022
Cash and cash equivalents	\$ 798	\$ 13
Capital reserve account	30,000	-0-
Tenants' security deposits	92,033	81,801
Real estate tax and insurance escrow	4,874	32,482
Replacement reserve escrow	65,280	119,828
Trustee escrow accounts	8,431	8,431
 Total cash, cash equivalents and restricted cash	 \$ 201,416	 \$ 242,555

Accounts Receivable and Bad Debts

Tenant rent charges for the current month are due on the first of the month. Tenants who are evicted or move out are charged with damages or cleaning fees, if applicable. Tenant receivable consists of amounts due for rental income, security deposit or the charges for damages and cleaning fees. The Partnership does not accrue interest on the tenant receivable balances.

Management has elected to record bad debt expense using the direct write-off method. Accounting principles generally accepted in the United States of America require that the allowance method be used to reflect bad debt expense. However, the effect of the use of the direct write-off method is not materially different from the results that would have been obtained had the allowance method been followed.

Investment in Rental Property

Investment in rental property is carried on the cost basis. Expenditures for maintenance and repairs are charged to expense as incurred. Major renewals and betterments are capitalized. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives under the straight-line method as follows:

Buildings	40 years
Land improvements	20 years
Equipment	10 years

The Partnership reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. There were no impairment losses recognized in 2023 or 2022.

Continued...

IRONWOOD ASSOCIATES, LTD.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
DECEMBER 31, 2023 AND 2022**

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Amortization

Debt issuance costs are amortized over the term of the loan using the straight-line method. Amortization expense for the years ended December 31, 2023 and 2022 was \$9,115 and \$9,115, respectively.

Revenue Recognition

Rental/lease income is recognized as rentals become due, which is on the first of each month. Rental payments received in advance are deferred and classified as liabilities until earned. All leases between the Partnership and tenants of the property are operating leases.

Rent/lease collections for the year-ending December 31, 2023 based on existing rental and occupancy rates are estimated at \$1,238,249.

Advertising

The Partnership expenses advertising costs as they are incurred.

Income Taxes

No income tax provision has been included in the financial statements because income or loss of the Partnership is required to be reported by the respective partners on their income tax returns.

Reclassifications

Certain accounts may have been reclassified to permit a consistent presentation between years.

C. RELATED PARTY TRANSACTIONS

Development Fee

Pursuant to a development services agreement, the Partnership agreed to pay an affiliate of the General Partner a development fee of up to \$1,267,072 for services rendered to the Partnership for overseeing the construction of the Project. The entire fee was earned and capitalized during 2004. No payments were made during 2023 and 2022. During 2012, there was an agreement to write off \$185,000 of the development fee. As of December 31, 2023 and 2022, \$720,331 and \$720,331, respectively are payable from available cash flows as defined.

Continued...

IRONWOOD ASSOCIATES, LTD.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
DECEMBER 31, 2023 AND 2022**

C. RELATED PARTY TRANSACTIONS (CONTINUED)

Supervisory Management Fee

The General Partner is also entitled to a supervisory management fee of 12.00% of annual gross rental income not to exceed \$150,000, payable out of cash flow, as defined. No supervisory management fees were incurred in 2023 or 2022.

Operating Advances

The General Partner and affiliates of the General Partner have made operating advances to satisfy operating deficits. Such advances will be repaid from future operating cash flows. Such advances may bear interest. As of December 31, 2023 and 2022, the outstanding balance on the operating advances were \$7,659 and \$16,475, respectively.

Management Fees

Management of the Project was performed by Ironwood Partners, Inc. for 2023 and 2022. The monthly compensation is computed as follows:

5.00% of gross income collected

Fees paid or accrued to such related entities for services rendered to the Project were \$66,847 for 2023 and \$49,491 for 2022.

D. MORTGAGES PAYABLE

First Mortgage

The Partnership has a loan with the Housing Finance Authority of Alachua County, Florida, in the amount of \$4,250,000. The mortgage bears interest at an average rate of 8.28% until September 1, 2005 and at a rate of 7.20% thereafter. The mortgage was funded on May 15, 2003, with proceeds from the issuance of \$3,400,000 Multifamily Housing Revenue Bonds, Series 2003 A-1 (Eden Park at Ironwood Apartments) and \$850,000 Multifamily Housing Revenue Bonds, Series 2003 A-2 (Eden Park at Ironwood Apartments) ("the Bonds"), issued on May 1, 2003. Prior to September 1, 2005, payments of interest only were required to be made on the mortgage loan. After September 1, 2005, the mortgage loan requires monthly payments of principal and interest of \$27,030 in accordance with a 40-year amortization schedule. As of December 31, 2023 and 2022 the outstanding balances on the first mortgage were \$3,559,648 and \$3,625,137, respectively.

The loan is collateralized with a first mortgage on the property and an assignment of rents.

Continued...

IRONWOOD ASSOCIATES, LTD.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
DECEMBER 31, 2023 AND 2022**

D. MORTGAGES PAYABLE (CONTINUED)

First Mortgage (Continued)

The mortgage agreement requires the rental units comprising the Project to be rented to qualifying low-income tenants in accordance with Section 142(d) of the Internal Revenue Code of 1986, as amended. The restrictions are evidenced by a Land Use Restriction Agreement which remains in effect until the later of 40 years following completion of the Project or repayment of the Bonds.

SAIL Loan

The Partnership entered into a loan agreement with Florida Housing Finance for \$1,025,000. The loan is governed under the State Apartment Incentive Loan ("SAIL") program. Interest consists of two fixed components, a base rate of 3.00% and additional interest of 6.00%. Base rate interest is payable yearly out of project cash flow, as defined, and can be deferred if project income is inadequate. The additional interest of 6.00% is payable out of project income only if available and only after payment of cumulative 12.00% annual return on capital. The additional interest of 6.00% is subject to forgiveness under certain circumstances as described in the paragraph below. The loan matures September 2, 2045. As of December 31, 2023 and 2022, \$1,025,000 was outstanding.

The Partnership has an agreement with FHFC in connection with its SAIL note, whereby the Partnership is committed to extend its land use restriction agreement for another 15 years. Accordingly, the Partnership is eligible to have the additional 6.00% rate of interest partially forgiven by an amount equal to 1/20 of the rate for each year of extension. The 15-year extension is expected to result in forgiveness of 75.00% of the additional interest, which will reduce the 6.00% to 1.50%. Interest under the SAIL loan is being accrued at 9.00%. Interest accrued for the years ended December 31, 2023 and 2022 was \$92,250 and \$92,250, respectively. Interest paid for the years ended December 31, 2023 and 2022 was \$0 and \$0, respectively.

The liability of the Partnership under the mortgage is limited to the undergoing value of the real estate collateral improvements, easements of other interests, assignment of rents, assignment of leases, and personal property.

Continued...

IRONWOOD ASSOCIATES, LTD.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
DECEMBER 31, 2023 AND 2022**

D. MORTGAGES PAYABLE (CONTINUED)

Principal payments due on the various mortgages payable in each of the next five years are as follows:

	6	<u>First Mortgage</u>	<u>SAIL Loan</u>	<u>Total</u>
2024	\$	70,363	\$ -0-	\$ 70,363
2025		75,600	-0-	75,600
2026		81,226	-0-	81,226
2027		86,852	-0-	86,852
2028		93,766	-0-	93,766
Thereafter		<u>3,151,841</u>	<u>1,025,000</u>	<u>4,176,841</u>
		<u>\$ 3,559,648</u>	<u>\$ 1,025,000</u>	4,584,648
				<u>(182,301)</u>
				<u>\$ 4,402,347</u>

Less: Unamortized debt issuance costs

Interest expenses of \$350,734 and \$355,298 are reported in the statements of operations for the years ended December 31, 2023 and 2022, respectively. Amortization of debt issuance costs of \$9,115 for the years ended December 31, 2023 and 2022 are also reported in the statements of operations.

E. FUNDS HELD BY TRUSTEE

The reserve for replacements and the tax and insurance escrows are held by the trustee and are presented separately on the balance sheets.

Tax and Insurance Escrow

In connection with the mortgage loan, the Partnership is required to make monthly deposits to a tax and insurance escrow to sufficiently fund annual required payments.

Replacement Reserve Escrow

In connection with the mortgage loan, the Partnership is required to make monthly deposits to a reserve for replacements escrow in the amount of \$2,167 through the remaining term of the mortgage. This fund is for use in paying for repairs and maintenance to the Project. The balance in this account as of December 31, 2023 and 2022 was \$65,280 and \$119,828, respectively.

IRONWOOD ASSOCIATES, LTD.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
DECEMBER 31, 2023 AND 2022**

F. CONCENTRATION OF CREDIT RISK

The Partnership may have had funds exceeding the applicable FDIC limit in a single financial institution. Management believes there is no significant risk of loss.

G. COMMITMENTS AND CONTINGENCIES

The Partnership has entered into agreements which may provide various credits or assistance. In conjunction with these agreements, the Partnership may be bound by restrictive covenants and needs to comply with various regulations. Failure to maintain compliance with the covenants and regulations could result in material adverse consequences for the Partnership.

H. SUBSEQUENT EVENTS

Management has evaluated subsequent events through March 22, 2024, the date on which the financial statements were available to be issued.

IRONWOOD ASSOCIATES, LTD.

**SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022**

	2023	2022
ADMINISTRATIVE		
Advertising	\$ 1,500	\$ -0-
Legal and professional fees	20,097	12,267
Manager salaries	43,111	42,000
Miscellaneous expenses	2,682	3,462
Office salaries	61,507	84,784
Office supplies	48,495	31,206
Other renting expenses	32,059	31,110
Telephone and answering services	6,189	7,300
	\$ 215,640	\$ 212,129
OPERATING AND MAINTENANCE		
Garbage and trash removal	\$ 21,877	\$ 29,217
Grounds contract	52,921	38,179
Heating/cooling repairs and maintenance	23,443	30,101
Interior repair payroll/contract	9,205	5,802
Janitor and cleaning contract	5,817	4,410
Janitor and cleaning supplies	3,140	2,121
Repairs contract	269,125	122,492
Repairs payroll	33,935	29,329
Swimming pool maintenance contract	9,281	7,566
	\$ 428,744	\$ 269,217
TAXES AND INSURANCE		
Health insurance and other employee benefits	\$ 31,727	\$ 26,002
Miscellaneous	1,759	1,263
Payroll taxes	15,147	14,220
Property and liability insurance	119,802	61,683
Real estate taxes	22,775	23,455
Workers' compensation	3,154	2,538
	\$ 194,364	\$ 129,161
UTILITIES		
Electricity	\$ 27,112	\$ 25,595
Gas	1,444	1,470
Water/sewer	3,943	2,558
	\$ 32,499	\$ 29,623

Marketing

We plan to market this project as we always have to the local area residents and employers who get tired of having to travel to west Gainesville to have a quality place to live. In addition to this direct marketing, we have established a contract with the largest apartment marketing entity in the world, Apartments.com to let the entire community know what East Gainesville has to offer. And as always, we will continue to market to our most vulnerable citizens at GHA, ACHA, VASH recipients and Section8.gov.

Staffing

Our success has been due to consistent, experienced staff, who hail from and are vested in the community.

1. Owner/VP of General Partner:
 - a. Ed Jennings, Jr.-28 years of Affordable Housing Development/Property Management Experience
 2. Property Manager:
 - a. Gail McCray -38 years of Affordable housing Management experience
 3. Comptroller:
 - a. Shemedra Thomas-25 years of Affordable Housing Management/Bookkeeping Experience
 4. Maintenance Supervisor:
 - a. Terry Crawford-Only 3 years of affordable housing experience
- RESUMES Attached

A list of paid staff (full and/or part time) that will have responsibility for the proposed project including job titles, summary of housing development experience, and summary of project duties.

1. Owner/VP of General Partner: Ed Jennings, Jr.
 - a. 28 years of Affordable Housing Development/Property Management Experience
 - b. Project Responsibilities
 - i. Project Manager
 - ii. Selection of General Contractor and all professional services required for the project
 - iii. Manage product acquisition and general contractor activities
 - iv. Oversee all team members
 - v. Coordinate with all city staff on grant execution and project updates

2. Property Manager: Gail McCray
 - a. 38 years of Affordable housing Management experience
 - b. Project Responsibilities
 - i. Coordinate all relocation activities with tenants
 - ii. Collect all rental payments
 - iii. Respond to all tenant concerns

3. Comptroller: Shemedra Thomas
 - a. 25 years of Affordable Housing Management/Bookkeeping Experience
 - b. Project Responsibilities
 - i. Manage all drawings and disbursements of project funds
 - ii. Creation and submittal of all project payments requests for the project

4. Maintenance Supervisor: Terry Crawford
 - a. Three (3) years of affordable housing experience
 - b. Project responsibilities
 - i. Responsible for day-to-day contractor oversight
 - ii. Responsible for confirmation of completion of all unit renovation for CO

EDWARD L. JENNINGS, JR

TEL: 352-284-0774 - EMAIL: REPJENNINGS@AIM.COM

EDUCATION

EDUCATION AND TRAINING

Bachelor of Arts, University of Florida, College of Liberal Arts and Sciences, Major in Political Science with emphasis in Business Administration and Spanish-1993

Graduate/Professional Studies, University of Florida, Colleges of Law and Liberal Arts and Sciences, Areas of focus: Law and Political campaigning 1993-1995

Fannie Mae Fellow, State and Local Elected Officials Program, Kennedy School of Government, Harvard University-2001

CERTIFICATION & LICENSURE

Real Estate Salesperson License, State of Florida-1999-present

Test Eligible, Broker Real Estate Salesperson, State of Florida-2007



CURRENT PUBLIC SERVICE

Presidential Appointee - SE Regional Administrator (2010-present)
US Department Of Housing and Urban Development

- Largest Regional office, with approx 11-13 remote field offices, 60 direct reports, total management of 950-1100 Federal Civil Service Staff Members
- Geography includes: Florida, Georgia, South Carolina, North Carolina, Alabama, Mississippi, Kentucky, Tennessee, Puerto Rico/Virgin Islands(Over 70 million people)
- Managed all Secretarial/White House Initiative Implementation Including but not limited to: RAD, Promise Zones, ConnectHome, FLOTUS Mayor's Challenge, Choice Neighborhood, Sustainable Communities, Prosperity Playbook, and NSP
- Leader in Atlanta Piece by Piece Initiative with 150 organizations addressing foreclosure crisis
- Managed relationships with 900-1000 Public Housing Authorities and over 250 entitlement communities
- Responsible for all communication with Federal/State/Local Elected Officials in the region
- Led the country in: RAD units(100k), Mayor's Challenge(600+ elected officials committed), Father's Day(1,000+ events hosted), NSP(2 billion dollars managed) and Connect Home Implementation(7 communities with over 3000 connections)
- Responsible for establishing and implementing Regional Operating Plan
- Supported approximately 2-3 Billion dollars annually in FHA insured properties and led the efforts to manage the most challenged properties in this portfolio
- Responsible for overseeing the implementation of all Union issues as negotiated in the collective bargaining agreement(CBA)

PAST PUBLIC SERVICE

Elected to Florida House of Representatives, District 23
Gainesville/Ocala - 2000-2006

- Served as Chair and Vice Chair of Alachua County Delegation
- Served as member of Marion County Delegation
- Served as Chair, 1st Vice Chair and 2nd Vice Chair of Florida Conference of Black State Legislators (Florida Black Caucus)
- Board of Directors, National Conference of Black State Legislators
- Served on the following committees/councils
 - Ranking Member, transportation and economic development appropriation committee
 - Served as lead on all issues with Florida Housing Finance Corporation
 - Vice Chair, Colleges and Universities Committee
 - Insurance Council and Business Regulation Committee
- Selected Legislation Passed
 - Creation of Digital Divide Council
 - Creation of the Marvin Davis Civil Rights Act
 - 2010 Minority Health Bill
 - Creation of Career/Vo-Tech High School Program
 - Passage of the Workforce Development Housing Initiative Program

POLITICAL/CAMPAIGN INVOLVEMENT

- Delegate Democratic National Convention - Boston, 2004
- Campaign Manager, Edward L. Jennings, Sr. City Commission Campaigns - 1993, 1994, and 1997
- Attendee Democratic National Convention - Denver, 2008
- Provided Regional Coordination Space for Obama/Biden Campaign 2008
- Regional Spokesperson Kerry/Edwards Campaign - 2004
- 2008 Obama Campaign Volunteer and Fundraiser
- Fundraising Committee Governor Chiles/McKay 1990, 1994
- 2012 Obama Campaign Volunteer
- 2016 Clinton Campaign Volunteer

PROFESSIONAL EXPERIENCE

Founder/President/CEO, Jennings Development Group, Inc. - 1997 – 2010
(separated from all housing interests during HUD tenure)

Consultant

MLK Mixed Use Project-City of Bradenton Central City Redevelopment Agency(CCRA)-2008

- Responsible for coordinating Civil Engineer/Architect selection and Site Plan development
- Project Size/Description: 3-story, 19,000 sq. ft. (9 condominiums/5500 sq. ft. of commercial space)
- Projected Budget-\$3.3 million

Cross Creek Bridge-100 Bed Residential Facility for Substance Abuse Rehabilitation-1997

- Responsible for coordinating Planning/Zoning/Special Use Process
- Coordinated Architect/General Contractor selection and Full Site Rehabilitation
- Project Size- 24,000 sq. ft.
- Total Project Costs-\$1.2 million

Co-Developer/Owner

Villas at 39 - 2008

- Assisting in marketing/government approval process
- Project Description- 100-lot subdivision of HUD/DCA Manufactured Housing with 7 acres of Commercial Property (1st of its kind in City of Gainesville, FL)
- Initial Budget- \$2.7 million

Tiger Bay Court-96 unit Low Income Housing Tax Credit(LIHTC) Development-2007

- Assisted in Securing Financing and Tax Credit Syndication
- Project description: 10 acres, 3 Story Development with 96 units
- Project Costs/Budget: \$12.5 million (Financed with IRS Section 42 9% LIHTC in a Qualified Census Tract (QCT))

Eden Park at Ironwood-104 unit LIHTC Development-2004

- Coordinated Financing and Tax Credit Syndication
- Project description: 10 acres, 2 Story Development with 104 units
- Unique feature: All units equipped with Flat Panel Computers and Broadband Access
- Project Costs/Budget: \$8.5 million (Financed with IRS Section 42 -4% LIHTC and Local Private Active Bonds, and State Apartment Incentive Loan (SAIL) in a (QCT))

Lewis Place at Ironwood-112 unit LIHTC Development-2000

- Coordinated Financing and Tax Credit Syndication
- Project description: 10 acres, 2 Story Development with 112 units
- Unique feature: All Units Built to Energy Star Standard-1st of its kind in Florida and received Florida Homebuilder Association Aurora Award. Also onsite daycare
- Project Costs/Budget: \$8.0 million (Financed with IRS Section 42 -4% LIHTC and Local Private Active Bonds, State Housing Initiative Program (SHIP), and SAIL in a QCT)

Northgate Plaza-28,325 sq. ft. Neighborhood Shopping Center-1999

- Secured financing including \$500,000 WAGES Grant
- Partnered with East Gainesville Development Task Force Inc. (local non-profit) to secure grant
- Secured partnership with Dollar General(DG) to Train 200 Welfare to Work recipients (Only 7 DG Training Stores Nationwide)
- Recently partnered with FL Department of Children and Families, Partnership for Strong Families, Inc., Casey Foundation, and Alachua County Library District to develop Neighborhood Resource Center targeted toward area families to limit abuse and neglect
- Project Size/Costs- 5.8 acres, \$1.25 million

Property Management-2004-2010

Responsible for setting budgets, managing staff(17 people), selecting vendors, addressing all asset management duties, coordinating with local housing authorities(Section 8 Choice Voucher Programs), executing contracts, and interfacing with local/state/federal governing bodies(HUD, IRS)

Properties under current management

- Tiger Bay Court-96 unit LIHTC Development
- Eden Park at Ironwood-104 unit LIHTC Development-
- Lewis Place at Ironwood-112 unit LIHTC Development
- Northgate Plaza-28,325 sq. ft. Neighborhood Shopping Center

COMMUNITY SERVICE

- PRESENT
 - Leadership Atlanta 2014
 - Board of Directors, Drew Charter School
 - Member Board of Trustees, Ebenezer Baptist Church
 - Sigma Pi Phi Boule
- PAST
 - Leadership Gainesville XX
 - Leadership Florida XXI
 - Chair, CHOICES Healthcare Advisory Board
 - Board of Directors(BOD) Gainesville Area Chamber of Commerce
 - BOD, Florida Home-builders Association
 - BOD, Builder's Association of North Central Florida
 - BOD, United Way of North Central Florida
 - Co-Chair, African American Accountability Alliance
 - President, East Gainesville Development Task Force, Inc.
 - BOD, Partnership for Strong Families, Inc.
 - Member, Rising Sun Lodge #10, F & A M, PHA
 - Member, Kappa Alpha Psi, Inc.
 - Silver Life Member NAACP
 - Member, Gainesville/Alachua County Realtor's Association(Includes state/federal affiliates)

AWARDS/HONORS

- POTUS Recognition Award
- FLOTUS Mayor's Challenge Award
- Gwendolyn Sawyer Cherry Memorial Award, NAACP
- Chairman's Award, Florida Insurance Council
- Freedom Award, Gator Fire Council
- "A" Honor Roll Florida Chamber of Commerce
- Friend of Public Education, Florida Education Association
- Florida Housing Award, Florida Housing Coalition
- Innovative Legislator Award, Florida Council of Instructional Technology Leader
- American Council of Young Political Leaders
- Florida Trend Magazine's Top Freshmen Legislators of the Year

GAIL MCCRAY

3440 SE 21st Ave, Gainesville, FL 32641\352-215-7179\ glmccray@att.net

OBJECTIVE

Energetic and motivating leader with proven ability to effectively manage, direct and supervise multi-family housing seeking an executive level position with a housing organization or company. A broad base of experience in insuring the proper compliance of all HUD & housing guidelines along with referral networking, resident/tenant law proficiency as well as a wealth of community service experience is what you can expect.

SUMMARY OF QUALIFICATIONS

- **NAHRO** – Certified Public Housing Manager
- Experienced Apartment Complex Manager
- 24 years of combined housing experience
- Received Perfect Audit for Tax Credit Affordable Housing Property
- Proven ability to learn quickly
- Self-motivated and willing to work hard
- Proficient in Microsoft Word, Publisher, Works & PowerPoint, some knowledge of excel, Real Pages & Residential Manager Software
- Real Page Onesite Property Management Software

WORK EXPERIENCE

2007 - Present Jennings Development Group Gainesville, Florida

Property Manager- (2011 – present) Managed Tax Credit Affordable Housing Properties. Supervise staff of 5 employees; oversee daily operations of the property. Prepared payroll, implemented management plans and policies, conducted property inspections, annual certifications, rent collections and bank deposits, trained new office personnel, handled tenant disputes and complaints, processed rental applications, worked with various social service agency, and performed related duties as required

Regional Manager- (2010 – 2011) Responsible for the tactical execution and communication of the company's strategic direction to various communities. Work closely with Property Managers to ensure implementation and execution of all corporate policies and procedures. Supervised and developed site

trained new office personnel, handled tenant disputes and complaints, processed rental applications, worked with various social service agency, and performed related duties as required

2006-2007 Davis Property Management Gainesville, Florida

Property Manager

Managed Tax Credit Affordable Housing Properties. Supervised staff of 5 employees, Prepared payroll, implemented management plans and policies, conducted property inspections, annual certifications, rent collections, bank deposits, Marketing, trained new office personnel, handled tenant disputes and complaints, processed rental applications, worked with various social service agency, and performed related duties as required.

1998 – 2006 Concord Payment Systems New York, New York

Independent Sales Agent

Solicit new business for electronic processing, Prepare application for merchant approvals, Acquire Merchant equipment financing, Program equipment, designed merchant programs, Merchant training, Customer service, Maintain files

1997 – 1999 FlagShip Property Management Jacksonville, Florida

Property Manager

Managed section 8 existing housing apartments. Supervised staff of 5 employees, Prepared payroll, implemented management plans and policies, conducted property inspections, annual certifications, rent collections and bank deposits, handled tenant disputes and complaints, processed rental applications, worked with various social service agency, and performed related duties as required.

1979 – 1997 Gainesville Housing Authority Gainesville, Florida

Certified Public Housing Manager

Managed 256 low-income public housing apartments. Implemented management plans and policies, acting supervisor in the absents of the supervisor, reviewed application and assigned vacant apartments, supervised ground maintenance personnel, made necessary adjustments in tenant rental accounts, maintained lease records on tenants and enforced the compliance thereof, investigated tenant complaints, processed annual and interim certifications, verified employment status, family compositions space requirements and related factors affecting eligibility for public housing accommodations, worked with various social service agents as well as law enforcements agencies, performed related duties as required.

1978 – 1979 CETA Training Program Gainesville, Florida

Trainee

Trained for position with the Gainesville Housing Authority

EDUCATION

1975 – 1978 University of Florida Gainesville, Florida
Studied Psychology

CERTIFICATIONS

Certified Public Housing Manager: National Association of Housing and Redevelopment Officials - 1979

PROFESSIONAL & CIVIC AFFILIATIONS

- National Association Of Housing And Redevelopment (NAHRO)
- Florida Association Of Housing And Redevelopment (FAHRO)
- Woodland Park Concerned Citizens Association
- National Association For The Advancement Of Colored People (NAACP)

VOLUNTEER EXPERIENCE

- Black On Black Crime Task Force
- American Cancer Society
- Volunteer Center's Center Hope For The Holidays
- Campaign Commission for Charles Chestnut III for City and County Commission
- Campaign Committee for Rhonda Stroman for Judge

REFERENCES AVAILABLE UPON REQUEST

SHEMEDRA THOMAS

3141 SE 19th Avenue
Gainesville, FL 32641
PH. (352) 451-2162

E-mail: STHOMAS547@GMAIL.COM

EXPERIENCE:

IRONWOOD PARTNERS, INC.

Gainesville, FL
2010—Present

COMPTROLLER

- Financial reporting/Auditing
- Budgeting
- Bookkeeping /Record Keeping
- Monthly Cash Flow Reporting
- Income/Debt Management

JENNINGS DEVELOPMENT GROUP, INC.

Gainesville, FL
2004-2010

OFFICE/PROPERTY MANAGER

- Prepare budgets, balance sheets, income statements, cash flow reports, profit & loss reports
- Maintain employee records
- Maintain bookkeeping records, reconciliation, balancing
- Manage and maintain all aspects of commercial property

LEWIS PLACE AT IRONWOOD APARTMENTS

Gainesville, FL
2000-2004

LEASING/PROPERTY MANAGER

- Managed 112 units
- Managed staff (Office/Maintenance)
- Implemented marketing practices over a three-year period that led to and maintained occupancy of 96% or higher
- Implemented training courses for Government regulations
- Coordinated, implemented community and social events
- Section 8, Students, Tax Credit Property (60%)

BOONE WASTE MANAGEMENT

Gainesville, FL

2000-2004

CUSTOMER SERVICE/SALES/ACCOUNTING

- Inbound service/sales calls
- Schedule Pick Ups
- Service Agreements
- Dispatching
- Billing

SPRINT TELECENTERS

Tallahassee, FL

1997-1998

ADMINISTRATIVE ASSISTANT

- Assisted Site Manager as needed
- Developed incentives for sales
- Processed Employee Time Records
- Phone, Fax, Weekly reports
- Record meeting minutes

EDUCATION:

2003-2004	Gainesville City College	Gainesville, FL
1996-1997	Santa Fe Community College	Gainesville, FL
1992-1996	Buchholz High School	Gainesville, FL

SKILLS:

Type 50 accurate WPM, 10-key Calculator, Data Entry, QuickBooks, Word, Word Perfect, Excel, Windows, Office, Lotus, Corel, Novell, Multi-line phone system, Promas, Rent Manager, Onsite/Real Page, Pass Point, Adobe, Publisher

CERTIFICATIONS:

CAM Certified

Affordable Housing Compliance Training Certificate

Terry Crawford

Gainesville, FL 32601
terrycrawfordtmeje_2zs@indeedemail.com
+1 813 784 2555

Work Experience

Maintenance Technician

CARDINAL MANAGEMENT GROUP - Valdosta, GA
December 2021 to March 2024

Performed pool maintenance, installation of HVAC, maintenance on HVAC, removed refrigerant and pressurized lines for pressure checks and leaks, replaced fan capacitors and coils, leaking shredder valves, check refrigerant levels and pressure using gauges, quarterly PMs, change and repaired garbage disposal, washers, dryers, refrigerator, and microwave, changed out timers in stoves, poured concrete, installed and patched Sheetrock and performed turn duties. Student housing. Unclogging of tubs and sinks and toilet.

IT Maintenance

Google - Atlanta, GA
September 2019 to November 2021

Performed maintenance on robotics, automated assembly lines, conveyors, robotic cranes, welding, routing sensors for robotic forklift and toe robots, use laptop to access robot control panel and radio wave receiver, download inventory into robots for picking and pulling orders, building maintenance, and housekeeping.

Maintenance Technician

Pratt Industries - Ocala, FL
September 2018 to October 2019

Performed maintenance on vacuum system, production machinery, three phase 480, building and lighting maintenance, HVAC maintenance, light welding, conveyors, photo cells and sensors, forklift maintenance, plumbing and electrical, all around housekeeping.

Maintenance Supervisor

Hampton by Hilton - Ocala, FL
April 2015 to August 2018

Assigned daily tasks to personal, discuss spending budget with management, performed quality check of teams work, ptac maintenance, plumbing, electrical, pool, door locks, Sheetrock repair and install flooring, and housekeeping duties. Unclogging of tubs and sinks and toilet.

Education

3yrs. Of college in Communications

Fayetteville State University - Fayetteville, NC
March 1984 to February 1987

Skills

- Robotics
- Troubleshooting
- Welding
- Schematics
- Pool Maintenance
- Handyman
- Sensors
- Mechanical Knowledge
- Manufacturing
- Equipment Repair
- Assembly
- Carpentry
- Hydraulics
- Drywall
- Plumbing
- Electrical Experience
- Blueprint Reading
- Fabrication
- Quality Assurance
- Landscape Maintenance
- Industrial Maintenance
- Hotel experience
- Mechanic experience
- Packaging

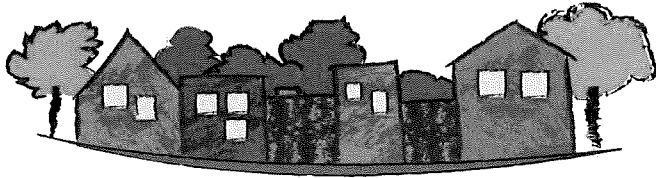
Certifications and Licenses

EPA Refrigeration Certification

EPA Universal Certification

EPA Type III

Forklift Certification



GAINESVILLE HOUSING AUTHORITY
Where Housing Matters

1900 SE. 4th St., Gainesville, FL 32641
Telephone (352) 872-5500 ~ Fax (352) 872-5501
www.gainesvillehousingauthority.org

CHIEF EXECUTIVE OFFICER
PAMELA E. DAVIS

September 8, 2022

Ed Jennings, Jr.
Ironwood Associates, LTD
1330 NE 39th Ave,
Gainesville, Florida 32609

RE: Eden Park, Gainesville Florida

Dear Mr. Jennings,

I am proud to announce that Gainesville Housing Authority (GHA) have reviewed your proposal for Eden Park has been determined that it meets the preliminary requirements as set forth in RFP 2022-03 Project Based Vouchers. Eden Park is eligible for GHA to contract up to 26 project base vouchers should all other HUD requirements are met.

Please note the definition and requirement of an In-place Families [24 CFR 983.251(b)]:

An eligible family resident in a proposed PBV contract unit on the date the proposal is selected by the PHA is considered an “in-place family.” These families are afforded protection from displacement under the PBCV rule. If a unit to be placed under contract (either an existing or a unit requiring rehabilitation) is occupied by an eligible family on the date the proposal is selected, the in-place family must be placed on the PHA’s waiting list. Once the family’s continued eligibility is determined, the PHA may deny assistance to an in-place family for the grounds specified in 24 CFR 982.552 and 982.5530, the family must be given an absolute selection preference, and the PHA must refer these families to the project owner for an appropriately sized PBV unit in the project. Admission of eligible in-place families is not subject to income targeting requirements.

This regulatory protection from displacement does not apply to families that are not eligible to participate in the program on the proposal selection date.

Gainesville Housing Authority determined the rent reasonableness in compliance with 24 CFR 983.301 and 983.303.

*Commissioner Angela Tharpe, Chairperson ~ Commissioner Craig Carter, Vice Chairperson
Commissioner LaTonya Porter ~ Commissioner Gigi Simmons ~ Commissioner Ralph Hilliard*



Gainesville Housing Authority calculated the rent to owner such that it does not exceed the lowest of: (1) an amount set by the PHA that does not exceed 110% of Fair Market Rent (FMR) minus the PHA's utility allowance; (2) the reasonable rent; (3) the rent requested by the owner. The Recommended initial rent for Eden Park is \$955 for a 2 bedroom and \$1,150 for three bedrooms.

GHA will determine the units to be fully compliant with HQS before executing the HAP contract in accordance with 24 CFR 953.1039b); PIH Notice 2017-13.

GHA will ensure the owner performed a lead-based paint risk assessment as required in CFR 35.715, 35.720, 983.101; PIH Notice 2017-3.

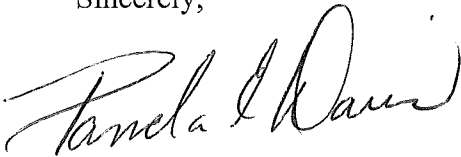
GHA will on Form HUD 522530B for existing projects or HUD 52530A for newly constructed or rehabilitated projects 24 CFR 983.202(a).

GHA conducts turnover, biennial and other inspections in accordance with 24 CFR 983.103 as amended 1/18/2017.

Kasey Tabor, our HCVP Manager, or her designated appointee will be reaching out to you shortly to set up dates and time to perform eligibility on your families in place. If you have more than 25 families that are eligible, we will utilize a lottery system to ensure fairness and equity. Once we have completed the eligibility process and confirm that we have received all the HUD required documents we will send out the inspectors.

We look forward to working with you and appreciate your commitment to provide affordable housing in our community.

Sincerely,



Pamela E. Davis
Chief Executive Officer



AFFORDABLE HOUSING FUNDING REQUEST
—
EDEN PARK AT IRONWOOD

City of Gainesville
Affordable Housing Advisory
Committee 02/10/2025

Ironwood Associates, Ltd. Eden Park at Ironwood

PROJECT NAME & LOCATION

Eden Park at Ironwood is a new residential development located at 1330 NE 39th Avenue in Gainesville, Florida 32609. The project features a variety of amenities and is situated in a prime location within the city.

IRONWOOD ASSOCIATES, LTD.

A for-profit organization with 28 years of experience in local, state, regional, and national development, property management, and government experience. Their mission is to meet the needs of the community in the community.



PROJECT FUNDING

- Total Project Units-104
 - Total Project Costs-\$1,972,000
 - Amount of City Funding Requested-\$1,600,000
- What happens to this project if the City does not fund it, or funds it at a level lower than requested?
- The owner/developer will go to the private market to secure private debt and apply to Alachua County to secure some of their Affordable Housing Funding

Eden Park at Ironwood Renovation Budget	
Use	Amount
Roof Replacement	\$230,000
HVAC	\$240,000
Appliances	\$175,000
Flooring/Paint/Lighting	\$125,000
Water Heaters	\$27,000
Kitchen-Cabinets/Counter Tops	\$100,000
Bathroom/Plumbing/Cabinetry	\$275,000
Labor Costs Not Included	\$750,000
Landscaping	\$50,000
Parking Lot Striping	\$25,000
Total	\$1,997,000
Source	Amount
Owner Pre-Paid	\$60,000
Owner Capital Reserve	\$195,000
Owner Cash	\$142,000
City Funding	\$1,600,000
Total	\$1,997,000

PROJECT TYPE

Project Type

Rental, multi-family, construction (demo/rehabilitation) project

Site Size

10-acre site

Building Type

Mid-rise, 2 stories

Location

Eden Park at Ironwood

UNIT TYPES

- **2-Bedroom/ 2 Baths Units**

The project has 40 units with 2 bedrooms each. These units provide ample living space and accommodate single parent families or seniors that may require a live-in attendant who require an extra room for various purposes.



2BR, 2BA - 951SF - Dining/Kitchen

- **3-Bedroom/2 Bath Units**

The project has 64 units with 3 bedrooms each. These larger units are suitable for 2 adults with children and/or those who need additional space, such as a dedicated home office or guest room.



3BR, 2BA - 1,148SF - Dining/Kitchen

MAXIMUM RESIDENT INCOME AND RENT LIMITS

Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release: 4/2/2024
 Effective: 4/1/2024
 Implement on/before: 5/16/2024
 4/22/2024 add HS Gulf & Levy

2024 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Alachua County (Gainesville HMFA)	20%	13,340	15,260	17,160	19,060	20,600	22,120	23,640	25,160	26,684	28,209	333	357	429	495	553	610
	25%	16,675	19,075	21,450	23,825	25,750	27,650	29,550	31,450	33,355	35,261	416	446	536	619	691	762
	28%	18,676	21,364	24,024	26,684	28,840	30,968	33,096	35,224	37,358	39,492	466	500	600	694	774	854
	30%	20,010	22,890	25,740	28,590	30,900	33,180	35,460	37,740	40,026	42,313	500	536	643	743	829	915
	33%	22,011	25,179	28,314	31,449	33,990	36,498	39,006	41,514	44,029	46,545	550	589	707	817	912	1,006
	35%	23,345	26,705	30,030	33,355	36,050	38,710	41,370	44,030	46,697	49,365	583	625	750	867	967	1,067
	40%	26,680	30,520	34,320	38,120	41,200	44,240	47,280	50,320	53,368	56,418	667	715	858	991	1,106	1,220
	45%	30,015	34,335	38,610	42,885	46,350	49,770	53,190	56,610	60,039	63,470	750	804	965	1,115	1,244	1,372
	50%	33,350	38,150	42,900	47,650	51,500	55,300	59,100	62,900	66,710	70,522	833	893	1,072	1,239	1,382	1,525
	60%	40,020	45,780	51,480	57,180	61,800	66,360	70,920	75,480	80,052	84,626	1,000	1,072	1,287	1,487	1,659	1,830
	70%	46,690	53,410	60,060	66,710	72,100	77,420	82,740	88,060	93,394	98,731	1,167	1,251	1,501	1,735	1,935	2,135
	80%	53,360	61,040	68,640	76,240	82,400	88,480	94,560	100,640	106,736	112,835	1,334	1,430	1,716	1,983	2,212	2,440
	120%	80,040	91,560	102,960	114,360	123,600	132,720	141,840	150,960	160,104	169,253	2,001	2,145	2,574	2,974	3,318	3,660
	140%	93,380	106,820	120,120	133,420	144,200	154,840	165,480	176,120	186,788	197,462	2,334	2,502	3,003	3,470	3,871	4,270
Median: 96,700																	
HERA Special Limits per Section 142(d)(2)(E)	25% - HS	16,925	19,350	21,775	24,175	26,125	28,050	30,000	31,925	33,845	35,779	423	453	544	628	701	774
	28% - HS	18,956	21,672	24,388	27,076	29,260	31,416	33,600	35,756	37,906	40,072	473	507	609	704	785	866
	30% - HS	20,310	23,220	26,130	29,010	31,350	33,660	36,000	38,310	40,614	42,935	507	544	653	754	841	928
<i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	33% - HS	22,341	25,542	28,743	31,911	34,485	37,026	39,600	42,141	44,675	47,228	558	598	718	829	925	1,021
	35% - HS	23,695	27,090	30,485	33,845	36,575	39,270	42,000	44,695	47,383	50,091	592	634	762	880	981	1,083
	40% - HS	27,080	30,960	34,840	38,680	41,800	44,880	48,000	51,080	54,152	57,246	677	725	871	1,006	1,122	1,238
	45% - HS	30,465	34,830	39,195	43,515	47,025	50,490	54,000	57,465	60,921	64,402	761	816	979	1,131	1,262	1,393
	50% - HS	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850	67,690	71,558	846	906	1,088	1,257	1,402	1,548
	60% - HS	40,620	46,440	52,260	58,020	62,700	67,320	72,000	76,620	81,228	85,870	1,015	1,088	1,306	1,509	1,683	1,857

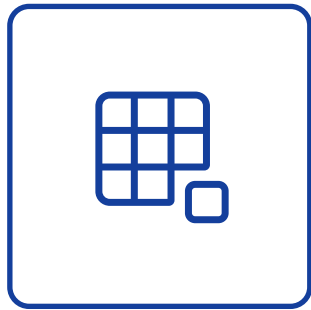
Rental Income target set-asides

- 42 units at 80% AMI
- 20 Units at 60% AMI
- 42 Units at 40% AMI

NOTE:
 The project has been awarded a 25% of units project based unit vouch set-aside for the next 20 years by the Gainesville Housing Authority.

Applicable income limits highlighted in yellow.

MONTHLY RENT LIMITS



3-bedroom/2-bathroom units

The monthly rent limit for 3-bedroom/2-bathroom units is \$1,329.



2-bedroom/2-bathroom units

The monthly rent limit for 2-bedroom/2-bathroom units is \$1,149.

The project has established monthly tenant rent limits for its rental units to ensure affordability for residents.

SPECIAL NEEDS



Disabled (not elderly)

Eden Park currently has residents in units for individuals with disabilities.



Homeless

The project currently has residents in units that are individuals and families experiencing homelessness.



Veteran

The project currently has residents in units that are military veterans, recognizing their unique housing needs.

While there are no designated set asides, Eden Park currently has residents in these categories and implements a comprehensive approach to addressing the housing needs of various special populations, ensuring that the development caters to the diverse requirements of the community. If this funding is secured, Eden Park will set aside additional very low income units.

AFFORDABILITY PERIOD AND ENFORCEMENT MECHANISMS

Rental Unit Affordability Period

The project has an affordability period of 30 years for rental units, with a renewal commitment an additional to 30 years for a total goal of 60 years.

Grant Agreement

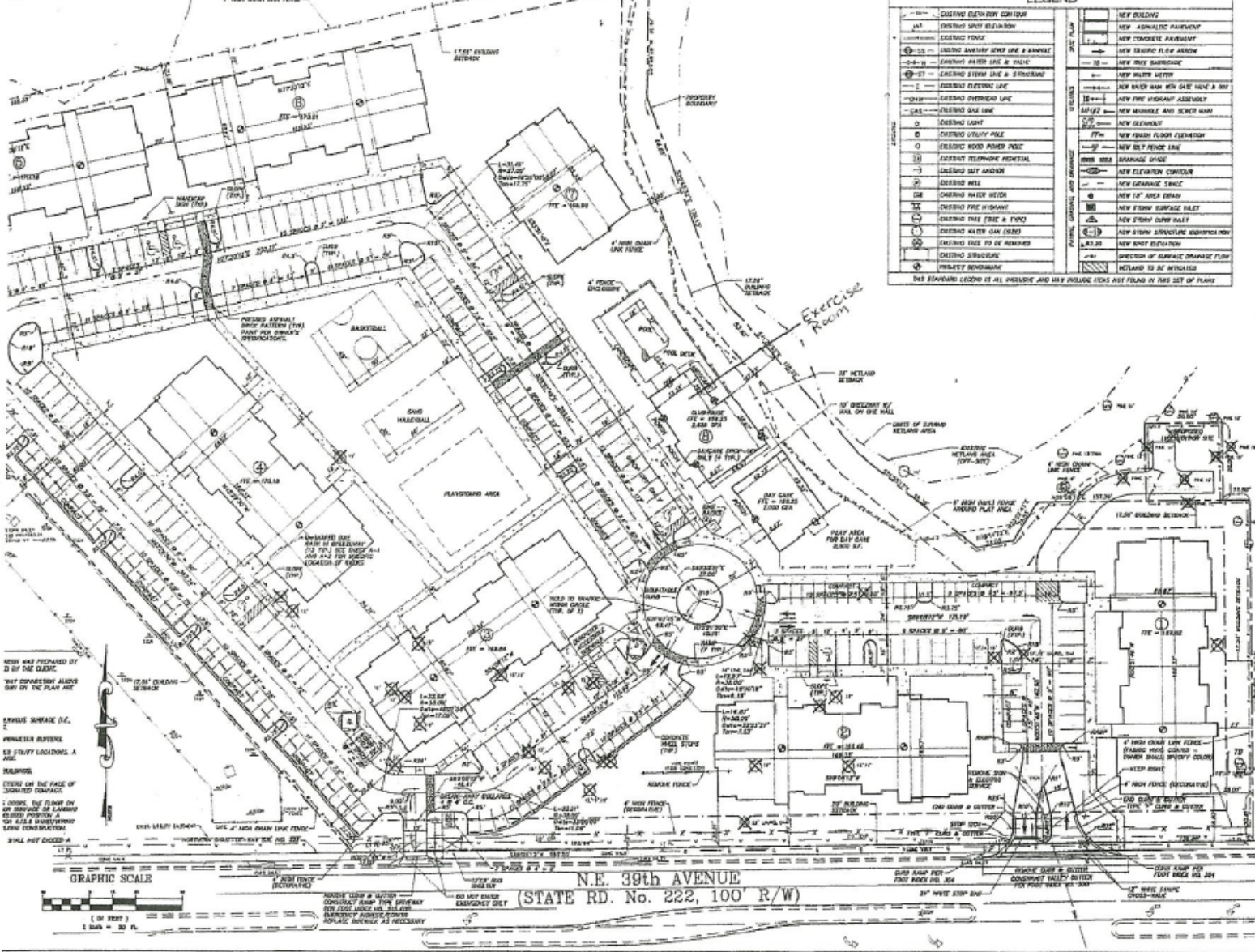
The affordability period can be enforced through a grant agreement.

Deed Restrictions

The affordability period can be enforced through deed restrictions.



CITY



LEGEND

EXISTING ELEVATION CONTROL	NEW BUILDING
EXISTING ONLY ELEVATION	NEW ASPHALT PAVEMENT
EXISTING FINISH	NEW CONCRETE PAVEMENT
EXISTING SANITARY SEWER PIPE & MANHOLE	NEW SEWER FLOW ARROW
EXISTING WATER LINE & VALVE	NEW FIRE MANHOLES
EXISTING STEAM LINE & STEAMING	NEW SLOTTED LETTER
EXISTING ELECTRIC LINE	NEW BASED RAMP WITH GATE HOLE & BOX
EXISTING OVERHEAD LINE	NEW FIRE WARDEN ASSEMBLY
GAS	NEW MANHOLE AND SEWER MAN
EXISTING LIGHT	NEW GROUND
EXISTING UTILITY POLE	NEW FLOOR FINISH ELEVATION
EXISTING WOOD POWER POLE	NEW DRY FENCE LINE
EXISTING TELEPHONE pedestal	NEW DRAIN
EXISTING SMT ANCHOR	NEW ELEVATION CONTROL
EXISTING WIRE	NEW GARAGE SIGN
EXISTING WATER METER	NEW 10" ARCH DRAIN
EXISTING FIRE HYDRANT	NEW FLOOR DRAINAGE VALET
EXISTING TRAIL (C&D)	NEW STORM DRAIN RAIL
EXISTING WATER GAN (C&D)	NEW STORM STRUCTURE (WATERPROOF)
EXISTING GULLY TO BE REMOVED	NEW SIGN ELEVATION
EXISTING STRUCTURE	SECTION OF ALTERNATE DRAINAGE PLAN
PROJECT BENCHMARK	ISLAND TO BE REVEALED

SEE EXHIBIT C-200 FOR ALL INCLUDES AND MAY INCLUDE ITEMS NOT FOUND IN THIS SET OF PLANS

DATE: 08/12/2008
 DRAWN BY: J. B. GARDNER, P.E.
 CHECKED BY: J. B. GARDNER, P.E.
 PROJECT NO.: 08-1000000
 SHEET NO.: 01 OF 03
 SHEET TITLE: SITE AND DRAINAGE CONTROL PLAN
 PROJECT: EDEN PARK AT IRONWOOD
 CLIENT: COUNTRY CLUB OF GAITHERSBURG, MD.
 CONTRACT NO.: 99-431
 SCALE: 1" = 30'

PROJECT DESIGN

Site Plan

A detailed site plan showing the layout and dimensions of the Eden Park at Ironwood project, including the location of buildings, pathways, and landscaping elements.

Nearby Amenities and Services that highlight the accessibility and convenience to the development:

Employment Centers

- ❖ Airport Industrial Park (1,000+ employees) – Nordstrom, PFG, FedEx, Florida Food Service.
- ❖ East 39th Avenue (700+ employees) – ACSO Jail, SFC Training Site, Gainesville Airport.
- ❖ South on Waldo Road (700+ employees) – UF East Campus, Tacachale, Walmart.
- ❖ North Main Street Automobile Row (500+ employees) – GRU, all local car dealerships.

Pharmacy & Medical Centers

- ❖ Shands Eastside Clinic – Primary & specialty care services.
- ❖ Walgreens/CVS Clinics – Walk-in medical services.
- ❖ Dialysis Center – Essential healthcare access within 2 miles.

Public Transportation & Bus Routes

- ❖ Multiple bus routes connecting to employment centers, schools, and retail hubs.
- ❖ Close proximity to main transit corridors for easy access to the city.

Shopping & Retail

- ❖ Nearby Grocery Stores – Aldi, Walmart, Publix.
- ❖ Retail & Banking – Florida Credit Union Shopping Center, CVS, Walgreens.

Other Notable Features

- ❖ Growing Residential & Economic Development – Enhancing property values and community appeal.
- ❖ Strong Workforce Housing Potential – Close to major employment centers.

Parks & Community Centers

- ❖ Ironwood Golf Course – Recreational & social activities.
- ❖ Citizens Field/MLK/NE Pool Complex – Sports, fitness, and community events.

Schools & Educational Institutions

- ❖ Charter Schools – Two newly developed schools next door.
- ❖ Public Schools – Rawlings Elementary, One Room Schoolhouse, Stephen Foster Elementary

ON-SITE AMENITIES

Recreational and Fitness Facilities

The project will offer a state-of-the-art gym, an outdoor swimming pool, and a well-equipped basketball/pickle ball court for residents to stay active and healthy. It also provides a sizeable playground for the next generation to enjoy recreational activities.

Technology and Accessibility Features

The building will be equipped equipped with high-speed internet, smart home automation, and ADA accessible design elements to ensure a comfortable and convenient living experience for all residents.

Modern and Energy-Efficient Appliances

The apartments will feature a range of modern, energy-efficient systems, including Energy Star-rated refrigerators and dishwashers. Additionally, there will be a new roof system installed to provide protection to the residents from hurricanes and natural disaster while providing lower energy demand. All these features will promote sustainability and cost Park has a pending proposal for installation of Solar Panels - this funding will be used as a catalyst for projects next step towards sustainability. .

Family-Friendly Conveniences

The project offers a dedicated children's Day Care and play area, a community center for social gatherings, and catering to the needs of families and individuals alike.

RESIDENT SERVICES



Education and Youth Support

Providing after-school programs, tutoring, and academic enrichment activities to support the educational development of youth.



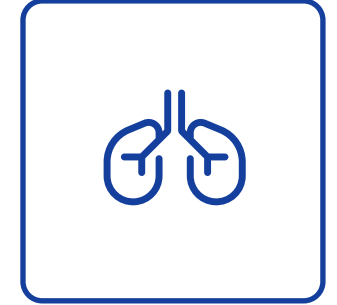
Childcare and Family Support

Offering subsidized childcare services, parenting classes, and family counseling to support the needs of families.



Employment and Financial Services

Assisting residents with job search, career counseling, and financial literacy workshops to promote economic self-sufficiency.



Health and Wellness Programs

Providing access to healthcare services, fitness classes, and mental health resources to improve the overall well-being of residents.

The project aims to address the diverse needs of the community by offering a comprehensive range of resident services to support education, family well-being, employment, and health.