



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:** Gainesville Housing
- 2) **Organization/Business Address (City, State, Zip):** 1900 SE 4th st, Gainesville
- 3) **Type of Organization/Business:** For Profit Non-Profit Gov. Agency
- 4) **Incorporation Date (Month and Year):** December 2013
- 5) **Estimated Budget for Current Fiscal Year:** \$18,500,000
- 6) **Number of Staff Employed (full time equivalents):** 5
- 7) **Years of Affordable Housing Development Experience:** 58
- 8) **Organization/Business Contact Person and Title:** Malcolm Kiner, COO
- 9) **Telephone:** 3528725500 **Email Address:** Malcolmk@gnvha.org

Development Project Information

1. **Project Name:** 2128 NE 3rd Place
2. **Project Location/Address:** 2128 NE 3rd Place
3. **Project size in acres:** .09
4. **Total number of units:** 1 unit
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?** Manufactured Home
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)** 20 years
7. **Have you completed a First Step Meeting with the City's Department of Sustainable Development?** Yes, comments attached Scheduled for No Meeting
(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: \$25,795.00

2) Total City Funding Requested: \$25,000

How much, on a per unit basis, for rental units? \$25,000

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

3) Total Project Funding Sources:

Funding Source	Amount
City funds for Affordable Rental Housing	\$25,000
City funds for Affordable SF 1 st Time Homebuyer Housing	NA
Gainesville Housing Authority	\$795.00
TOTAL	\$25,795

(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? We will phase project

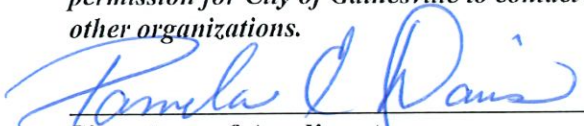
DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

2/5/2025

Date

Pamela Davis

Print Name of Applicant and Title

2/5/2025

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

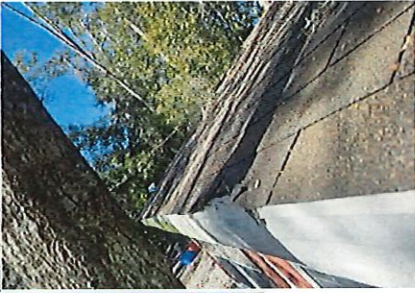
	Item	Included in Application
A.	Detailed narrative of proposed project.	<input checked="" type="checkbox"/>
B.	Documentation to support property ownership or site control (i.e. Warranty Deed, Trust Deed or Letter of Intent to Acquire Property).	<input checked="" type="checkbox"/>
C.	Alachua County Tax 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 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 checked="" 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 checked="" 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"/>

A

2128 NE 3rd PL. | Detailed narrative

2128 NE 3rd Pl, Gainesville, FL 32641 is a 1296 sq ft single family residential dwelling for low-income families owned and operated by the Gainesville Housing Development Management Corporation; a branch of Gainesville Housing Authority. Built in 1997 and underwent slight remodels in the year 2000. Since then, numerous spot repairs have been completed but none the less, after 28 years, modernization is needed to bring up to current market standards. The crawl space is the most immediate need as slight sagging is being noticed as well as elevated moisture levels leading to insulation needing to be replaced. The exterior of the house, including the roof soffit, need to be pressure washed and the vinyl siding has some spots that need repairs. A tree, too close to the home is causing damage to the roof, soffit, and siding, resulting in localized repairs needed and tree needs to be trimmed. The air handler needs to be replaced and the a/c ducts should be cleaned and sanitized. Although the windows seem to be in good shape, screens should be replaced. The railing on the side of the house is not held in place correctly and needs to be re-fastened, pressure washed and re-sealed. The kitchen cabinets are outdated and show signs of previous water damage which does not appear to be active. Appliances should also be replaced. Toilet is leaking in the secondary bathroom and vanity and mirrors in both bathrooms are in rough shape. As are vents and smoke alarms. Floors are not in bad shape everywhere but have a few rough spots and matching them would be difficult. Base and crown moldings have damage in several places and settling has exposed several cracks along the edges. Fire place in the living room is broken and not functional. All doors show significant signs of wear and tear and should be replaced, including the front door. Most also need privacy or passthrough locks. Closet doors are also not working properly and often fall of the rails. A fresh coat of paint throughout the interior is necessary.





2128 NE 3rd PL. | Rehabilitation Scope

Project Overview

Scope of Work

- All vents and ducts to be cleaned.
- Pressure wash exterior of the entire home.
- Spot repair cracked siding, caulk joints, and restore.
- Paint interior. Prep surface as needed, paint over wallpaper.
- Replace crown molding and base boards.
- Replace front door and storm door.
- Replace (3) 30" interior doors, resurface (5) more.
 - Option to replace all.
- Caulk pantry door and rehab hinge;
 - Option to replace (1) 24" door.
- Replace (2) sets of sliding closet doors, 48x80
- Aluminum side door (1) 35" needs deep cleaning.
- Wood deck at the side of the property; railings to be re-fastened.
- Toilet in secondary bathroom actively leaking, needs replacement.
 - Vanity and mirror need replacement.
- Roof replacement (to be confirmed by qualified contractor)
- Replace 28" fridge + 30" hood.
- Kitchen cabinets show signs of water damage, replacement recommended.
- Deep clean or resurface shower kit in master bath.
- Replace bathtub apron
- Replace wood vinyl plank flooring.
- Deep Cleaning is needed on all interior surfaces including doors and windows.

B

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2957097 2 PG(S)
October 21, 2015 01:11:00 PM
Book 4396 Page 1938
J. K. IRBY, Clerk of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed \$210.00



Prepared by and Return to:
Kimberly G. Bosshardt, Esq.
Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street
Gainesville, Florida 32653
352-240-9105

File Number: 15-250

CORPORATE WARRANTY DEED

This Indenture, made October 15th, 2015 A.D., by and between US Bank NA, as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-2, a corporation existing under the laws the United States, whose post office address is 4250 North Freeway, Fort Worth, TX 76137, Grantor and Gainesville Housing Development and Management Corporation, a Florida Not for Profit Corporation whose post office address is 1900 SE 4th Street Gainesville, Florida 32641, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

The East 1/2 of Lot 7 and all of Lot 8, Block D, AVONDALE ESTATES, according to the map or plat thereof, as recorded in Plat Book D, Page(s) 25, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 11128-007-001 & 11128-008-001

Subject to covenants, conditions, restrictions, easements of record, and taxes for the current year.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written

Signed, sealed and delivered in the presence of these witnesses:

[Signature]
Witness Signature
Print Name Larcey Cook

[Signature]
Witness Signature
Print Name SCOTT E. KNAUER

US Bank NA, as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-2

[Signature]
Jeffrey S. Assistant Vice President of Ditech Financial LLC, k/a Green Tree Servicing LLC as Attorney in Fact for US Bank NA as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1994-2, a Florida Liability Company

(Corporate Seal)

State of Minnesota
County of Ramsey

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on October 15th 2015, by Jeffrey S. Assistant Vice President of Ditech Financial LLC, k/a Green Tree Servicing LLC as Attorney in Fact for US Bank NA as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1994-2, a Florida Liability Company () who is personally known to me or () has produced a valid driver's license as identification

[Signature]
NOTARY PUBLIC
Dawn Marie Taylor
Notary Print Name
My Commission Expires 1-31-2020



C

2024 PAID REAL ESTATE
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
11128 007 001	2128 NE 3RD PL	3600

GAINESVILLE HOUSING DEVELOPMENT
 AND MANAGEMENT CORPORATION
 1900 SW 4TH ST
 GAINESVILLE, FL 32641

EXEMPTIONS:
 AFFORDABLE HOUSING



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6180	66,054	66,054	0	0.00	
LIBRARY GENERAL	1.0000	66,054	66,054	0	0.00	
SCHOOL CAP PROJECT	1.5000	125,638	125,638	0	0.00	
SCHOOL DISCRNRY & CN	0.7480	125,638	125,638	0	0.00	
SCHOOL GENERAL	3.0130	125,638	125,638	0	0.00	
SCHOOL VOTED	1.0000	125,638	125,638	0	0.00	
CHILDREN'S TRUST	0.4500	66,054	66,054	0	0.00	
ST JOHNS RIVER WATER MGT DISTR	0.1793	66,054	66,054	0	0.00	
CITY OF GAINESVILLE	6.4297	66,054	66,054	0	0.00	
TOTAL MILLAGE				21.9380	AD VALOREM TAXES \$0.00	

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

LEGAL DESCRIPTION
AVONDALE ESTATES PB D-25 E 40 FT OF LOT 7 BK D OR 4386/1898

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 25.2700	25.27
360 GAINESVILLE FIRE	1.000	Varies	113.79
NON-AD VALOREM ASSESSMENTS			\$139.06

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS	\$139.06
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IF PAID BY PLEASE PAY	Dec 31, 2024	\$0.00			
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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
11128 007 001	2128 NE 3RD PL

GAINESVILLE HOUSING DEVELOPMENT
 AND MANAGEMENT CORPORATION
 1900 SW 4TH ST
 GAINESVILLE, FL 32641

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Dec 31, 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!



[Search](#) > Account Summary

Real Estate Account #11128 007 001

Owner:
GAINESVILLE HOUSING DEVELOPMENT AND MANAGEMENT CORPORATION

Situs:
2128 NE 3RD PL
GAINESVILLE 32641

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **12/02/2024** for **\$133.50**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00 Paid \$133.50	12/02/2024 Receipt #24-0050041	Print (PDF)
2023 Annual Bill ⓘ	\$0.00 Paid \$133.50	11/28/2023 Receipt #23-0041462	Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$210.12	11/28/2022 Receipt #22-0038157	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$218.87	03/29/2022 Receipt #21-0137699	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$210.12	11/30/2020 Receipt #20-0047042	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$1,392.77	11/21/2019 Receipt #19-0029747	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$159.78	11/15/2018 Receipt #18-0017446	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$1,149.69	03/06/2018 Receipt #17-0122348	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$984.23	11/15/2016 Receipt #16-0016253	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$1,029.95	03/25/2016 Receipt #15-0121424	Print (PDF)
2014 ⓘ			
2014 Annual Bill	\$0.00 Paid \$1,233.71	10/26/2015 Receipt #14-0236998	Print (PDF)
Certificate #3856	Redeemed	10/26/2015 Face \$1,169.01, Rate 0.25%	
	Paid \$1,233.71		
2013 ⓘ			
2013 Annual Bill	\$0.00 Paid \$1,251.27	10/26/2015 Receipt #14-0236998	Print (PDF)
Certificate #3774	Redeemed	10/26/2015 Face \$1,185.73, Rate 0.25%	
	Paid \$1,251.27		
2012 Annual Bill ⓘ	\$0.00 Paid \$1,760.61	04/30/2013 Receipt #12-0132018	Print (PDF)
2011 ⓘ			
2011 Annual Bill	\$0.00 Paid \$2,294.85	04/30/2013 Receipt #12-0132018	Print (PDF)
Certificate #4558	Redeemed	05/01/2013 Face \$2,179.62, Rate 0.25%	
	Paid \$2,294.85		
2010 ⓘ			
2010 Annual Bill	\$0.00 Paid \$2,524.09	04/30/2013 Receipt #12-0132018	Print (PDF)
Certificate #5080	Redeemed	05/01/2013 Face \$2,355.87, Rate 3.75%	
	Paid \$2,524.09		
2009 ⓘ			
2009 Annual Bill	\$0.00 Paid \$2,734.76	03/15/2012 Receipt #2011-1055500	Print (PDF)
Certificate #5082	Redeemed	03/15/2012 Face \$2,402.65, Rate 7.75%	

Paid \$2,734.76

[2008](#) ⓘ

[2008 Annual Bill](#)

Refund

[Certificate #4716](#)

\$0.00 Paid \$2,959.49 03/23/2011 Receipt #2010-1058453
Processed \$31.55 04/19/2011 To MARI R GODBOLT
Redeemed 03/23/2011 Face \$2,227.46, Rate 17%
Paid \$2,959.49

 [Print \(PDF\)](#)

[2007](#) ⓘ

[2007 Annual Bill](#)

Refund

[Certificate #3881](#)

\$0.00 Paid \$1,455.84 03/17/2010 Receipt #2009-9059464
Processed \$8.38 04/12/2010 To MARI R GODBOLT
Redeemed 03/17/2010 Face \$1,256.87, Rate 8%
Paid \$1,455.84

 [Print \(PDF\)](#)

[2006](#) ⓘ

[2006 Annual Bill](#)

[Certificate #3343](#)

\$0.00 Paid \$1,298.26 03/16/2009 Receipt #2008-8060655
Redeemed 03/16/2009 Face \$1,230.49, Rate 0.25%
Paid \$1,298.26

 [Print \(PDF\)](#)

[2005](#) ⓘ

[2005 Annual Bill](#)

[Certificate #2842](#)

\$0.00 Paid \$1,117.02 04/01/2008 Receipt #2007-7025460
Redeemed 04/01/2008 Face \$1,057.88, Rate 0.25%
Paid \$1,117.02

 [Print \(PDF\)](#)

[2004](#) ⓘ

[2004 Annual Bill](#)

[Certificate #3225](#)

\$0.00 Paid \$1,012.72 03/22/2007 Receipt #2006-6015714
Redeemed 03/21/2007 Face \$958.52, Rate 0.25%
Paid \$1,012.72

 [Print \(PDF\)](#)

[2003](#) ⓘ

[2003 Annual Bill](#)

[Tax Deed Application #1159](#)

Paid \$971.81 10/31/2004 Receipt #2004-4000212
Paid off 10/31/2004
Paid \$971.81

[2002](#) ⓘ

[2002 Annual Bill](#)

[Tax Deed Application #1159](#)

Paid \$889.81 10/31/2004 Receipt #2004-4000212
Paid off 10/31/2004
Paid \$889.81

[2001](#) ⓘ

[2001 Annual Bill](#)

[2001 TDA Fees Bill](#) ⓘ

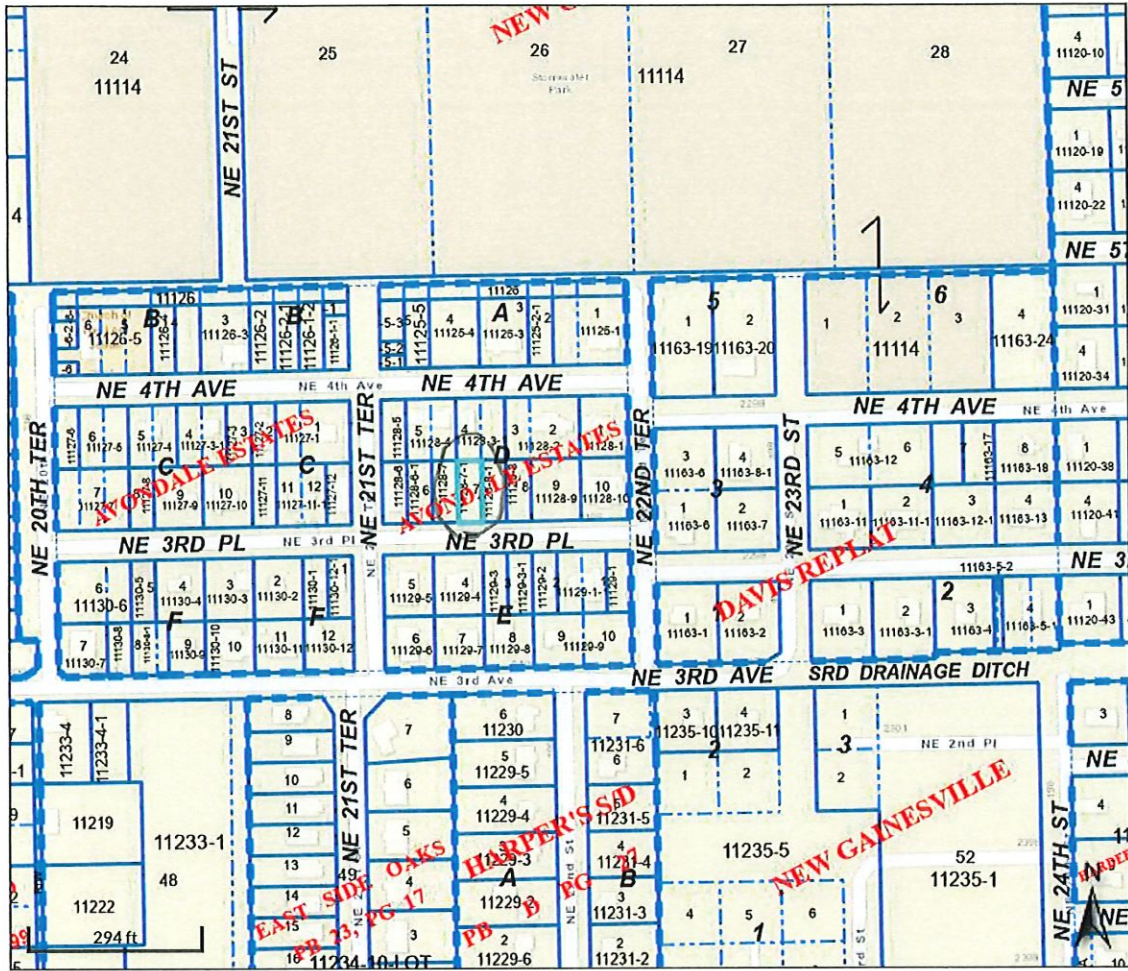
[Tax Deed Application #1159](#)

\$0.00 Paid \$1,013.57 10/31/2004 Receipt #2004-4000212
\$0.00 Paid \$200.00 10/31/2004 Receipt #2004-4000212
Paid off 10/31/2004
Paid \$1,213.57

Total Amount Due

\$0.00

D



Overview



Legend

- Parcels
- Lakes

Parcel ID	11128-007-001	Prop ID	84154	Owner	GAINESVILLE HOUSING DEVELOPMENT AND MANAGEMENT CORPORATION
Sec/Twp/Rng	03-10-20	Class	SINGLE FAMILY	Address	1900 SW 4TH ST
Property Address	2128 NE 3RD PL	Acreage	0.09		GAINESVILLE, FL 32641
District	3600 - GAINESVILLE				
Brief Tax Description	AVONDALE ESTATES PB D-25 E 40 FT OF LOT 7 BK D OR 4386/1898				
	(Note: Not to be used on legal documents)				

Date created: 2/6/2025
Last Data Uploaded: 2/6/2025 9:03:55 AM

Developed by SCHNEIDER GEOSPATIAL

E

Project name: 2128 NE 3RD PL. GAINESVILLE, FL 32641

Project Size: 1296 sq ft



	Size/Quantity	Cost per Item	Labor cost	Total estimate	Notes
General					
2% Building Permit				\$0.00	
Dumpster				\$0.00	GHA dumpster to be used
Mold Remediation				\$0.00	No mold detected, no official testing performed.
▶ Deep Clean				\$450.00	
▶ Other				\$0.00	Demo as needed
Subtotal of General Costs				\$450.00	
Exterior & Structural					
▶ Roof	0	\$5.00		\$0.00	Shingle; full re-roof (+soffit)
▶ Pressure Wash	0	\$0.74		\$0.00	+ algside
▶ Siding	1500	\$0.29		\$600.00	caulking, spot repair and restore.
▶ Crawl Space				\$4,000.00	High humidity and some settling
▶ Deck				\$0.00	Beef up railings
▶ Front Door + Storm Door				\$650.00	36X80 replace door OR weather strip
Windows					needs deep cleaning
Other					
Subtotal Exterior Requirements				\$5,250.00	
Mechanical Requirement					
HVAC				\$5,000.00	no complaints from resident
▶ Ducts and Vents				\$495.00	Clean (excludes sanitize)
▶ Plumbing				\$200.00	Toilet replacement
Electrical					replace kitchen RFI outlet (+drywal repair)
Lighting					
Other					
Subtotal for Mechanical Requirements				\$5,695.00	
Interior Requirements					
Insulation				\$0.00	
Drywall & mud (and caulking)				\$0.00	Patch holes and ready for new paint
▶ Paint				\$0.00	(interior)
▶ Trim				\$0.00	all moldings to be replaced
▶ Kitchen				\$9,200.00	including appliances
Cabinets				\$3,500.00	
Tops				\$2,500.00	
Appliances				\$3,200.00	
▶ Bathroom					
Vanity	2	\$450.00		\$900.00	
Mirror	1	\$150.00		\$150.00	
Tub apron	1	\$350.00		\$350.00	
▶ Interior Doors	3	\$200.00		\$600.00	30x80
▶ Closet doors	2	\$350.00		\$700.00	48x80 sliding doors
Flooring				\$2,000.00	
Other misc				\$500.00	Fireplace
Subtotal of Interior				\$14,400.00	
Final Finish Requirements					
Hardware					
Towel bars, rings, toilet paper holder door knob, door stop allowance				\$0.00	
Other					
Landscape Allowance					
Final Finishes					
Subtotal for Final Finish				\$0.00	
Totals					
Grand Total				\$25,795.00	

General Notes

Permit and regulatory requirements

- GC to pull all necessary permits at a pass-through cost to GHA.
- Contractor is responsible for 100% of the cost associated with remedial work resulting from a failed inspection.

Quality control and inspections

- Contractor to document all rework in writing and include a due date for completion.
- The quality of work must meet the owner's expectations and industry standards.
- Contractor will have 30 days to complete the punch list. If the items are not completed within this timeframe, the owner reserves the right to complete the remaining items and will back charge the contractor for the costs incurred, plus an additional 20%.

Safety and security measures

- All OSHA standards must be adhered to.

Communication and Coordination

- Contractor to include milestone schedule with estimated durations and payment schedule in contract.
- Meetings to provide update on progress will be held at a weekly basis until traction is gained at which point they will be held at a bi-weekly basis. Updates to include progress photos, updated schedule, and a 2-week lookahead schedule.

Risk management

- Any information provided by the project owner shall be field verified, including any and all existing conditions, locations, sizes, quantities, and such for the work required.

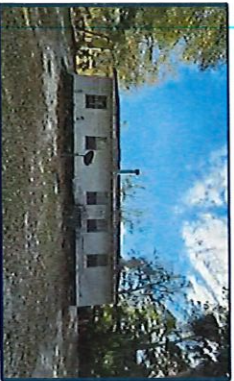
Payments

- All invoices or pay applications should be submitted as a draft for approval before official issued.
- All payments are subject to net 30 terms.

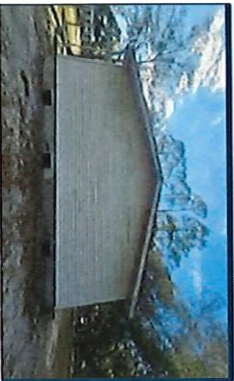
F



Front Elevation (South)



Back Elevation (North)

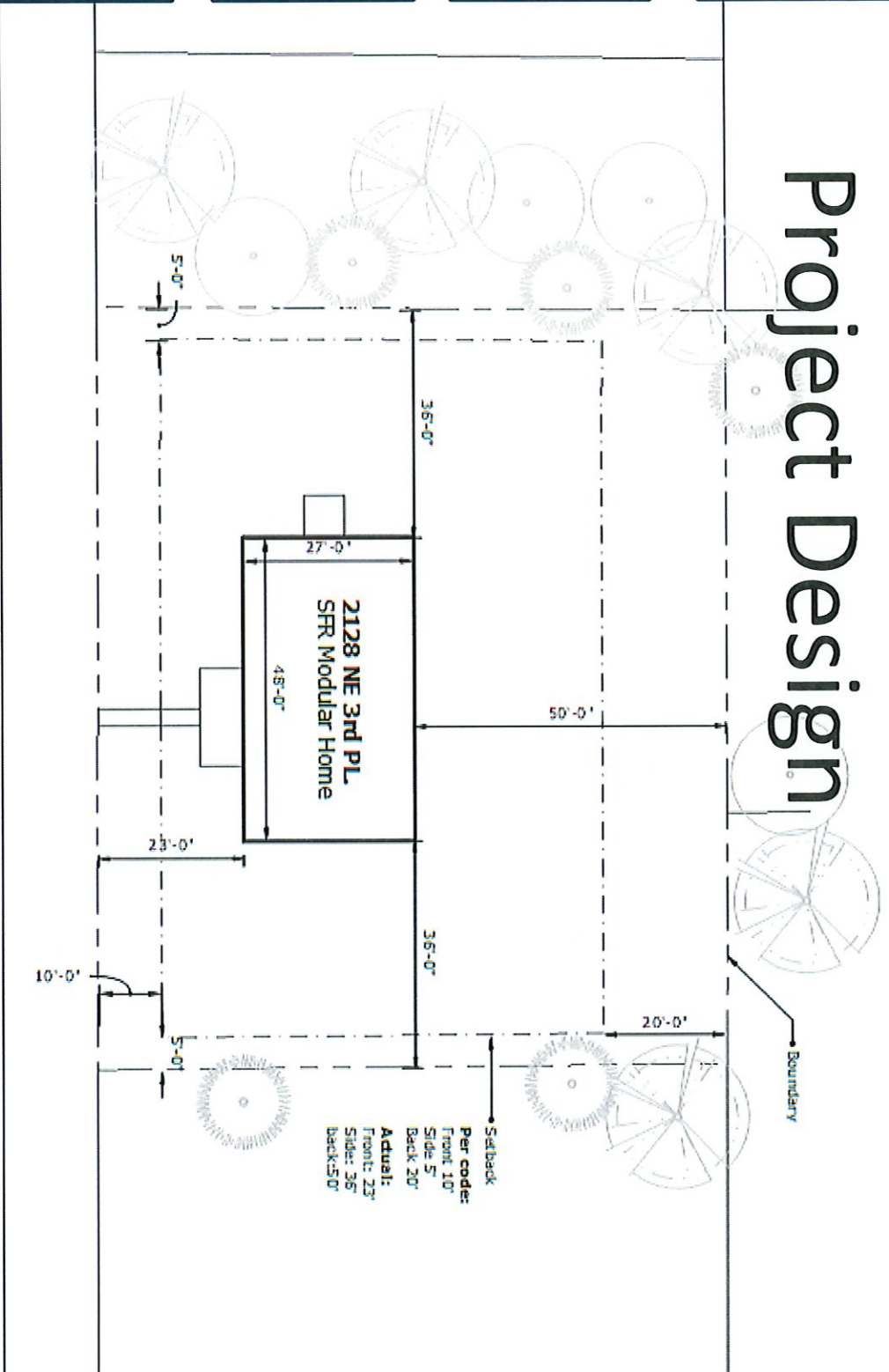


Side Elevation (East)



Side Elevation (West)

Project Design



Site Plan
Not to Scale



G

H



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1900 SE 4th Street
Gainesville, Florida 32641

Pamela E. Davis, *Executive Director*

GainesvilleHousingAuthority.org



2128 Project timeline:

Estimated start date: 6/2/25

Demo: 1 week

Structural Work: 1 weeks

MEP: 2 weeks

Interior Finishes: 4 weeks

Exterior Work: 4 weeks (simultaneous with interior work)

Punch Items: 2 weeks

Total Project Duration: 10-14 weeks

Estimated End date: 9/8/25

1

RESOLUTION NO. 2024-05

A RESOLUTION TO INCREASE GHDMC RENTAL RATES

WHEREAS, the Gainesville Housing Development and Management Corporation (GHDMC) owns and operates a number of rental housing communities; and

WHEREAS, the Gainesville Housing Development and Management Corporation was created to provide and develop affordable housing opportunities to low- and moderate-income persons and/or families primarily located in, but not limited to, Gainesville, FL and the surrounding areas; and

WHEREAS, the Board of Directors has received and reviewed the FY 2025 Gainesville, FL HUD Metro Fair Market Rates

WHEREAS, rental rates for all GHDMC rental properties were previously set as follows: \$895 for a studio, \$1,075 for 2 bedrooms, and \$1,430 for 3 bedrooms

WHEREAS, the Gainesville Housing Development and Management Corporation recommends the Board of Directors authorize the Executive Director to adopt and implement the proposed changes to the rental rates for all GHDMC rental housing communities as follows: \$948 for a studio, \$1,258 for 2 bedrooms, and \$1,649 for 3 bedrooms;

NOW, THEREFORE, BE IT RESOLVED by the Gainesville Housing Development and Management Corporation, that the Executive Director, Pamela E. Davis, is authorized to adopt the proposed changes to the rental rates for all GHDMC rental housing communities with an effective date of October 1, 2024.

WHEREAS, the foregoing Resolution No. 2024-05 was adopted by the Gainesville Housing Development and Management Corporation at a special meeting held on September 24, 2024 at 4:00 p.m. by the following vote:

AYES: 4

NAYS: 0

ABSENT: 1

Done and ordered this 24th day of September, 2024


Ralph Hilliard, GHDMC Vice-Chairperson


Pamela E. Davis, GHDMC Executive Director-Secretary

K



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Pamela Davis, Chief Executive Officer

GainesvilleHousingAuthority.org 

February 7, 2025

To Whom It May Concern:

The Gainesville Housing Authority (GHA) has been committed to providing housing for extremely low to low-income individuals and families since its inception in 1966. In 2014 the Gainesville Housing Authority created the non-profit instrumentality Gainesville Housing Development Management Corporation (GHDMC) to create affordable housing opportunities for the working poor. As a financial partner GHA supports GHDMC's application for rehabilitation funding through the City of Gainesville's Affordable Housing Projects NOFA. GHA will also contribute funding to the rehabilitation of the home to leverage the funding requested from the City of Gainesville.

Regards,

Pamela Davis

CEO -Gainesville Housing Authority

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MARKETING

GHDMC Properties are marketed on the following platforms:

- AffordableHousing.com
- Zillow.com
- Trulia.com
- HotPads.com
- Facebook
- During GHA Housing Choice Voucher Briefings(occur weekly)

M



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PAID STAFF

Pamela Davis – CEO

Malcolm Kiner – COO

Michelle Dorlean- Asset Manager- Responsible for managing GHDMC portfolio

Robert Ramirez – Property Management- Responsible for leasing up property

Gabriela Fernandez- Chief Project Manager for Construction and Modernization – Acting Project Manager for rehab project

N



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HOUSING DEVELOPMENT SINCE 2014

Lincoln Estate Redevelopment Unit – Single Family home bought rehabbed and Sold to former housing participant

Purchased 17-unit town home community in Alachua – Stonehill Town Homes – 13810 W SR 235 Alachua, FL

The Trio at North Lincoln Park- 3 Modular Homes constructed on land donated by the City of Gainesville- Leased up- 1653,1629,1645 SE 4th Avenue, Gainesville FL 32641

Construction of brand-new duplex unit in SW Gainesville – Leased up – 5919 & 5921 SW 10th Lane

Under Construction- 302 House- New Single-Family Home with attached dwelling unit and detached dwelling unit- 3 new affordable units estimated completion May 2025

O



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REFERENCES

City of Gainesville

Vian Cockerham-Guinyard - CockerhamFV@cityofgainesville.org

John Wachtel - wachteljs@cityofgainesville.org

Alachua County

Claudia Tuck - ctuck@alachuacounty.us