



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:** 927 SE 10th Street
2. **Project Location/Address:** 927 SE 10th Street
3. **Project size in acres:** .36
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?** This is one single family
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:** \$33,045

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?

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	\$8,045
TOTAL	\$33,045.00

(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 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 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

927 SE 10th St. | Project Narrative

927 SE 10 ST. Gainesville, FL 32601 is a 1869 sq ft single family residential dwelling for low-income families owned and operated by the Gainesville Housing Development Management Corporation. Built in 1961, it underwent remodel in 1994. 31 years later, the home has aged relatively well. However, a few issues are in need of repair and maintenance. The roof has reached its lifetime expectancy and needs attention. The foundation is settling at the SW corner of the property more so than any other location, causing significant large cracks in the walls that need to be addressed along with a few other blemished in the stucco. Ducts throughout the house require vacuuming and sanitizing, also replacement of the vents. HVAC system should be updated, preferably with one that has a moisture removing feature. In the kitchen, appliances should be replaced, cabinets are in acceptable condition. The exterior should be pressure washed and painted and the interior should be painted also.





B

Prepared by:
Nicole Rappaport
Gibraltar Title Insurance Agency, Inc.
2801 S.W. Archer Road
Gainesville, Florida 32608

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2963732 2 PG(S)
November 25, 2015 02:41:37 PM
Book 4394 Page 765
J. K. IRBY, Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$283.50



File Number: 257615AMERICAN

General Warranty Deed

Made this November 18, 2015 A.D. By **U.S. Bank Trust National Association as Trustee of American Homeowners Preservation Trust Series 2013C**, whose address is: 819 S. Wabash Avenue Suite 606, Chicago, Illinois 60605, hereinafter called the grantor, to **Gainesville Housing Management and Development Corporation**, whose post office address is: 1900 SE 4th Street, Gainesville, Florida 32641, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County, Florida, viz:

The Northeast quarter of Lot 3 and the South 50 feet of the Northwest quarter of Lot 3, Block 2, Range 3, MAP OF GOSS'S ADDITION TO GAINESVILLE, according to the map or plat thereof, recorded in Plat Book A, Page 34, of the Public Records of Alachua County, Florida.

Parcel ID Number: **15780-002-000**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

Prepared by:
Nicole Rappaport
Gibraltar Title Insurance Agency, Inc.
2801 S.W. Archer Road
Gainesville, Florida 32608

File Number: 257615AMERICAN

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Alex Thornton
Witness Printed Name Alex Thornton

Alexis Garcia
Witness Printed Name ALEXIS GARCIA

U.S. Bank Trust National Association as Trustee of American Homeowners Preservation Trust Series 2013C

BY: AHP Capital Management, LLC, Administrator

By Jorge Newbery
Jorge Newbery, Manager

Address: 819 S. Wabash Avenue Suite 606, Chicago, Illinois 60605

State of IL
County of COOK

The foregoing instrument was acknowledged before me this 18th day of November, 2015, by U.S. Bank Trust National Association as Trustee of American Homeowners Preservation Trust Series 2013C, by AHP Capital Management, LLC, Administrator, by Jorge Newbery, Manager, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



Shawn Tolu
Notary Public
Print Name: Shawn Tolu
My Commission Expires: December 9, 2017

C

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

91486

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
15780 002 000	927 SE 10TH ST	3600

GAINESVILLE HOUSING MANAGEMENT
 AND DEVELOPMENT CORPORATION
 1900 SE 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	125,929	125,929	0	0.00	
LIBRARY GENERAL	1.0000	125,929	125,929	0	0.00	
SCHOOL CAP PROJECT	1.5000	149,264	149,264	0	0.00	
SCHOOL DISCRNRY & CN	0.7480	149,264	149,264	0	0.00	
SCHOOL GENERAL	3.0130	149,264	149,264	0	0.00	
SCHOOL VOTED	1.0000	149,264	149,264	0	0.00	
CHILDREN'S TRUST	0.4500	125,929	125,929	0	0.00	
ST JOHNS RIVER WATER MGT DISTR	0.1793	125,929	125,929	0	0.00	
CITY OF GAINESVILLE	6.4297	125,929	125,929	0	0.00	
TOTAL MILLAGE		21.9380	AD VALOREM TAXES		\$0.00	

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

LEGAL DESCRIPTION
GOSS 1ST ADDN PB A-34 NE1/4 OF LOT 3 BK 2 RG 3 & S 50 FT OF NW1/4 OF LOT 3 BK 2 See Additional Legal on Tax Roll

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	164.10
NON-AD VALOREM ASSESSMENTS			\$189.37

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS **\$189.37**

IF PAID BY PLEASE PAY	Dec 31, 2024 \$0.00			
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JOHN POWER, CFC 2024 PAID REAL ESTATE 91486
 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
15780 002 000	927 SE 10TH ST

GAINESVILLE HOUSING MANAGEMENT
 AND DEVELOPMENT CORPORATION
 1900 SE 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 #15780 002 000

Owner:
GAINESVILLE HOUSING MANAGEMENT AND DEVELOPMENT CORPORATION

Situs:
927 SE 10TH ST
GAINESVILLE 32601

[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 **\$181.80**.

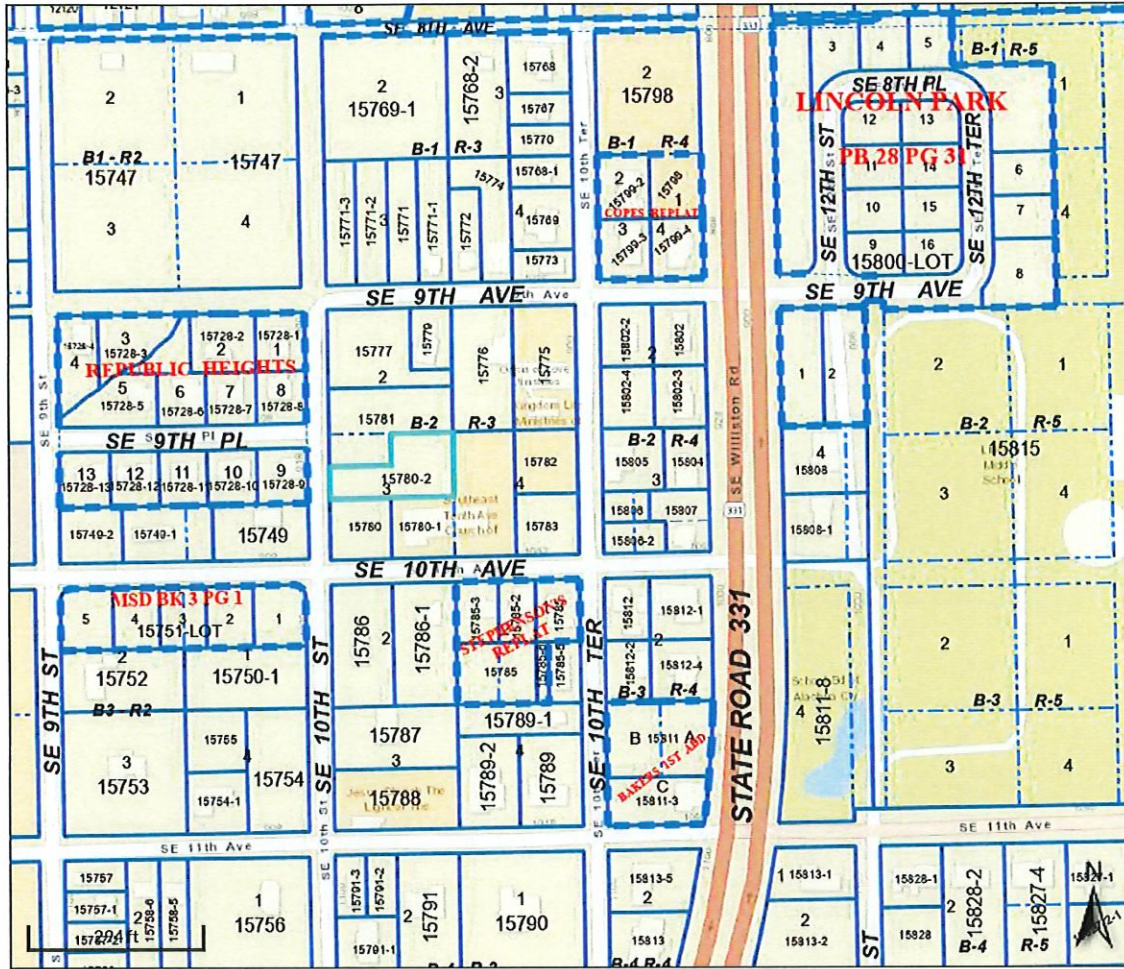
[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$181.80	12/02/2024 Receipt #24-0050041 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$181.80	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 \$205.98	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 \$2,135.83	03/06/2018 Receipt #17-0122348 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$1,890.17	11/15/2016 Receipt #16-0016253 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$1,760.04	11/30/2015 Receipt #15-0036909 Print (PDF)
2014 ⓘ			
2014 Annual Bill	\$0.00	Paid \$1,063.15	11/30/2015 Receipt #15-0036909 Print (PDF)
Certificate #4475		Redeemed	11/30/2015 Face \$1,006.57, Rate 0.25%
		Paid \$1,063.15	
2013 ⓘ			
2013 Annual Bill	\$0.00	Paid \$1,075.24	11/30/2015 Receipt #15-0036909 Print (PDF)
Certificate #4362		Redeemed	11/30/2015 Face \$1,018.09, Rate 0.25%
		Paid \$1,075.24	
2012 Annual Bill ⓘ	\$0.00	Paid \$1,088.92	03/08/2013 Receipt #12-0098953 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$1,152.96	11/28/2011 Receipt #2011-9003437 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$1,347.92	11/20/2010 Receipt #2010-9014110 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$1,858.72	11/28/2009 Receipt #2009-9720210 Print (PDF)
2008 ⓘ			
2008 Annual Bill	\$0.00	Paid \$2,207.37	08/27/2009 Receipt #2008-8129438 Print (PDF)
Certificate #5315		Redeemed	08/27/2009 Face \$2,096.30, Rate 17%
		Paid \$2,207.37	
2007 ⓘ			
2007 Annual Bill	\$0.00	Paid \$2,537.60	08/28/2008 Receipt #2007-7082577 Print (PDF)
Certificate #4469		Redeemed	08/28/2008 Face \$2,410.81, Rate 6%
		Paid \$2,537.60	

2006 Annual Bill ⓘ	\$0.00	Paid \$458.67	11/28/2006	Receipt #2006-9086432	 Print (PDF)
2005 ⓘ					
2005 Annual Bill	\$0.00	Paid \$527.81	06/14/2006	Receipt #2005-5025345	 Print (PDF)
Certificate #3361		Redeemed	06/14/2006	Face \$496.72, Rate 0.25%	
		Paid \$527.81			
2004 ⓘ					
2004 Annual Bill	\$0.00	Paid \$496.29	06/14/2006	Receipt #2005-5025345	 Print (PDF)
Certificate #3720		Redeemed	06/14/2006	Face \$466.70, Rate 0.25%	
		Paid \$496.29			
2003 ⓘ					
2003 Annual Bill	\$0.00	Paid \$485.42	03/31/2006	Receipt #2005-5019526	 Print (PDF)
Certificate #3880		Redeemed	03/31/2006	Face \$456.35, Rate 0.25%	
		Paid \$485.42			
2002 Annual Bill ⓘ	\$0.00	Paid \$383.09	01/16/2003	Receipt #2002-0257239	 Print (PDF)
Total Amount Due	\$0.00				

D



Overview



Legend

- Parcels
- Lakes

Parcel ID	15780-002-000	Prop ID	91486	Owner	GAINESVILLE HOUSING MANAGEMENT AND DEVELOPMENT CORPORATION
Sec/Twp/Rng	09-10-20	Class	SINGLE FAMILY	Address	1900 SE 4TH ST
Property Address	927 SE 10TH ST		Acreage	0.36	GAINESVILLE, FL 32641
	GAINESVILLE				

District	3600 - GAINESVILLE				
Brief Tax Description	GOSS 1ST ADDN PB A-34 NE1/4 OF LOT 3 BK 2 RG 3 & S 50 FT OF NW1/4 OF LOT 3 BK 2 RG 3 OR 4394/0765				
	(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

927 SE 10th St. | Rehabilitation Scope

Project Overview

Scope of Work

- Clean and sanitize vents (vacuum and spray - consider adding UV light)
- Replace A/C unit to one that includes "Dry Mode" feature.
- Pressure wash exterior of the entire home.
- Spot repair cracked stucco.
- Paint interior and exterior of home.
- Roof repair/replacement (to be confirmed by qualified contractor)
- Foundation repairs needed.
- Replace outlets throughout the house.
- Service fire alarms.
- Replace fridge.
- Replace 30" hood.
- Resurface Tub.
- Resurface Flooring
 - Wood
 - Terrazzo
- Deep Cleaning is needed on all interior surfaces including doors and windows.

Project name: 927 SE 10 ST. GAINESVILLE, FL 32601

Project Size: 1,869.00 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 testing	1869	\$10.00			
▶ Deep Clean					included in mold remediation
Other				\$0.00	No demo
Subtotal of General Costs				\$0.00	
Exterior & Structural					
▶ Roof	1869	\$5.00		\$9,345.00	Shingle; full re-roof (+soffit)
▶ Preassure Wash				\$0.00	
Stucco				\$0.00	Spot repair.
▶ Structural Repairs at Carport				\$16,000.00	Heavy settling in South East corner observed
Other					patch hole in door
Subtotal Exterior Requirements				\$25,345.00	
Mechanical Requirement					
▶ HVAC				\$5,000.00	no complaints from resident
▶ Duct and Vents				\$0.00	Clean & sanitize
Electrical				\$0.00	replace outlets & fire alarms & exterior wire
Other					
Subtotal for Mechanical Requirements				\$5,000.00	
Interior Requirements					
<u>Insulation</u>				\$0.00	
<u>Drywall & mud (and caulking)</u>				\$0.00	Patch holes and ready for new paint
<u>Paint</u>				\$0.00	Interior & Exterior
<u>Kithcen</u>				\$2,700.00	New Appliances
<u>Bathroom</u>					
▶ Tub resurface				\$0.00	
▶ <u>Flooring</u>					
Wood	0	\$2.00		\$0.00	
Terrazzo	0	\$2.00		\$0.00	
Other misc				\$0.00	
Totals					
Grand Total				\$33,045.00	

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

Project Design



Front Elevation (West)



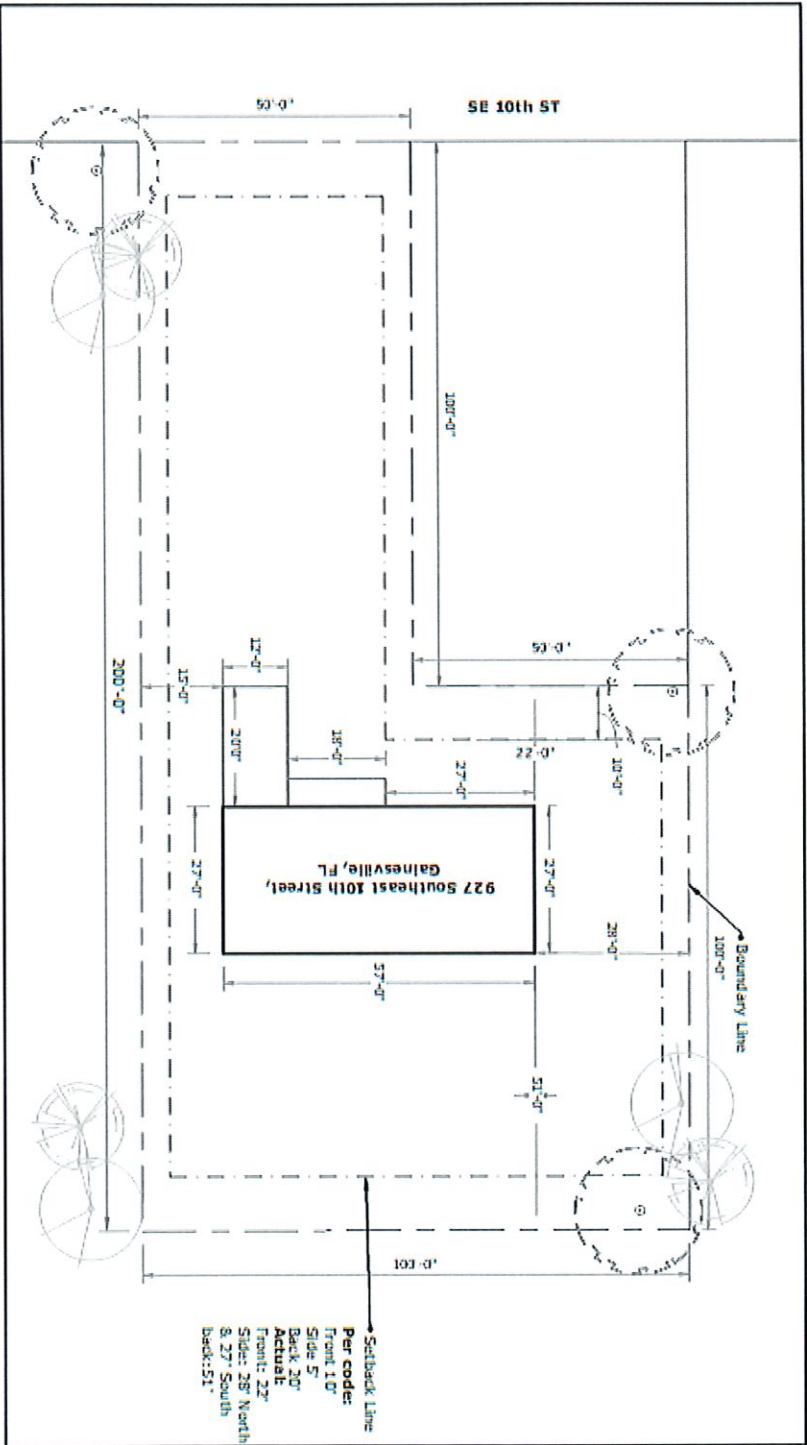
Back Elevation (East)



Side Elevation (North)

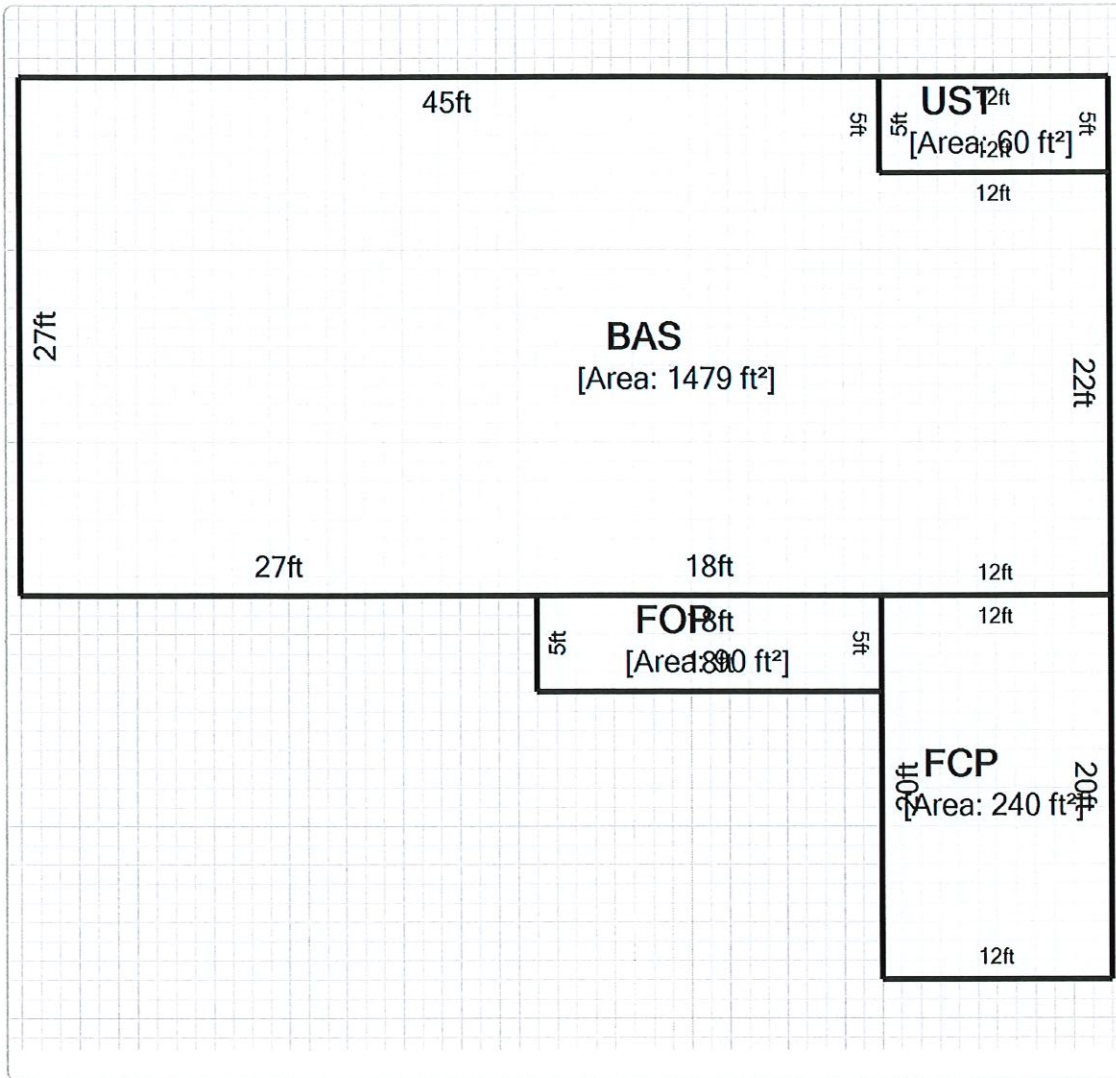


Side Elevation (South)



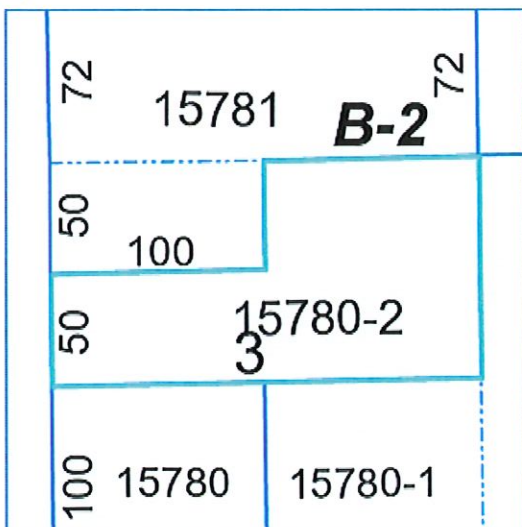
No Conceptual Drawings available as this will be a like for like replacements.

G



[Print Sketches](#)

Map



Photos

H



P 352.872.5500
F 352.872.5501
TDD 352.872.5503

1900 SE 4th Street
Gainesville, Florida 32641

Pamela E. Davis, *Executive Director*

GainesvilleHousingAuthority.org   

927 Project timeline:

Estimated start date: 6/2/25

Demo: 1 week

Structural Work: 2 weeks

MEP: 2 weeks

Interior Finishes: 2 weeks

Exterior Work: 3 weeks (simultaneous with interior work)

Punch Items: 1 weeks

Total Project Duration: 9-11 weeks

Estimated End date: 8/18/25

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



P 352.872.5500
F 352.872.5501
TDD 352.872.5503

1900 SE 4th Street
Gainesville, Florida 32641

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

L



P 352.872.5500
F 352.872.5501
TDD 352.872.5503

1900 SE 4th Street
Gainesville, Florida 32641

Pamela E. Davis, *Executive Director*

GainesvilleHousingAuthority.org   

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



P 352.872.5500
F 352.872.5501
TDD 352.872.5503

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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

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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

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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