



Department of Housing & Community Development  
Post Office Box 490—Station 22  
Gainesville, FL 32627-0490  
Ph. (352) 393-8565  
[wachteljs@gainesvillefl.gov](mailto: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](mailto: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](mailto: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:** Oakview Apartments Phase II LLC
- 2) **Organization/Business Address (City, State, Zip):** 150 Mount Vernon St Suite 500  
Boston, MA 02125
- 3) **Type of Organization/Business:**  For Profit     Non-Profit     Gov. Agency
- 4) **Incorporation Date (Month and Year):** October 22, 2022
- 5) **Estimated Budget for Current Fiscal Year:** N/A
- 6) **Number of Staff Employed (full time equivalents):** 4 FT employees split b/w Phase I and Phase II
- 7) **Years of Affordable Housing Development Experience:** 50+ years through affiliated companies
- 8) **Organization/Business Contact Person and Title:** Joseph Eddy, President of JE  
Properties LLC, Manager of Oakview Apartments  
Phase II
- 9) **Telephone:** 617-822-7450                      **Email Address:** jeddy@jeproperties.com

## Development Project Information

1. **Project Name:** Oakview Apartments Phase II
2. **Project Location/Address:** 1515 NW 10TH ST GAINESVILLE, FL 32601 & 1500 NW 12TH ST GAINESVILLE, FL 32601
3. **Project size in acres:** 5.28 acres
4. **Total number of units:** 162 units (82 new units, 80 existing units)
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 item A.**
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) 30 years**
7. **Have you completed a First Step Meeting with the City's Department of Sustainable Development?**  Yes, comments attached     Scheduled for \_\_\_\_\_  
(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:** \$43,358,719

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

**How much, on a per unit basis, for rental units?** \$9,876

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

3) **Total Project Funding Sources:**

Funding Source	Amount
Tax Credit Equity	\$11,352,514
County Workforce Housing Funds	\$6,503,808
City funds for Affordable Rental Housing - Loan	\$1,600,000
Affordable Housing Funds (Land)	\$3,180,000
SAIL Funds	\$1,000,000
ConnectFree Program	\$150,000
NOI During Construction	\$341,677
First Mortgage	\$15,724,993
Deferred Developer Fee	\$3,505,727

*(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?**

The project would need to find alternative funding. We are requesting the funds to be structured as a loan. However, if a loan is not possible, we will accept a grant.

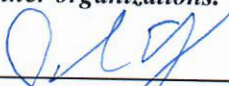
**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST**

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**  
Joseph Eddy, President JE Properties LLC, Manager of  
Oakview Apartments Phase II LLC

2/7/2025  
\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Print Name of Applicant and Title**

2/7/2025  
\_\_\_\_\_  
**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"/>



# FIRST STEP MEETING NOTES

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## First Step Meeting Notes

First Step meetings with development review staff are a free service provided by the City of Gainesville to help guide a project through the development review and permitting process. These meetings are intended to be a helpful information exchange in an informal atmosphere. If you have any questions concerning the First Step meeting or the meeting notes please call (352) 334-5023 for assistance.

<b>Project Agent or Applicant</b>	Joe Eddy
<b>Company</b>	JE Properties, Developer/Owner
<b>Email</b>	jeddy@jeproperties.com
<b>Phone Number</b>	(617) 257-1814
<b>Property Owner</b>	HORIZON SUNSET APARTMENTS LLC JE PROPERTIES LLC
<b>Property Address</b>	1515 NW 10TH ST APT N1
<b>Parcel Number(s)</b>	09640-001-000
<b>Meeting Date</b>	09/26/2022
<b>Zoning</b>	U3
<b>Enterprise Zone</b>	Yes
<b>Historic District</b>	Not in a Historic District

### City Staff Attendees

Miranda Searing, Juan Castillo, Upasana Srivastava, Rosa Trautz

### Applicant Attendees

Joe Eddy, Richard Goldthwait

### Project Description

Lot split application to subdivide parcel. Already in review under SUB22-000015, First Step required per Planner, Bedez Massey.

### Planning

Existing project under SUB22-000015

Juan questioned geometry of parcel 1? Applicant stated zoning is 20 units per acre, trying to keep as much acreage to parcel 1 as possible for development purposed and keep 2 acres for existing buildings. Major portion of parcel 2 is where buildings would be proposed (not the long skinny strip - will be green space). Have thought through separation of existing parking - will create easements if necessary. Will incorporate the additional 3 parking spaces into design.

Applicant has existing survey that will be provided.

### Public Works

### GRU - Gainesville Regional Utilitites

Utilities need to be added to survey.

**Environmental - Urban Forestry**

**Transportation and Mobility**

**Building Notes**

**Level of Review**

Lot Split

**Neighborhood Workshop Required**

No

Tab A

### **Oakview Phase II Apartments Project Summary**

Oakview Phase II Apartments is requesting a \$1,600,000 loan from the City of Gainesville at a 0.5% interest rate on a 40-year loan term, with interest payable out of free cash flow. If structuring the funds as a loan is not feasible, we will accept a grant. The funds will help to finance a 162 unit development project, which includes the construction of 82 new, one-bedroom, affordable rental units and the renovation of 80 existing, affordable rental units. The existing units include 48 (2)-bedroom units and 32 (3)-bedroom units across eight, two-story buildings, which are located on two separate parcels less than one mile from each other. Of the 80 existing units, 75 units benefit from project-based vouchers. The site is approved for the additional units through the Live Local Act, which allows additional density for affordable housing development.

The new units will consist of 70 (1)-bedroom senior units and 12 (1)-bedroom workforce housing units located within two new buildings on the site. The senior units will be situated within a new, four-story building on the .97 acre parcel adjacent to the existing Horizon House Apartments, which JE Properties currently owns and manages. The remaining 12 units will be housed within a new, three-story building, which will be situated on the site of the existing Horizon House Apartments.

The new project will consist of an elevated building and benefit from a new community room, computer room, new fitness room, on-site management office, in-unit laundry, outdoor space, and a resident service coordinator. The full-time resident services coordinator will organize activities and services for the residents. Oakview Apartments will be fully ADA compliant.

The proposed project is located near many job opportunities, services, and public transportation. Within three blocks (approximately 0.25 miles) of the project, there is a Walgreens, a CVS, a Starbucks, a doctor's office, a dental office, a VA Mental Health clinic, a physical therapist, a non-profit employment service, a preschool, a daycare, a bank, 2 law offices, a bicycle store, a gas station, an ice cream parlor, a sporting goods store, a computer repair store, dog grooming, a barbershop, 3 hair salons, a convenience store, any many other retailers and offices. Also, two blocks away is the Gainesville High School. Three blocks away are two bus stops. The #8 bus goes to the University of Florida about a mile away as well as Shands and a Walmart. The #6 bus goes to downtown about 1.5 miles away as well as a Walmart. Winn-Dixie and Eastern Market are about 0.8 miles away (4 bus stops) and Publix is about 1 mile away (5 bus stops). There is also a Publix 0.7 miles away on NW 14th Ave and N Main Street. The family poverty rate in the census tract is 6.0% according to the US Census Bureau.

# PURCHASE AND SALE AGREEMENT

## (Oakview Apartments Phase II)

THIS PURCHASE AND SALE AGREEMENT (this “Agreement”) is made as of February 1, 2025, by and between Horizon Sunset Apartments LLC, a Florida limited liability company (“Seller”) and Oakview Apartments Phase II LLC, a Florida limited liability company (together with its nominee, “Buyer”).

In consideration of the mutual covenants and representations herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

### 1. PURCHASE AND SALE

1.1 Purchase and Sale. Subject to the terms and conditions of this Agreement, Seller hereby agrees to sell, convey and deliver to Buyer, and Buyer hereby agrees to purchase and accept from Seller, a portion of property commonly known as “Residences at Oakview,” located in Gainesville, FL (the “Property”), which consists of:

- (a) Improvements. All improvements located on the Exhibit (the “Improvements”).
- (b) Leases and Contracts. All leases (the “Leases”) relating to the Property, and, to the extent assignable without the consent of third parties, all the contracts, including any solar power related agreements (the “Contracts”).
- (c) Fixtures, Personal Property and Intangible Property. All appliances, fixtures, equipment, machinery, furniture, carpet, drapes and other personal property, if any, owned by the Seller and located on or about the Land and the Improvements (the “Personal Property”).
- (d) Intangible Property. To the extent assignable without the consent of third parties, all intangible property (the “Intangible Property”), if any, owned by the Seller and pertaining to the Land, the Improvements or the Personal Property.

### 2. PURCHASE PRICE

2.1 Purchase Price. The purchase price (the “Purchase Price”) for the Property shall be \$12,864,275. The Purchase Price may be subject to change based on timing of the Closing and the actual operational account of the Property needed to reimburse the Seller for any loans or over drafted operating accounts made. Seller



makes no representation or warranty whatsoever to Buyer regarding whether any of the existing indebtedness is assumable by Buyer. Other than any existing indebtedness assumed by Buyer, the Purchase Price will be paid in cash.

### 3. CONDITIONS TO CLOSING

- 3.1 Inspection. Buyer shall have the right to conduct physical inspections of the Property.
- 3.2 Financing. Buyer's obligations are contingent upon Buyer obtaining financing, a tax credit allocation, and other sources of capital, in amounts and on terms suitable to Buyer in Buyer's sole determination for Buyer's acquisition and redevelopment of the Property.
- 3.3 Consent. Seller's obligations are contingent upon Seller obtaining all requisite approvals and consents to the sale of the Property including without limitation approvals, if any, needed from the Seller's investor limited partners.
- 3.4 Buyer's Representations and Warranties. As a condition to the Closing, Buyer represents and warrants to Seller that the following are true, accurate and complete as of the date of this Agreement and will be true, accurate and complete as of the Closing Date:
  - (a) Buyer is duly organized, validly existing and in good standing under the laws of the state of its formation.
  - (b) Buyer has the full power and authority to execute, deliver and perform its obligations under this Agreement.
  - (c) This Agreement and all agreements, instruments and documents herein provided to be executed by Buyer are, and as of the Closing will be, duly authorized, executed and delivered by and are and will be binding upon Buyer.
- 3.5 Seller's Representations and Warranties. As a condition to the Closing, Seller represents and warrants to Buyer that the following are true, accurate and complete as of the date of this Agreement and will be true, accurate and complete as of the Closing Date:
  - (a) The Seller is duly organized, validly existing and in good standing under the laws of the state of its formation.
  - (b) Subject to receipt of the consents referenced to in Section 3.3, Seller has the full power and authority to execute, deliver and perform its obligations under this Agreement.

- (c) This Agreement and all agreements, instruments and documents herein provided to be executed by Seller are, and as of the Closing, will be duly authorized, executed and delivered by and are and will be binding upon Seller.

3.6 Deliveries. Each party's obligation to close the purchase and sale contemplated by this Agreement is further conditioned upon the other party delivering at the Closing the items described in Section 4.3 (as to Seller) or Section 4.4 (as to Buyer).

#### 4. CLOSING

4.1 Closing. The Closing (the "Closing") shall occur on or before January 31, 2026 (the "Closing Date") at the offices of Buyer's counsel, unless the parties mutually agree in writing upon another place, time or date. The Buyer shall have the right to extend the Closing Date 90 days.

4.2 Prorations and Reserve Accounts. Provided consent is received from HUD and FL Housing (if required), all the reserve accounts maintained for the Property will remain with the Seller. There will be a rental, tax or tax abatement, insurance reimbursement, expense and contract prorations at closing as well as a true up 120 days after closing. All security deposits held by Seller at the time of Closing on account of tenants/occupants will be transferred to Buyer at the Closing.

Buyer shall be entitled to all tax abatements and insurance reimbursements received on or after the date of Closing.

4.3 Seller's Deliveries at Closing. At the Closing, Seller shall deliver, at Buyer's cost, the following:

- (a) Deed. A deed (the "Deed"), duly authorized and executed, transferring all of Seller's right, title and interest in the Property to Buyer and conforming in all respects to the applicable laws of Massachusetts.
- (b) Evidence of Authority. Such organizational and authorizing documents of Seller as shall be reasonably required by Buyer (or its lenders) to evidence Seller's authority to consummate the transactions contemplated by this Agreement, including but not limited to consents required under the Seller's partnership agreement as well as such other third-party consents as are reasonably required by Buyer or its lenders.
- (c) Foreign Person. A certification of Seller certifying that Seller is not a "foreign person".

- (d) Books and Records. All books and records held at the Property or with the Property's management agent by or for the account of Seller (other than any privileged, priority or confidential records) including, without limitation, partnership documents, plans and specifications, and all Leases or other documents relating to the Leases.
  - (e) Assignment and Assumption Agreements. Duly executed assignment and assumption agreements with respect to all assumed debt, in form and content satisfactory in all respects to Buyer, its counsel, and all lenders.
- 4.4 Buyer's Deliveries at Closing. At the Closing or as otherwise provided herein, Buyer shall deliver to Seller, the following:
- (a) Purchase Price. Any cash balance of the Purchase Price due to Seller, by wire transfer of immediately available funds delivered at Closing.
  - (b) Assignment and Assumption Agreements. Duly executed assignment and assumption agreements with respect to any assumed debt, in form and content satisfactory in all respects to Seller and its counsel and all lenders.
- 4.5 Reserve Accounts. Subject to above, all reserve accounts maintained for the Property shall remain with the Seller.

## 5. REMEDIES

- 5.1 Remedies. If Buyer materially defaults in its obligations under this Agreement and the Closing does not occur, then Seller shall be entitled to the Deposit as liquidated damages, the parties agreeing that the damage to Seller resulting from such a default would be difficult to calculate. If Seller materially defaults in its obligations under this Agreement and the Closing does not occur, Buyer shall be entitled to a return of the Deposit and shall be entitled to seek any remedy against Seller, including the remedy of specific performance, the parties agreeing that damages would not be a sufficient remedy for Buyer. If any condition to a party's obligation to close this transaction is not satisfied and the Closing does not occur, then the Deposit shall be returned to Buyer and neither party shall have any further liability to the other unless the failure of a condition to be satisfied is the result of the material default by the other party.

## 6. MISCELLANEOUS

- 6.1 Real Estate Commissions. Neither Seller nor Buyer has authorized any broker or finder to act on its behalf in connection with the sale of the Property hereunder, and neither Seller nor Buyer has dealt with any broker or finder purporting to act on behalf of any other party.
- 6.2 Time of Essence. Time is of the essence of this Agreement; however, if the final date of any period which is set out in any provision of this Agreement falls on a Saturday, Sunday or legal holiday under the laws of the United States or Massachusetts, then, in such event, the time of such period shall be extended to the next business day.
- 6.3 Facsimile Deemed Original. This Agreement, and any amendment hereto, may be executed and distributed by electronic means and a fully executed copy of this Agreement executed with electronic signatures shall be deemed an original for all purposes.
- 6.4 Multiple Counterparts. This Agreement may be executed in a number of identical counterparts, each of which, taken together, shall constitute collectively one (1) agreement; in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart containing each party's signature.
- 6.5 Severability. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never been a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provision or by its severance from this Agreement.
- 6.6 Successors and Assigns, Assignment. This Agreement shall bind and inure to the benefit of Seller and Buyer and their respective successors and permitted assigns. Buyer may assign its rights under this Agreement, at or before the Closing, to a nominee, provided that such assignment does not violate the terms of any consent to this transaction previously obtained by Seller. Buyer shall give written notice of such nominee to Seller, together with any reasonable evidence of affiliation requested by Seller, a minimum of two (2) days prior to Closing.
- 6.7 Limitation of Liability. No present or future partner (whether general or limited), director, officer, shareholder, manager, member, employee, advisor, agent, attorney, asset manager, or subasset manager of or in Seller shall have any personal liability, directly or indirectly, under or in connection with this Agreement or any agreement made or entered into under or in connection with the provisions of this Agreement, or any amendment or amendments to any of the

foregoing made at any time or times, heretofore or hereafter. No present or future partner (whether general or limited), manager, member officer, director, shareholder, trustee, beneficiary, employee or agent of any entity which is Buyer or holds any interest in Buyer or is involved at any tier or level of Buyer's ownership structure shall have any personal liability, direct or indirect, under or in connection with this Agreement, or any agreement made or entered into in connection with this Agreement, or any amendments to any of the foregoing.

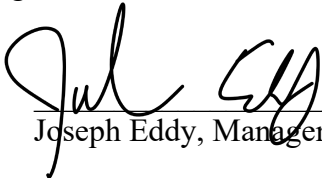
- 6.8 Governing Law. This Agreement shall be governed by the laws of the Commonwealth of Massachusetts and the laws of the United States.
- 6.9 Jurisdiction and Venue. Each party hereby consents to the jurisdiction of any state or federal court located within the State of Florida, waives personal service of any and all process upon it, consents to service of process by registered mail directed to the party at its current business address, and acknowledges that service so made shall be deemed to be completed upon actual delivery (whether accepted or refused) thereof. In addition, each party consents and agrees that venue of any action instituted under this Agreement shall be proper in the State of Florida and hereby waives any objection to venue.
- 6.10 Entire Agreement. This Agreement embodies the entire agreement between the parties relative to the subject matter hereof, and there are no oral or written agreements between the parties, nor any representations made by either party relative to the subject matter hereof, which are not expressly set forth herein.
- 6.11 Amendment. This Agreement may be amended only by a written instrument executed by Seller and Buyer.
- 6.12 Headings. The captions and headings used in this Agreement are for convenience only and do not in any way limit, amplify, or otherwise modify the provisions of this Agreement.



IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date set forth below.

SELLER:  
Horizon Sunset Apartments LLC

By: JE Properties LLC  
Its: Manager

By:   
Joseph Eddy, Manager

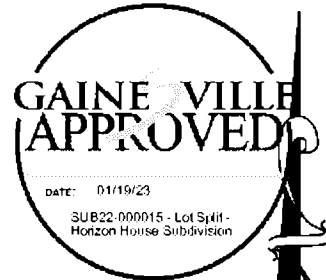
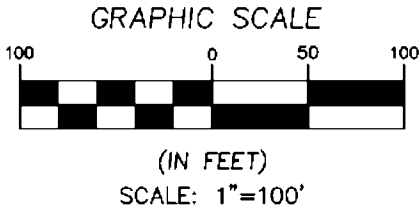
BUYER:  
Oakview Apartments Phase II LLC

By: JE Properties LLC  
Its: Manager

By:   
Name: Joseph Eddy, Manager

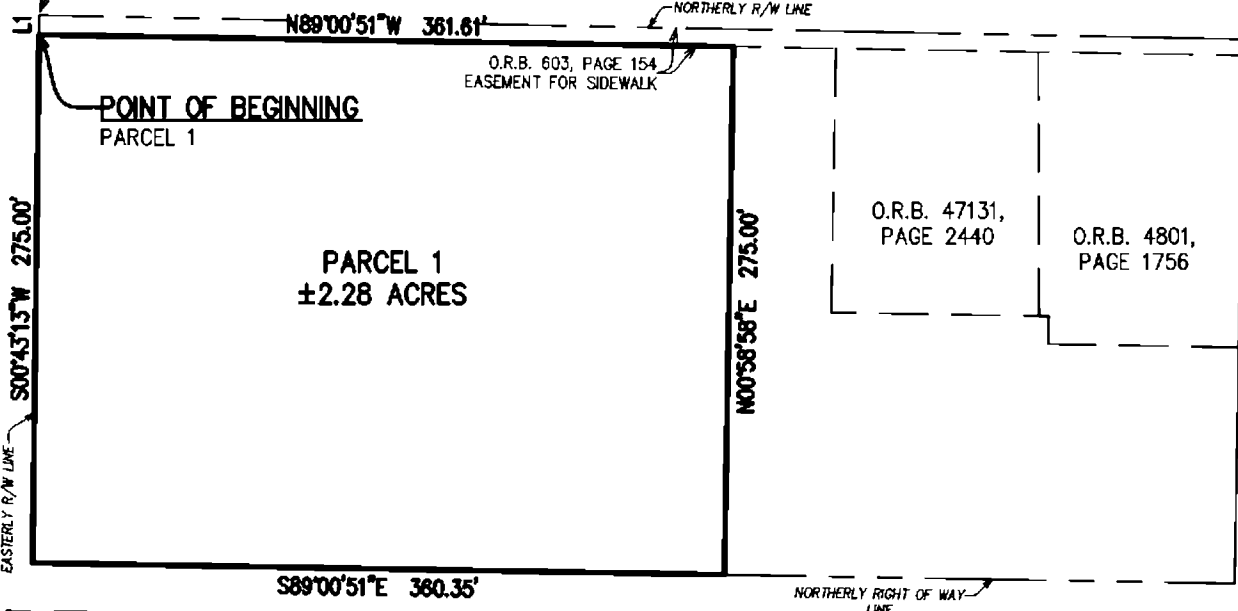
**MAP SHOWING SKETCH AND DESCRIPTION OF**

A PORTION OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA,



POINT OF REFERENCE  
 PARCEL 1

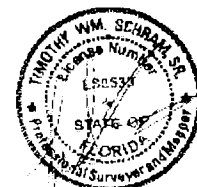
N.W. 16TH AVENUE - (50' R/W)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.14'	S00°43'13"W

NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION LOCATED OR SHOWN.
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
6. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.



Digitally signed by Timothy W Schram  
 DN: C=US, O=Florida,  
 dnQualifier=A01410D0000017F2716B1  
 110015EB34, CN=Timothy W Schram  
 Reason: I hereby certify the herein  
 Sketch & Description and have placed  
 my electronic seal and signature in  
 accordance with the regulatory  
 requirements of FL Administrative Code  
 Section 5J-17.062.  
 Location: The seal appearing on this  
 document was authorized by Timothy  
 W. Schram, P.S.M. 6533 on  
 Date: 2023.01.06 08:52:25-05'00'  
 Foxit PDF Editor Version: 11.2.3

SHEET 1 OF 2  
 SEE SHEET 2 FOR LEGAL DESCRIPTION  
 (NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.  
 Date of Survey: NOVEMBER 11, 2022 Drafted By: RLH  
 Survey Scale: 1"=100 Reviewed By: DNS  
 C.O.A. No.: LB 1704 Project No. NA

Professional Surveyor and Mapper No. 6533, State of Florida  
**TIMOTHY W. SCHRAM, SR.**  
 SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

# MAP SHOWING SKETCH AND DESCRIPTION OF

**GAINESVILLE  
APPROVED**

DATE: 01/19/23

SUB22-000015 - Lot Split -  
Horizon House Subdivision

## PARCEL 1

A PORTION OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 16TH AVENUE, A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 10TH STREET, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 00° 43' 13" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST 10TH STREET, A DISTANCE OF 10.14 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE SOUTH 00° 43' 13" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST 10TH STREET, A DISTANCE OF 275.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 15TH AVENUE, A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 89° 00' 51" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 360.35 FEET; THENCE DEPART NORTHERLY RIGHT-OF-WAY LINE NORTH 00° 58' 58" EAST, A DISTANCE OF 275.00 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 603, PAGE 154 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 00' 51" WEST ALONG LAST SAID SOUTH LINE, A DISTANCE OF 361.61 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 2.28 ACRES MORE OR LESS.



Surveyed and Prepared By:  
**RICHARD P.  
CLARSON AND ASSOCIATES, INC.**

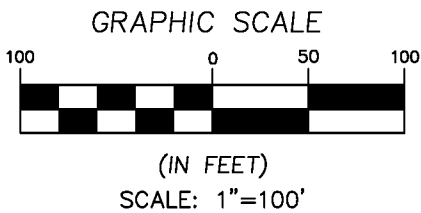
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

SHEET 2 OF 2  
SEE SHEET 1 FOR SKETCH  
(NOT VALID WITHOUT ALL SHEETS)

# MAP SHOWING SKETCH AND DESCRIPTION OF

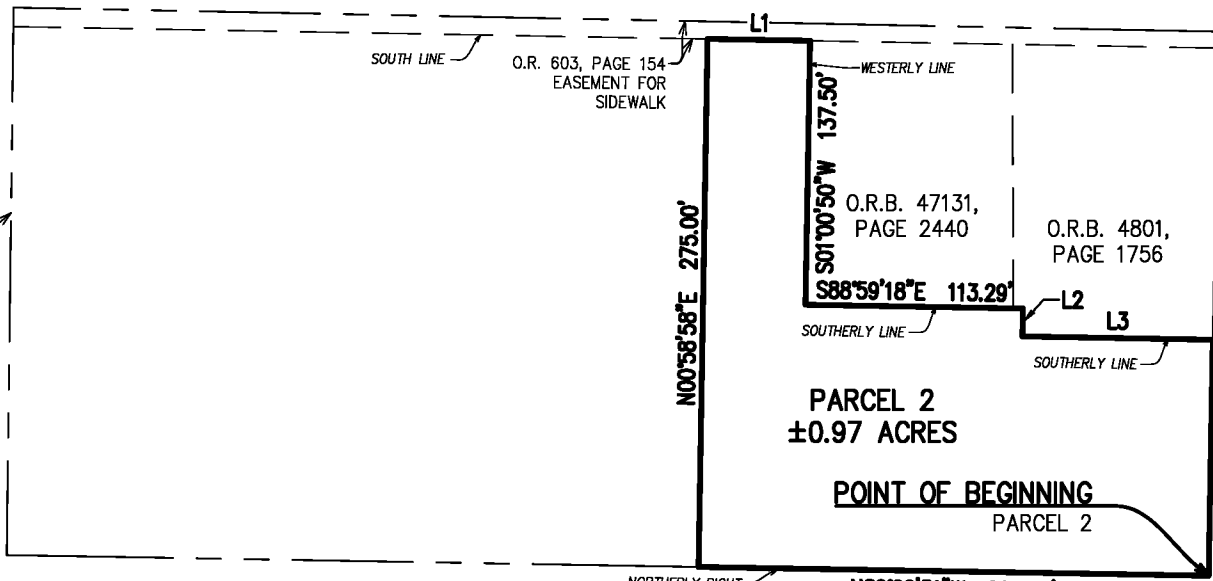
A PORTION OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



N.W. 16TH AVENUE - (50' R/W)

N.W. 10TH STREET - (60' R/W)

N.W. 8TH STREET - (60' R/W)

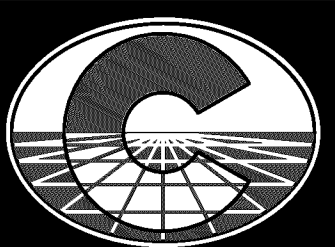


N.W. 15TH AVENUE - (50' R/W)

**NOTES:**

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION LOCATED OR SHOWN.
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
6. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	53.39'	S89°00'51"E
L2	14.45'	S00°52'40"W
L3	99.19'	S88°59'25"E



Surveyed and Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 Website: clarsonfl.com

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I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: NOVEMBER 11, 2022 Drafted By: RLH  
 Survey Scale: 1"=100 Reviewed By: DNS  
 C.O.A. No.: LB 1704 Project No. NA

Professional Surveyor and Mapper No. 6533, State of Florida  
**TIMOTHY W. SCHRAM, SR.**  
 SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

# MAP SHOWING SKETCH AND DESCRIPTION OF PARCEL

PARCEL 2

GAINESVILLE  
APPROVED

DATE: 01/19/23

SUB22-000015 - Lot Split -  
Horizon House Subdivision

A PORTION OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 15TH AVENUE, A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 8TH STREET, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89° 00' 51" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST 15TH AVENUE, A DISTANCE OF 265.77 FEET; THENCE DEPART NORTHERLY RIGHT-OF-WAY LINE NORTH 00° 58' 58" EAST, A DISTANCE OF 275.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 603, PAGE 154 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 00' 51" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 53.39 FEET, TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 2440 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01° 00' 50" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 137.50 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88° 59' 18" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 113.29 FEET; THENCE SOUTH 00° 52' 40" WEST, A DISTANCE OF 14.45 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4801, PAGE 1756 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88° 59' 25" EAST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 99.19 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST 8TH STREET; THENCE SOUTH 01° 00' 25" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 0.97 ACRES MORE OR LESS.



Surveyed and Prepared By:  
**RICHARD P.  
CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -



Prepared By, Record and Return To:  
Brooke R. Perlyn, Esq.  
Stearns Weaver Miller Weissler Alhadeff  
& Sitterson, P.A.  
150 West Flagler Street, Suite 2200  
Miami, FL 33130

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 3471715      3    PG(S)**  
2/7/2023 12:33 PM  
BOOK 5069      PAGE 140  
J.K. JESS IRBY, ESQ.  
Clerk of the Court, Alachua County, Florida  
ERECORDED      Receipt # 1129353  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$1,303.40  
Intang. Tax: \$0.00

(Space reserved for Clerk of Court)

## **SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 7<sup>th</sup> day of February, 2023, between **HORIZON SUNSET APARTMENTS LLC**, a Florida limited liability company (the “**Grantor**”), having an address at 150 Mount Vernon Street, Boston, MA 02125 and **OAKVIEW APARTMENTS PHASE II LLC**, a Florida limited liability company (the “**Grantee**”), whose mailing address is 150 Mount Vernon Street, Boston, MA 02125.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), to the Grantor in hand paid by the Grantee and other good and valuable consideration, the receipt whereof is hereby acknowledged, has, subject to the matters set forth herein below, granted, bargained, sold, remised, released, conveyed and confirmed to the Grantee and the Grantee’s successors and assigns forever, the following described land situate, lying and being in Alachua County, Florida, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

SUBJECT TO zoning, subdivision, land use and other laws, regulations or ordinances applicable to the Property without intending to re-impose the same; any recorded easements, covenants, restrictions, reservations, limitations and conditions without intending to reimpose the same; matters which would be disclosed by an inspection or a survey of the Property; rights of tenant(s) in possession, if any, under lease(s) not recorded in the public records; and real property taxes for the year 2023 and subsequent years.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PORTION OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 15TH AVENUE, A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 8TH STREET, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89° 00' 51" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST 15TH AVENUE, A DISTANCE OF 265.77 FEET; THENCE DEPART NORTHERLY RIGHT-OF-WAY LINE NORTH 00° 58' 58" EAST, A DISTANCE OF 275.00 FEET TO A POINT ON THE SOUTHERLY LINE OF AN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 603, PAGE 154 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 00' 51" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 53.39 FEET, TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 2440 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01° 00' 50" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 137.50 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88° 59' 18" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 113.29 FEET; THENCE SOUTH 00° 52' 40" WEST, A DISTANCE OF 14.45 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4801, PAGE 1756 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88° 59' 25" EAST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 99.19 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST 8TH STREET; THENCE SOUTH 01° 00' 25" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.



2024 REAL ESTATE TRIM NOTICE

NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS ALACHUA COUNTY TAXING AUTHORITIES

DO NOT PAY THIS IS NOT A BILL

Site Address: 1515 NW 10TH ST GAINESVILLE, FL 32601



Prop ID: 80229

TAX CODE: 3600

Geo ID: 09640-001-000

HORIZON SUNSET APARTMENTS LLC
JE PROPERTIES LLC
150 MOUNT VERNON ST STE 500
BOSTON, MA 02125

Legal Description of Property: J B BAILEY ESTATE DB K-203 N1/2 OF LOT 9 LESS N 152 FT OF E 99.16 FT & LESS LOT 105 FT E & W BY 137.5 FT N & S AS PER OR 361/501 & LESS A STRIP 5 FT E & W BY 137.5 FT N & S AS PER OR 361/499 (LESS COM INT N R/W NW 15TH AVE & W R/W NW 8TH ST POB N 89 DEG

Table with 8 columns: TAXING AUTHORITY, PRIOR (2023) TAXABLE VALUE, YOUR FINAL TAX RATE AND TAXES LAST YEAR (2023), CURRENT (2024) TAXABLE VALUE, YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE, YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE. Rows include County, School, Municipality, Water Management District, and Independent Special District.

Table with 4 columns: MARKET VALUE, ASSESSED VALUE APPLIES TO SCHOOL MILLAGE, ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE. Rows for PRIOR YEAR (2023) and CURRENT YEAR (2024).

Table with 4 columns: Applied Assessment Reductions, Applies To, Prior Value (2023), Current Value (2024). Rows include Save Our Homes, 10% Cap on Non-Homestead, Agricultural Classification, and Other.

Table with 4 columns: Exemptions, Applies To, Prior Value (2023), Current Value (2024). Rows include FIRST HOMESTEAD, ADDITIONAL HOMESTEAD, SENIOR HOMESTEAD EXEMPTION, SENIOR EXEMPTION, WIDOW/WIDOWER, DISABILITY, VETERANS, CONSERVATION, and OTHER.

If you feel that the market value of your property is inaccurate or does not reflect fair market value as of January 1, 2024, or if you are entitled to an exemption or classification that is not reflected above, please contact the ALACHUA COUNTY PROPERTY APPRAISER at:

515 N Main St. Suite 200, Gainesville, FL 32601. 352-374-5230

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for an adjustment with the Value Adjustment Board. Petition forms are available from the Property Appraiser and must be filed on or before September 13, 2024 5:00pm.

SEE REVERSE SIDE FOR NON-ADVALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE

## Alachua County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
<b>County</b> COUNTY GENERAL	September 10, 2024 at 5:01 PM 12 SE 1st St, County Admin, 2nd Floor 352-374-5262
<b>School</b> BY STATE LAW BY LOCAL BOARD	September 11, 2024 at 5:30 PM 620 E University Ave. 352-955-7559 September 11, 2024 at 5:30 PM 620 E University Ave. 352-955-7559
<b>Municipality</b> GAINESVILLE	September 12, 2024 at 5:30 PM City Hall, 200 E University Ave. 352-334-5034
<b>Water Management District</b> ST JOHN'S WATER	September 4, 2024 at 5:05 PM Dist HQ Palatka, 4049 Reid St. 386-329-4500
<b>Independent Special District</b> LIBRARY CHILDREN'S TRUST	September 12, 2024 at 5:15 PM Room A, 401 E University Ave. 352-334-3900 September 9, 2024 at 5:01 PM 12 SE 1st St 352-374-1830

**YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.**

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT
	Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.			
COMM COL RES	Solid Waste	40.00	25.2700	1010.80
City of Gainesville	Fire Assessment for Commercial Sq. Ft.	1448	0.1156	167.39
City of Gainesville	Fire Assessment for Multi-Family Residential Sq. Ft.	42296	0.087	3679.75
<b>TOTAL ASSESSMENTS</b>				4857.94

### EXPLANATION OF "TAXING AUTHORITY TAX INFORMATION" SECTION

**COLUMN 1 - "PRIOR TAXABLE VALUE"**

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

**COLUMN 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"**

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

**COLUMN 4 - "YOUR CURRENT TAXABLE VALUE"**

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current year taxable values are as of January 1, 2024.

**COLUMN 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"**

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

**COLUMN 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"**

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

### EXPLANATION OF "PROPERTY APPRAISER VALUE INFORMATION" SECTION

**MARKET (JUST) VALUE** - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE** - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification.

If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**APPLIED ASSESSMENT REDUCTION** - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS** - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority.

**TAXABLE VALUE** - Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

For more information concerning this Notice of Proposed Property Taxes please visit our website at [www.acpafi.org](http://www.acpafi.org)





2024 REAL ESTATE TRIM NOTICE

NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS ALACHUA COUNTY TAXING AUTHORITIES

DO NOT PAY THIS IS NOT A BILL



Prop ID: 80101

TAX CODE: 3600

Site Address:

1500 NW 12TH ST GAINESVILLE, FL 32601

Geo ID:

09542-003-000

HORIZON SUNSET APARTMENTS LLC
JE PROPERTIES LLC
150 MOUNT VERNON ST STE 500
BOSTON, MA 02125

Legal Description of Property:

J B BAILEY EST DB K-203 S 295.64 FT OF N 473.64 FT OF E 299.26 FT OF E 1/2 OF LOT 3 OR 4962/1609

Table with 8 columns: TAXING AUTHORITY, PRIOR (2023) TAXABLE VALUE, YOUR FINAL TAX RATE AND TAXES LAST YEAR (2023), CURRENT (2024) TAXABLE VALUE, YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE, YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE. Rows include County, School, Municipality, Water Management District, and Independent Special District.

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515 N Main St. Suite 200, Gainesville, FL 32601. 352-374-5230

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SEE REVERSE SIDE FOR NON-ADVALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE

## Alachua County Notice of Proposed Property Taxes

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TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
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BY LOCAL BOARD	September 11, 2024 at 5:30 PM 620 E University Ave. 352-955-7559
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<b>Independent Special District</b> LIBRARY	September 12, 2024 at 5:15 PM Room A, 401 E University Ave. 352-334-3900
CHILDREN'S TRUST	September 9, 2024 at 5:01 PM 12 SE 1st St 352-374-1830

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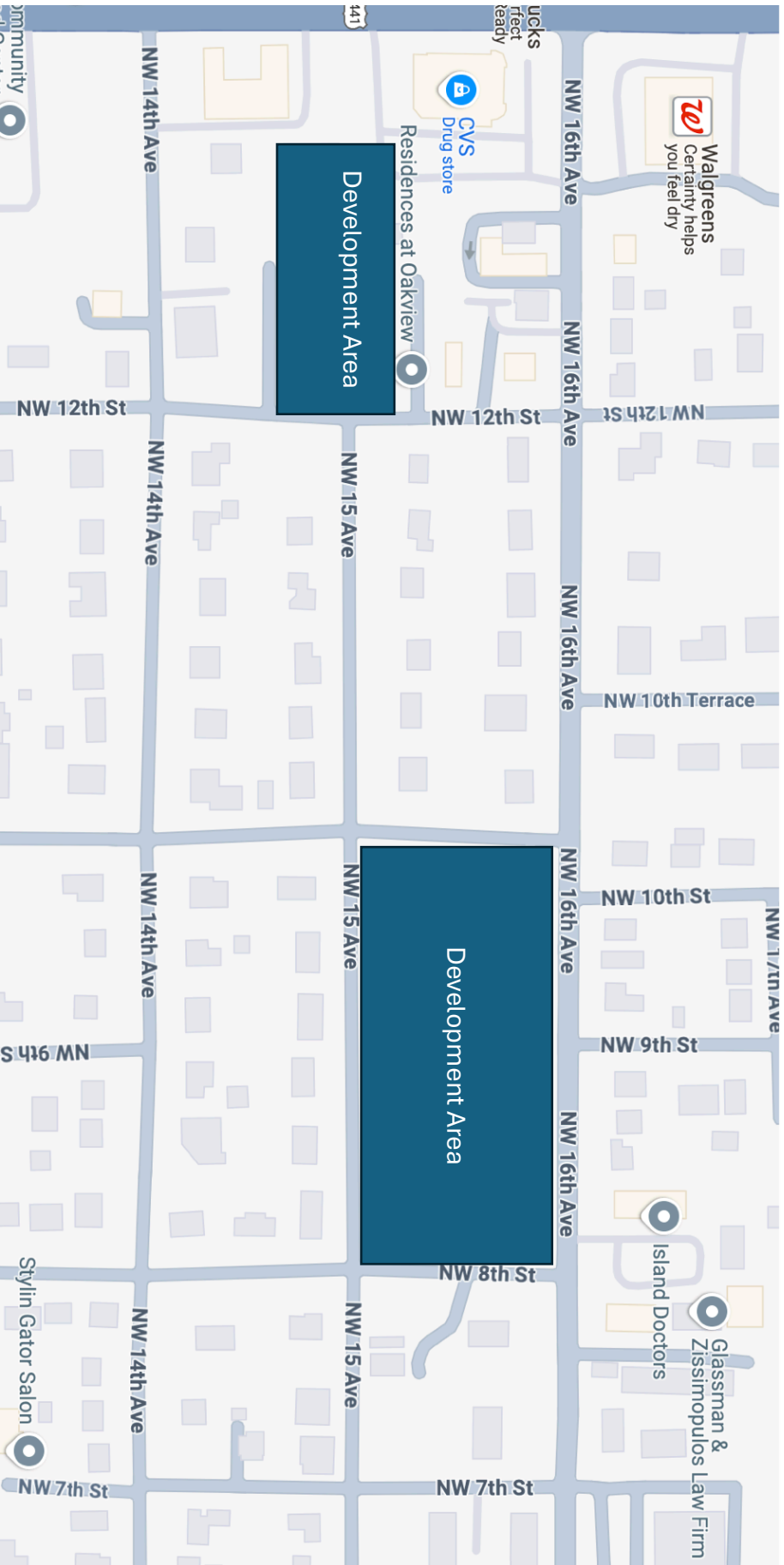
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COMM COL RES	Solid Waste	40.00	25.2700	1010.80
City of Gainesville	Fire Assessment for Multi-Family Residential Sq. Ft.	42000	0.087	3654.0
<b>TOTAL ASSESSMENTS</b>				4664.80

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<b>COLUMN 1 - "PRIOR TAXABLE VALUE"</b> This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.
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<b>MARKET (JUST) VALUE</b> - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.
<b>ASSESSED VALUE</b> - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.
<b>APPLIED ASSESSMENT REDUCTION</b> - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.
<b>EXEMPTIONS</b> - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority.
<b>TAXABLE VALUE</b> - Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

For more information concerning this Notice of Proposed Property Taxes please visit our website at [www.acpafil.org](http://www.acpafil.org)

Tab D  
Map of Proposed Development Area



Oakview Phase II Apartments  
 JE Properties  
 162 units

DEVELOPMENT BUDGET  
 Years in Construction

1.25

Acquisition Cost					\$14,264,275	
Direct Construction						
Description	Units		@	Amount	4% Depr. Basis	Eligible 4% Acq. Basis
Total Direct Construction Costs (Ground up)	82	\$	174,537	\$14,312,000		
Rehab	80	\$	10,000	\$800,000		
<b>Direct Construction Costs</b>		\$	93,284	\$15,112,000	\$14,809,760	
<b>Other Direct Costs</b>						
Landscape/Hardscape				\$50,000		
Site work (includes site prep and cleanup)				\$20,000	\$10,000	
Environmental/Land				\$20,000	\$15,000	
Subtotal- Other costs		\$	556	\$90,000	\$25,000	
<b>Total Direct Construction Costs</b>		\$	93,840	\$15,202,000	\$14,834,760	
Gen. Conditions, Overhead, & Profit	14.0%	\$	13,138	\$2,128,280	\$2,106,997	
<b>Total Construction Costs</b>		\$	106,977	\$17,330,280	\$16,941,757	97.8%
Contingency	7.5%	proj cost (less builder fees)		\$1,140,150	\$1,026,135	
<b>GRAND TOTAL</b>		\$	114,015	\$18,470,430	\$17,967,892	97.3%

General Development Costs						
Item				Amount	4% Rehab Basis	Eligible 4% Acq Basis
Architecture & Engineering	2.89% const.			\$500,000	\$495,000	
Surveys/Borings				\$25,000	\$21,250	
P&P Bond Premium				\$113,340	\$112,207	
Environmental & Energy Efficiency				\$15,000	\$12,750	
Property Conditions Assessment + Inspecting engineer	const.			\$25,000	\$24,750	
Legal				\$0	\$0	
	Construction/Bonds			\$250,000	\$247,500	\$0
	Organization			\$100,000	\$0	
	Other			\$0	\$0	
Builders Risk				\$246,000	\$243,540	
Relocation	\$5,000		40	\$200,000	\$0	
Title Insurance				\$15,000	\$0	\$11,250
Building Permit				\$125,000	\$118,750	
Accounting & Cost Cert.				\$40,000	\$30,000	\$5,000
FF & E				\$200,000	\$50,000	
Real Estate Taxes				\$0	\$0	
Appraisal				\$25,000	\$12,500	\$12,500
Security	\$	1,000.00 per month		\$18,000	\$13,500	
Construction Interest	18 months (14 m const, 4 lease up)	6.50%	\$	-	\$1,415,023	\$1,273,521
Application Fees				\$25,000	\$0	
Financing Fees					\$0	
	LIHTC Allocation Fee	7.0% award		\$67,001	\$0	
	Bond Fees	2.5%		\$393,125	\$0	
	Construction	1.0% loan		\$223,278	\$0	
	Loan Due Diligence/Legal/3rd Party R		0%	\$15,000	\$0	
Syndicator Due Diligence Costs/Fees	0.0%			\$15,000	\$0	
Permits and Fees				\$75,000	\$56,250	
Operating Loss/Development Period Extrordinary				\$0	\$0	
<b>SUBTOTAL</b>				\$4,125,768	\$2,711,518	\$28,750
Soft Cost Contingency			5.00%	\$206,288	\$0	\$0
<b>TOTAL SOFT COSTS</b>				\$4,332,056	\$2,711,518	\$28,750
Developer Overhead				\$0	\$0	\$0
Developer Fee				\$4,849,694	\$4,849,694	\$0
<b>TOTAL DEVELOPER OVERHEAD &amp; FEE</b>				\$4,849,694	\$4,849,694	\$0
Capitalized Reserves						
	Working Capital	6.00 Months		\$1,280,264	\$0	
	Operating			\$0	\$0	
	Replacement			\$162,000	\$0	
<b>TOTAL RESERVES</b>				\$1,442,264	\$0	\$0
<b>TOTAL GEN. DEVELOP. COSTS</b>				\$10,624,014	\$7,561,211	\$28,750







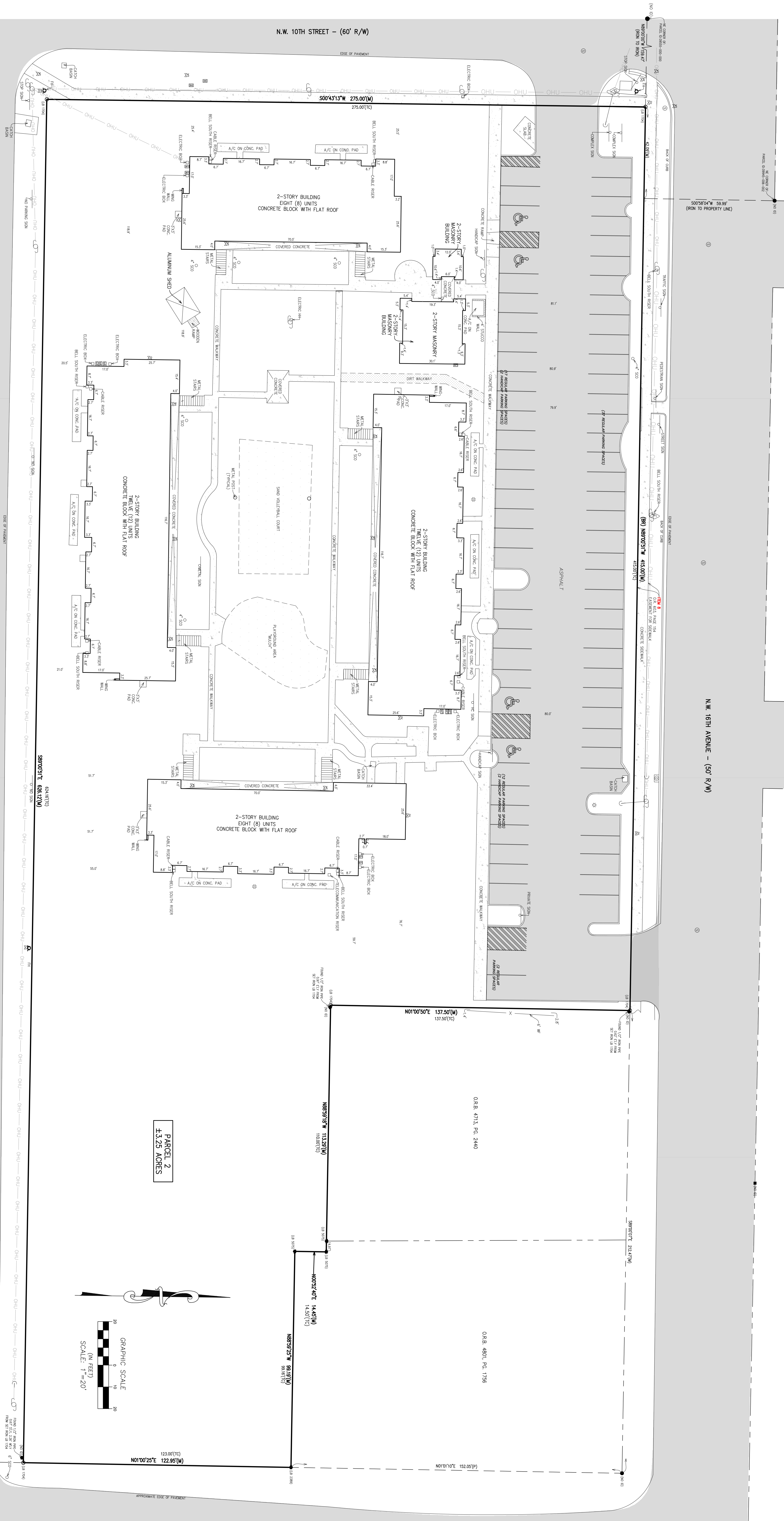
N.W. 10TH STREET - (60' R/W)

N.W. 16TH AVENUE - (50' R/W)

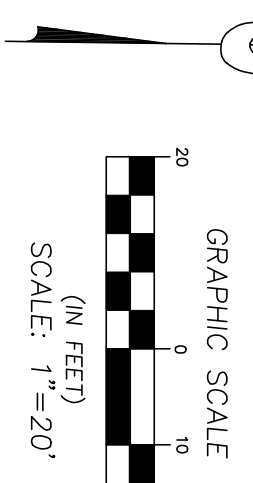
N.W. 15TH AVENUE - (50' R/W)

N.W. 8TH STREET - (60' R/W)

N.W. 15TH AVENUE - (50' R/W)

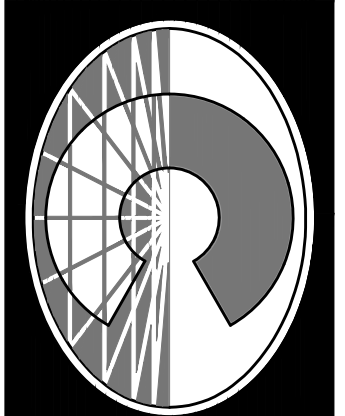


PARCEL 2  
4.325 ACRES



GRAPHIC SCALE  
(IN FEET)  
SCALE: 1"=20'

SHEET 1 OF 2  
(SEE SHEET 1 FOR PARCEL 1 AND TITLE INFORMATION)  
THIS SURVEY IS NOT VALID WITHOUT ALL SHEETS.



Surveyed and Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 Website: clarson.com

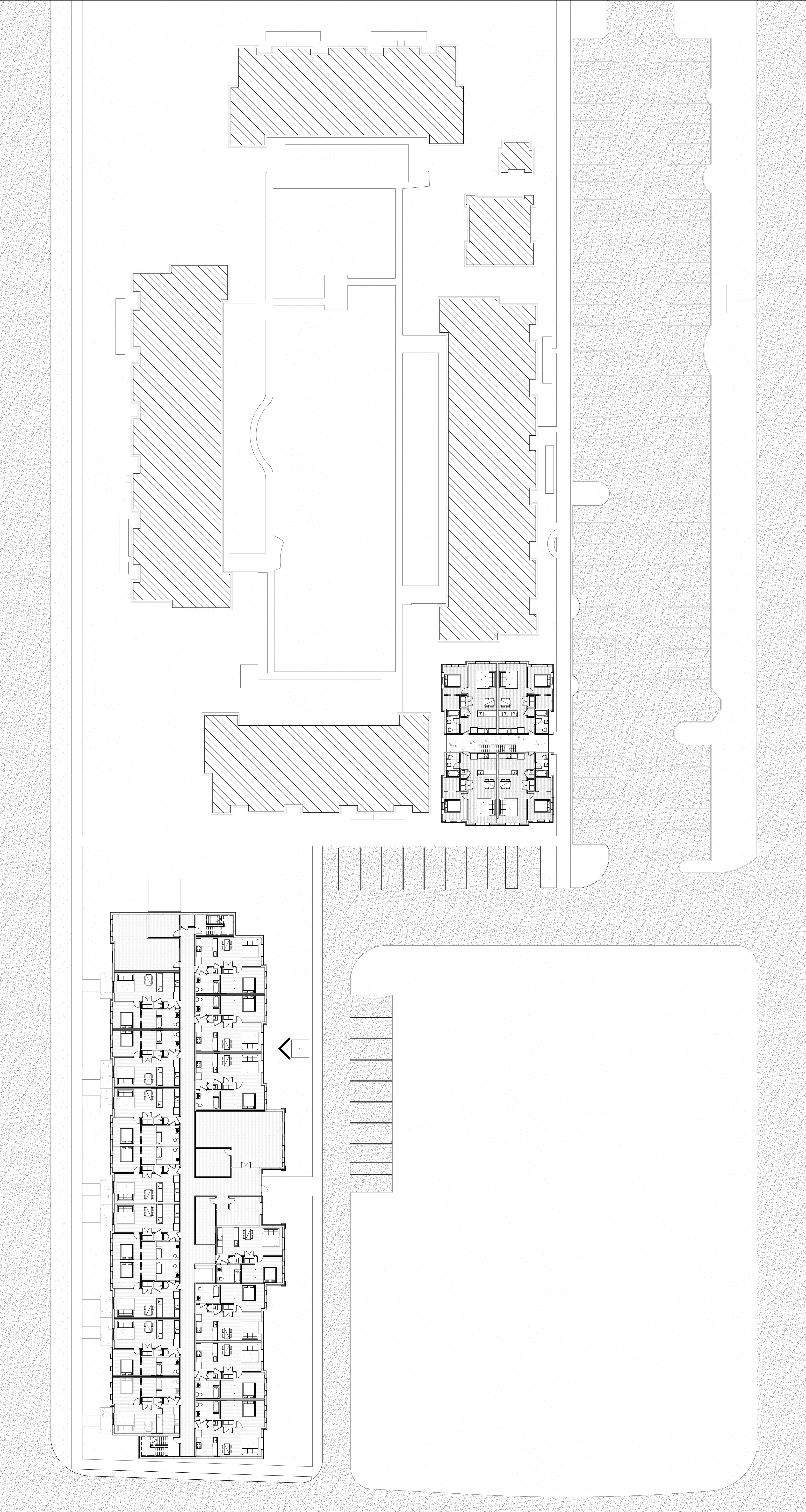
-Proudly Surveying in Jacksonville and Northeast Florida since 1922-

S:\2021\13-429 1515 NW 10th St & 1500 NW 12th St, Commercial, Map\13429



**SHEET NOTES - PROPOSED**

WORKFORCE HOUSING: OVERALL BUILDING AREA: ~ 3250 SQFT  
 BUILDING OVERALL DIMENSIONS: 70' X 48' UNIT AREA: ~ 640 SQFT  
 FLOOR 1 UNIT COUNT: 4  
 FLOOR 2 UNIT COUNT: 4  
 FLOOR 3 UNIT COUNT: 4  
 OVERALL UNIT COUNT: 12



**PROPOSED - SITE PLAN**

SCALE: 3/8" = 1'-0"

**A101**

PROPOSED - SITE PLAN

Project Number: 01-0073  
 Date: 1/16/25  
 Drawn By: AS  
 Checked By: BC

DESIGN PHASE: LIVE DESIGN

REVISIONS OAKVIEW APARTMENTS

1515 NW 10th ST, GAINESVILLE, FL 32601

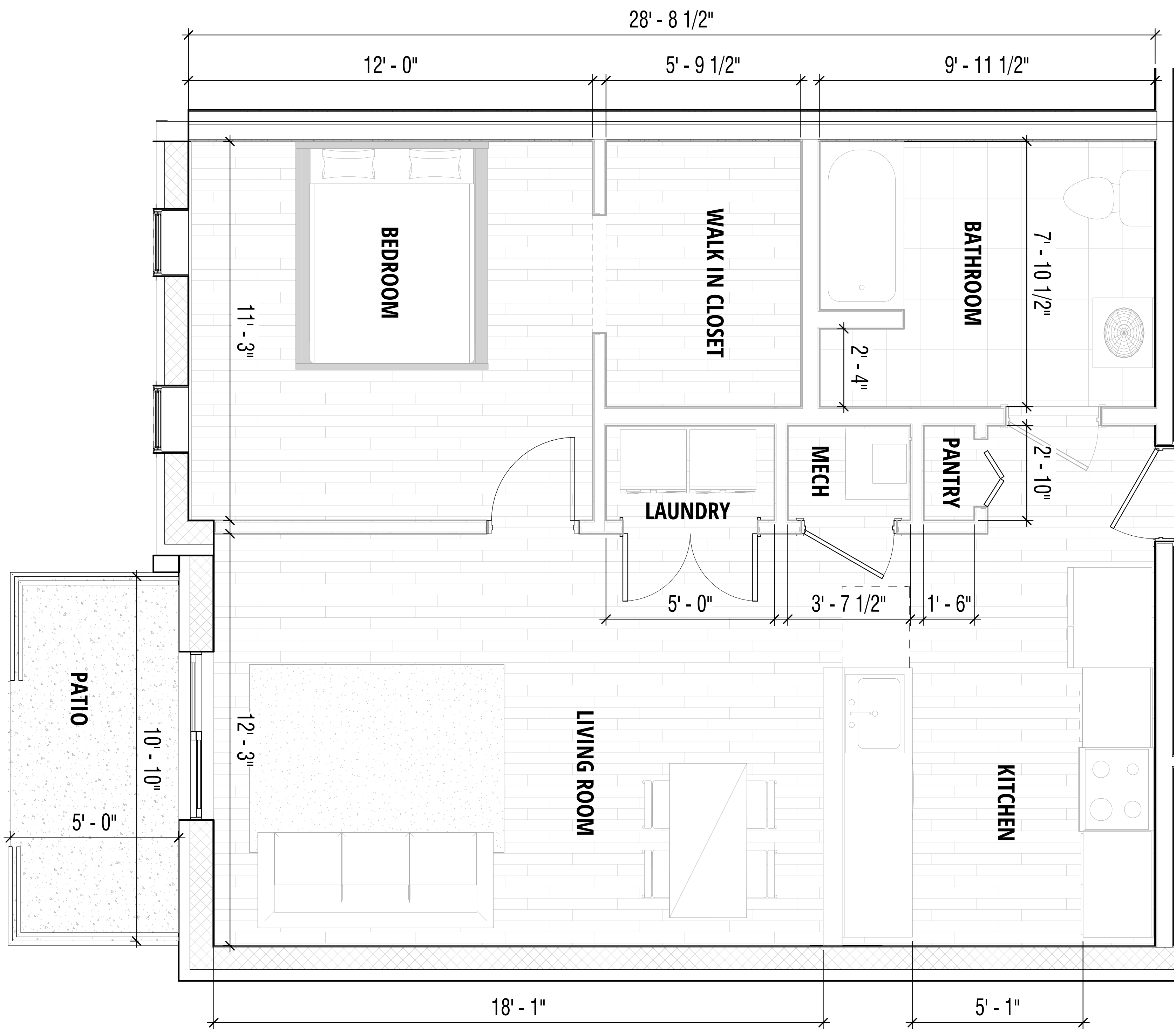
MONARCH DESIGN GROUP, LLC

1628 NW 6th Street Gainesville, FL 32609 (352) 378-4400 FAX (352) 377-5378

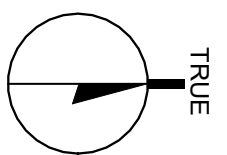
Florida License Number - AR101196  
 Arizona License Number - 72660  
 Texas License Number - 28731







**PROPOSED - FIRST FLOOR - UNIT**  
 SCALE: 1/2" = 1'-0"



**A103**

PROPOSED - PLAN - UNIT

Project Number: 01-0073  
 Date: 4/26/23  
 Drawn By: AS  
 Checked By: BC

DESIGN PHASE: LIVE DESIGN

REVISIONS

OAKVIEW APARTMENTS

1515 NW 10th ST, GAINESVILLE, FL  
 32601

MONARCH DESIGN GROUP, LLC

1628 NW 6th Street  
 Gainesville, FL 32609

(352) 378-4400  
 FAX (352) 377-5378

Florida License Number - AR101196  
 Arizona License Number - 72660  
 Texas License Number - 28731





# STREET VIEW



## A203

PROPOSED - RENDERS - OP1

Project Number: 01-0073  
Date: 1/16/25  
Drawn By: AS  
Checked By: BC

DESIGN PHASE: LIVE DESIGN

REVISIONS

OAKVIEW APARTMENTS

1515 NW 10th ST, GAINESVILLE, FL  
32601

MONARCH DESIGN GROUP, LLC

1628 NW 6th Street  
Gainesville, FL 32609

(352) 378-4400  
FAX (352) 377-5378

Florida License Number - AR101196  
Arizona License Number - 72660  
Texas License Number - 28731



Tab H

**Oakview Apartments Development Timeline**

Fall 2022: 39 project-based vouchers were awarded to the project by the Gainesville Housing Authority.

Winter 2023: City of Gainesville approved lot split to allow for project development

March 2nd, 2023: First step meeting for planned development.

February 2025: Project applies for ARPA funds through City of Gainesville.

February/March 2025: Project applies for Workforce Housing Funds through Alachua County.

Summer 2025: ARPA awards announced by the City of Gainesville & Alachua County.

Summer 2025: Project applies for 4% non-competitive Low Income Housing Tax Credits.

Fall 2025: PD and land use approval granted by the City of Gainesville.

Fall 2025: Building plan approval and permits issued by City of Gainesville.

Winter 2025: Final construction pricing completed

Winter 2025: Project breaks ground

Winter 2026: Certificate of Occupancy issued and families move into their new homes

Tab I

**Oakview Apartments Phase II Rent Limits and Unit Mix**

Income Restrictions	Number of Units	Floorplan	Type	Resident Rent Payment
33% AMI	8	2 Bed	Family Workforce Housing	30% of Resident Income
33% AMI	5	3 Bed	Family Workforce Housing	30% of Resident Income
50% AMI	40	2 Bed	Family Workforce Housing	30% of Resident Income
50% AMI	27	3 Bed	Family Workforce Housing	30% of Resident Income
80% AMI	12	1 Bed	Family Workforce Housing	80% AMI Rent Limit
50% AMI	39	1 Bed	Senior	30% of Resident Income
80% AMI	31	1 Bed	Senior	80% AMI Rent Limit
Total	162			

Tab J

Oakview Apartments Phase II LLC is newly formed, special purpose entity designated solely for this new development project and does not have historical financials.

# Eastern Mortgage Capital

February 7, 2025

**Mr. Joe Eddy**

Via Email

Re: **Oakview Phase II Financing Letter**

Dear Mr. Eddy:

Eastern Mortgage Capital has reviewed the proposed financing to add 82- units to an existing 80-unit apartment project known as “Residences at Oakview” located at 1515 NW 10<sup>th</sup> Street Gainesville, FL. We understand this second phase will be operated as a single property along with the existing Phase I. Your projected combined NOI of \$1,270,000 +/- appears accurate given current market conditions. Under current HUD Insured 221(d)4 program parameters (90% LTC, 1.11 DSCR, 40- year term/amort) and interest rates, a loan amount of \$15,725,000 would be achievable.

Please do not hesitate if you have any questions.

Sincerely,

EASTERN MORTGAGE CAPITAL, LLC



---

Name: Peter Panagako

Title: President



Note to all applicants/respondents: This form was developed with Nuance, the official HUD software for the creation of HUD forms. HUD has made available instructions for downloading a free installation of a Nuance reader that allows the user to fill-in and save this form in Nuance. Please see <http://portal.hud.gov/hudportal/documents/huddoc?id=nuancereaderinstall.pdf> for the instructions. Using Nuance software is the only means of completing this form.

# Affirmative Fair Housing Marketing Plan (AFHMP) - Multifamily Housing

U.S. Department of Housing and Urban Development  
Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0013  
(exp.1/31/2021)

<b>1a. Project Name &amp; Address (including City, County, State &amp; Zip Code)</b> Horizon House & Sunset Apartments 1500 NW 12th St & 1515 NW 10th St Gainesville, FL 32601 Alachua County	<b>1b. Project Contract Number</b> FL29M000269 FL29M000268	<b>1c. No. of Units</b> 80
	<b>1d. Census Tract</b> 0010.00	
	<b>1e. Housing/Expanded Housing Market Area</b> Housing Market Area: Gainesville city, FL Expanded Housing Market Area: Alachua County, FL	
	(Empty space for additional information)	

**1f. Managing Agent Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address**  
 Jennison Management Company, 150 Mount Vernon St. Suite 500, Boston, MA 02125  
 617-822-7303; gjennisonii@jeproperties.com

**1g. Application/Owner/Developer Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address**  
 JE Properties, 150 Mount Vernon St. Suite 500, Boston, MA 02125 617-822-7303; Jeddy@jeproperties.com

**1h. Entity Responsible for Marketing (check all that apply)**  
 Owner  Agent  Other (specify) \_\_\_\_\_  
 Position, Name (if known), Address (including City, County, State & Zip Code), Telephone Number & Email Address  
 Property Manager; 1500 NW 12th St, Gainesville, FL 32601

**1i. To whom should approval and other correspondence concerning this AFHMP be sent? Indicate Name, Address (including City, State & Zip Code), Telephone Number & E-Mail Address.**  
 Richard Goldthwait, JE Properties 150 Mount Vernon St. Suite 500, Boston, MA 02125 617-822-7267; rgoldthwait@jeproperties.com

**2a. Affirmative Fair Housing Marketing Plan**  
 Plan Type: Updated Plan Date of the First Approved AFHMP: 05/07/04  
 Reason(s) for current update: update and renewal AFHMP

**2b. HUD-Approved Occupancy of the Project (check all that apply)**  
 Elderly  Family  Mixed (Elderly/Disabled)  Disabled

**2c. Date of Initial Occupancy**  
 01/01/1971

**2d. Advertising Start Date**  
 Advertising must begin *at least* 90 days prior to initial or renewed occupancy for new construction and substantial rehabilitation projects.  
 Date advertising began or will begin: 09/11/2013  
**For existing projects, select below the reason advertising will be used:**  
 To fill existing unit vacancies  
 To place applicants on a waiting list (which currently has \_\_\_\_\_ individuals)  
 To reopen a closed waiting list (which currently has \_\_\_\_\_ individuals)

**3a. Demographics of Project and Housing Market Area**  
Complete and submit Worksheet 1.

**3b. Targeted Marketing Activity**

Based on your completed Worksheet 1, indicate which demographic group(s) in the housing market area is/are *least* likely to apply for the housing without special outreach efforts. (check all that apply)

- White       American Indian or Alaska Native       Asian       Black or African American  
 Native Hawaiian or Other Pacific Islander       Hispanic or Latino       Persons with Disabilities  
 Families with Children       Other ethnic group, religion, etc. (specify)

**4a. Residency Preference**

Is the owner requesting a residency preference? If yes, complete questions 1 through 5.   
If no, proceed to Block 4b.

(1) Type

(2) Is the residency preference area:  
The same as the AFHMP housing/expanded housing market area as identified in Block 1e?   
The same as the residency preference area of the local PHA in whose jurisdiction the project is located?

(3) What is the geographic area for the residency preference?

(4) What is the reason for having a residency preference?

(5) How do you plan to periodically evaluate your residency preference to ensure that it is in accordance with the non-discrimination and equal opportunity requirements in 24 CFR 5.105(a)?

Complete and submit Worksheet 2 when requesting a residency preference (see also 24 CFR 5.655(c)(1)) for residency preference requirements. The requirements in 24 CFR 5.655(c)(1) will be used by HUD as guidelines for evaluating residency preferences consistent with the applicable HUD program requirements. See also HUD Occupancy Handbook (4350.3) Chapter 4, Section 4.6 for additional guidance on preferences.

**4b. Proposed Marketing Activities: Community Contacts**  
Complete and submit Worksheet 3 to describe your use of community contacts to market the project to those least likely to apply.

**4c. Proposed Marketing Activities: Methods of Advertising**  
Complete and submit Worksheet 4 to describe your proposed methods of advertising that will be used to market to those least likely to apply. Attach copies of advertisements, radio and television scripts, Internet advertisements, websites, and brochures, etc.

**5a. Fair Housing Poster**

The Fair Housing Poster must be prominently displayed in all offices in which sale or rental activity takes place (24 CFR 200.620(e)). Check below all locations where the Poster will be displayed.

Rental Office     Real Estate Office     Model Unit     Other (specify)

**5b. Affirmative Fair Housing Marketing Plan**

The AFHMP must be available for public inspection at the sales or rental office (24 CFR 200.625). Check below all locations where the AFHMP will be made available.

Rental Office     Real Estate Office     Model Unit     Other (specify)

**5c. Project Site Sign**

Project Site Signs, if any, must display in a conspicuous position the HUD approved Equal Housing Opportunity logo, slogan, or statement (24 CFR 200.620(f)). Check below all locations where the Project Site Sign will be displayed. Please submit photos of Project signs.

Rental Office     Real Estate Office     Model Unit     Entrance to Project     Other (specify)

The size of the Project Site Sign will be  x    
The Equal Housing Opportunity logo or slogan or statement will be  x

**6. Evaluation of Marketing Activities**

Explain the evaluation process you will use to determine whether your marketing activities have been successful in attracting individuals least likely to apply, how often you will make this determination, and how you will make decisions about future marketing based on the evaluation process.

We review our occupancy quarterly for the number of individuals and families in occupancy who are considered least likely to apply in order to determine the successfulness of our outreach efforts with our community contacts.



**7a. Marketing Staff**

What staff positions are/will be responsible for affirmative marketing?

Property Manager & Regional Manager

---

**7b. Staff Training and Assessment: AFHMP**

(1) Has staff been trained on the AFHMP?

(2) Has staff been instructed in writing and orally on non-discrimination and fair housing policies as required by 24 CFR 200.620(c)?

(3) If yes, who provides instruction on the AFHMP and Fair Housing Act, and how frequently?

Compliance Department and Regional Manager. Quarterly basis and when changes are published

(4) Do you periodically assess staff skills on the use of the AFHMP and the application of the Fair Housing Act?

(5) If yes, how and how often?

During annual performance reviews & annual training

---

**7c. Tenant Selection Training/Staff**

(1) Has staff been trained on tenant selection in accordance with the project's occupancy policy, including any residency preferences?

(2) What staff positions are/will be responsible for tenant selection?

Property Manager, Regional Manager, and Compliance Department

---

**7d. Staff Instruction/Training:**

Describe AFHM/Fair Housing Act staff training, already provided or to be provided, to whom it was/will be provided, content of training, and the dates of past and anticipated training. Please include copies of any AFHM/Fair Housing staff training materials.

Staff training from company operating manual, HUD Handbooks provided at staff orientation, annual training is provided on Fair Housing. Operating manual requires compliance with Fair Housing Requirements in HUD Handbook 4350.3 which is included in our manual by reference. This is provided to existing staff and all staff to be hired. A copy of the Operating Manual Chapter is attached. Property Manager and Regional Manager have received fair housing training. (certificates attached)

**8. Additional Considerations** Is there anything else you would like to tell us about your AFHMP to help ensure that your program is marketed to those least likely to apply for housing in your project? Please attach additional sheets, as needed.

The source we used for this document is the current owner/seller.

**9. Review and Update**

By signing this form, the applicant/respondent agrees to implement its AFHMP, and to review and update its AFHMP in accordance with the instructions to item 9 of this form in order to ensure continued compliance with HUD's Affirmative Fair Housing Marketing Regulations (see 24 CFR Part 200, Subpart M). I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (See 18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

4/15/21

Signature of person submitting this Plan & Date of Submission (mm/dd/yyyy)

*Gary A. Jennison Jr.*

Name (type or print)

Gary A. Jennison Jr.

Title & Name of Company

President, Jennison Management Company

**For HUD-Office of Housing Use Only**

Reviewing Official:

**For HUD-Office of Fair Housing and Equal Opportunity Use Only**

Approval

Disapproval

Signature & Date (mm/dd/yyyy)

Signature & Date (mm/dd/yyyy)

Name (type or print)

[Empty box for Name]

Title

[Empty box for Title]

Name (type or print)

[Empty box for Name]

Title

[Empty box for Title]

Public reporting burden for this collection of information is estimated to average six (6) hours per initial response, and four (4) hours for updated plans, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget (OMB) control number.

**Purpose of Form:** All applicants for participation in FHA subsidized and unsubsidized multifamily housing programs with five or more units (see 24 CFR 200.615) must complete this Affirmative Fair Housing Marketing Plan (AFHMP) form as specified in 24 CFR 200.625, and in accordance with the requirements in 24 CFR 200.620. The purpose of this AFHMP is to help applicants offer equal housing opportunities regardless of race, color, national origin, religion, sex, familial status, or disability. The AFHMP helps owners/agents (respondents) effectively market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy. Affirmative fair housing marketing and planning should be part of all new construction, substantial rehabilitation, and existing project marketing and advertising activities.

An AFHM program, as specified in this Plan, shall be in effect for each multifamily project throughout the life of the mortgage (24 CFR 200.620(a)). The AFHMP, once approved by HUD, must be made available for public inspection at the sales or rental offices of the respondent (24 CFR 200.625) and may not be revised without HUD approval. This form contains no questions of a confidential nature.

**Applicability:** The form and worksheets must be completed and submitted by all FHA subsidized and unsubsidized multifamily housing program applicants.

#### **INSTRUCTIONS:**

**Send completed form and worksheets to your local HUD Office, Attention: Director, Office of Housing**

#### **Part 1: Applicant/Respondent and Project**

**Identification.** Blocks 1a, 1b, 1c, 1g, 1h, and 1i are self-explanatory.

Block 1d- Respondents may obtain the Census tract number from the U.S. Census Bureau (<http://factfinder2.census.gov/main.html>) when completing Worksheet One.

Block 1e- Respondents should identify both the housing market area and the expanded housing market area for their multifamily housing projects. Use abbreviations if necessary. A **housing market area** is the area from which a multifamily housing project owner/agent may reasonably expect to draw a substantial number of its tenants. This could be a county or Metropolitan Division. The U.S. Census Bureau provides a range of levels to draw from.

An **expanded housing market area** is a larger geographic area, such as a Metropolitan Division or a Metropolitan Statistical Area, which may provide additional demographic diversity in terms of race, color, national origin, religion, sex, familial status, or disability.

Block 1f- The applicant should complete this block only if a Managing Agent (the agent cannot be the applicant) is implementing the AFHMP.

#### **Part 2: Type of AFHMP**

Block 2a- Respondents should indicate the status of the AFHMP, i.e., initial or updated, as well as the date of the first approved AFHMP. Respondents should also provide the reason (s) for the current update, whether the update is based on the five-year review or due to significant changes in project or local demographics (See instructions for Part 9).

Block 2b- Respondents should identify all groups HUD has approved for occupancy in the subject project, in accordance with the contract, grant, etc.

Block 2c- Respondents should specify the date the project was/will be first occupied.

Block 2d- For new construction and substantial rehabilitation projects, advertising must begin at least 90 days prior to initial occupancy. In the case of existing projects, respondents should indicate whether the advertising will be used to fill existing vacancies, to place individuals on the project's waiting list, or to re-open a closed waiting list. Please indicate how many people are on the waiting list when advertising begins.



### **Part 3 Demographics and Marketing Area.**

"Least likely to apply" means that there is an identifiable presence of a specific demographic group in the housing market area, but members of that group are not likely to apply for the housing without targeted outreach, including marketing materials in other languages for limited English proficient individuals, and alternative formats for persons with disabilities. Reasons for not applying may include, but are not limited to, insufficient information about housing opportunities, language barriers, or transportation impediments.

Block 3a - Using Worksheet 1, the respondent should indicate the demographic composition of the project's residents, current project applicant data, census tract, housing market area, and expanded housing market area. The applicable housing market area and expanded housing market area should be indicated in Block 1e. Compare groups within rows/across columns on Worksheet 1 to identify any under-represented group(s) relative to the surrounding housing market area and expanded housing market area, i.e., those group(s) "least likely to apply" for the housing without targeted outreach and marketing. If there is a particular group or subgroup with members of a protected class that has an identifiable presence in the housing market area, but is not included in Worksheet 1, please specify under "Other."

Respondents should use the most current demographic data from the U.S. Census or another official source such as a local government planning office. Please indicate the source of your data in Part 8 of this form.

Block 3b - Using the information from the completed Worksheet 1, respondents should identify the demographic group(s) least likely to apply for the housing without special outreach efforts by checking all that apply.

### **Part 4 - Marketing Program and Residency Preference (if any).**

Block 4a - A residency preference is a preference for admission of persons who reside or work in a specified geographic area (see 24 CFR 5.655(c)(1)(ii)). Respondents should indicate whether a residency preference is being utilized, and if so, respondents should specify if it is new, revised, or continuing. If a respondent wishes to utilize a residency preference, it must state the preference area (and provide a map delineating the precise area) and state the reason for having such a preference. The respondent must ensure that the preference is in accordance with the non-discrimination and equal opportunity requirements in 24 CFR 5.105(a) (see 24 CFR 5.655(c)(1)).

Respondents should use Worksheet 2 to show how the percentage of the eligible population living or working in the residency preference area compares to that of residents of the project, project applicant data, census tract, housing market area, and expanded housing market area. The percentages would be the same as shown on completed Worksheet 1.

Block 4b - Using Worksheet 3, respondents should describe their use of community contacts to help market the project to those least likely to apply. This table should include the name of a contact person, his/her address, telephone number, previous experience working with the target population(s), the approximate date contact was/will be initiated, and the specific role the community contact will play in assisting with affirmative fair housing marketing or outreach.

Block 4c - Using Worksheet 4, respondents should describe their proposed method(s) of advertising to market to those least likely to apply. This table should identify each media option, the reason for choosing this media, and the language of the advertisement. Alternative format(s) that will be used to reach persons with disabilities, and logo(s) that will appear on the various materials (as well as their size) should be described.

**Please attach a copy of the advertising or marketing material.**

### **Part 5 – Availability of the Fair Housing Poster, AFHMP, and Project Site Sign.**

Block 5a - The Fair Housing Poster must be prominently displayed in all offices in which sale or rental activity takes place (24 CFR 200.620(e)). Respondents should indicate all locations where the Fair Housing Poster will be displayed.

Block 5b -The AFHMP must be available for public inspection at the sales or rental office (24 CFR 200.625). Check all of the locations where the AFHMP will be available.

Block 5c -The Project Site Sign must display in a conspicuous position the HUD-approved Equal Housing Opportunity logo, slogan, or statement (24 CFR 200.620(f)). Respondents should indicate where the Project Site Sign will be displayed, as well as the size of the Sign and the size of the logo, slogan, or statement. **Please submit photographs of project site signs.**

### **Part 6 - Evaluation of Marketing Activities.**

Respondents should explain the evaluation process to be used to determine if they have been successful in attracting those individuals identified as least likely to apply. Respondents should also explain how they will make decisions about future marketing activities based on the evaluations.

### **Part 7 - Marketing Staff and Training.**

Block 7a - Respondents should identify staff positions that are/will be responsible for affirmative marketing.

Block 7b - Respondents should indicate whether staff has been trained on the AFHMP and Fair Housing Act.

Please indicate who provides the training and how frequently. In addition, respondents should specify whether they periodically assess staff members' skills in using the AFHMP and in applying the Fair Housing Act. They should state how often they assess employee skills and how they conduct the assessment.

Block 7c - Respondents should indicate whether staff has been trained on tenant selection in accordance with the project's occupancy policy, including residency preferences (if any). Respondents should also identify those staff positions that are/will be responsible for tenant selection.

Block 7d - Respondents should include copies of any written materials related to staff training, and identify the dates of past and anticipated training.

### **Part 8 - Additional Considerations.**

Respondents should describe their efforts not previously mentioned that were/are planned to attract those individuals least likely to apply for the subject housing.

### **Part 9 - Review and Update.**

By signing the respondent assumes responsibility for implementing the AFHMP. Respondents must review their AFHMP every five years or when the local Community Development jurisdiction's Consolidated Plan is updated, or when there are significant changes in the demographics of the project or the local housing market area. When reviewing the plan, the respondent should consider the current demographics of the housing market area to determine if there have been demographic changes in the population in terms of race, color, national origin, religion, sex, familial status, or disability. The respondent will then determine if the population least likely to apply for the housing is still the population identified in the AFHMP, whether the advertising and publicity cited in the current AFHMP are still appropriate, or whether advertising sources should be modified or expanded. Even if the demographics of the housing market area have not changed, the respondent should determine if the outreach currently being performed is reaching those it is intended to reach as measured by project occupancy and applicant data. If not, the AFHMP should be updated. The revised AFHMP must be submitted to HUD for approval. HUD may review whether the affirmative marketing is actually being performed in accordance with the AFHMP. If based on their review, respondents determine the AFHMP does not need to be revised, they should maintain a file documenting what was reviewed, what was found as a result of the review, and why no changes were required. HUD may review this documentation.

### **Notification of Intent to Begin Marketing.**

No later than 90 days prior to the initiation of rental marketing activities, the respondent must submit notification of intent to begin marketing. The notification is required by the AFHMP Compliance Regulations (24 CFR 108.15). The Notification is submitted to the Office of Housing in the HUD Office servicing the locality in which the proposed housing will be located. Upon receipt of the Notification of Intent to Begin Marketing from the applicant, the monitoring office will review any previously approved plan and may schedule a pre-occupancy conference. Such conference will be held prior to initiation of sales/rental marketing activities. At this conference, the previously approved AFHMP will be reviewed with the applicant to determine if the plan, and/or its proposed implementation, requires modification prior to initiation of marketing in order to achieve the objectives of the AFHM regulation and the plan.

OMB approval of the AFHMP includes approval of this notification procedure as part of the AFHMP. The burden hours for such notification are included in the total designated for this AFHMP form.

**Worksheet 1: Determining Demographic Groups Least Likely to Apply for Housing Opportunities**  
**(See AFHMP, Block 3b)**

In the respective columns below, indicate the percentage of demographic groups among the project's residents, current project applicant data, census tract, housing market area, and expanded housing market area (See instructions to Block 1e). If you are a new construction or substantial rehabilitation project and do not have residents or project applicant data, only report information for census tract, housing market area, and expanded market area. The purpose of this information is to identify any under-representation of certain demographic groups in terms of race, color, national origin, religion, sex, familial status, or disability. If there is significant under-representation of any demographic group among project residents or current applicants in relation to the housing/expanded housing market area, then targeted outreach and marketing should be directed towards these individuals least likely to apply. Please indicate under-represented groups in Block 3b of the AFHMP. **Please attach maps showing both the housing market area and the expanded housing market area.**

Demographic Characteristics	Project's Residents	Project's Applicant Data	Census Tract	Housing Market Area	Expanded Housing Market Area
% White			51.8	67.7	72.4
% Black or African American			42.9	24.4	21.6
% Hispanic or Latino			7.7	13.2	10.5
% Asian			5.2	7.3	7.3
% American Indian or Alaskan Native			0.5	0.6	1.0
% Native Hawaiian or Pacific Islander			1.1	1.1	0.7
% Persons with Disabilities			10.1	10.6	11.6
% Families with Children under the age of 18			12.3	8.9	12.8
Other (specify)			0.9	3.1	2.3

Worksheet 2: Establishing a Residency Preference Area (See AFHMP, Block 4a)

Complete this Worksheet if you wish to continue, revise, or add a residency preference, which is a preference for admission of persons who reside or work in a specified geographic area (see 24 CFR 5.655(c)(1)(ii)). If a residency preference is utilized, the preference must be in accordance with the non-discrimination and equal opportunity requirements contained in 24 CFR 5.105(a). This Worksheet will help show how the percentage of the population in the residency preference area compares to the demographics of the project's residents, applicant data, census tract, housing market area, and expanded housing market area. **Please attach a map clearly delineating the residency preference geographical area.**

Demographic Characteristics	Project's Residents (as determined in Worksheet 1)	Project's Applicant Data (as determined in Worksheet 1)	Census Tract (as determined in Worksheet 1)	Housing Market Area (as determined in Worksheet 1)	Expanded Housing Market Area (as determined in Worksheet 1)	Residency Preference Area (if applicable)
% White						
% Black or African American						
% Hispanic or Latino						
% Asian						
% American Indian or Alaskan Native						
% Native Hawaiian or Pacific Islander						
% Persons with Disabilities						
% Families with Children under the age of 18						
Other (specify)						

Worksheet 3: Proposed Marketing Activities –Community Contacts (See AFHMP, Block 4b)

For each targeted marketing population designated as least likely to apply in Block 3b, identify at least one community contact organization you will use to facilitate outreach to the particular population group. This could be a social service agency, religious body, advocacy group, community center, etc. State the names of contact persons, their addresses, their telephone numbers, their previous experience working with the target population, the approximate date contact was/will be initiated, and the specific role they will play in assisting with the affirmative fair housing marketing. Please attach additional pages if necessary.

Targeted Population(s)	Community Contact(s), including required information noted above.
Asian	Asian American Chamber of Commerce of Central Florida 3291 E Colonial Drive, Suite A-20, Orlando, FL 32803 407-385-5442, info@asianamericanchamberofcommercefl.org Since 1986 has been helping Asian Americans to prosper and grow
Hispanic and Latino	Chamber of Hispanic Affairs Fausio Pazmin, President PO Box 394, Gainesville, FL 32602, 352-207-6824, info@downtownlatino.org 10 year history of promoting Hispanic opportunities, biggest event: Annual Downtown Hispanic Festival
Persons with Disabilities	Center of Independent Living CILNCF Dawn Barnes 222 SW 36th Terrace, Gainesville, FL 32607, 352-7474, dbarnes@cilncf.org CILNCF is an established community disability resource center. It has been helping people with disabilities for 30 years.
Black or African American, Families with Children Under 18	Mary Jones, Social Services 218 SE 25th Street, Gainesville, FL 32602, 352-264-6705 Mary Jones has been helping people and families for over 10 years.



**Worksheet 4: Proposed Marketing Activities – Methods of Advertising (See AFHMP, Block 4c)**

Complete the following table by identifying your targeted marketing population(s), as indicated in Block 3b, as well as the methods of advertising that will be used to market to that population. For each targeted population, state the means of advertising that you will use as applicable to that group and the reason for choosing this media. In each block, in addition to specifying the media that will be used (e.g., name of newspaper, television station, website, location of bulletin board, etc.) state any language(s) in which the material will be provided, identify any alternative format(s) to be used (e.g. Braille, large print, etc.), and specify the logo(s) (as well as size) that will appear on the various materials. Attach additional pages, if necessary, for further explanation. Please attach a copy of the advertising or marketing material.

<b>Targeted Population(s)→ Methods of Advertising ↓</b>	<b>Targeted Population:</b>	<b>Targeted Population:</b>	<b>Targeted Population:</b>
<b>Newspaper(s)</b>	all		
Gainesville Sun			
<b>Radio Station(s)</b>			
<b>TV Station(s)</b>			
<b>Electronic Media</b>			
<b>Bulletin Boards</b>			
<b>Brochures, Notices, Flyers</b>			
<b>Other (specify)</b>			
Gainesville Housing Authority			

Tab M

**List of Paid Staff**

The property will be managed by JE Properties affiliated management company, Jennison Management Company. The resume and detailed experience summary of Jennison Management Company is attached.

The proposed project will be staffed as follows:

**Full-time Property Manager:** A property manager will handle the day-to-day operations of a property. Responsibilities include collecting rent from tenants, lease enforcement, screening new tenants, coordinating leases, program compliance and following up on maintenance requests.

**Full-time Maintenance Supervisor:** Responsible for day-to-day maintenance and upkeep of the property including buildings, units, equipment, and grounds. The supervisor will coordinate, schedule, and perform all work orders on site, apartment turnovers along with staying up to date with preventive maintenance on site.

**Full-time Maintenance Technician:** Under the direction of the Supervisor, the technician will inspect building units, equipment, and systems for any issues. They will schedule repairs for work orders and handle unit turnover. They will perform general maintenance of the facility and grounds.

**Full-time Resident Service Coordinator:** The RCS will work with management to assist residents in maintaining successful tenancies and improve their quality of life by providing a combination of information and referral to services along with useful and engaging onsite programming.

**DEVELOPMENT EXPERIENCE**

A list of all housing developments completed since 2013

Project Name	Address	Role (a)	Type (b)	Category (c)	# of Buildings	Total # of Units	TDC	Start Date	Completion Date	Current Status (d)	Gov't Program (e)	Construction Lender (f)	Permanent Lender (f)	Property Manager (g)
Residences at Malden Station 39	39 Florence St, Malden, MA	D	RH	NC	1	84	\$22,000,000	2012	2014	Com	None	Eastern Bank	Lincoln Financial	Corcoran Jennison
Sibley Redevelopment	250 E Main St, Rochester, NY	D	M	NC	1	N/A	\$10,850,000	2012	2014	Com	City of Rochester	Genese Regional Bank	Genese Regional Bank	WinnResidential
Oak Hill Commons	280 Burrow St, Pittsburg, PA	D	O	NC	1	N/A	\$7,000,000	2013	2014	Com	NMTC	First Niagra	First Niagra	Corcoran Jennison
The Trails at Malone	166 Falling Leaf Dr., Malone, NY	D	RH	SR	25	128	\$20,000,000	2015	2016	Com	RAD, 9% LIHTC, HTF, DOJ	Bank of America	CPC	WinnResidential
Cedars of Chili	1 Norfolk Dr, Rochester, NY	D	RH	SR	60	320	\$56,500,000	2015	2017	Com	RAD, 4% LIHTC, ML, DOJ	Bank of America	HFA	WinnResidential
Sibley Mixed Use	250 E Main St, Rochester, NY	D	M	NC	1	104	\$54,500,000	2016	2017	Com	NMTC, FHFC, SHFC, ESD, City	PNC	PNC	WinnResidential
Sibley Commercial	250 E Main St, Rochester, NY	D	O	NC	1	N/A	\$14,500,000	2016	2017	Com	NMTC, CIF, FHFC, ESD, City	PNC	PNC	WinnResidential
Sibley NextCorps	250 E Main St, Rochester, NY	D	O	NC	1	N/A	\$8,000,000	2016	2017	Com	ESD	PNC	N/A	N/A
Sibley Affordable	250 E Main St, Rochester, NY	D	RH	NC	1	72	\$28,400,000	2016	2017	Com	9% LIHTC, HTF, FHFC, City	Citizens	CPC	WinnResidential
Residences at Malden Station 138	39 Florence St, Malden, MA	D	M	NC	2	71	\$24,000,000	2016	2018	Com	HTC	Eastern Bank	Eastern Bank	Corcoran Jennison
Greenville Summit	201 W Washington St, Greenville, SC	D	M	M/R	1	102	\$17,500,000	07/18	2019	Com	HAP, FHA	Eastern Bank	HUD	Jennison Management
Oak Hill Brickennidge	280 Burrow St, Pittsburg, PA	D	RH	NC	4	140	\$39,000,000	2020	2022	UC	HUD	HUD	HUD	Corcoran Jennison
Jefferson House Apartments	1818 Langhorne Sq, Lynchburg, VA	D	RH	M/R	1	100	\$7,000,000	04/20	2021	Com	HUD	VHDA or HUD	HUD	Jennison Management
Normandy Apartments	8441 Helen Terrace, Jacksonville, FL	D	RH	M/R	12	100	\$10,200,000	12/21	2022	Com	HUD, FHFC	Eastern Bank	HUD	Jennison Management
Woodlawn Terrace	200 S. Woodlawn St, St. Augustine FL	D	RH	M/R	8	76	\$10,600,000	12/21	2022	Com	HUD, FHFC	Eastern Bank	HUD	Jennison Management
Horizon House & Sunset Apartments	1515 NW 10th St & 1500 NW 12th St, Gainesville, FL	D	RH	M/R	9	80	\$12,645,958	12/21	2022	Com	HUD, FHFC	Eastern Bank	HUD	Jennison Management
Parkside Gardens	621 NW 2nd St, Ocala, FL	D	RH	M/R	20	144	\$17,600,000	05/22	2023	Com	HUD, FHFC	Eastern Bank	HUD	Jennison Management
Residences at Hillcrest Apartments	3000 Birchwood Dr, Lynchburg, VA 24501	D	RH	M/R	1	103	\$8,600,000	01/24	2024	Com	HUD	Eastern Bank	Eastern Bank	Jennison Management
<b>Total</b>					<b>157</b>	<b>1710</b>	<b>\$404,466,914</b>							

- (a) ROLE: Indicate the role or roles you played in the development of each property listed. If developed as part of a joint venture, indicate such by adding JV to the respective role (e.g., D/JV). D=Developer; B=Builder; GC= General Contractor; CM=Construction Manager; F=Provided Financing; O=Other (specify)
- (b) TYPE: Project Type: RH=Rental Housing; CH=Coop/Condo Housing; SF=Single Family Housing; O=Office; R=Retail; CF=Community Facility; M=Mixed Use
- (c) CATEGORY: NC=New Construction; SR=Substantial Rehab; MR=Moderate Rehab
- (d) STATUS: Indicate if project is Pre=Pre-development; UC=Under Construction; Com=Completed
- (e) GOVERNMENT PROGRAM: Provide the name of the program, contact name, and telephone number.
- (f) CONSTRUCTION/PERMANENT LENDER: Provide the name of the institution.
- (g) MANAGEMENT: Indicate if you manage the project directly or use a property manager. Provide the name of the property manager used, if any. Indicate N/A if you no longer own the project.

Tab O

**List of Local Government References**

	<b>Business/Deal Role</b>	<b>Contact Info</b>	<b>Funding</b>
Knox White	Mayor, Greenville, SC	Mayor's Executive Assistant (Kendra Williams): 864-467-4590 Email: kwhite@greenvillesc.gov	First in the State, Bailey Bill Real Tax Exemption for Greenville Summit, a 102 Unit Senior Affordable Housing Community
Kent Guinn	Mayor of Ocala, FL	Phone: 352-572-0312	Real Estate Tax Exemption for Adam's Bay Apartments, a 144 unit affordable housing community