

# **Affordable Housing Funding Request**

**GHDMC  
2128 NE 3rd Pl**

**City of Gainesville  
Affordable Housing Advisory Committee  
2/10/25**

# Organization Information

- Name: GHDMC
- 2128 NE 3rd Pl, Gainesville, FL 32641
- Type of Organization: Non-Profit
- Experience: 59 Years
- Mission-GHDMC advocates, collaborates, and develops quality affordable homes and sustainable communities.



# Project Funding

- Total Project Units: 1
- Total Project Costs: \$25,795
- Amount of City Funding Requested: \$25,000
- List all funding sources and the amount of funding of each source: GHA \$795
- What happens to this project if the City does not fund it, or funds it at a level lower than requested? - GHDMC & GHA will finish the project in phases.

# Project Type

- Rental
- Single-Family
- Construction: Rehabilitation
- Size of building site, in acres: 0.09
- Building Type: Single-Family Modular
  - Number of Stories: 1

# Unit Types

- Total Units 1 :
  - 1 Bed \_\_\_\_\_
  - 2 Bed \_\_\_\_\_
  - 3 Bed 1 \_\_\_\_\_

# Maximum Resident Incomes

- Describe maximum resident incomes in terms of annual income and percentage of the Area Median Income (AMI)

This home will serve 0% to 80% AMI

# Sales Price/Monthly Rent Limits

- Describe how much rent will be charged based on unit types (# of bedrooms, etc.)
- Rent charged - \$1,649.00 for 3 bedroom unit



# Special Needs Unit Set-Asides

- Elderly \_\_\_\_\_
- Disabled (Not Elderly) \_\_\_\_\_
- Homeless \_\_\_\_\_
- Veterans \_\_\_\_\_
- Persons w/ HIV/AIDS \_\_\_\_\_
- Other: \_\_\_\_\_
- Total Special Needs Units: \_\_\_\_\_ 0

# Affordability Period

- Note: Must be at least 10 years for ownership units, and at least 15 years for rental units
- How long is the Affordability Period? **20 Years**
- How will it be enforced? (e.g., Grant Agreement, Deed Restriction, etc.)

GHDMC rents are set below fair market rents, additionally each family that applies for a GHDMC unit is screened by GHA and must have an Annual Median Income between 0% to 80% of AMI.

# Project Design



Front Elevation (South)



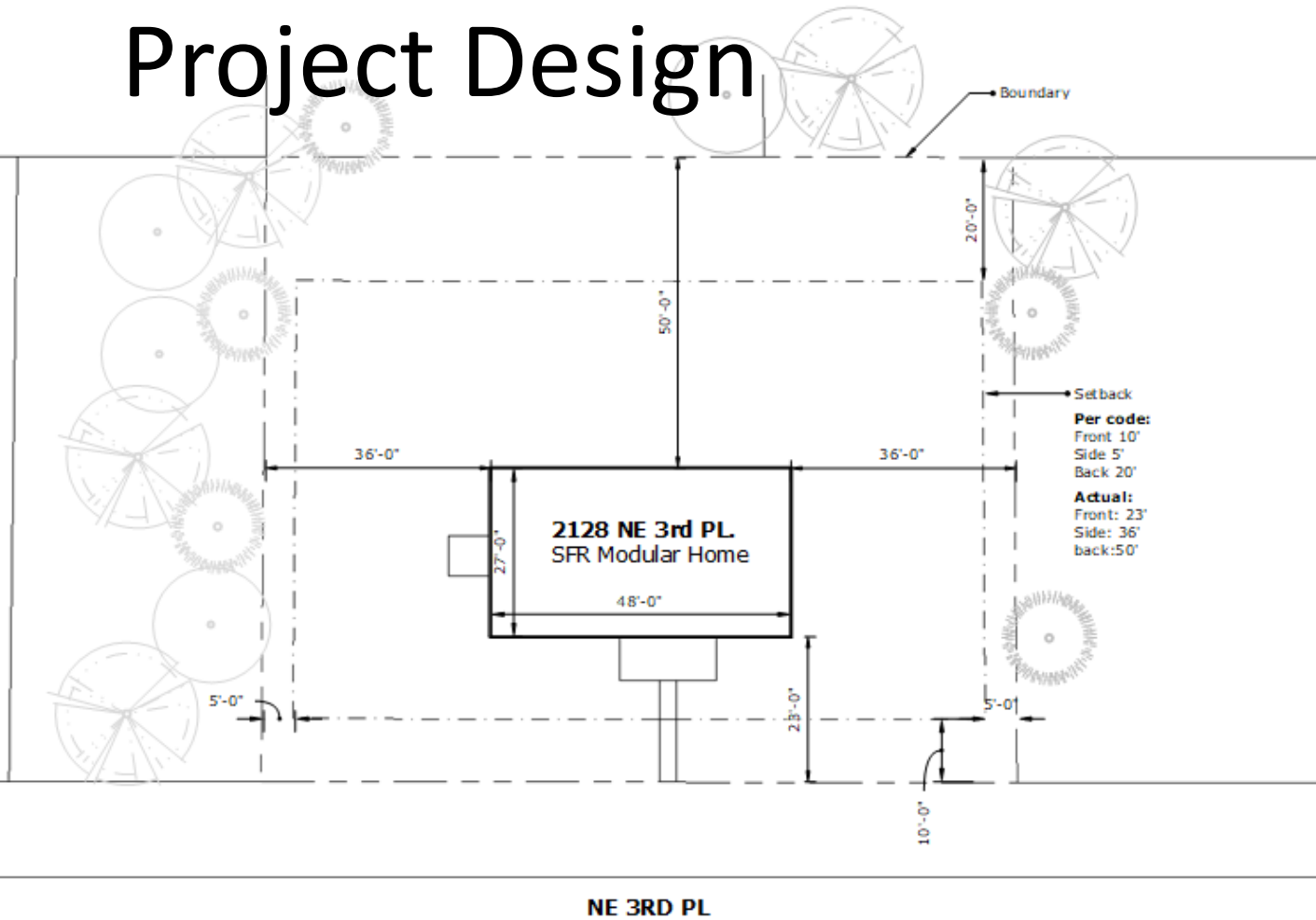
Back Elevation (North)



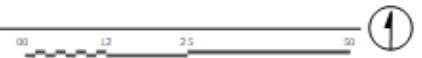
Side Elevation (East)



Side Elevation (West)



 **Site Plan**  
Not to Scale



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

# Nearby Amenities/Services

- Bus Routes
- Shopping/Retail- Walmart
- Pharmacy/Medical Centers- UF Health Clinic
- Parks/Community Centers- Duval Park, Cone Park

# On-Site Amenities (if applicable)

- NA

# Resident Services (if applicable)

- Resident Services Department
- Job Placement
- Financial Management
- Homeownership Opportunities
- Literacy Programs
- Other

# Other Project Information

- How will you reach out to potential tenants?
  - GHDMC Properties are marketed on the following platforms:
  - AffordableHousing.com
  - Zillow.com
  - Trulia.com
  - HotPads.com
  - Facebook
  - During GHA Housing Choice Voucher Briefings(occur weekly)

# Other Project Information

Similar Completed Projects [5915 SW 10th Ln, Gainesville, FL 32607](#)





# Other Project Information

- Have you completed a First Step Meeting with the Department of Sustainable Development?

– N/A

- Include other Information at option of applicant

- N/A

Questions?