

Affordable Housing Funding Request

Gainesville Housing Development and Management Corporation (GHDMC)
927 SE 10th Street
Gainesville FL, 32601

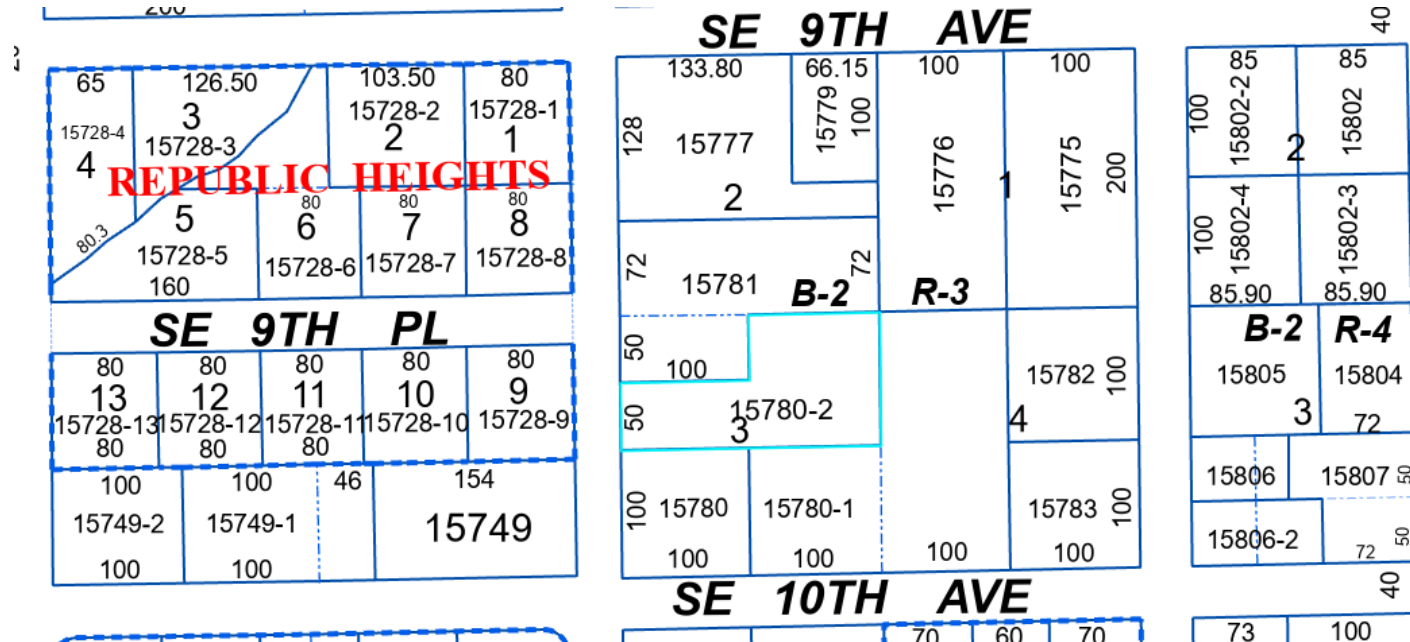
City of Gainesville
Affordable Housing Advisory Committee
2/10/2025

Organization Information

- GHDMC
- 1900 SE 4th St, Gainesville FL 32641
- Non-Profit
- 59 Years
- Mission-GHDMC advocates, collaborates, and develops quality affordable homes and sustainable communities.

Project Name & Location

- 927 SE 10th Street
- 927 SE 10th Street, Gainesville FL, 32601



Project Funding

- Total Project Units- 1
- Total Project Costs- \$33,045
- Amount of City Funding Requested-\$25,000
- List all funding sources and the amount of funding of each source- City of Gainesville \$25,000, Gainesville Housing Authority \$8,045
- 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 - .36 acres
- Building Type -Single-Family
- Number of Stories- 1 Story

Unit Types

- Total Units 1 :
3 Bed unit

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.); or

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 Housing Choice Voucher participants Annual Median Income is from 0% to 80% of AMI.

Project Design

- Insert Site Plan
- Insert Conceptual Drawings

Project Design



Front Elevation (West)



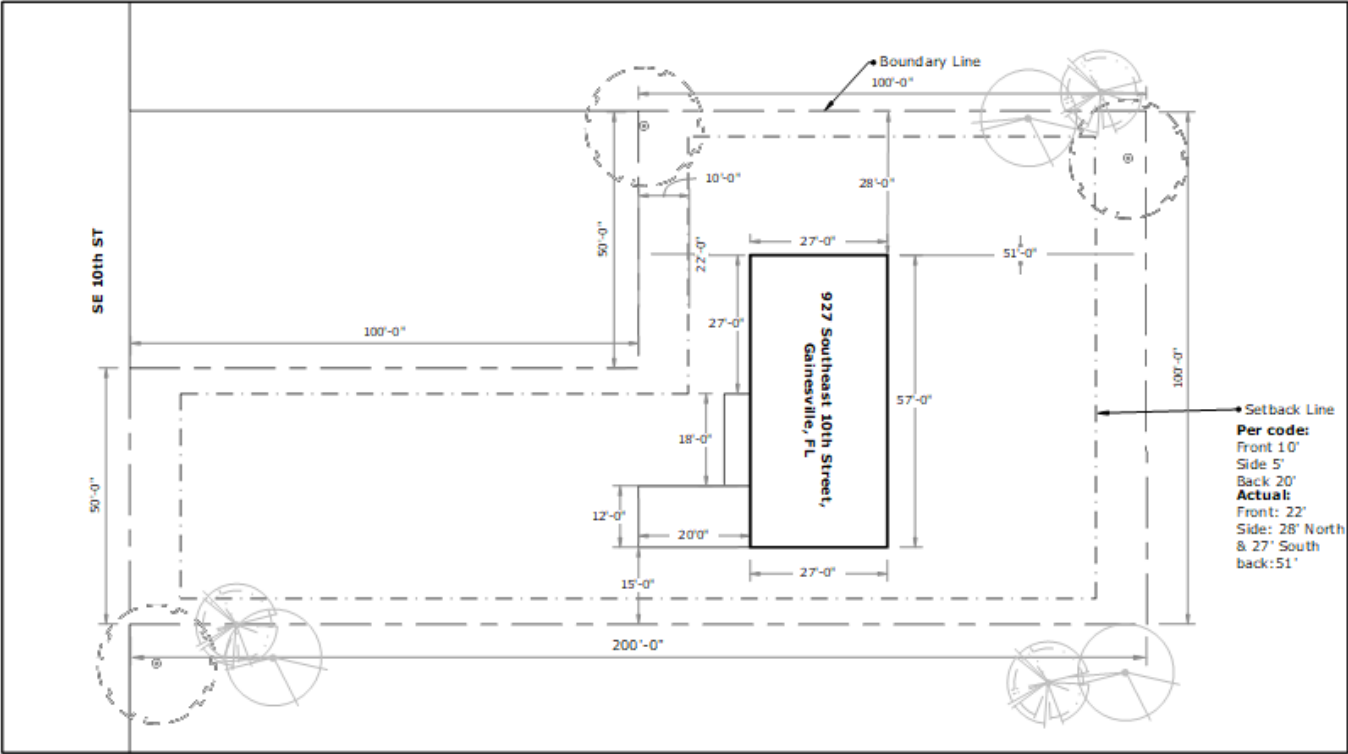
Back Elevation (East)



Side Elevation (North)



Side Elevation (South)



Site Plan
Not to Scale



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

Nearby Amenities/Services

- Employment Centers- .5 miles
Downtown
- Bus Routes
- Shopping/Retail-
- Parks/Community Centers- Depot
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? NA
- Include other Information at option of applicant - NA

Questions?