



Department of Housing & Community Development
Post Office Box 490—Station 22
Gainesville, FL 32627-0490
Ph. (352) 393-8565
wachteljs@gainesvillefl.gov

Request for 2025 Affordable Housing Development Grant

APPLICATION

Instructions

1. If you have any questions, contact Neighborhood Planning Coordinator John Wachtel, at (352) 393-8565, or by email at wachteljs@gainesvillefl.gov.
2. Applications must be submitted and received by 9:00 a.m. (local time), Monday, February 10, 2025. Late applications will not be accepted.
3. Applications will be accepted only by email in the form of full color PDFs to wachteljs@gainesvillefl.gov. The City **WILL NOT** accept applications submitted late, by mail, or by FAX.
4. All signatures within an application packet must be in blue ink; and all attachments must be titled and labeled.
5. Applications must include a PowerPoint Presentation, using the template provided on the City's Housing and Community Development Website.
6. Applicants for this grant must complete and submit the Project Summary JotForm which can be accessed by clicking on the following link: <https://form.jotform.com/243655068016154>
7. Applicants for this grant may be required to present the project, either virtually or in-person.
8. Applicants are advised to review the Gainesville SHIP Local Housing Assistance Plan (LHAP) <https://www.gainesvillefl.gov/files/assets/public/v/1/housing-amp-community-development/documents/city-of-gainesville-2023-2026-lhap-final.pdf> before completing the application process. Strategies C and F of Section II are particularly applicable.
9. Funding awards may be subject to approval by the City Commission and are based on funding availability.
10. The City reserves the right to reject any and all applications.

Organization/Business Information

- 1) **Organization/Business Name:** Ted & Faylene Welcome
- 2) **Organization/Business Address (City, State, Zip):** 9622 SW 33rd Lane
- 3) **Type of Organization/Business:** For Profit Non-Profit Gov. Agency
- 4) **Incorporation Date (Month and Year):** N/A
- 5) **Estimated Budget for Current Fiscal Year:** \$50,000 to \$60,000
- 6) **Number of Staff Employed (full time equivalents):** N/A
- 7) **Years of Affordable Housing Development Experience:** 3 years
- 8) **Organization/Business Contact Person and Title:** Ted Welcome
- 9) **Telephone:** 352-870-7240 **Email Address:** twgroup1@gmail.com

Development Project Information

1. **Project Name:** Affordable Housing Rehab
2. **Project Location/Address:** 906 NE 24 Street
3. **Project size in acres:** .17
4. **Total number of units:** 1
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?** 1 SFR in neighborhood of SFR
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)** 15 years
7. **Have you completed a First Step Meeting with the City's Department of Sustainable Development?** Yes, comments attached Scheduled for Will look to schedule
(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: \$155,000

2) Total City Funding Requested: 25,000

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

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

3) Total Project Funding Sources:

Funding Source	Amount
City funds for Affordable Rental Housing	25,000.00
City funds for Affordable SF 1 st Time Homebuyer Housing	-0-
Funding by Owner	\$130,000
TOTAL	\$155,000

(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? Significantly delay or

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

Ted Welcome

Print Name of Applicant and Title

Date

02/09/2025

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 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 type="checkbox"/>
C.	Alachua County Tax Collector's receipt for most recent taxes paid on proposed projects.	<input type="checkbox"/>
D.	Map of the proposed development area.	<input type="checkbox"/>
E.	Development costs plan.	<input type="checkbox"/>
F.	Site Plan.	<input type="checkbox"/>
G.	Preliminary drawings of elevations and floorplans.	<input type="checkbox"/>
H.	Development timeline for the project.	<input type="checkbox"/>
I.	Project rent limits and/or sale prices.	<input type="checkbox"/>
J.	A copy of the Applicant's most recent audit and/or certified financial statement.	<input type="checkbox"/>
K.	Copies of commitment and support letters from financial institutions and partnering organizations.	<input 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 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 type="checkbox"/>
N.	A list of all housing developments completed since 2014.	<input 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 type="checkbox"/>



Department of Housing & Community Development
Post Office Box 490—Station 22
Gainesville, FL 32627-0490
Ph. (352) 393-8565
wachteljs@gainesvillefl.gov

Request for 2025 Affordable Housing Development Grant

APPLICATION

Instructions

1. If you have any questions, contact Neighborhood Planning Coordinator John Wachtel, at (352) 393-8565, or by email at wachteljs@gainesvillefl.gov.
2. Applications must be submitted and received by 9:00 a.m. (local time), Monday, February 10, 2025. Late applications will not be accepted.
3. Applications will be accepted only by email in the form of full color PDFs to wachteljs@gainesvillefl.gov. The City **WILL NOT** accept applications submitted late, by mail, or by FAX.
4. All signatures within an application packet must be in blue ink; and all attachments must be titled and labeled.
5. Applications must include a PowerPoint Presentation, using the template provided on the City's Housing and Community Development Website.
6. Applicants for this grant must complete and submit the Project Summary JotForm which can be accessed by clicking on the following link: <https://form.jotform.com/243655068016154>
7. Applicants for this grant may be required to present the project, either virtually or in-person.
8. Applicants are advised to review the Gainesville SHIP Local Housing Assistance Plan (LHAP) <https://www.gainesvillefl.gov/files/assets/public/v/1/housing-amp-community-development/documents/city-of-gainesville-2023-2026-lhap-final.pdf> before completing the application process. Strategies C and F of Section II are particularly applicable.
9. Funding awards may be subject to approval by the City Commission and are based on funding availability.
10. The City reserves the right to reject any and all applications.

Organization/Business Information

- 1) **Organization/Business Name:** Ted & Faylene Welcome
- 2) **Organization/Business Address (City, State, Zip):** 9622 SW 33rd Lane
- 3) **Type of Organization/Business:** For Profit Non-Profit Gov. Agency
- 4) **Incorporation Date (Month and Year):** N/A
- 5) **Estimated Budget for Current Fiscal Year:** \$50,000
- 6) **Number of Staff Employed (full time equivalents):** N/A
- 7) **Years of Affordable Housing Development Experience:** 3 years
- 8) **Organization/Business Contact Person and Title:** Ted Welcome
- 9) **Telephone:** 352-870-7240 **Email Address:** twgroup1@gmail.com

Development Project Information

1. **Project Name:** Affordable Housing Rehab
2. **Project Location/Address:** 1556 NE 6th Avenue,
3. **Project size in acres:** .11
4. **Total number of units:** 1
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?** 1 SFR in neighborhood of SFR
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)** 15 years/house has been
7. **Have you completed a First Step Meeting with the City's Department of Sustainable Development?** Yes, comments attached Scheduled for Will look to schedule
(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: \$50,000

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

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

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

3) Total Project Funding Sources:

Funding Source	Amount
City funds for Affordable Rental Housing	25,000.00
City funds for Affordable SF 1 st Time Homebuyer Housing	-0-
Funding by Owner & Financing	\$25,000
TOTAL	\$50,000

(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? Significantly delay or

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

Ted Welcome

Print Name of Applicant and Title

Date

02/09/2025

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 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 type="checkbox"/>
C.	Alachua County Tax Collector's receipt for most recent taxes paid on proposed projects.	<input type="checkbox"/>
D.	Map of the proposed development area.	<input type="checkbox"/>
E.	Development costs plan.	<input type="checkbox"/>
F.	Site Plan.	<input type="checkbox"/>
G.	Preliminary drawings of elevations and floorplans.	<input type="checkbox"/>
H.	Development timeline for the project.	<input type="checkbox"/>
I.	Project rent limits and/or sale prices.	<input type="checkbox"/>
J.	A copy of the Applicant's most recent audit and/or certified financial statement.	<input type="checkbox"/>
K.	Copies of commitment and support letters from financial institutions and partnering organizations.	<input 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 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 type="checkbox"/>
N.	A list of all housing developments completed since 2014.	<input 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 type="checkbox"/>

Developer's Experience in Building Affordable Residential Projects in Gainesville, FL

Overview: Ted and Faylene Welcome have approximately 3 years of experience in residential real estate development, in the construction, rehabilitation, and renovation of affordable housing. We have consistently demonstrated a commitment to improving the quality of life for low-income families in Gainesville, FL. Our experience in affordable housing development has afforded us the opportunity to provide cost-effective housing to help meet the housing needs involving affordable housing.

Completed Affordable Housing Projects in Gainesville, FL:

1. **[Project Name – Single Family Residence Construction] – [1989]**
 - **Project Type:** Affordable single-family home
 - **Location:** 1556 NE 6th Avenue, Gainesville FL 32641
 - **Project Size:** Single unit, Approximate 1450 SF
 - **Scope of Work:** Complete rehab of an existing home
 - **Affordability Achievements:** This project was developed in full compliance with City of Gainesville affordable housing requirements. The home initially served as a home for our family (as a first-time home buyer). Subsequent to our moving to a larger home for our family, it has since been provided as an affordable housing unit. This single-family property was made available for the target population of low-income families, with rents set well below the market rate to ensure affordability.
 - **Outcome:** [Briefly describe the project’s impact on the community, such as providing high-quality housing in a revitalized neighborhood, or helping to meet the city's affordable housing needs.]

2. **Project Name – Purchase/Rehab of Single-Family Unit for Affordable Housing – [In Progress]**
 - **Project Type:** Single Family Unit
 - **Location:** 906 NE 24th Street, Gainesville, Florida 32641
 - **Project Size:** 1 Single Family Unit, approximately 1650 SF

- **Scope of Work:** Repair/Rehab – includes full re-piping/replumbing, updating of electrical systems, installation of new roof and interior renovations/repairs.
 - **Affordability Achievements:** Will be to ensure unit adhere to affordable housing guidelines, offering housing to low-income households.
 - **Key Features:** Energy-efficient appliances and low-maintenance materials.
 - **Outcome:** [Describe how the project addressed local housing needs, improved living conditions for residents, or helped revitalize a neighborhood.]
-

Key Areas of Expertise:

- **Affordable Housing Development:** We have experience working with federal, state, and local agencies to obtain funding and comply with affordable housing regulations.
 - **Sustainability & Energy Efficiency:** We prioritize sustainable design practices and the use of energy-efficient materials and systems in all of our developments. Our projects often include green building certifications and focus on reducing long-term utility costs for residents.
 - **Compliance with Local Codes and Regulations:** Our team, through the contractors/subcontractors we utilize, have an understanding of the City of Gainesville’s housing codes and regulations. Our projects are planned to be compliant with zoning, building codes, and the City’s affordable housing guidelines, ensuring that they meet local requirements.
 - **Impact on Local Housing Market:** Our projects have contributed to the expansion of affordable housing options in Gainesville, helping to address the growing need for safe, affordable housing in the city.
-

Commitment to Affordable Housing in Gainesville:

We are committed to providing quality, affordable housing that supports the economic and social well-being of Gainesville residents. Our focus on affordability, and sustainability, is allowing us to begin completing multiple projects that serve the needs of low- and moderate-income individuals and families. We are eager to continue our work in

Gainesville and contribute to the City's ongoing efforts to increase the availability of affordable housing.

References and Testimonials:

Available upon request

Conclusion:

With our experience and commitment to affordable housing, we are equipped to successfully continue projects funded through the City of Gainesville Affordable Housing Subsidy Grant. Our ability to deliver quality affordable housing makes us a reliable partner for the City of Gainesville's affordable housing initiatives.

Here's our **Development Timeline** for the rehab/repair project at **906 NE 24th St, Gainesville, FL 32641** within a 3 to 6-month timeframe, which includes essential steps such as site control, zoning, permits, and rehabilitation.

Development Timeline for 906 NE 24th St, Gainesville, FL 32641

Timeline Duration: 3 to 6 Months

Month 1: Pre-Development Phase

1. Site Control and Property Acquisition:

- **Objective:** Ensure full control of the property to proceed with the rehab/repair project.

2. Zoning Verification and Permits:

- **Objective:** Confirm that the property is zoned appropriately for the planned work and ensure permits are in place.
 - **Output:** Obtain zoning approval or confirmation and submit applications for permits.
-

Month 2: Planning and Design Phase

3. Property Assessment and Inspection:

- **Objective:** Conduct a property inspection to identify necessary repairs/renovations and code violations.
- **Output:** Inspection report highlighting areas requiring repair or replacement.

4. Design and Scope of Work:

- **Objective:** Develop a detailed design plan for the rehab and repairs to bring the property up to code and improve livability.
- **Action:** Work with architects, contractors, and designers to finalize the rehab design, including materials, labor requirements, and cost estimates.
- **Output:** Completed design plans and finalized scope of work for all repairs.

5. Submit Permit Applications:

- **Objective:** Ensure required permits for construction, electrical, plumbing, and other work are obtained.
 - **Action:** Submit applications for necessary permits to the City of Gainesville and other relevant authorities.
 - **Output:** Permits secured for construction and repairs.
-

Month 3: Construction Phase

6. Contractor Selection and Mobilization:

- **Objective:** Select licensed contractor and subcontractors for various tasks such as roofing, plumbing, electrical work, and general construction.
- **Action:** Review quotes, select contractors and sign contracts to begin work on-site.
- **Output:** Contracts finalized and contractors scheduled to begin work.

7. Begin Construction and Rehabilitation:

- **Objective:** Start the rehab work according to the scope of work outlined in the design phase.
 - **Action:** Begin major repairs, replacing the roof, repairing plumbing, and updating electrical systems. Ensure work follows safety and building codes.
 - **Output:** Construction and repairs underway.
-

Month 4 to 5: Continued Rehab Work and Inspections

8. Ongoing Repairs and Upgrades:

- **Objective:** Complete structural, electrical, plumbing, and aesthetic repairs to make the property habitable and compliant with building codes.
- **Action:** Continue with the repairs and any upgrades such as flooring, painting, and window replacements. Ensure all systems are properly installed or replaced.
- **Output:** Property progresses with repairs, nearing completion.

9. Progress Inspections and Code Compliance:

- **Objective:** Ensure that the work complies with building codes and regulations through interim inspections.
 - **Action:** Schedule mid-point inspections with the City of Gainesville to ensure ongoing work meets standards. Address any feedback or issues from inspectors.
 - **Output:** Inspections passed, any issues addressed.
-

Month 5 to 6: Finalizing the Project

10. Final Repairs and Touch-ups:

- **Objective:** Complete any final repairs and cosmetic touches to ensure the property is in move-in condition.
- **Action:** Focus on final details like touch-up painting, landscaping, and other cosmetic improvements to enhance the property's appeal.
- **Output:** Property ready for final inspection and occupancy.

11. Final Inspection and Punch List:

- **Objective:** Complete the final inspection to ensure the property is safe and habitable according to code.
- **Action:** Schedule a final inspection with the City of Gainesville. Address any last-minute corrections on the punch list to ensure all work is completed to code.
- **Output:** Final approval and certificate of occupancy, ready for tenants.

12. Marketing and Tenant/Buyer Outreach:

- **Objective:** Market the property to find tenants or buyers.
 - **Action:** List the property for rent, via word-of-mouth, real estate platforms like Zillow, Realtor.com, or local listings. Reach out to potential tenants or buyers through outreach to local organizations, non-profits, and real estate agents.
 - **Output:** Property rented, completing the rehab process.
-

Conclusion:

By following this **3 to 6-month development timeline**, the **906 NE 24th St, Gainesville, FL** property will be rehabbed, repaired, and ready for occupancy. This timeline includes the necessary steps of securing site control, confirming zoning, conducting inspections, selecting contractors, completing repairs, and finalizing inspections to ensure the property meets building codes. The final stage will involve marketing the property to secure tenants, completing the development successfully.

Here's the development timeline for the rehab/repair project at **1556 NE 6th Ave, Gainesville, FL 32641** within a 3 to 6-month timeframe. This timeline incorporates essential steps like site control, zoning, permits, and rehabilitation.

Development Timeline for 1556 NE 6th Ave, Gainesville, FL 32641

Timeline Duration: 3 to 6 Months

Month 1: Pre-Development Phase

1. Site Control and Property Acquisition:

- **Objective:** Ensure full control of the property to proceed with the rehab/repair project.

2. Zoning Verification and Permits:

- **Objective:** Confirm that the property is zoned appropriately for the planned work and ensure permits are in place.
 - **Output:** Obtain zoning approval or confirmation and submit applications for permits.
-

Month 2: Planning and Design Phase

3. Property Assessment and Inspection:

- **Objective:** Conduct a property inspection to identify necessary repairs/renovations and code violations.
- **Output:** Inspection report highlighting areas requiring repair or replacement.

4. Design and Scope of Work:

- **Objective:** Develop a detailed design plan for the rehab and repairs to bring the property up to code and improve livability.
- **Action:** Work with architects, contractors, and designers to finalize the rehab design, including materials, labor requirements, and cost estimates.

- **Output:** Completed design plans and finalized scope of work for all repairs.

5. **Submit Permit Applications:**

- **Objective:** Ensure required permits for construction, electrical, plumbing, and other work are obtained.
- **Action:** Submit applications for necessary permits to the City of Gainesville and other relevant authorities.
- **Output:** Permits secured for construction and repairs.

Month 3: Construction Phase

6. **Contractor Selection and Mobilization:**

- **Objective:** Select licensed contractor and subcontractors for various tasks such as roofing, plumbing, electrical work, and general construction.
- **Action:** Review quotes, select contractors and sign contracts to begin work on-site.
- **Output:** Contracts finalized and contractors scheduled to begin work.

7. **Begin Construction and Rehabilitation:**

- **Objective:** Start the rehab work according to the scope of work outlined in the design phase.
- **Action:** Begin major repairs, replacing the roof, repairing plumbing, and updating electrical systems. Ensure work follows safety and building codes.
- **Output:** Construction and repairs underway.

Month 4 to 5: Continued Rehab Work and Inspections

8. **Ongoing Repairs and Upgrades:**

- **Objective:** Complete any rehab/repair work structural, electrical, plumbing, and aesthetic repairs to make the property habitable and compliant with building codes.
- **Action:** Continue with the repairs and any upgrades. Ensure all systems are properly installed or replaced.

- **Output:** Property progresses with repairs, nearing completion.

9. Progress Inspections and Code Compliance:

- **Objective:** Ensure that the work complies with building codes and regulations through interim inspections.
- **Action:** Schedule mid-point inspections with the City of Gainesville to ensure ongoing work meets standards. Address any feedback or issues from inspectors.
- **Output:** Inspections passed, any issues addressed.

Month 5 to 6: Finalizing the Project

10. Final Repairs and Touch-ups:

- **Objective:** Complete any final repairs and cosmetic touches to ensure the property is in move-in condition.
- **Action:** Focus on final details like touch-up painting, landscaping, and other cosmetic improvements to enhance the property's appeal.
- **Output:** Property ready for final inspection and occupancy.

11. Final Inspection and Punch List:

- **Objective:** Complete the final inspection to ensure the property is safe and habitable according to code.
- **Action:** Schedule a final inspection with the City of Gainesville. Address any last-minute corrections on the punch list to ensure all work is completed to code.
- **Output:** Final approval and certificate of occupancy, ready for tenants.

12. Marketing and Tenant/Buyer Outreach:

- **Objective:** Market the property to find tenants or buyers.
- **Action:** List the property for rent, via word-of-mouth, real estate platforms like Zillow, Realtor.com, or local listings. Reach out to potential tenants or buyers through outreach to local organizations, non-profits, and real estate agents.
- **Output:** Property rented, completing the rehab process.

Conclusion:

By following this planned **3 to 6-month development timeline, 1556 NE 6th Avenue, Gainesville, FL** property provides opportunity for the property to be rehabbed, repaired, and ready for occupancy. This timeline includes the necessary steps of securing site control, confirming zoning, conducting inspections, selecting contractors, completing repairs, and finalizing inspections to ensure the property meets building codes. The final stage will involve marketing the property to secure tenants, completing the development successfully.

Month 1: Pre-Development Phase**1. Site Control and Property Acquisition:**

- **Objective:** Ensure full control of the property, confirming ownership, legal standing, and any encumbrances.

- **Action:** Finalize the purchase agreement or secure necessary agreements with the current owner.
- **Output:** Secure ownership, with all legal documents in place.

2. Zoning and Permit Verification:

- **Objective:** Confirm that the property is zoned appropriately for the intended rehab/repair project.
- **Action:** Verify the zoning requirements with the City of Gainesville's zoning department. Submit any applications for re-zoning if needed, or confirm that the existing zoning is suitable for the planned changes.
- **Output:** Obtain zoning confirmation or approval for necessary changes.

Month 2: Design and Planning Phase

3. Property Inspection and Assessment:

- **Objective:** Conduct a thorough inspection of the existing structure to assess its condition.
- **Action:** Engage a licensed inspector or contractor to evaluate the roof, plumbing, electrical systems, structure, and other elements that will need repair or replacement.
- **Output:** Inspection report detailing required repairs.

4. Initial Design and Rehab Planning:

- **Objective:** Create a plan for the repairs and any modifications needed to meet building codes or tenant needs.
- **Action:** Work with architects and contractors to develop detailed design plans for the rehab work, including estimated costs and materials.
- **Output:** Completed design plan and rehab scope of work.

5. Submit Permit Applications:

- **Objective:** Secure the necessary permits for the proposed work.
- **Action:** Submit permit applications to the City of Gainesville for construction, electrical, plumbing, and other necessary permits.
- **Output:** Secure approval for building permits.

Month 3 to 4: Construction Phase

6. Contractor Selection and Mobilization:

- **Objective:** Select qualified contractors and subcontractors to handle various aspects of the rehab work.
- **Action:** Issue a call for bids, review contractor proposals, and sign contracts with selected contractors and subcontractors for work on the site.
- **Output:** Contracts signed and contractors mobilized.

7. Commencement of Rehab/Repair Work:

- **Objective:** Begin the physical work on the property, focusing on essential repairs.
- **Action:** Begin with structural repairs, such as foundation or framing work, followed by plumbing, electrical, and roofing repairs.
- **Output:** Ongoing construction, with regular progress updates from contractors.

Month 5: Finalization and Inspections

8. Completion of Major Repairs:

- **Objective:** Complete the major structural and utility repairs to ensure the property is safe and habitable.
- **Action:** Finish roof repairs, replace damaged wood and framing, and complete electrical and plumbing systems.
- **Output:** Property is structurally stable and functional.

9. Final Inspection and Punch List:

- **Objective:** Conduct a final inspection to ensure all repairs comply with local building codes and the approved design.
- **Action:** Schedule and pass final inspections from the City of Gainesville's building department. Address any punch list items that need additional attention.
- **Output:** Property passes inspection, ready for occupancy.

Month 6: Project Completion and Marketing

10. Final Touches and Property Cleanup:

- **Objective:** Finish cosmetic repairs and ensure the property is clean and presentable for new tenants or buyers.
- **Action:** Paint touch-ups, flooring replacement, and any final details to enhance curb appeal.
- **Output:** Property is fully rehabbed and move-in ready.

11. Marketing and Tenant/Buyer Outreach:

- **Objective:** Begin the process of finding tenants or buyers for the rehabbed property.
- **Action:** Market the property through real estate platforms, local listings, and community outreach. Reach out to local non-profits and housing authorities if seeking tenants for affordable housing.
- **Output:** Successfully secured tenants or buyers for the property.

Conclusion:

By following this development timeline, the **1556 NE 6th Ave, Gainesville, FL 32641** property will be fully rehabbed and ready for occupancy within 3 to 6 months. The project will involve securing site control, completing necessary zoning approvals, conducting inspections, selecting contractors, completing repairs, and finally marketing the property. With efficient management and careful coordination, the rehab project can be completed successfully within this timeframe.

Here's the **On-Site Amenities List** for the project at **906 NE 24th St, Gainesville, FL 32641**.

On-Site Amenities List for 906 NE 24th St, Gainesville, FL 32641

1. Spacious Lot:

- The property includes a large lot that offers ample outdoor space, providing room for gardening, outdoor activities, or future expansions.

2. Private Off-Street Parking:

- Off-street parking available, ensuring convenience for residents with private vehicles and improving accessibility to the property.

3. Updated Interior Layout:

- The home to feature an interior layout designed to provide space and comfort, making it ideal for families or individuals looking for functional living spaces.

4. New Flooring:

- Quality, durable flooring will be installed throughout the home, providing a modern and clean aesthetic, with options like tile and laminate flooring.

5. Fresh Paint and Finishes:

- The entire home will be freshly painted, providing a clean, updated look. New finishes and fixtures will be added to enhance the aesthetic appeal and functionality of each room.

6. Modern Kitchen:

- A fully updated kitchen with new appliances, countertops, cabinetry, and energy-efficient fixtures.

7. Renovated Bathrooms:

- The bathrooms will be completely renovated with modern materials, including updated fixtures, new tiling, and improved plumbing systems to ensure a comfortable and functional experience.

8. Updated Electrical and Plumbing Systems:

- The property will feature updated electrical and plumbing systems to meet modern standards, to help ensure safety and reliability for residents.

9. Energy-Efficient Features:

- The property will incorporate energy-efficient upgrades, such as LED lighting, and energy-efficient appliances, helping to reduce utility costs and promote sustainability.

10. Outdoor Living Space:

- The property has a sizeable backyard area, providing opportunities for outdoor relaxation. The lot size could potentially allow for the addition of a patio or small garden.

11. Safety and Security:

- New security features will be installed, including updated door locks and outdoor lighting, helping to provide additional security measures for the residents. The property is also partially fenced for added privacy and security.

12. Close Proximity to Public Transportation:

- The property is located near local bus stops and other public transportation options, making it convenient for residents who rely on public transit.

13. Neighborhood Amenities:

- The property is in a neighborhood with easy access to local amenities, such as parks, schools, grocery stores, shopping centers, and healthcare facilities.

Conclusion:

The **906 NE 24th St** property will provide an upgraded, comfortable living environment with modern amenities. These features are designed to meet the needs of future tenants, offering convenience, sustainability, and a strong sense of community in an accessible location.

Here's the **On-Site Amenities List** for the project at **1556 NE 6th Ave, Gainesville, FL 32641**.

On-Site Amenities List for 1556 NE 6th Ave, Gainesville, FL 32641

1. Partially Fenced Lot:

- The property sits on a partially fenced lot, offering some outdoor space that could be used for enjoying gardening and outdoor relaxation, making it an option for families or anyone who enjoys spending time outdoors.

2. Private Driveway and Parking:

- The property includes a driveway/off-street parking, offering convenient parking for residents.

3. Updated Kitchen:

- A large kitchen equipped with updated appliances, countertops, and cabinetry, designed to meet the needs of both everyday cooking and occasional entertaining.

4. Renovated Bathrooms:

- The bathrooms in the home will be renovated with contemporary features, including modern fixtures and finishes, offering a fresh and updated look with improved functionality.

5. New Flooring Throughout:

- Durable and attractive flooring will be installed in all areas of the home, with options like hardwood or laminate, providing a fresh look and easy maintenance.

6. Fresh Interior Paint:

- The entire home will be freshly painted, giving it a clean and inviting appearance, with neutral tones that provide a versatile canvas for any style.

7. Energy-Efficient Appliances:

- The home will be equipped with energy-efficient appliances, reducing utility costs while contributing to environmental sustainability.

8. Updated Electrical and Plumbing Systems:

- Both the electrical and plumbing systems will be updated to meet modern safety standards, ensuring reliability and efficiency throughout the home.

9. Spacious Backyard:

- The property features a spacious backyard area, perfect for outdoor activities, gardening, or creating a relaxing outdoor retreat. There is potential for future enhancements like patios or outdoor seating areas.

10. Safety and Security Features:

- The property will have upgraded security features such as new door locks, exterior lighting, and possibly an alarm system, ensuring peace of mind for residents.

11. Central Heating and Cooling:

- The home will feature a central heating and cooling system, ensuring comfort year-round, regardless of the weather outside.

12. Access to Public Transportation:

- Located conveniently near local bus stops and public transportation routes, making commuting to other parts of Gainesville easy for residents who rely on transit.

13. Proximity to Local Amenities:

- The property is situated in a neighborhood close to parks, schools, grocery stores, shopping centers, and other essential services, adding convenience to daily living.

14. Fenced Property:

- The property will be fully fenced for added privacy and security, offering a safe space for children, pets, and outdoor activities.

Conclusion:

The **1556 NE 6th Ave** property will provide a comfortable and modern living experience with its updated features, ample outdoor space, and practical amenities. These on-site

amenities are designed to create a functional and inviting environment for future residents while ensuring convenience and accessibility within a vibrant community.

Property Management Plan for 906 NE 24th St, Gainesville, FL 32641

Property Overview:

The project at **906 NE 24th St** is a residential property that will undergo repairs and updates to improve its living spaces and make it more attractive to prospective tenants or homebuyers. This home features a sizable lot, on-site parking, and a potential for landscaping and outdoor improvements. Renovations will include updates to the kitchen, bathrooms, flooring, and other key features to provide a more modern and functional living space for future tenants.

Management Objectives:

1. **Maximize Occupancy:** Ensure the property stays fully occupied with reliable tenants through effective marketing and tenant screening processes.
 2. **Ensure Quality Maintenance:** Maintain the property in good condition, addressing any issues timely and regularly performing necessary inspections.
 3. **Tenant Satisfaction:** Provide responsive management services, meeting tenants' needs and maintaining a positive relationship.
 4. **Regulatory Compliance:** Ensure legal requirements are met, including health and safety codes, housing laws, and rental agreements.
-

Tenant Acquisition and Leasing:

1. **Marketing the Property:**
 - The property may be listed on popular rental platforms such as Zillow, Realtor.com, and Craigslist, to provide for increased marketing of the property.
 - Social media and local community boards will also be utilized to reach potential tenants, emphasizing the proximity to local amenities like parks, schools, and shopping centers.

2. Tenant Screening:

- A tenant screening process will be implemented, including background checks and employment/income verification, and references from previous landlords.

3. Lease Agreement:

- The lease agreement will be clear and concise, outlining rent terms, security deposit requirements, maintenance responsibilities, and tenant rights.
-

Maintenance and Repairs:

1. Routine Inspections:

- Property inspections will be scheduled twice a year to ensure that the home is in good condition and identify any maintenance needs early.
- Key systems such as HVAC, plumbing, and electrical will be inspected periodically for proper function and safety.

2. Emergency Maintenance:

- Tenants will have access to an emergency maintenance number to report urgent issues such as plumbing leaks, power outages, or broken appliances.
- Non-emergency maintenance requests (e.g., cosmetic repairs, paint touch-ups) will be addressed within a reasonable time frame.

3. Scheduled Maintenance:

- Regularly scheduled maintenance tasks will include pest control services, lawn care, exterior cleaning, and HVAC servicing.
- Seasonal tasks like gutter cleaning and air filter changes will also be done as needed.

4. Vendor Relationships:

- A list of trusted contractors, electricians, plumbers, and general maintenance workers will be maintained to ensure quality services at competitive rates.
- Local vendors familiar with the neighborhood will be prioritized to ensure prompt response times and reliable service.

Financial Management:**1. Rent Collection:**

- Rent will be collected through methods to make the payment process simple for tenants and to reduce administrative costs.
- A grace period of 5–7 days will be provided before late fees are assessed.

2. Budget and Expense Management:

- A property management budget will be created to account for income (rent) and all operating expenses, including maintenance, utilities, insurance, taxes, and management fees.

3. Security Deposits:

- A security deposit equivalent to one month's rent will be collected upfront, with a clear explanation of how it will be used for any damages or unpaid rent.
- The deposit will be returned to tenants after they move out, minus any deductions for cleaning or repairs, within the timeframe prescribed by state law.

Tenant Relations:**1. Communication:**

- Open and clear communication with tenants will be a priority. Regular updates regarding property maintenance, upcoming inspections, or lease renewals will be sent via email or text message.
- A contact number and email address will be provided for tenants to reach the property manager during office hours, ensuring their questions or concerns are addressed promptly.

2. Conflict Resolution:

- Any tenant conflicts (e.g., noise complaints, parking issues, etc.) will be handled professionally and in compliance with fair housing and tenant rights laws.

- Eviction proceedings, if necessary, will follow all legal protocols and be done only as a last resort after unsuccessful attempts at resolving disputes.

3. Tenant Retention:

- To encourage long-term tenants, rent increases to be kept reasonable and in line with local affordable housing market rates.
- Rent incentives or small property improvements (e.g., new fixtures, updated appliances) may be offered to tenants who renew their lease.

Legal and Regulatory Compliance:

1. Fair Housing and Tenant Rights:

- All tenant applications and lease agreements will comply with federal and state Fair Housing Laws to prevent discrimination based on race, gender, disability, religion, or other protected characteristics.
- The property manager will stay informed of local housing regulations and ensure all legal requirements are met in every aspect of property management, from maintenance to lease enforcement.

2. Property Code Compliance:

- The property will be checked to help ensure compliance with local zoning laws, building codes, and safety standards, including fire and electrical safety codes.

3. Insurance and Liability:

- Property insurance to cover the home against damage from natural disasters, vandalism, or other unexpected events.
- Tenants will be encouraged to purchase renters' insurance to cover their personal property and liability.

Conclusion:

The **Property Management Plan** for **906 NE 24th St** is designed to ensure the property remains well-maintained, profitable, and compliant with all legal requirements. By focusing on tenant satisfaction, maintaining the property to high standards, and staying on top of

finances and legal obligations, this plan aims to create a positive rental experience for our tenants while ensuring long-term success for us, as property owners.

Welcome Property Management Plan for 1556 NE 6th Ave, Gainesville, FL 32641

Property Overview:

The project at **1556 NE 6th Ave** is a single-family home that will undergo a series of repairs and updates to ensure the property meets modern living standards. These improvements will enhance the property's appeal and value, making it suitable for long-term tenants or potential homeowners. The property will feature interior rehab/repair, and exterior repair to address maintenance/repairs issues including updating roof. The spacious lot will also offer a fenced outdoor area.

Management Objectives:

1. **Maximize Occupancy:** Ensure the property remains rented with minimal vacancies through effective marketing and tenant relations.
 2. **Maintain Property Value:** Keep the property in good condition by addressing maintenance issues and inspecting the home.
 3. **Ensure Tenant Satisfaction:** Provide responsive management to meet tenants' needs and resolve issues promptly.
 4. **Compliance with Regulations:** Ensure operations comply with local, state, and federal regulations, including housing codes and tenant rights.
-

Tenant Acquisition and Leasing:

1. **Marketing the Property:**
 - List the property on popular rental websites such as Zillow, Realtor.com, and local listings.
 - Utilize social media platforms and community boards to reach a broader audience.
 - Work with local real estate agents and property management firms for additional exposure.

2. Tenant Screening:

- Implement a tenant screening process, including background checks, rental history, and employment/income verification.

3. Lease Agreements:

- Create lease agreements that outline rent amounts, due dates, security deposit requirements, maintenance responsibilities, and rules for the property.
-

Maintenance and Repairs:

1. Routine Inspections:

- Conduct inspections of the property, at least twice a year, to identify maintenance needs or potential issues.
- Ensure safety and security measures, such as locks, and lighting are functioning correctly.

2. 24/7 Emergency Maintenance:

- Provide tenants with an emergency maintenance number for urgent repair requests (e.g., plumbing leaks, electrical issues).
- Address non-emergency repairs (e.g., minor cosmetic repairs) within a reasonable timeframe to maintain tenant satisfaction.

3. Scheduled Maintenance:

- Schedule HVAC servicing, landscaping, and lawn care to ensure the home and grounds are well-kept.
- Perform seasonal maintenance, air filter replacements, and exterior repairs.

4. Vendor Relationships:

- Build relationships with local contractors, electricians, plumbers, and other professionals to ensure quality service and competitive pricing for repairs and upgrades.
-

Financial Management:

1. Rent Collection:

- Implement a rent payment system to make it easy for tenants to pay rent on time.
- Provide a grace period (e.g., 5 days) before assessing late fees for overdue payments.

2. Budget and Expense Tracking:

- Create a property budget that accounts for rent collection, maintenance, utilities, insurance, and other expenses.
- Keep detailed records of all income and expenditures to ensure the property remains profitable.

3. Security Deposits:

- Collect a reasonable security deposit to cover potential damage or unpaid rent.
- Return the deposit, minus any necessary deductions, within the legal timeframe after the tenant vacates the property.

Tenant Relations:

1. Communication:

- Maintain open lines of communication with tenants, responding promptly to their inquiries and concerns.

2. Conflict Resolution:

- Address any tenant disputes or issues (e.g., noise complaints, neighbor concerns) with professionalism and respect.
- Follow legal protocols to handle eviction processes if necessary, ensuring fair treatment for all parties involved.

3. **Tenant Retention:**

- Offer incentives for renewing leases, such as a small rent discount or property upgrades.
 - Create a tenant feedback system to improve the rental experience.
-

Legal and Regulatory Compliance:

1. **Fair Housing Laws:**

- Ensure compliance with all federal, state, and local fair housing laws, ensuring no discrimination in tenant selection, advertising, or rental practices.
- Regularly review policies and training to stay updated on any changes in housing laws.

2. **Property Codes and Regulations:**

- Ensure the property meets all local zoning and housing code regulations, including health and safety codes, fire safety standards, and occupancy limits.

3. **Insurance and Liability:**

- Secure property insurance to cover damage to the home and liability for accidents that may occur on the premises.
 - Advise tenants to obtain renters' insurance to cover their personal property and liability.
-

Conclusion:

The **Property Management Plan** for **1556 NE 6th Ave** focuses on ensuring the property is well-maintained and tenants are satisfied, and the property remains profitable. By offering transparent communication, timely maintenance, and a proactive approach to tenant relations, this plan aims to create a long-term, sustainable rental property with a positive reputation in the community.

Here's a customized site plan for the City of Gainesville Affordable Housing Subsidy Grant we are applying for to rehab and make repairs at **906 NE 24th Street, Gainesville, FL 32641**.

Site Plan for the Rehabilitation Project at 906 NE 24th Street, Gainesville, FL 32641

Property Overview:

- **Address:** 906 NE 24th Street, Gainesville, FL 32641
 - **Property Size:** Approximately 0.18 acres (7,841 square feet)
 - **Existing Structure:** Single-family residential home built in the 1960s
 - **Current Condition:** The property will need extensive rehabilitation, including interior renovation/repairs, interior updates, and energy-efficient upgrades. The home is currently not ready for occupancy as it is in need of significant repairs to meet modern safety and comfort standards.
-

Scope of Rehabilitation and Repairs

1. Exterior Repairs:

- **Roof:** The roof will be replaced with modern, energy-efficient materials that provide better insulation and prevent leaks. This upgrade will also improve the long-term durability of the home.
- **Siding & Windows:** Existing siding will be repaired or replaced with durable, low-maintenance materials that improve energy efficiency. The windows will be inspected to determine if needed replacement for energy-efficient models to reduce energy loss.

2. Interior Repairs and Upgrades:

- **Plumbing:** Outdated plumbing will be replaced with modern, water-efficient pipes and fixtures to prevent leaks and improve water pressure throughout the house.
- **Electrical Systems:** The electrical system will be completely updated to comply with modern safety codes, including replacing old wiring, circuit breakers, and outlets.

- **Insulation:** The home will be insulated with energy-efficient materials to reduce heating and cooling costs.
 - **Flooring and Walls:** Old carpeting and flooring will be replaced with durable, easy-to-maintain options such as tile or laminate hardwood. Interior walls will be patched and painted to create a fresh, welcoming environment.
 - **Kitchen and Bathroom Renovations:** Both the kitchen and bathrooms will be fully renovated, with new cabinetry, countertops, and energy-efficient appliances. The bathrooms will feature updated fixtures and modern flooring work to enhance both appearance and functionality.
-

Site Features and Landscaping

1. Parking:

- **On-Site Parking:** An off-street parking area will be available in the driveway area, ensuring that residents have easy access to the home.

2. Outdoor Spaces and Landscaping:

- **Front Yard Landscaping:** The front yard will be landscaped to provide native, low-maintenance plants that promote sustainability and water conservation. The landscaping will also enhance curb appeal and provide a welcoming atmosphere for residents.
 - **Backyard:** The backyard will be cleaned up, with any overgrown areas cleared. This space will be suitable for outdoor activities or relaxation, with potential for a small garden or seating area.
 - **Fencing:** A privacy fence will be provided for the back and side yard area of the property to help provide increased security and privacy for residents.
-

Utilities and Infrastructure

1. Water and Sewer Connections:

- The property will remain connected to the city's water and sewer systems. Plumbing upgrades will ensure the home is compliant with current building codes, with new fixtures that meet water conservation standards.

2. Electrical Infrastructure:

- The electrical system will be upgraded, including modern wiring, circuit breakers, and outlets. The home will be fitted with energy-efficient lighting and appliances to reduce electricity usage.
-

Building Layout and Design

- **Total Bedrooms:** 3 (with flexible layouts that can accommodate different family structures)
 - **Total Bathrooms:** 2 (two full bathrooms)
 - **Living Space:** Approximately 1,650 square feet of living space, with an open floor plan that maximizes the available area.
 - **Living Room and Kitchen Area:** These spaces will be reconfigured to create an open and inviting environment, suitable for family gatherings and daily activities.
 - **Kitchen and Laundry:** The kitchen will be updated with modern, energy-efficient appliances, and the laundry area will be relocated or redesigned for optimal use of space.
-

Compliance with City of Gainesville Affordable Housing Standards

This rehabilitation project aligns with the City of Gainesville’s Affordable Housing Program and follows all necessary guidelines:

- **Affordability Requirements:** Rent prices will be maintained at an affordable level for low-income households for a minimum of 15 years.
 - **Energy Efficiency:** The project incorporates energy-efficient systems and materials to reduce long-term utility costs for residents.
 - **Sustainability:** Sustainability features such as native landscaping, energy-efficient upgrades, and water conservation efforts will reduce the overall environmental impact of the property.
-

Conclusion

The rehabilitation of 906 NE 24th Street will not only improve the structural integrity and aesthetic appeal of the property but also ensure that it meets the City of Gainesville’s goals

for affordable housing. By making key repairs and upgrades, this project will help provide a more safe, and energy-efficient home for low-income residents. The inclusion of sustainable and environmentally-conscious features aligns with both the City's vision for the future and the needs of the local community.

Site Plan for the Rehabilitation Project at 1556 NE 6th Avenue, Gainesville, FL 32641

The following is a **customized site plan description** based on our rehabilitation project.

Site Plan for the Rehabilitation Project at 1556 NE 6th Avenue, Gainesville, FL 32641

Property Overview:

- **Address:** 1556 NE 6th Avenue, Gainesville, FL 32641
 - **Property Size:** Approximately 0.15 acres (6,534 square feet)
 - **Existing Structure:** Single-family residential home
 - **Current Condition:** The property requires some rehabilitation/repair to ensure it meets updated housing standards and continues to be habitable for future residents. The home has some areas requiring attention, including the roof, exterior and interior repairs/renovation.
-

Scope of Rehabilitation and Repairs

1. Exterior Repairs:

- **Roof:** Plan for roof to be replaced with durable, energy-efficient materials to prevent leaks and improve insulation.
- **Siding & Windows:** The current siding will be repaired or replaced with low-maintenance, weather-resistant materials. Windows will be inspected for energy efficiency to help identify improvements needed to reduce heating and cooling costs and increase natural light.
- **Entryway and Porch:** The front porch will be inspected to identify needed repairs to meet safety standards.

2. Interior Repairs and Upgrades:

- **Plumbing:** To be inspected to determine if any needed repairs.
- **Electrical Systems:** The electrical wiring will be inspected to determine that it continues to meet safety standards and ensure sufficient power for appliances and lighting.

- **Flooring and Walls:** The flooring will be reviewed for any needed replacements. The interior walls will be patched and repainted, ensuring they are clean and fresh.

- _____

1. **Outdoor Spaces and Landscaping:**

- **Fencing:** Existing privacy fence will be inspected for repair/replacement.
-

Utilities and Infrastructure

1. **Water and Sewer Connections:**

- The property will be connected to the city's water and sewer systems
-

Building Layout and Design

- **Total Bedrooms:** 3 (with potential for flexible use of spaces depending on the rehab process)
 - **Total Bathrooms:** 2 (with the possibility of adding another half-bath depending on available space after repairs)
 - **Living Space:** Approximately 1,450 square feet of living area, with an open floor plan to encourage a sense of spaciousness.
-

Compliance with City of Gainesville Affordable Housing Standards

This rehabilitation project for property at 1556 NE 6th Avenue is to meet the City of Gainesville's guidelines for affordable housing, including:

- Ensuring the affordability of rent for low-income households for a minimum of 50 years, in accordance with the City's Affordable Housing Program.
 - Providing energy-efficient upgrades and helping to maintain affordable maintenance costs for future residents.
 - Ensuring the property meets or exceeds local building codes, and zoning laws
-

Conclusion

The rehabilitation of 1556 NE 6th Avenue is planned to provide a more safe, affordable, and quality housing for families and individuals in need. This project is planned to align with the City of Gainesville’s goals for revitalizing neighborhoods and providing affordable housing options. By updating the property’s infrastructure, and making needed improvements, this project will aim to enhance the livability and sustainability of the home for its future residents.