

## 302 NE 25th Street - Accessory Dwelling Unit

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*City of Gainesville ARPA Aid to Nonprofits  
Program*

### *Gainesville Housing Development and Management Corporation*

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Mrs Pamela Davis  
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### *Mr Malcolm Kiner*

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# Application Form

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## *Eligibility*

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### **Economic Impact\***

Has your nonprofit organization or the clients you serve suffered demonstrable negative economic impact as a result of COVID-19?

Yes

### **Location\***

Is your organization a nonprofit and located within Alachua County? (physically or principally)

Yes

### **Operating Status\***

Is your nonprofit organization active, open and operating? (in-person or virtually)

Yes

### **IRS Status\***

Is your organization legally registered, fully licensed as a 501(c)3 or 501(c)19 nonprofit (as required by applicable law), and up to date on tax payments/filings to include a valid IRS Form 990 for 2020 (or 2019) or an independently audited financial statement?

Yes

### **IRS Status Year\***

Was your organization incorporated as a nonprofit prior to January 1, 2020?

Yes

### **The Philanthropy Hub Verification\***

Is your nonprofit organization verified on The Philanthropy Hub?

Yes

## Services\*

Does your nonprofit organization provide essential human services to City of Gainesville residents who have been impacted by COVID-19? Please check all that apply:

Housing

## Other Services

If you selected 'Other' services, please provide details of how your organization serves those adversely affected by COVID-19.

## Acknowledgment

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### Project Name\*

Name of Project.

302 NE 25th Street - Accessory Dwelling Unit

### Acknowledgment\*

I understand that in order to apply for the City of Gainesville ARPA Aid to Nonprofits Program, my organization must:

- be principally based or physically located within Alachua County;
- be providing COVID-19-impacted City of Gainesville residents essential services covering medical services, congregate living safety services, food services, housing stability services, training and adult education services, child care and education services, elder care services, and mental health services;
- be active, open and operating (in-person or virtually);
- be registered as a 501(c)(3) prior to January 1, 2020;
- be fully licensed as a nonprofit (as required by applicable law), and up to date on tax payments/filings to include a valid IRS Form 990, 990-EZ, or 990-N filing no later than 2019, or an independently audited financial statement from the most recently completed fiscal year;
- be able to demonstrate the adverse impact of the COVID-19 pandemic to your organization or the clients you serve in one of the following manners:
  - incurred unplanned costs for new programming designed to assist those disparately impacted by the pandemic and its economic effects;
  - incurred unplanned costs to comply with safety and health standards and/or reopening requirements, e.g., modifying facilities for social distancing;
  - incurred unplanned costs for technology to enable virtual work; or
  - lost revenue due to pandemic-based causes, e.g., due to shutdowns, lost sponsorships, inability to hold fundraising events;
- provide a narrative explaining the impact of COVID-19 on the nonprofit's operations; and
- not have received or been approved to receive City ARPA funding via a separate initiative, project, or program.

Yes

## ***Applicant/Agency Information***

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### **Target Population\***

Select all that apply to indicate which population groups are directly impacted by your work.

- Children (ages 0-12)
- Youth/Teens (ages 13-18)
- Adults (ages 19-64)
- Seniors (ages 65+)
- People with disabilities
- Low-income individuals/families
- Marginalized/Under-served groups

### **Local Impact\***

What is your organization's impact on its constituents and the City of Gainesville community in recent years? Please quantify your responses where possible (i.e. number of people served).

GHDMC and GHA manage over 600 units of brick and mortar affordable Housing within Gainesville and Alachua County, as well as over 1700 Housing Choice Vouchers that are utilized for housing in the private rental market, all for low to moderate income renters.

### **Board Chair or Authorized Person First Name\***

Pamela

### **Board Chair or Authorized Person Last Name\***

Davis

### **Board Chair or Authorized Person Title\***

Executive Director

### **Hub Profile\***

Please provide link to verified profile from The Philanthropy Hub.

<https://www.thephilanthropyhub.org/organizations/gainesville-housing-development-management-corporation-ghdmc>

## Organization Type\*

Nonprofit with 501C3 IRS Status (Other than an institution of Higher Education)

## Tax Form Information\*

Please select the tax form your organization most recently filed.

Long form 990

## Gross Revenue\*

Enter your organization's total revenue as reported on your most recently filed IRS Form 990 from no older than 2019 or independently audited financial statement from your most recently completed fiscal year.

- For IRS Form 990 enter the amount indicated on line 12
- For IRS Form 990-EZ enter the amount indicated on line 9.
- For IRS Form 990-N, enter your revenue for the corresponding fiscal year.
- For independently audited financial statement, enter the total revenue indicated.

\$588,326.00

## Operating Revenue\*

Organization's operating revenue for the last completed fiscal year

\$588,326.00

## Operating Expenses\*

Organization's operating expenses for the last completed fiscal year

\$285,222.00

## *Pandemic changes to your organization*

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### **Pandemic-related changes to priorities and goals\***

Briefly explain how the COVID pandemic has changed your organization's priorities and goals.

Incorporated October 2014, the Gainesville Housing Development and Management Corporation (GHDMC) is a 501c3, Florida not-for-profit Corporation. GHDMC is an instrumentality of the Gainesville Housing Authority (GHA). The Board of Commissioners of GHA formed this nonprofit organization to fill the void in providing housing for individuals and families at 50 to 120% of the AMI, or those who some term the "working poor" in light of the affordability crises in our community. Due to the COVID pandemic are City's working poor were impacted disproportionately we found our Public Housing and Housing Choice Voucher Program waiting list increase while the cost of market rate housing continued to increase in our community. GHDMC priorities are to bring as many new affordable housing units into our community to address the

affordable housing crises that has been exacerbated by the COVID pandemic. In 2020 GHDMC adopted GHDMC has five strategic goals: (1) Increase affordable housing options, (2) Development – add affordable housing units, (3) Corporate Development – Increase fundraising opportunities, (4) Management – Manage affordable housing units, and (5) Operations – Operate a financially prudent organization.

### **Pandemic-related changes to your organization's operations\***

Please describe how your operations have changed during the pandemic from a staffing and service delivery standpoint.

GHDMC has experienced a decline in response time from vendors, constituents, and the like because of work from home and other pandemic related issues. Our program participants have lost jobs and experienced a reduced income as a result of the increase in cost of living and reduced hours at work. GHDMC has experienced operational disruptions because of staff illnesses, risk of exposure and the like. Day to day operations have had to move from face to face to a more digital platform. Supplies and materials for our operations have been delayed. “The Great Resignation” has had an impact on the organization’s ability to recruit and retain skilled laborers and employees.

## *Impact*

### **Description of Need as Specifically Related to Coronavirus\***

Please provide a description of how your organization continues to be impacted by the coronavirus pandemic, operationally and/or programmatically.

GHDMC is an instrumentality of the Gainesville Housing Authority. GHDMC like most businesses was forced to move more into digital platforms post pandemic. Our in person and traditional paper-based process had to change to a more effective operation in a remote module. Our in-house technology was improved to allow us to continue to operate via virtual meetings as well as disseminate information to our residents. We were not able to have our annual fundraising event in our effort to keep others and the community safe. From an operations perspective it was difficult to complete projects on time due to delay in manpower and materials. With the eviction moratorium we had a loss in revenue but an increase in demand for more affordable units. The pandemic had an overall effect on our operations and interactions with the community.

GHDMC has had to work diligently to understand CDC guidelines, address staff absences due to illness or family obligations, and procure disinfectants and other sanitations services required to protect the residents in our properties. However, the pandemic still presented challenges in effectively communicating with residents and applicants in a timely manner. Shortness of staff because of the pandemic has also made it challenging to ensure that all program participants have the knowledge and access to the local resources in the community that can assist them with financial and health concerns they may be facing.

### **Population Impact\***

Indicate if your services are directed at populations that have been disproportionately impacted by the COVID pandemic. (Identify at least one category: race, gender, ethnicity, geography, income)

We serve extremely low to moderate income individuals between 30% to 120% Area Median Income

## Disparity\*

What disparity does this population experience that this program addresses? Examples: home ownership, income, health, educational attainment, etc.

Clean, safe, sanitary housing

## Supplemental Disparity Information

For organizations with gross revenue of more than \$1 million, show data to demonstrate existing disparities and impact of COVID on the population identified, including local data if possible. Examples of data can be related to health, socioeconomic status, housing, or factors specific to the program.

## Number of individuals served\*

Indicate the total amount of individuals who will be directly impacted by this program.

3 families

## Lost Revenue Calculation (Optional Question)

If you are requesting support for lost revenue, please complete the <https://cfncf.org/wp-content/uploads/2022/03/Lost-Revenue-Calculations.xlsx> Lost Revenue Calculation worksheet. Click here for instructions: [Lost Revenue Calculation Instructions](#).

After downloading and completing the worksheet, please submit it in Excel format.

## Budget Spreadsheet\*

Upload the program budget using the spreadsheet provided: City of Gainesville ARPA Aid to Nonprofits Program Budget Worksheet

Add line items to the budget worksheet as needed. Please be descriptive in your line items, including providing the number of items and cost per item, i.e., 2.5 FTEs @ \$75,000 each.

The worksheet should reflect/include information about other ARPA funding or other COVID- related federal funding received and/or pending. After downloading and completing the budget, please submit it in Excel format.

GHDMC ARPA Grant-Budget.xlsx

## Sustainability\*

What are the long-term strategies for funding this project/program at the end of the grant period?

The goal of this project is to bring 3 new affordable housing units online in the Gainesville Community. GHDMC will maintain the units and GHA staff will work with program participants to ensure the units are occupied.

## ***Request Information***

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### **Purpose of Request\***

One sentence describing the purpose of your request

We are requesting funding to construct an Accessory Dwelling unit creating 3 new affordable housing units in our community

### **Amount Requested\***

Funding can be requested to cover expenses from March 3, 2021 - December 31, 2024. Please enter the total amount of your request for all years of your request.

\$366,800.00

### **Total Program Cost\***

\$486,800.00

### **Allocation of requested funds for previous expenses\***

Please indicate the amount of your organization's request that you plan to use for reimbursement of qualified expenses incurred from 3/3/2021-current.

\$0.00

### **Allocation of requested funds for year one\***

Please indicate the amount of your organization's request that you plan to use from 6/1/2022 through 6/1/2023.

\$366,800.00

### **Allocation of requested funds for year two\***

Please indicate the amount of your organization's request that you plan to use from 6/2/2023 through 12/31/2024.

\$0.00



## *Financial Review*

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### **Budgets to Actuals\***

Please upload three years of organizational budget to actuals (current year-to-date, plus the previous two years). You will have to combine the documents into one file to attach here.

2019\_2020\_2021 GHDMC budget to actual.pdf

### **Balance sheet\***

Please upload your most recent balance sheet.

GHDMC 2019 - 2021 YE FINAL FS as of 03-15-2022.pdf

### **Financial oversight\***

How is your organization's board and/or finance committee evaluating the financial health of your organization? What types of financial documents do they review and how often?

we are audited yearly

## *Confirmation and Attestation*

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### **Confirmation and Attestation 1\***

My nonprofit organization or the clients we serve were adversely affected by the COVID-19 Pandemic.

Yes

### **Confirmation and Attestation 2\***

My nonprofit organization, if approved, will use awarded City of Gainesville ARPA Aid to Nonprofits Program funding solely for the purpose of covering expenses directly related to the COVID-19 pandemic.

Yes

### **Confirmation and Attestation 3\***

I/We have not already received (and will not receive) reimbursement of any of these costs through another funding source (such as insurance or grants).

Yes

### Confirmation and Attestation 4\*

I/We fully understand that any funding awarded under this program must be used to purchase services or products that will be used within the City of Gainesville by December 31, 2026.

Yes

### Confirmation and Attestation 5\*

I/We fully understand that it is a Federal crime to knowingly make false statements (especially regarding the misuse of funds).

Yes

### Confirmation and Attestation 6\*

I/We fully understand that my case file may be subject to a random audit, five (5) years after the date of closing. This audit may be conducted by the City of Gainesville, and/or another local or state nonprofit organization. I agree to fully cooperate with any of these agencies as requested.

Yes

### Confirmation and Attestation 7\*

I/We fully acknowledge that if any omissions or misrepresentations are revealed, I will be subject to immediate repayment of all assistance received.

Yes

### Confirmation and Attestation 8\*

I certify that the information contained in this application is true, complete and correct to the best of my knowledge.

Yes

### Signature\*

By entering my name below and submitting this application for financial assistance, I affirm that I read, understand, and agree to the previous statements. I am bound by all of the above statements in this application, and agree to be bound by the following terms and conditions if awarded under this program. I confirm that this application is submitted under the authority and approval of the CEO or Executive Director of my organization. Type your name below

Malcolm Kiner

### Date Signed\*

03/17/2022

## *For Evaluators*

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### **CFNCF Comment on Diversity\***

Are diversity policies included in board recruitment?

Yes

Board Demographics

African American/Black

2

Asian American/Pacific Islander

0

Caucasian

1

Hispanic/Latino

0

Native American/American Indian

0

Not Specified

Female

2

Male

1

Not Specified

0

Board Diversity Comments

None

## File Attachment Summary

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### *Applicant File Uploads*

- GHDMC ARPA Grant-Budget.xlsx
- 2019\_2020\_2021 GHDMC budget to actual.pdf
- GHDMC 2019 - 2021 YE FINAL FS as of 03-15-2022.pdf

## ARPA Coronavirus Nonprofit Recovery Fund

Organization Name: Gainesville Housing Development and Management Corporation (GHDMC)

PROJECT BUDGET	Expenditures	Other Funding Income			Total Request
	Expected Expenditures 03/03/2021 through 12/31/2024	Other ARPA Funding*	Non-ARPA Funding Received**	Total Other Funding	
Input Line Item Descriptions in this Column					
Professional Services - A&E	\$ 40,000.00		\$ 10,000.00	\$ 10,000.00	30,000
Surveying Allowance	\$ 2,600.00			\$ -	2,600
Soil Testing	\$ 2,000.00			\$ -	2,000
Permitting & Inspections	\$ 6,000.00			\$ -	6,000
Impact Fees	\$ 7,000.00			\$ -	7,000
Dumpster	\$ 3,000.00			\$ -	3,000
Port a Potty	\$ 600.00			\$ -	600
Temp Power	\$ 2,000.00			\$ -	2,000
Demolition	\$ 20,000.00			\$ -	20,000
Site Prep	\$ 20,000.00		\$ 10,000.00	\$ 10,000.00	10,000
Foundation	\$ 20,000.00			\$ -	20,000
Plumbing	\$ 18,000.00			\$ -	18,000
Plumbing Fixtures	\$ 1,600.00			\$ -	1,600
Framing	\$ 55,000.00		\$ 20,000.00	\$ 20,000.00	35,000
Trusses	\$ 14,000.00			\$ -	14,000
Roofing	\$ 20,000.00		\$ 10,000.00	\$ 10,000.00	10,000
Exterior Doors & OHD	\$ 6,000.00		\$ 3,000.00	\$ 3,000.00	3,000
windows	\$ 14,000.00			\$ -	14,000
Fascia, Soffits, Exterior Ceilings	\$ 14,000.00			\$ -	14,000
Electrical	\$ 28,000.00		\$ 10,000.00	\$ 10,000.00	18,000
Electrical Fixtures	\$ 3,500.00			\$ -	3,500
HVAC & Mechanical	\$ 31,000.00		\$ 15,000.00	\$ 15,000.00	16,000
Insulation	\$ 4,000.00			\$ -	4,000
Drywall	\$ 27,000.00		\$ 10,000.00	\$ 10,000.00	17,000
Interior Trim	\$ 3,500.00			\$ -	3,500
Painting	\$ 7,500.00			\$ -	7,500
Cabinetry	\$ 35,000.00		\$ 13,000.00	\$ 13,000.00	22,000
Countertops	\$ 9,000.00			\$ -	9,000
Tile Work - Walls	\$ 6,000.00			\$ -	6,000
Flooring	\$ 13,500.00		\$ 6,000.00	\$ 6,000.00	7,500
Appliances	\$ 18,000.00		\$ 6,000.00	\$ 6,000.00	12,000
Landscaping	\$ 10,000.00		\$ 5,000.00	\$ 5,000.00	5,000
Final Grade	\$ 4,000.00		\$ 2,000.00	\$ 2,000.00	2,000
Driveway	\$ 12,000.00			\$ -	12,000
Bond	\$ 9,000.00			\$ -	9,000
				\$ -	-
				\$ -	-
<b>TOTAL</b>	<b>\$ 486,800.00</b>	<b>\$ -</b>	<b>\$ 120,000.00</b>	<b>\$ 120,000.00</b>	<b>366,800</b>

Sources of Other Funds	Status of Funding	Amount
Gainesville Housing Authority Contribution	Funded via GHA Capital Fund Project	\$ 120,000
<b>Total</b>		<b>\$ 120,000</b>

\* Please list any APRA funding received or pending from other sources

\*\*Please include an other federal pandemic response funding received during any time period during the pandemic



**Gainesville Housing Development  
and Management Corporation**

**Financial Statement for the Period Ending  
Budget to Actual**

**For the Years Ending 2019/2020/2021**

**Gainesville Housing Development & Management Corporation**  
**Statement of Actual to Budget**  
**As of December 31, 2019**

<b>Revenue</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>%</b>
Rental Revenue	199,552	205,500	5,948	2.89%
Other Income	216,877	198,250	(18,627)	-9.40%
<b>Total Revenue</b>	<b>416,429</b>	<b>403,750</b>	<b>(12,679)</b>	<b>-3.14%</b>
<b>Operating Expenses</b>				
Admin Salary & Benefits	136,228	144,779	8,551	5.91%
Legal	1,443	2,500	1,057	42.28%
Sundry	6,295	9,500	3,205	33.74%
Management Fees	10,093	10,275	182	1.77%
Administrative/Training	9,387	11,250	1,863	16.56%
Contract Costs	54,672	57,900	3,228	5.58%
Landscape & Grounds	12,635	16,995	4,360	25.65%
Insurance	9,926	11,822	1,896	16.04%
Other General Expenses	52,747	55,775	3,028	5.43%
<b>Total Operating Expenses</b>	<b>293,426</b>	<b>320,796</b>	<b>27,370</b>	<b>8.53%</b>
<b>Operating Income</b>	<b>123,003</b>	<b>82,954</b>	<b>(40,049)</b>	<b>-48.28%</b>
<b>Other Income and (Expenses)</b>				
Gain/(Loss) on Sale of Fixed Assets	(23,538)	-	23,538	0.00%
Interest Income	120	390	270	69.23%
Interest Expense	(48,745)	(48,825)	(80)	0.16%
Depreciation Expense	(73,036)	(75,000)	(1,964)	2.62%
<b>Net Other Income and (Expenses)</b>	<b>(145,199)</b>	<b>(123,435)</b>	<b>21,764</b>	<b>-17.63%</b>
<b>Net Income/(Loss)</b>	<b>(22,195)</b>	<b>(40,481)</b>	<b>(18,286)</b>	<b>45.17%</b>

**Gainesville Housing Development & Management Corporation**  
**Statement of Actual to Budget**  
**As of December 31, 2020**

<b>Revenue</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>%</b>
Rental Revenue	250,021	245,125	(4,896)	-2.00%
Other Income	135,403	147,250	11,847	8.05%
<b>Total Revenue</b>	<b>385,424</b>	<b>392,375</b>	<b>6,951</b>	<b>1.77%</b>
<b>Operating Expenses</b>				
Admin Salary & Benefits	131,819	148,398	16,579	11.17%
Legal	428	2,500	2,072	82.88%
Sundry	3,648	5,500	1,852	33.67%
Management Fees	12,501	12,256	(245)	-2.00%
Administrative/Training	11,911	11,250	(661)	-5.88%
Contract Costs	57,178	61,500	4,322	7.03%
Landscape & Grounds	16,449	17,190	741	4.31%
Insurance	3,669	6,222	2,553	41.03%
Other General Expenses	73,766	55,225	(18,541)	-33.57%
<b>Total Operating Expenses</b>	<b>311,369</b>	<b>320,042</b>	<b>8,673</b>	<b>2.71%</b>
<b>Operating Income</b>	<b>74,055</b>	<b>72,333</b>	<b>(1,722)</b>	<b>-2.38%</b>
<b>Other Income and (Expenses)</b>				
Gain/(Loss) on Sale of Fixed Assets	-	-	-	0.00%
Interest Income	1,721	525	(1,196)	-227.73%
Interest Expense	(51,661)	(52,757)	(1,096)	2.08%
Depreciation Expense	(83,082)	(78,500)	4,582	-5.84%
<b>Net Other Income and (Expenses)</b>	<b>(133,023)</b>	<b>(130,732)</b>	<b>2,291</b>	<b>-1.75%</b>
<b>Net Income/(Loss)</b>	<b>(58,968)</b>	<b>(58,399)</b>	<b>569</b>	<b>-0.97%</b>



**Gainesville Housing Development & Management Corporation**  
**Statement of Actual to Budget**  
**As of December 31, 2021**

<b>Revenue</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>%</b>
Rental Revenue	251,201	247,500	(3,701)	-1.50%
Other Income	337,125	190,100	(147,025)	-77.34%
<b>Total Revenue</b>	<b>588,326</b>	<b>437,600</b>	<b>(150,726)</b>	<b>-34.44%</b>
<b>Operating Expenses</b>				
Admin Salary & Benefits	131,637	155,818	24,181	15.52%
Legal	26	7,500	7,474	99.65%
Sundry	3,986	5,500	1,514	27.53%
Management Fees	12,560	12,375	(185)	-1.49%
Administrative/Training	12,629	15,000	2,371	15.81%
Contract Costs	36,837	45,500	8,663	19.04%
Landscape & Grounds	11,835	15,275	3,440	22.52%
Insurance	7,569	6,710	(859)	-12.80%
Other General Expenses	68,143	46,750	(21,393)	-45.76%
<b>Total Operating Expenses</b>	<b>285,222</b>	<b>310,428</b>	<b>25,206</b>	<b>8.12%</b>
<b>Operating Income</b>	<b>303,104</b>	<b>127,172</b>	<b>(175,932)</b>	<b>-138.34%</b>
<b>Other Income and (Expenses)</b>				
Gain/(Loss) on Sale of Fixed Assets	-	-	-	0.00%
Interest Income	426	525	99	18.86%
Interest Expense	(49,721)	(53,812)	(4,091)	7.60%
Depreciation Expense	(92,223)	(82,999)	9,224	-11.11%
<b>Net Other Income and (Expenses)</b>	<b>(141,518)</b>	<b>(136,286)</b>	<b>5,232</b>	<b>-3.84%</b>
<b>Net Income/(Loss)</b>	<b>161,586</b>	<b>(9,115)</b>	<b>(170,701)</b>	<b>1872.84%</b>



**Gainesville Housing Development  
and Management Corporation**

**Financial Statement for the Period Ending  
Final**

**December 31, 2019**

**Gainesville Housing Development & Management Corporation**  
**Statement of Net Position**  
**As of December 31, 2019**

**Assets:**

Cash:

Operating		295,917
	<b>Total Cash</b>	<u><b>295,917</b></u>

Pre-Paid Assets		3,012
Materials Inventory		-
Allowance for Obsolete Inventory		-
Interfund Due from Other Govts		-
Notes & Mortgages Receivable		29,934
Accounts Receivable - Tenants		3,426
Allowance for Doubtful Accounts		(2,685)

	<b>Total Other Current Assets</b>	<u><b>33,687</b></u>
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	<b>Total Current Assets</b>	<u><b>329,604</b></u>
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**Non Current Assets:**

Assets Held for Sale		-
Deferred Loan Charges		-

**Fixed Assets**

Construction in Progress		-
Land		73,100
Buildings		1,756,483
Dwelling Equipment		-
Accumulated Depreciation		(184,808)

	<b>Total Fixed Assets</b>	<u><b>1,644,775</b></u>
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<b>Total Assets</b>		<u><b>1,974,379</b></u>
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**Liabilities:**

**Current Liabilities:**

Accounts Payable		-
Accrued Wages Payable		1,995
ST Compensated Absences		1,909
Accrued Interest Payable		-
Interfund Due to Other Govts		15,708
Other Current Liabilities		-
Current Portion of LT Debt		40,817
Unearned Revenue		2,606
Security Deposits		19,628

	<b>Total Current Liabilities</b>	<u><b>82,663</b></u>
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**Non-Current Liabilities**

Long Term Debt		1,083,173
LT Compensated Absences		5,727

	<b>Total Long Term Liabilities</b>	<u><b>1,088,900</b></u>
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	<b>Total Liabilities</b>	<u><b>1,171,563</b></u>
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**Net Position**

Net Investment in Capital Assets		520,785
Restricted Net Position		-
Unrestricted Net Position		282,032

	<b>Total Owner's Net Position</b>	<u><b>802,817</b></u>
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<b>Total Liabilities &amp; Owner's Net Position</b>		<u><b>1,974,379</b></u>
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**Gainesville Housing Development & Management Corporation**  
**Statement of Operations**  
**As of December 31, 2019**

**Revenue**

Rental Revenue	199,552
Other Income	216,877

**Total Revenue** 416,429

**Operating Expenses**

Admin Salary & Benefits	136,228
Legal	1,443
Sundry	6,295
Management Fees	10,093
Administrative/Training	9,387
Contract Costs	54,672
Landscape & Grounds	12,635
Insurance	9,926
Other General Expenses	52,747

**Total Operating Expenses** 293,426

**Operating Income** 123,003

**Other Income and (Expenses)**

Gain/(Loss) on Sale of Fixed Assets	(23,538)
Interest Income	120
Interest Expense	(48,745)
Depreciation Expense	(73,036)

**Net Other Income and (Expenses)** (145,199)

**Net Income/(Loss)** (22,195)



**Gainesville Housing Development  
and Management Corporation**

**Financial Statement for the Period Ending  
FINAL**

**Decemer 31, 2020**

**Gainesville Housing Development & Management Corporation**  
**Statement of Net Position**  
**As of December 31, 2020**

**Assets:**

Cash:

Operating		115,289	
	<b>Total Cash</b>	<u>115,289</u>	
Pre-Paid Assets		3,154	
Materials Inventory		-	
Allowance for Obsolete Inventory		-	
Due from Other Govts		-	
Notes & Mortgages Receivable		31,594	
Accounts Receivable - Tenants		18,140	
Allowance for Doubtful Accounts		(12,036)	
	<b>Total Other Current Assets</b>	<u>40,852</u>	
	<b>Total Current Assets</b>	<u>156,141</u>	

**Non Current Assets:**

Assets Held for Sale		-	
Deferred Loan Charges		-	

**Fixed Assets**

Construction in Progress		205,000	
Land		73,100	
Buildings		1,761,468	
Dwelling Equipment		-	
Accumulated Depreciation		(267,890)	
	<b>Total Fixed Assets</b>	<u>1,771,678</u>	
	<b>Total Assets</b>	<u>1,927,818</u>	

**Liabilities:**

**Current Liabilities:**

Accounts Payable		-	
Accrued Wages Payable		2,054	
ST Compensated Absences		1,842	
Accrued Interest Payable		-	
Due to Other Govts		65,216	
Other Current Liabilities		-	
Current Portion of LT Debt		42,758	
Unearned Revenue		4,334	
Security Deposits		21,824	
	<b>Total Current Liabilities</b>	<u>138,028</u>	

**Non-Current Liabilities**

Long Term Debt		1,040,416	
LT Compensated Absences		5,525	
	<b>Total Long Term Liabilities</b>	<u>1,045,941</u>	
	<b>Total Liabilities</b>	<u>1,183,969</u>	

**Net Position**

Net Investment in Capital Assets		688,504	
Restricted Net Position		-	
Unrestricted Net Position		55,345	
	<b>Total Owner's Net Position</b>	<u>743,849</u>	

		<u>1,927,818</u>	
	<b>Total Liabilities &amp; Owner's Net Position</b>	<u>1,927,818</u>	

**Gainesville Housing Development & Management Corporation**  
**Statement of Operations**  
**As of December 31, 2020**

<b>Revenue</b>	
Rental Revenue	250,021
Other Income	135,403
<b>Total Revenue</b>	<b>385,424</b>
<b>Operating Expenses</b>	
Admin Salary & Benefits	131,819
Legal	428
Sundry	3,648
Management Fees	12,501
Administrative/Training	11,911
Contract Costs	57,178
Landscape & Grounds	16,449
Insurance	3,669
Other General Expenses	73,766
<b>Total Operating Expenses</b>	<b>311,369</b>
<b>Operating Income</b>	<b>74,055</b>
<b>Other Income and (Expenses)</b>	
Gain/(Loss) on Sale of Fixed Assets	-
Interest Income	1,721
Interest Expense	(51,661)
Depreciation Expense	(83,082)
<b>Net Other Income and (Expenses)</b>	<b>(133,023)</b>
<b>Net Income/(Loss)</b>	<b>(58,968)</b>



**Gainesville Housing Development  
and Management Corporation**

**Financial Statement for the Period Ending**

**December 31, 2021**



**Gainesville Housing Development & Management Corporation**  
**Statement of Net Position**  
**As of December 31, 2021**

**Assets:**

Cash:

Operating 34,235

**Total Cash** 34,235

Pre-Paid Assets 3,084

Materials Inventory -

Allowance for Obsolete Inventory -

Due from Other Govts 124,308

Notes & Mortgages Receivable 32,014

Accounts Receivable - Tenants 8,408

Allowance for Doubtful Accounts (4,460)

**Total Other Current Assets** 163,354

**Total Current Assets** 197,589

**Non Current Assets:**

Assets Held for Sale -

Deferred Loan Charges -

**Fixed Assets**

Construction in Progress 89,205

Land 73,100

Buildings 1,987,147

Dwelling Equipment -

Accumulated Depreciation (360,113)

**Total Fixed Assets** 1,789,339

**Total Assets** 1,986,928

**Liabilities:**

**Current Liabilities:**

Accounts Payable -

Accrued Wages Payable -

ST Compensated Absences 3,211

Accrued Interest Payable 1,385

Due to Other Govts -

Other Current Liabilities -

Current Portion of LT Debt 44,790

Unearned Revenue 5,465

Security Deposits 21,382

**Total Current Liabilities** 76,233

**Non-Current Liabilities**

Long Term Debt 995,625

LT Compensated Absences 9,634

**Total Long Term Liabilities** 1,005,259

**Total Liabilities** 1,081,492

**Net Position**

Net Investment in Capital Assets 748,924

Restricted Net Position -

Unrestricted Net Position 156,512

**Total Owner's Net Position** 905,436

**Total Liabilities & Owner's Net Position** 1,986,928

**Gainesville Housing Development & Management Corporation**  
**Statement of Operations**  
**As of December 31, 2021**

<b>Revenue</b>	
Rental Revenue	251,201
Other Income	337,125
<b>Total Revenue</b>	<b>588,326</b>
<b>Operating Expenses</b>	
Admin Salary & Benefits	131,637
Legal	26
Sundry	3,986
Management Fees	12,560
Administrative/Training	12,629
Contract Costs	36,837
Landscape & Grounds	11,835
Insurance	7,569
Other General Expenses	68,143
<b>Total Operating Expenses</b>	<b>285,222</b>
<b>Operating Income</b>	<b>303,104</b>
<b>Other Income and (Expenses)</b>	
Gain/(Loss) on Sale of Fixed Assets	-
Interest Income	426
Interest Expense	(49,721)
Depreciation Expense	(92,223)
<b>Net Other Income and (Expenses)</b>	<b>(141,518)</b>
<b>Net Income/(Loss)</b>	<b>161,586</b>

# 302 NE 25th Street - Accessory Dwelling Unit

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*City of Gainesville ARPA Aid to Nonprofits Program : Evaluation Summary*

## ***Gainesville Housing Development and Management Corporation***

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Mrs Pamela Davis  
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Gainesville, FL 32641

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## ***Mr Malcolm Kiner***

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M: 352-727-2039

# Evaluation Summary

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## *1/1 Evaluations Complete*

**Chris Polischuck:**

**Evaluation Complete**

## *Question Group*

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### **GSG Comments\***

Please list any comments you would like for the evaluators to see when reviewing the application

**Chris Polischuck:** The Final Rule states that "permanent supportive housing or other programs or services to improve access to stable affordable housing among individuals who are homeless, and the development of affordable housing to increase supply of affordable and high-quality living units, are responsive to individuals and households that were impacted by the pandemic in addition to those that were disproportionately impacted." These housing services can be provided to low and moderate income individuals and families per Treasury guidelines. Also eligible are capital expenditures that support those services. Providing moderate and low income guidelines are adhered to, this request is ARPA eligible under expenditure codes -

3.10 Housing Support: Affordable Housing

3.11 Housing Support: Services for Unhoused Persons

### **Is Your Review Complete?\***

**Chris Polischuck:** Yes