

ATTACHMENT A. NARRATIVE OF PROPOSED PROJECT

WOODLAND PARK PHASE II – PROJECT SUMMARY

The Gainesville Housing Authority is partnering with its co-developer, Norstar Development, to develop the second phase of Woodland Park (Woodland Park II), which is the redevelopment of the former 170-unit Woodland Park public housing community into a new 288-unit affordable housing community. Woodland Park II consists of 96 units of new construction, garden style, family affordable housing. This project will replace 56 existing, occupied units in duplex buildings located within Woodland Park, all of which will be demolished to make room for the new construction. The project will consist of 24 one-bedroom units, 36 two-bedroom units, 28 three-bedroom units, and 8 four-bedroom units. All units will be set aside for families earning at or below 60% of the Area Median Income (AMI) for Alachua County, with a subset of 10% of the units being further set aside for families earning at or below 33% of AMI. All families currently residing in the existing units will be relocated off-site during construction and will have the option to return to Woodland Park upon completion of Phase II.

CONNECTFREE REQUEST

For the 2021 RFA cycle, FHFC has established \$460,000 as the required LGAO funding amount for developments in Alachua County. Supporting Woodland Park II will enable the City of Gainesville to maximize the return on investment associated with LGAO funding as compared with other potential applicants in Alachua County, as follows:

- FHFC has a goal to fund 6 Medium County developments that qualify for LGAO funding. Within this goal, FHFC has a goal to fund two developments that were previously submitted with LGAO funding in the 2020 RFA cycle but not awarded. The City of Gainesville awarded Woodland Park II LGAO funding in 2020, and so Woodland Park Phase II will qualify for these two goals. No other development in Alachua County would qualify for these two goals. So Woodland Park Phase II has a distinct advantage over applicants that are seeking LGAO for the very first time.
- The City has already committed \$200,000 to Woodland Park by committing a Parks and Recreation/Wild Spaces grant to cover the cost of a fitness path/walking trail that will connect Woodland Park to the adjacent City park. Counting this existing \$200,000 commitment toward the requested LGAO funding for Woodland Park II may enable the City to reduce the required commitment from \$460,000 to \$260,000. GHA and Norstar will commit to completing the Woodland Park portion of the walking trail as part of Woodland Park II.
- The City has also committed \$200,000 to updating the exterior of the Boys and Girls Club, painting the picnic pavilion, replacing lights, adding pavers or ground cover to dirt areas, installing new signage, and other park improvement. This park is located within the Woodland Park neighborhood, and these prior committed funds may further offset the City's investment in Woodland Park Phase II.

For the reasons above, GHA respectfully requests that the City of Gainesville commit \$460,000 in funding, of which, as referenced above, \$400,000 may be eligible from the City's existing commitment in Parks and Recreation/Wild Spaces funding to reduce the ConnectFree request to support Woodland Park II. The commitment letter from the City of Gainesville is included in Attachment M Copies of Commitment and Support Letters. However, at the time of this application, the terms of the additional funding commitments have yet to be finalized by the City.

ATTACHMENT B. DOCUMENTATION TO SUPPORT PROPERTY OWNERSHIP

WARRANTY DEED

THIS WARRANTY DEED made and executed the 14th day of October, A.D. 1967, by GARDEN STREET PROPERTIES, INC., a corporation existing under the laws of Florida, and having its principal place of business at Gainesville, Florida, hereinafter called the Grantor, to GAINESVILLE HOUSING AUTHORITY, whose post office address is Gainesville, Florida, hereinafter called the Grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Alachua County, Florida, viz:

That part of the South Half ($S\frac{1}{2}$) of Section Nine (9), Township Ten (10) South, Range Twenty (20) East, Gainesville, Alachua County, Florida, more particularly described as follows:

Commence at the Southeast corner of Section Nine (9), Township Ten (10) South, Range Twenty (20) East, for a point of reference; thence run North 89 deg. 50 min. 00 Sec. $\frac{1}{4}$ along the South line of the said Section Nine (9), a distance of 2967.53 feet, thence run North 00 deg. 13 min. 00 sec. W., a distance of 811.20 feet to the point of beginning, said point being a concrete monument on the Southwesterly right of way line of S. E. 4th Street; from the said point of beginning, thence run North 88 deg. 39 min. 00 sec. West, a distance of 278.26 feet to a concrete monument; thence run South 01 deg. 10 min. 00 sec. West, a distance of 568.96 feet to a concrete monument, said monument being North 01 deg. 10 min. 00 sec. East., a distance of 672.0 feet from the Northwest corner of the Old Evergreen Cemetery; thence run North 89 deg. 58 min. 00 sec. West, a distance of 1143.57 feet to a concrete monument; thence run North 58 deg. 41 min. 00 sec. West, a distance of 490.60 feet to an intersection with the Easterly right of way line of State Road No. 331; thence run North 27 deg. 26 min. 51 sec. East, along the said Easterly right of way line, a distance of 101.35 feet to a State Road Department monument marking the point of curvature of a curve, concave to the Southeast; thence run Northeasterly along the said curve, having a radius of 2789.79 feet and a central angle of 05 deg. 07 min. 52 sec. an arc distance of 251.21 feet to a change of right of way; thence run North 57 deg. 25 min. 17 sec. West, a distance of 15.0 feet to an intersection with the said curve; thence continue Northeasterly along the said curve, having a radius of 2804.79 feet and a central angle of 14 deg. 10 min. 51 sec., an arc distance of 689.38 feet; thence run South 38 deg. 33 min. 09 sec. East, a distance of 155.10 feet; thence run North 64 deg. 59 min. 30 sec. East, a distance of 872.79 feet to an intersection with the said Southwesterly right of way line of S.E. 4th Street; thence run South 24 deg. 58 min. 00 Sec. East along the said Southwesterly right of way line of S. E. 4th Street, a distance of 877.19 feet to the point of beginning, Less the Easterly 20 feet thereof lying adjacent to the right of way of S. E. 4th Street, containing 35.544 acres, more or less.



ALACHUA COUNTY



ALACHUA COUNTY



ALACHUA COUNTY

0039627

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except ad valorem taxes for the year 1967.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above

written.



GARDEN STREET PROPERTIES, INC.

BY: [Signature] President

Signed, sealed and delivered in the presence of:

Bernadine M. Tucker

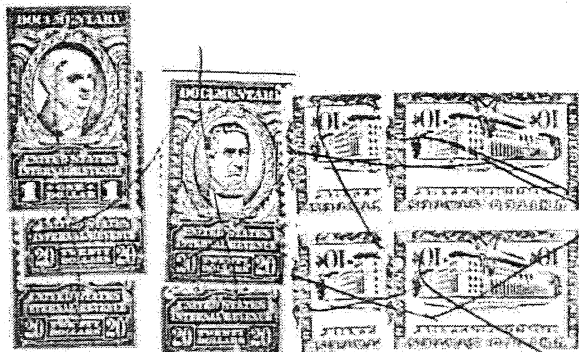
Wm. K. Zingle

STATE OF FLORIDA)

COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared William B. Watson, Jr. and Earl P. Powers, well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of October, A.D. 1967.



Bernadine M. Tucker
Notary Public - State of Florida, at Large

My Commission Expires:

Notary Public, State of Florida, at Large
My Commission Expires Mar. 29, 1971
Bonded by Transamerica Insurance Co.

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22947

FILED

1968 FEB 12 PM 4:18

"RECORDS & DEEDS"
CLERK OF THE COURT
ALACHUA COUNTY, FLA.

WARRANTY DEED OF CORRECTION

THIS WARRANTY DEED OF CORRECTION made and executed the 1st day of February, A. D. 1968, by GARDEN STREET PROPERTIES, INC., a corporation existing under the laws of Florida, and having its principal place of business at Gainesville, Florida, hereinafter called the Grantor, to GAINESVILLE HOUSING AUTHORITY, whose post office address is Gainesville, Florida, herein-after called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Alachua County, Florida, viz:

That part of the South Half ($S\frac{1}{2}$) of Section Nine (9), Township Ten (10) South, Range Twenty (20) East, Gainesville, Alachua County, Florida, more particularly described as follows:

Commence at the Southeast corner of Section Nine (9), Township Ten (10) South, Range Twenty (20) East, for a point of reference; thence run North 89 deg. 50 min. 00 sec. West along the South line of the said Section Nine (9), a distance of 2967.53 feet, thence run North 00 deg. 13 min. 00 sec. West, a distance of 811.20 feet to the Point of Beginning, said point being a concrete monument on the Southwesterly right of way line of S. E. 4th Street; from the said Point of Beginning, thence run North 88 deg. 39 min. 00 sec. West, a distance of 278.26 feet to a concrete monument; thence run South 01 deg. 10 min. 00 sec. West, a distance of 568.96 feet to a concrete monument, said monument being North 01 deg. 10 min. 00 sec. East, a distance of 62.0 feet from the Northwest corner of the Old Evergreen Cemetery; thence run North 89 deg. 58 min. 00 sec. West, a distance of 1143.57 feet to a concrete monument; thence run North 58 deg. 41 min. 00 sec. West, a distance of 490.60 feet to an intersection with the Easterly right of way line of State Road No. 331; thence run North 27 deg. 26 min. 51 sec. East, along the said Easterly right of way line, a distance of 101.35 feet to a State Road Department monument marking the point of curvature of a curve, concave to the Southeast; thence run Northeasterly along the said curve, having a radius of 2789.79 feet and a central angle of 05 deg. 07 min. 52 sec. an arc distance of 251.21 feet to a change of right of way; thence run North 57 deg. 25 min. 17 sec. West, a distance of 15.0 feet to an intersection with the said curve; thence continue Northeasterly along the said curve, having a radius of 2804.79 feet and a central angle of 14 deg. 10 min. 51 sec., an arc distance of 689.38 feet; thence run South 38 deg. 33 min. 09 sec. East, a distance of 155.10 feet; thence run North 64 deg. 59 min. 30 sec. East, a distance of 872.79 feet to an intersection with the said Southwesterly right of way line of S. E. 4th Street; thence run South 24 deg. 58 min. 00 sec. East along the said Southwesterly right of way line of S. E. 4th Street, a distance of 877.19 feet to the Point of Beginning, containing 36.947 acres, more or less.

ALACHUA
COUNTY

STATE OF FLORIDA
DOCUMENTARY TAX
FEB 15 1968
RECORDED
1030

STATE OF FLORIDA
DOCUMENTARY
TAX
\$35



141116

REC-430 PAGE 76

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except ad valorem taxes for the year 1967.

This Deed has been executed and delivered by the Grantor and accepted by the Grantee for the purpose of reforming and correcting the legal description of the lands sought to be conveyed and as the same are hereby conveyed which was contained in that certain Deed from said Grantor to said Grantee dated October 14, 1967, and recorded in O. R. Book 470, Page 96 of the Public Records of Alachua County, Florida.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

GARDEN STREET PROPERTIES

BY:

President



Signed, sealed and delivered in the presence of:

William B. Watson, Jr.
Bernadine M. Tucker

STATE OF FLORIDA)

COUNTY OF ALACHUA)

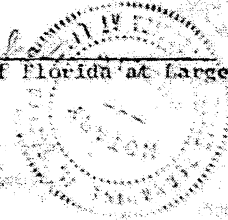
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared William B. Watson, Jr. and Earl P. Powers, well known to me to be the President and Secretary respectively of the corporation named as Grantor in the foregoing Deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of February, A. D. 1968.

Bernadine M. Tucker
Notary Public-State of Florida at Large

OFF REC B-490 PAGE 77 My Commission Expires:

Notary Public
My Commission Expires
Bonded by the State of Florida



ATTACHMENT C. ALACHUA COUNTY PROPERTY APPRAISERS REPORT

Parcel: 10031-003-000**Search Date: 8/30/2020 at 3:37:56 PM**

Taxpayer:	GAINESVILLE HOUSING AUTHORITY	Legal:	COM NE COR OF SE 1/4 OF NE 1/4 OF SEC S 173.57 FT W 665.8 FT TO E R/W OF
Mailing:	1900 SE 4TH ST OFC		SCL RR S 10.08 FT W 43.16 FT TO W R/W LINE OF RR & POB W 586.38 FT S
	GAINESVILLE, FL 32641		360.47 FT E 531.74 FT TO W R/W OF RR N/LY ALONG RR 366.66 FT TO POB OR
Location:	1901 NW 2ND ST GAINESVILLE		788/308 AND N 30 FT OF S 779.3 OF W 251 E OF NW 2ND AVE AS PER OR
	1901 NW 2ND ST APT A1 GAINESVILLE		868/362
	1901 NW 2ND ST APT A2 GAINESVILLE		
	1901 NW 2ND ST APT A3 GAINESVILLE		
	1901 NW 2ND ST APT A4 GAINESVILLE		
	1901 NW 2ND ST APT B1 GAINESVILLE		
	1901 NW 2ND ST APT B2 GAINESVILLE		
	1901 NW 2ND ST APT B3 GAINESVILLE		
	1901 NW 2ND ST APT B4 GAINESVILLE		
	1901 NW 2ND ST APT C1 GAINESVILLE		
	1901 NW 2ND ST APT C2 GAINESVILLE		
	1901 NW 2ND ST APT C3 GAINESVILLE		
	1901 NW 2ND ST APT C4 GAINESVILLE		
	1901 NW 2ND ST APT D1 GAINESVILLE		
	1901 NW 2ND ST APT D2 GAINESVILLE		
	1901 NW 2ND ST APT D3 GAINESVILLE		
	1901 NW 2ND ST APT D4 GAINESVILLE		
	1901 NW 2ND ST APT E1 GAINESVILLE		
	1901 NW 2ND ST APT E2 GAINESVILLE		
	1901 NW 2ND ST APT E3 GAINESVILLE		
	1901 NW 2ND ST APT E4 GAINESVILLE		
	1901 NW 2ND ST APT F1 GAINESVILLE		
	1901 NW 2ND ST APT F2 GAINESVILLE		
	1901 NW 2ND ST APT F3 GAINESVILLE		
	1901 NW 2ND ST APT F4 GAINESVILLE		
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	1901 NW 2ND ST APT G7 GAINESVILLE		
	1901 NW 2ND ST APT G8 GAINESVILLE		
	1901 NW 2ND ST APT H1 GAINESVILLE		
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	1901 NW 2ND ST APT H5 GAINESVILLE		
	1901 NW 2ND ST APT H6 GAINESVILLE		
	1901 NW 2ND ST APT H7 GAINESVILLE		
	1901 NW 2ND ST APT H8 GAINESVILLE		
	1901 NW 2ND ST APT J1 GAINESVILLE		
	1901 NW 2ND ST APT J2 GAINESVILLE		
	1901 NW 2ND ST APT J3 GAINESVILLE		
	1901 NW 2ND ST APT J4 GAINESVILLE		
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1901 NW 2ND ST APT L7 GAINESVILLE	
1901 NW 2ND ST APT L8 GAINESVILLE	
1901 NW 2ND ST APT M1 GAINESVILLE	
1901 NW 2ND ST APT M2 GAINESVILLE	
1901 NW 2ND ST APT M3 GAINESVILLE	
1901 NW 2ND ST APT M4 GAINESVILLE	
1901 NW 2ND ST APT M5 GAINESVILLE	
1901 NW 2ND ST APT M6 GAINESVILLE	
1901 NW 2ND ST APT M7 GAINESVILLE	
1901 NW 2ND ST APT M8 GAINESVILLE	
Sec-Twn-Rng:	32-09-20
Property Use:	08900 - MUNICIPAL
Tax Jurisdiction:	GAINESVILLE - 3600
Area:	OFF MAIN,8TH,16TH,23RD AV
Subdivision:	N/A

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	MUNICIPAL	91200	0	1295300	1386500	0	1386500	1386500	1386500	1386500	0	0
2018	MUNICIPAL	91200	0	1295300	1386500	0	1386500	1386500	1386500	1386500	0	0
2017	Municipal	91200	0	1295300	1386500	0	1386500	1386500	1386500	1386500	0	0
2016	Municipal	91200	0	1295300	1386500	0	1386500	1386500	1386500	1386500	0	0
2015	Municipal	91200	0	1295300	1386500	0	1386500	1386500	1386500	1386500	0	0
2014	Municipal	91200	0	1294000	1385200	0	1385200	1385200	1385200	1385200	0	0

Land							
Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
8900	MUNICIPALLY OWNED	RMF6	RES MULTI FAM	1	4.56	198633.6	AC

Improvements					
Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2800	TRI/QUADRAPLEX	1900	1987	2475	1

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
BAS	BASE AREA	2475	3	Average	2800	TRI/QUADRAPLEX
UOP	UNFIN OPEN PORCH	300	3	Average	2800	TRI/QUADRAPLEX

Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	1.0-Baths	1
Bedrooms	1-1 BEDROOM	1
Exterior Wall	05-AVERAGE	70
Exterior Wall	30-HARDIBOARD	30
Floor Cov	07-CORK TILE	100
Frame	03-MASONRY	100
HC&V	03-FORCED - NO DT	100
Heat System	04-ELECTRIC	100
HEAT/AC	00 - N/A	1
HVAC	02-WIND/WALL UNIT	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	3
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100
Total Rooms	4-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2800	TRI/QUADRAPLEX	1900	1987	2475	1

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
BAS	BASE AREA	2475	3	Average	2800	TRI/QUADRAPLEX
UOP	UNFIN OPEN PORCH	300	3	Average	2800	TRI/QUADRAPLEX

Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	1.0-Baths	1
Bedrooms	1-1 BEDROOM	1
Exterior Wall	15-CONCRETE BLOCK	30
Exterior Wall	30-HARDIBOARD	70
Floor Cov	07-CORK TILE	100
Frame	03-MASONRY	100
HC&V	03-FORCED - NO DT	100
Heat System	04-ELECTRIC	100
HEAT/AC	00 - N/A	1
HVAC	02-WIND/WALL UNIT	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	3
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100
Total Rooms	4-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2800	TRI/QUADRAPLEX	1900	1990	2475	1

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
BAS	BASE AREA	2475	3	Average	2800	TRI/QUADRAPLEX
UOP	UNFIN OPEN PORCH	300	3	Average	2800	TRI/QUADRAPLEX

Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	1.0-Baths	1
Bedrooms	1-1 BEDROOM	1
Exterior Wall	15-CONCRETE BLOCK	30
Exterior Wall	30-HARDIBOARD	70
Floor Cov	07-CORK TILE	100
Frame	03-MASONRY	100
HC&V	03-FORCED - NO DT	100
Heat System	04-ELECTRIC	100
HEAT/AC	00 - N/A	1
HVAC	02-WIND/WALL UNIT	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	3
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100
Total Rooms	4-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2800	TRI/QUADRAPLEX	1900	1987	2475	1

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
BAS	BASE AREA	2475	3	Average	2800	TRI/QUADRAPLEX
UOP	UNFIN OPEN PORCH	300	3	Average	2800	TRI/QUADRAPLEX

Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	1.0-Baths	1
Bedrooms	1-1 BEDROOM	1
Exterior Wall	15-CONCRETE BLOCK	30
Exterior Wall	30-HARDIBOARD	70
Floor Cov	07-CORK TILE	100

Frame	03-MASONRY	100
HC&V	03-FORCED - NO DT	100
Heat System	04-ELECTRIC	100
HEAT/AC	00 - N/A	1
HVAC	02-WIND/WALL UNIT	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	3
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100
Total Rooms	4-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2800	TRI/QUADRAPLEX	1900	1987	2475	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	2475	3	Average	2800	TRI/QUADRAPLEX	Bathrooms	1.0-Baths	1
							Bedrooms	1-1 BEDROOM	1
							Exterior Wall	15-CONCRETE BLOCK	30
							Exterior Wall	30-HARDIBOARD	70
							Floor Cov	07-CORK TILE	100
							Frame	03-MASONRY	100
							HC&V	03-FORCED - NO DT	100
							Heat System	04-ELECTRIC	100
							HEAT/AC	00 - N/A	1
							HVAC	02-WIND/WALL UNIT	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	3
							Roof Type	03-GABLE/HIP	100
							Roofing	03-ASPHALT	100
							Total Rooms	4-Rooms	1
UOP	UNFIN OPEN PORCH	300	3	Average	2800	TRI/QUADRAPLEX			

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2200	MFR LOW RISE	1900	1987	3729	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	3729	3	Average	2200	MFR LOW RISE	Bathrooms	1.0-Baths	1
							Bedrooms	1-1 BEDROOM	1
							Exterior Wall	15-CONCRETE BLOCK	20
							Exterior Wall	30-HARDIBOARD	80
							Floor Cov	07-CORK TILE	100
							Frame	03-MASONRY	100
							HC&V	03-FORCED - NO DT	100
							Heat System	04-ELECTRIC	100
							HEAT/AC	00 - N/A	1
							HVAC	02-WIND/WALL UNIT	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	100
							Roof Type	03-GABLE/HIP	100
							Roofing	03-ASPHALT	100
							Total Rooms	6-Rooms	1
UOP	UNFIN OPEN PORCH	452	3	Average	2200	MFR LOW RISE			

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2200	MFR LOW RISE	1900	1987	4950	1

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
BAS	BASE AREA	4950	3	Average	2200	MFR LOW RISE
UOP	UNFIN OPEN PORCH	600	3	Average	2200	MFR LOW RISE

Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	1.0-Baths	1
Bedrooms	1-1 BEDROOM	1
Exterior Wall	15-CONCRETE BLOCK	20
Exterior Wall	30-HARDIBOARD	80
Floor Cov	07-CORK TILE	100
Frame	03-MASONRY	100
HC&V	03-FORCED - NO DT	100
Heat System	04-ELECTRIC	100
HEAT/AC	00 - N/A	1
HVAC	02-WIND/WALL UNIT	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	100
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100
Total Rooms	8-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2200	MFR LOW RISE	1900	1987	4950	1

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
BAS	BASE AREA	4950	3	Average	2200	MFR LOW RISE
UOP	UNFIN OPEN PORCH	600	3	Average	2200	MFR LOW RISE

Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	1.0-Baths	1
Bedrooms	1-1 BEDROOM	1
Exterior Wall	15-CONCRETE BLOCK	20
Exterior Wall	30-HARDIBOARD	80
Floor Cov	07-CORK TILE	100
Frame	03-MASONRY	100
HC&V	03-FORCED - NO DT	100
Heat System	04-ELECTRIC	100
HEAT/AC	00 - N/A	1
HVAC	02-WIND/WALL UNIT	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	100
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100
Total Rooms	8-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2800	TRI/QUADRAPLEX	1900	1987	2475	1

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
BAS	BASE AREA	2475	3	Average	2800	TRI/QUADRAPLEX
UOP	UNFIN OPEN PORCH	300	3	Average	2800	TRI/QUADRAPLEX

Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	1.0-Baths	1
Bedrooms	1-1 BEDROOM	1
Exterior Wall	15-CONCRETE BLOCK	30
Exterior Wall	30-HARDIBOARD	70
Floor Cov	07-CORK TILE	100

Frame	03-MASONRY	100
HC&V	03-FORCED - NO DT	100
Heat System	04-ELECTRIC	100
HEAT/AC	00 - N/A	1
HVAC	02-WIND/WALL UNIT	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	3
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100
Total Rooms	4-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2200	MFR LOW RISE	1900	1990	4950	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	4950	3	Average	2200	MFR LOW RISE	Bathrooms	1.0-Baths	1
							Exterior Wall	15-CONCRETE BLOCK	20
							Exterior Wall	30-HARDIBOARD	80
							Floor Cov	07-CORK TILE	100
							Frame	03-MASONRY	100
UOP	UNFIN OPEN PORCH	600	3	Average	2200	MFR LOW RISE	HC&V	03-FORCED - NO DT	100
							Heat System	04-ELECTRIC	100
							HEAT/AC	00 - N/A	1
							HVAC	02-WIND/WALL UNIT	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	100
							Roof Type	03-GABLE/HIP	100
							Roofing	03-ASPHALT	100
							Total Rooms	8-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2200	MFR LOW RISE	1900	1990	4950	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	4950	3	Average	2200	MFR LOW RISE	Bathrooms	1.0-Baths	1
							Bedrooms	1-1 BEDROOM	1
							Exterior Wall	15-CONCRETE BLOCK	20
							Exterior Wall	30-HARDIBOARD	80
							Floor Cov	07-CORK TILE	100
							Frame	03-MASONRY	100
UOP	UNFIN OPEN PORCH	600	3	Average	2200	MFR LOW RISE	HC&V	03-FORCED - NO DT	100
							Heat System	04-ELECTRIC	100
							HEAT/AC	00 - N/A	1
							HVAC	02-WIND/WALL UNIT	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	100
							Roof Type	03-GABLE/HIP	100
							Roofing	03-ASPHALT	100
							Total Rooms	8-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2200	MFR LOW RISE	1900	1987	4950	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	4950	3	Average	2200	MFR LOW RISE	Bathrooms	1.0-Baths	1
							Bedrooms	1-1 BEDROOM	1
							Exterior Wall	15-CONCRETE BLOCK	20
							Exterior Wall	30-HARDIBOARD	80
							Floor Cov	07-CORK TILE	100
UOP	UNFIN OPEN PORCH	600	3	Average	2200	MFR LOW RISE	Frame	03-MASONRY	100
							HC&V	03-FORCED - NO DT	100
							Heat System	04-ELECTRIC	100
							HEAT/AC	00 - N/A	1
							HVAC	02-WIND/WALL UNIT	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	100
							Roof Type	03-GABLE/HIP	100
							Roofing	03-ASPHALT	100
							Total Rooms	8-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
6900	CLUBHOUSE	1900	1987	1408	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
UOP	UNFIN OPEN PORCH	176	2	Below Average	6900	CLUBHOUSE	Bath Fixtures	Num Extra Fixtures	16
							Exterior Wall	15-CONCRETE BLOCK	90
							Exterior Wall	30-HARDIBOARD	10
							Floor Cov	07-CORK TILE	100
BAS	BASE AREA	1408	2	Below Average	6900	CLUBHOUSE	Frame	03-MASONRY	100
							HC&V	04-FORCED AIR	100
UOP	UNFIN OPEN PORCH	176	2	Below Average	6900	CLUBHOUSE	Heat System	03-GAS	100
							HEAT/AC	02 - SPLIT HVAC	1
							HVAC	02-WIND/WALL UNIT	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	100
							Roof Type	03-GABLE/HIP	100
							Roofing	03-ASPHALT	100
							Total Rooms	5-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
							-- N/A --		
5221	STG 1	288			C2	COMM			
3800	DRIVE/WALK	6904			C1	COMM			
4682	PAVING 2	36194			C1	COMM			
4240	GUTTER	1401			C1	COMM			

[illegible]

ATTACHMENT D. ALACHUA COUNTY TAX COLLECTOR'S RECEIPT

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
15969 003 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	3600

1900 SE 4TH ST

GAINESVILLE HOUSING AUTHORITY
1900 SE 4TH ST OFC
GAINESVILLE, FL 32641

COM AT A POINT 2967.53 FT W & 811.20
FT N OF SE COR SEC POB W
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	6,466,542	6,466,542	0	0.00
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	6,466,542	6,466,542	0	0.00
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	8,455,833	8,455,833	0	0.00
SCHL DISCRNRY & CN (S01)	0.7480	8,455,833	8,455,833	0	0.00
SCHL GENERAL	3.6670	8,455,833	8,455,833	0	0.00
SCHOOL VOTED (S01)	1.0000	8,455,833	8,455,833	0	0.00
ST JOHNS RIVER WATER MGT DISTR	0.2287	6,466,542	6,466,542	0	0.00
CHILDREN'S TRUST	0.5000	6,466,542	6,466,542	0	0.00
36 CITY OF GAINESVILLE	5.2974	6,466,542	6,466,542	0	0.00
TOTAL MILLAGE	21.9635	AD VALOREM TAXES			\$0.00

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS \$0.00

If Paid By Please Pay	Jun 30, 2021 \$0.00				
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JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

91877

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
15969 003 000	1900 SE 4TH ST	

GAINESVILLE HOUSING AUTHORITY
1900 SE 4TH ST OFC
GAINESVILLE, FL 32641

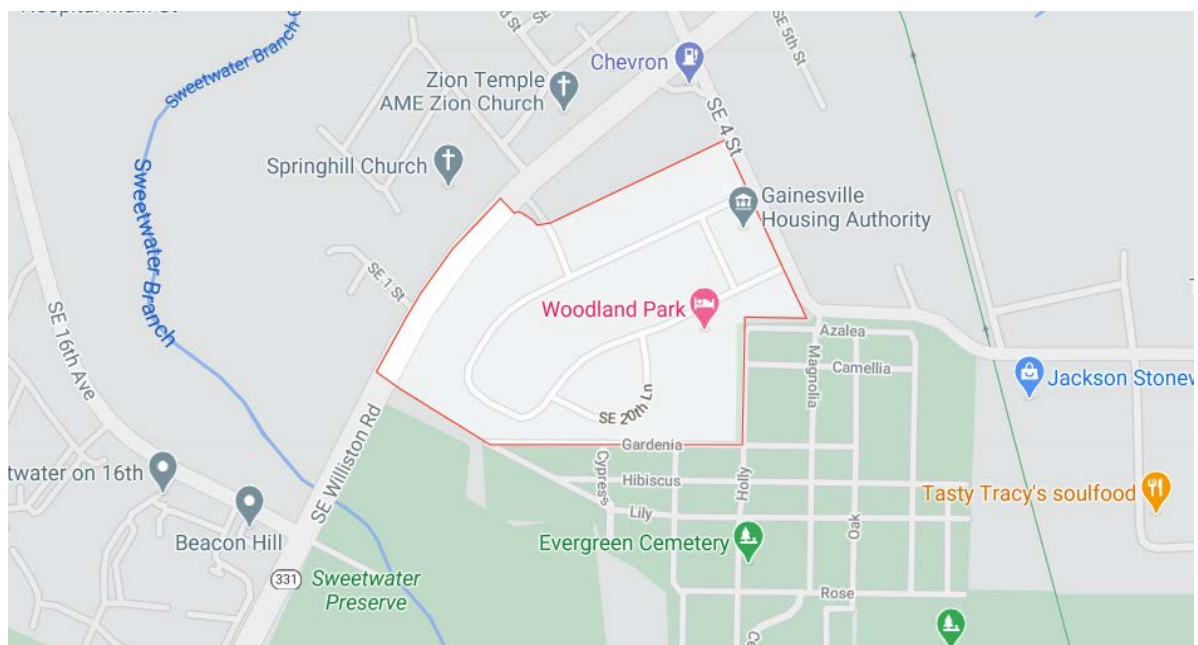
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Jun 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Please Retain this Portion for your Records. Receipt Available Online

ATTACHMENT E. MAP OF THE PROPOSED DEVELOPMENT AREA

WOODLAND PARK PHASE II – SITE MAP





ATTACHMENT F. DEVELOPMENT COST PLAN

Woodland Park Phase II Dev Budget - 9% TC - 96 Family Units - Garden - for Geo 9% RF

6/16/2021

USE OF FUNDS	Total			Basis	Non-Basis
1 Land*	50			0	50
2 Structures	0			0	
3 TOTAL	50			0	50
4 Appraisal/Mkt. Study	15,000			15,000	
5 Survey / Subdivision	25,000			25,000	
6 Soil Borings/ Environ	25,000			25,000	
7 Impact/Utility/Permit Fees**	350,000			350,000	
8 Arch/Engineer	400,000			400,000	
9 Legal	180,000			144,000	36,000
10 Cost Cert. Audit	40,000			40,000	
11 Insurance	140,000			140,000	
12 Taxes	20,000			20,000	
14 Title & Recording	130,000			130,000	
15 FHFC Fees (220,000+15,000+3,000)	238,000			0	238,000
16 Const. Inspector/Section 3	100,000			100,000	
17 Other: LIHC Compliance Fee 9%	153,000				153,000
18 Soft Cost Contingency	90,800			90,800	
19 TOTAL SOFT	1,906,800			1,479,800	427,000
20 Construction Loan Fees (1%)	210,000			210,000	
21 Perm Loan Fees (0.75% + \$10,000)	75,250				75,250
22 Interim Interest	859,000			687,200	171,800
23 Closing (inc. Bank, Investor, Perm)	125,000			100,000	25,000
24 TOTAL FINANCIAL	1,269,250			997,200	272,050
25 Site Work - Garden	1,198,704			1,198,704	
26 Walking Trail	200,000			200,000	
27 Demolition	402,900			0	402,900
28 Park	0			0	
29 Other / Environ. Cleanup	0				0
30 SUBTOTAL-SITE PREP	1,801,604			1,398,704	402,900
31 Residential	12,945,880			12,945,880	
32 Community	0			0	
33 General Requirements (6%)	884,849			884,849	0
34 Bond Premium	147,475			147,475	
35 Liability Insurance	100,531			100,531	
36 Other:	0			0	
37 Subtotal Contractors Costs	15,880,339			15,477,439	402,900
38 Builder's Overhead (2%)	294,950			294,950	0
39 Builders Profit (6%)	884,849			884,849	0
40 TOTAL CONT. COSTS	17,060,138	177,710 per unit		16,657,238	402,900
41 Const. Contingency (5%)	853,007			853,007	0
42 TOTAL DEV. COSTS	21,089,245			19,987,245	1,102,000
43 Developers Fee (75%)	2,578,703	3,438,271	16.00%	2,578,703	0
44 GHA Fee (25%)	859,568			859,568	0
45 Initial Operating Deficit	0			0	0
46 Supp. Mgmt.&Mktg.Fee	75,000			0	75,000
47 Purch. of Maint. Equip.	25,000			25,000	0
48 Defeasance	0			0	
49 TOTAL WORKING CAP.	100,000			25,000	75,000
				0	
50 PROJECT RESERVES				0	
51 Oper Reserve	518,900				518,900
52 Replacement Reserve	0			0	
53 Subsidy Reserve	0			0	
54 TOTAL RESERVES	518,900			0	518,900
				0	
55 ADMIN. COSTS				0	
56 Relocation	300,000			300,000	
57 Water bills	0			0	0
58 OTPS	0			0	
59 TOTAL ADMIN COSTS	300,000			300,000	0
60 TOTAL PROJ. COSTS	25,446,416			23,750,516	1,695,900
61 Syndication Costs	0			0	
62 Partnership Expenses	0				0
				0	
TOTAL	25,446,416			23,750,516	1,695,900
PERM. SOURCE OF FUNDS				CONSTRUCTION SOURCE OF FUNDS	
GHA	0			HUD/FPHA	0
Perm Loan (4.50%, 35 yrs.)	8,700,000			Construction Loan	21,000,000
City of Gainesville - LGAO	460,000			City of Gainesville - LGAO	460,000
SAIL	0			SAIL	0
Fed Tax Credit Equity	15,723,428			Equity	2,358,515
Subsidy Required					
Def Fee	562,989			Deferred Fee	1,627,901
TOTAL	25,446,416			TOTAL	25,446,416

ATTACHMENT G. SITE PLAN

R:\Projects\20\20-0526-000-Woodland_Park_Phase_II\Plans (Woodland_Park_Phase_II)\Plans (Woodland_Park_Phase_II)\Conceptual\20200821 Master Phasing Plan.dwg Plotted: Aug 21, 2020 -- 2:41pm by DMoreham

DEVELOPMENT STANDARDS

- MAXIMUM DENSITY: 10 DU/AC (15 DU/AC BY SPECIAL USE PERMIT)
- MINIMUM LOT AREA: 8,700 SF
- MINIMUM LOT WIDTH AT MINIMUM YARD SETBACK: 75 FT
- MINIMUM LOT DEPTH: 90 FT
- MULTIPLE-FAMILY BUILDING SETBACKS:
 - ANGLE OF LIGHT OBSTRUCTION: 45 DEGREES. MINIMUM BUILDING SETBACK IS 25 FEET FROM ANY PROPERTY LINE ABUTTING A STREET OR LAND WHICH IS IN AN RC, RSF-1, RSF-2, RSF-3 OR RSF-4 DISTRICT, OR WHICH IS SHOWN FOR SINGLE-FAMILY RESIDENTIAL USE ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN.
- MAXIMUM BUILDING HEIGHT: 3 STORIES BY RIGHT (5 STORIES BY SPECIAL USE PERMIT)
- ACCESSORY STRUCTURE SETBACKS:
 - MINIMUM FRONT AND SIDE: SAME REQUIREMENTS AS FOR THE PRINCIPAL STRUCTURES, EXCLUDING FENCES AND WALLS
 - MINIMUM REAR: 15 FT
- MAXIMUM ACCESSORY STRUCTURE BUILDING HEIGHT: 25 FT
- NO ENTRANCE TO A DWELLING UNIT SHALL BE CLOSER THAN 15 FEET TO ANY ACCESS ROAD OR DRIVEWAY

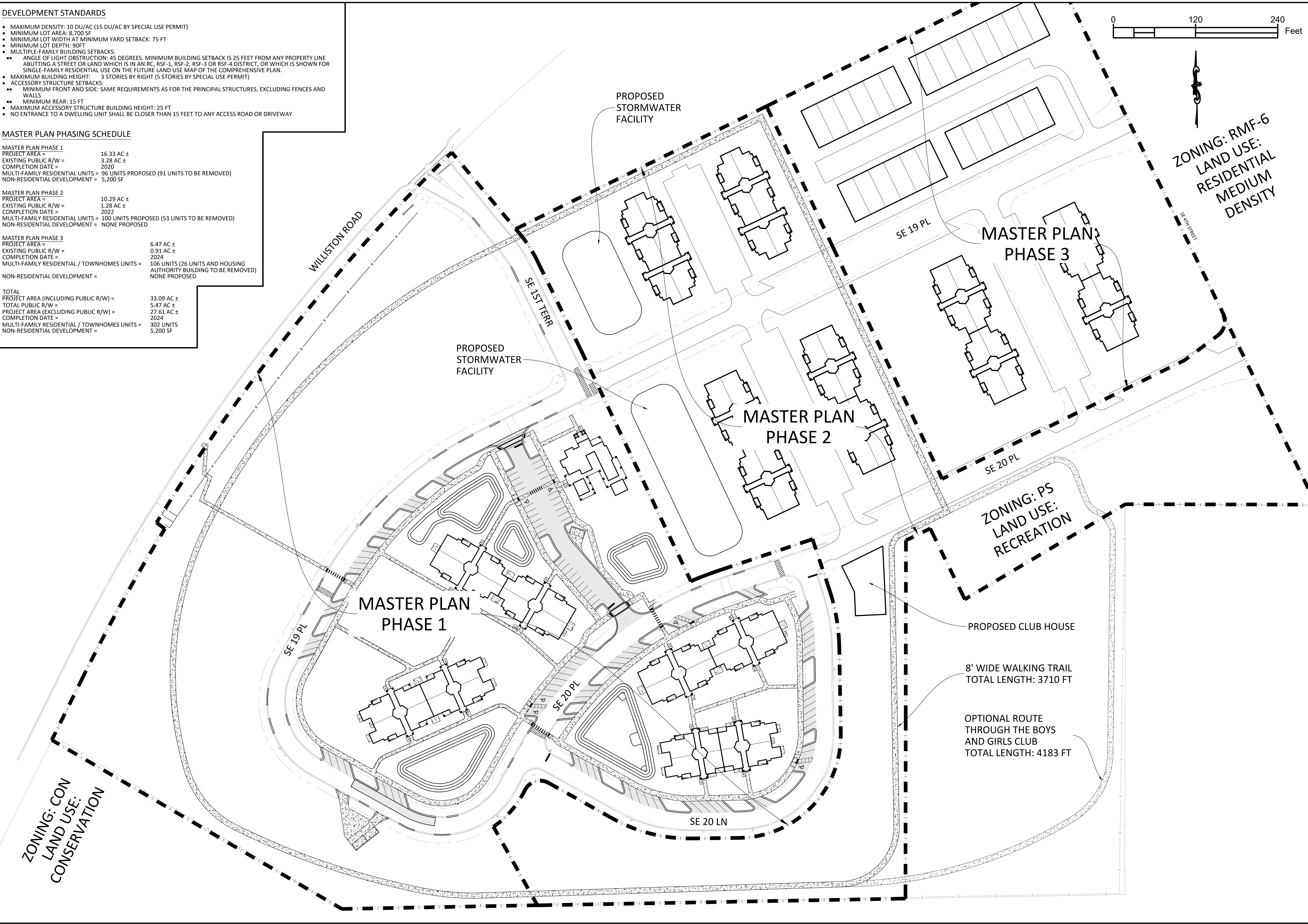
MASTER PLAN PHASING SCHEDULE

MASTER PLAN PHASE 1
PROJECT AREA = 16.33 AC ±
EXISTING PUBLIC R/W = 3.28 AC ±
COMPLETION DATE = 2020
MULTI-FAMILY RESIDENTIAL UNITS = 96 UNITS PROPOSED (91 UNITS TO BE REMOVED)
NON-RESIDENTIAL DEVELOPMENT = 5,200 SF

MASTER PLAN PHASE 2
PROJECT AREA = 10.29 AC ±
EXISTING PUBLIC R/W = 1.28 AC ±
COMPLETION DATE = 2022
MULTI-FAMILY RESIDENTIAL UNITS = 100 UNITS PROPOSED (53 UNITS TO BE REMOVED)
NON-RESIDENTIAL DEVELOPMENT = NONE PROPOSED

MASTER PLAN PHASE 3
PROJECT AREA = 6.47 AC ±
EXISTING PUBLIC R/W = 0.91 AC ±
COMPLETION DATE = 2024
MULTI-FAMILY RESIDENTIAL / TOWNHOMES UNITS = 106 UNITS (26 UNITS AND HOUSING AUTHORITY BUILDING TO BE REMOVED)
NON-RESIDENTIAL DEVELOPMENT = NONE PROPOSED

TOTAL
PROJECT AREA (INCLUDING PUBLIC R/W) = 33.09 AC ±
TOTAL PUBLIC R/W = 5.47 AC ±
PROJECT AREA (EXCLUDING PUBLIC R/W) = 27.61 AC ±
COMPLETION DATE = 2024
MULTI-FAMILY RESIDENTIAL / TOWNHOMES UNITS = 302 UNITS
NON-RESIDENTIAL DEVELOPMENT = 5,200 SF



R E V I S I O N S		DESIGNED BY		DRAWN BY		CHECKED BY		APPROVED BY	
NO.		DATE		DATE		DATE		DATE	
DESCRIPTION									

CONCEPTUAL PLANS FOR
**WOODLAND PARK
REDEVELOPMENT
PHASE II**
ALACHUA COUNTY, FLORIDA

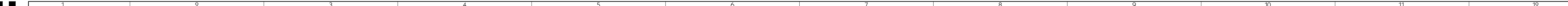
DRMP, Inc.
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
706 SW 4th Avenue • Gainesville, Florida 32601
Phone: 352.371.2741 Fax: 352.372.4318 www.drmp.com

David C. Sowell, P.E.
State of Florida # 68531
PROJECT NO.:
20-0526.000
SCALE:
AS SHOWN
DATE:
AUGUST, 2020
DRAWING:
FIGURE 1

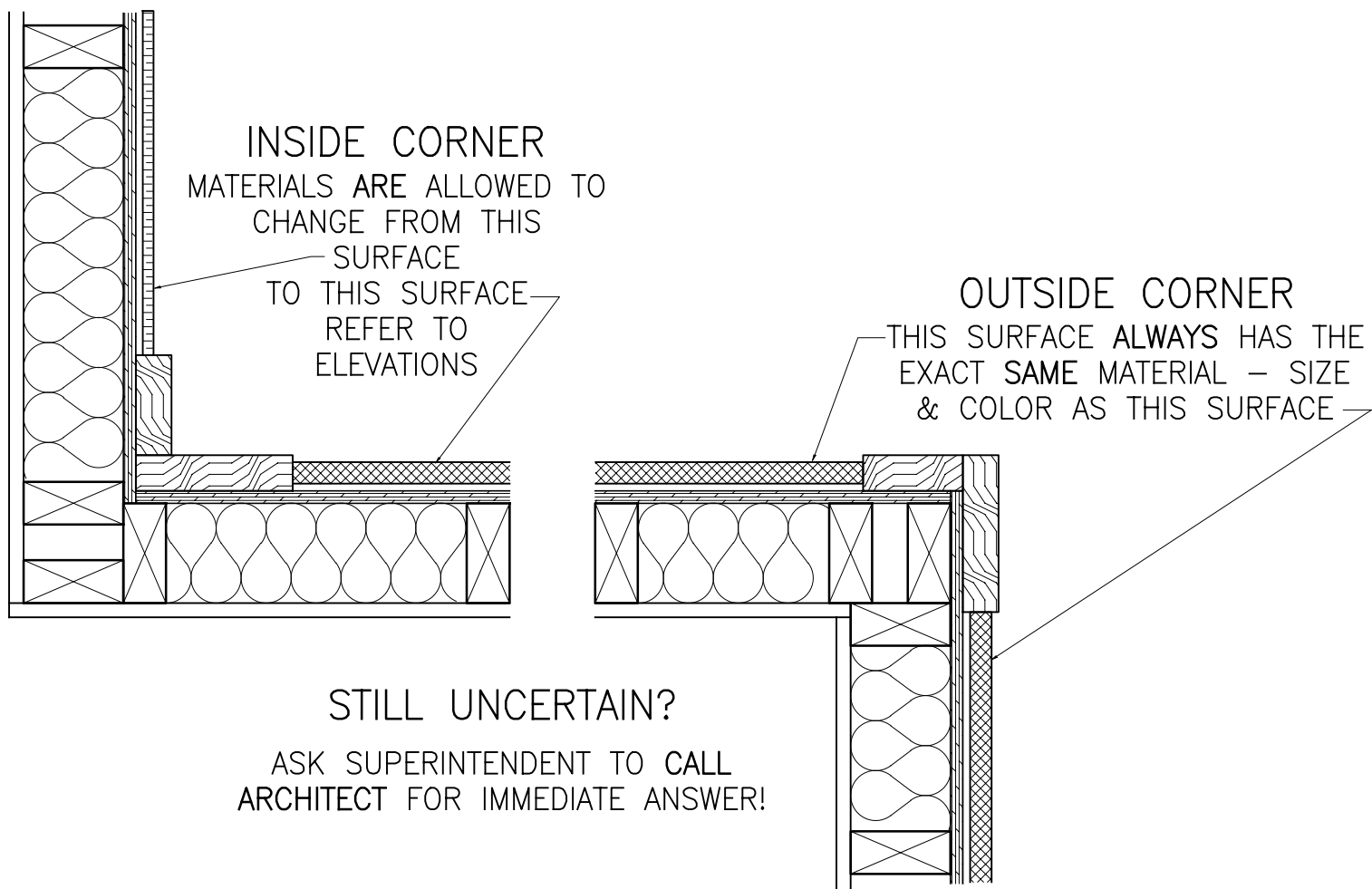
ATTACHMENT H. PRELIMINARY DRAWINGS OF CONSTRUCTION PLANS

PRELIMINARY DRAWINGS OF CONSTRUCTION PLANS

Phase I of Woodland Park called, The Grove at Sweetwater Preserve, was completed in early 2020. Phase II will use a similar architectural design as Phase I, but a different architect will complete the full design. Included with this response are elevations and floor plans from Phase I.



A
B
C
D
E
F
G
H
J
K
L
M



BUILDING ELEVATION LEGEND

- 01 ALIGN ALL EXTERIOR BATHROOM AND DRYER EXHAUST VENTS HORIZONTALLY AND VERTICALLY. GALVANIZED FINISH ALL VENTS.
- 02 BUILDING NUMBER/ADDRESS SIGNAGE.
- 03 ALL EXTERIOR FINISH MATERIALS TRANSITIONS SHALL WRAP THE OUTSIDE CORNER AND CHANGE AT THE INSIDE CORNER UNLESS NOTED OTHERWISE.
- 04 EXTERIOR FINISH MATERIALS TRANSITION AT BREEZEWAYS SHALL EXTEND 1'-3" INTO BREEZEWAY.
- 05 EXTERIOR FINISH MATERIALS TRANSITION AT BREEZEWAYS SHALL EXTEND 3/4" PAST OUTSIDE CORNER. SEE DETAIL C6/A3.20.

FIBER CEMENT WOOD SIDING & TRIM NOTES

- 1. INSTALL PER MANUFACTURES WRITTEN INSTRUCTIONS
- 2. REFER TO BUILDING EXTERIOR ELEVATIONS, SHEET A2.1x, FOR LOCATION OF ALL SIDING AND TRIM ITEMS REFERENCED IN THESE NOTES
- 3. LAP SIDING SHALL BE 'WOODGRAIN' WITH NOMINAL 6" & 10.75" EXPOSURE.
- 4. SHAKE SIDING SHALL BE 'WOODGRAIN' STAGGERED EDGE.
- 5. PANEL SIDING SHALL BE 'SMOOTH'.
- 6. TRIM SHALL BE 'WOODGRAIN' 5/4" THICK (AS NOTED).
- 7. ALL SIDING AND TRIM PRODUCTS SPECIFIED ABOVE SHALL BE PAINTED AS SELECTED BY OWNER.



TYPICAL EXTERIOR FINISHES

- ARCHITECTURAL FIBERGLASS SHINGLE ROOF
- CEMENTITIOUS WOOD FASCIA AND VENTILATED CEMENTITIOUS SOFFIT
- FINISHED GUARDRAIL
- ENGINEERED WOOD SHAKE SIDING
- ENGINEERED WOOD PANEL SIDING
- ENGINEERED WOOD LAP SIDING (10.75" LAP)
- MASONRY VENEER - ACCENT
- MASONRY VENEER - BASE

BUILDING 2
SIDE ELEVATION
4 1-BR/1BA UNITS
12 2-BR/2BA UNITS
8 3-BR/2BA UNITS



BUILDING 2
SIDE ELEVATION
4 1-BR/1BA UNITS
12 2-BR/2BA UNITS
8 3-BR/2BA UNITS

- ELEV = 27'-10 3/8" TRUSS BEARING
- ELEV = 19'-9 1/4" FINISHED FLOOR
- ELEV = 17'-11 3/4" TRUSS BEARING
- ELEV = 9'-10 5/8" FINISHED FLOOR
- ELEV = 8'-1 1/8" TRUSS BEARING
- ELEV = 0'-0" TOP OF SLAB



BUILDING 2
FRONT/REAR ELEVATION
4 1-BR/1BA UNITS
12 2-BR/2BA UNITS
8 3-BR/2BA UNITS

BUILDING 2 - EXTERIOR ELEVATIONS

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



2114 NW 40th Terrace B-3
Gainesville, Florida 32605

P 352.377.0505
F 352.377.0590

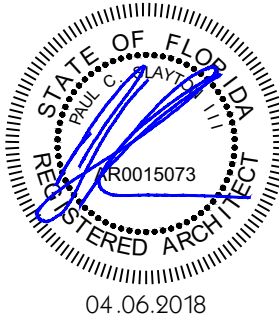
WOODLAND
PARK
REDEVELOPMENT
PHASE 1

Gainesville,
Florida

Woodland Park
Redevelopment, LLC

PERMIT
DOCUMENTS

VERIFY SCALE
0' 1"
BAR LENGTH IS
ONE INCH ON
ORIGINAL DRAWING



ARCHITECT'S PROJECT NUMBER:
16001

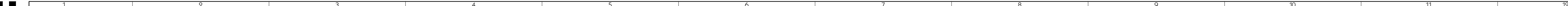
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PM/PS/JM

DATE:
04.06.2018

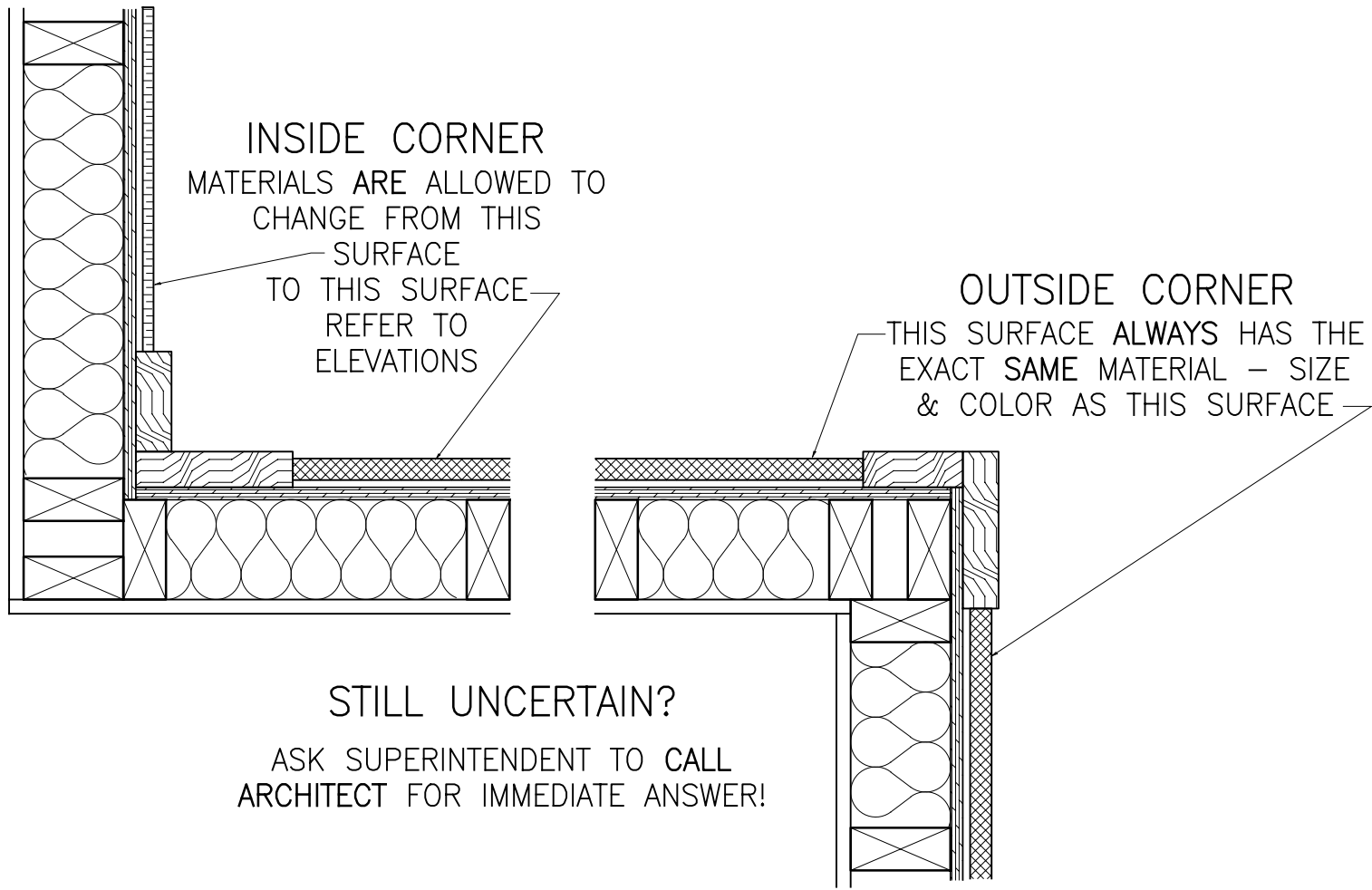
REVISIONS:	DATE	DESCRIPTION

EXTERIOR ELEVATIONS





A
B
C
D
E
F
G
H
J
K
L
W



BUILDING ELEVATION LEGEND

- 01 ALIGN ALL EXTERIOR BATHROOM AND DRYER EXHAUST VENTS HORIZONTALLY AND VERTICALLY. GALVANIZED FINISH ALL VENTS.
- 02 BUILDING NUMBER/ADDRESS SIGNAGE.
- 03 ALL EXTERIOR FINISH MATERIALS TRANSITIONS SHALL WRAP THE OUTSIDE CORNER AND CHANGE AT THE INSIDE CORNER UNLESS NOTED OTHERWISE.
- 04 EXTERIOR FINISH MATERIALS TRANSITION AT BREEZEWAYS SHALL EXTEND 1'-3" INTO BREEZEWAY.
- 05 EXTERIOR FINISH MATERIALS TRANSITION AT BREEZEWAYS SHALL EXTEND 3/4" PAST OUTSIDE CORNER. SEE DETAIL C6/A3.20.

FIBER CEMENT WOOD SIDING & TRIM NOTES

- 1. INSTALL PER MANUFACTURES WRITTEN INSTRUCTIONS
- 2. REFER TO BUILDING EXTERIOR ELEVATIONS, SHEET A2.1x, FOR LOCATION OF ALL SIDING AND TRIM ITEMS REFERENCED IN THESE NOTES
- 3. LAP SIDING SHALL BE 'WOODGRAIN' WITH NOMINAL 6" & 10.75" EXPOSURE.
- 4. SHAKE SIDING SHALL BE 'WOODGRAIN' STAGGERED EDGE.
- 5. PANEL SIDING SHALL BE 'SMOOTH'.
- 6. TRIM SHALL BE 'WOODGRAIN' 5/4" THICK (AS NOTED).
- 7. ALL SIDING AND TRIM PRODUCTS SPECIFIED ABOVE SHALL BE PAINTED AS SELECTED BY OWNER.

TYPICAL EXTERIOR FINISHES

- ARCHITECTURAL FIBERGLASS SHINGLE ROOF
- CEMENTITIOUS WOOD FASCIA AND VENTILATED CEMENTITIOUS SOFFIT
- ENGINEERED WOOD SHAKE SIDING
- FINISHED GUARDRAIL
- ENGINEERED WOOD PANEL SIDING
- ENGINEERED WOOD LAP SIDING (10.75" LAP)
- MASONRY VENEER - ACCENT
- MASONRY VENEER - BASE



BUILDINGS 3&4
SIDE ELEVATION
4 1-BR/1BA UNITS
8 2-BR/2BA UNITS
8 3-BR/2BA INTERIOR UNITS
4 4-BR/2BA UNITS



BUILDINGS 3&4
SIDE ELEVATION
4 1-BR/1BA UNITS
8 2-BR/2BA UNITS
8 3-BR/2BA INTERIOR UNITS
4 4-BR/2BA UNITS

ELEV = 27'-10 3/8"
TRUSS BEARING

ELEV = 19'-9 1/4"
FINISHED FLOOR

ELEV = 17'-11 3/4"
TRUSS BEARING

ELEV = 9'-10 5/8"
FINISHED FLOOR

ELEV = 8'-1 1/8"
TRUSS BEARING

ELEV = 0'-0"
TOP OF SLAB



BUILDINGS 3&4
FRONT/REAR ELEVATION
4 1-BR/1BA UNITS
8 2-BR/2BA UNITS
8 3-BR/2BA INTERIOR UNITS
4 4-BR/2BA UNITS

BUILDINGS 3 & 4 - EXTERIOR ELEVATIONS

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



AA26000913
2114 NW 40th Terrace B-3
Gainesville, Florida 32605
P 352.377.0505
F 352.377.0590

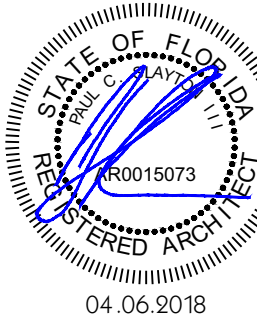
WOODLAND
PARK
REDEVELOPMENT
PHASE 1

Gainesville,
Florida

Woodland Park
Redevelopment, LLC

PERMIT
DOCUMENTS

VERIFY SCALE
0' 1"
BAR LENGTH IS
ONE INCH ON
ORIGINAL DRAWING



ARCHITECT'S PROJECT NUMBER:
16001

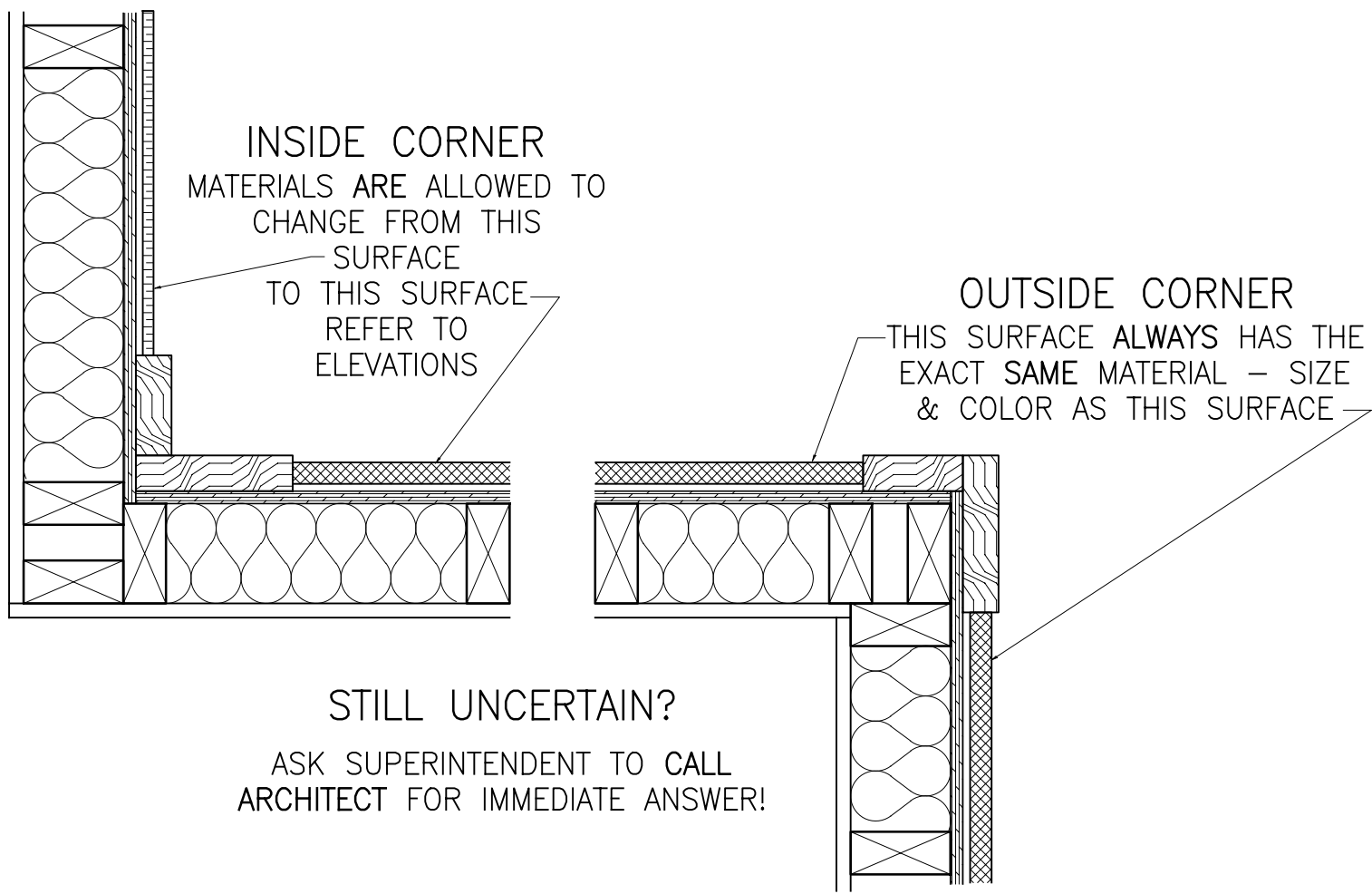
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DATE:
04.06.2018

REVISIONS:
DATE DESCRIPTION

EXTERIOR ELEVATIONS



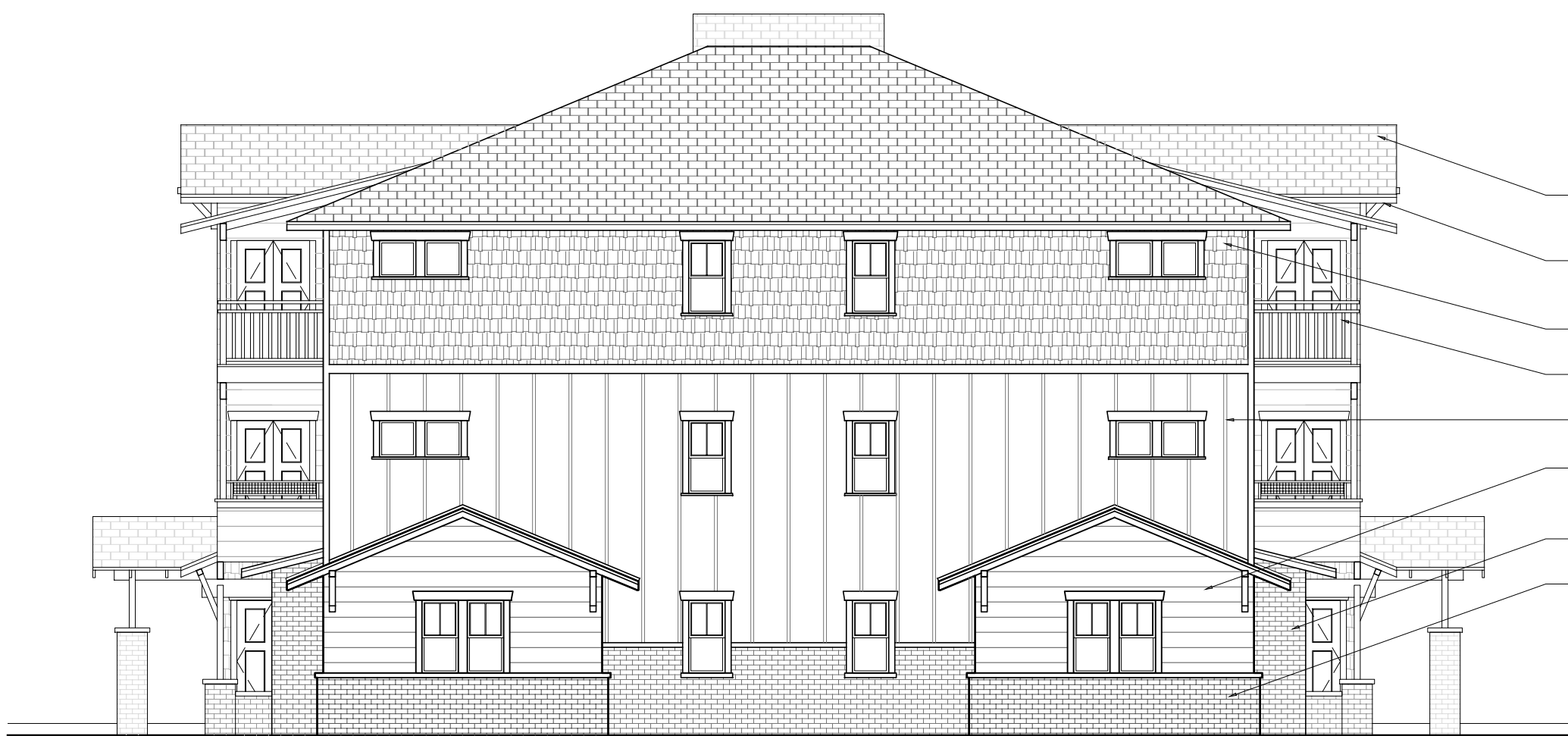


BUILDING ELEVATION LEGEND

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- 7. ALL SIDING AND TRIM PRODUCTS SPECIFIED ABOVE SHALL BE PAINTED AS SELECTED BY OWNER.



BUILDING 5
SIDE ELEVATION
12 1-BR/1BA UNITS
8 2-BR/2BA UNITS
4 3-BR/2BA UNITS

TYPICAL EXTERIOR FINISHES

- ARCHITECTURAL FIBERGLASS SHINGLE ROOF
- CEMENTITIOUS WOOD FASCIA AND VENTILATED CEMENTITIOUS SOFFIT
- ENGINEERED WOOD SHAKE SIDING
- FINISHED GUARDRAIL
- ENGINEERED WOOD PANEL SIDING
- ENGINEERED WOOD LAP SIDING (10.75" LAP)
- MASONRY VENEER - ACCENT
- MASONRY VENEER - BASE



BUILDING 5
SIDE ELEVATION
12 1-BR/1BA UNITS
8 2-BR/2BA UNITS
4 3-BR/2BA UNITS



- ELEV = 27'-10 3/8" TRUSS BEARING
- ELEV = 19'-9 1/4" FINISHED FLOOR
- ELEV = 17'-11 3/4" TRUSS BEARING
- ELEV = 9'-10 5/8" FINISHED FLOOR
- ELEV = 8'-1 1/8" TRUSS BEARING
- ELEV = 0'-0" TOP OF SLAB

BUILDING 5
FRONT/REAR ELEVATION
12 1-BR/1BA UNITS
8 2-BR/2BA UNITS
4 3-BR/2BA UNITS

BUILDING 5 - EXTERIOR ELEVATIONS

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



2114 NW 40th Terrace B-3
Gainesville, Florida 32605
P 352.377.0505
F 352.377.0590

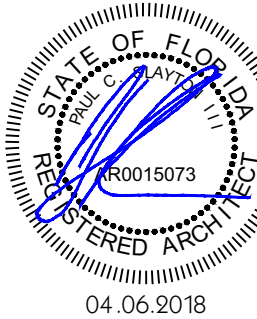
WOODLAND
PARK
REDEVELOPMENT
PHASE 1

Gainesville,
Florida

Woodland Park
Redevelopment, LLC

PERMIT
DOCUMENTS

VERIFY SCALE
0' 1"
BAR LENGTH IS
ONE INCH ON
ORIGINAL DRAWING



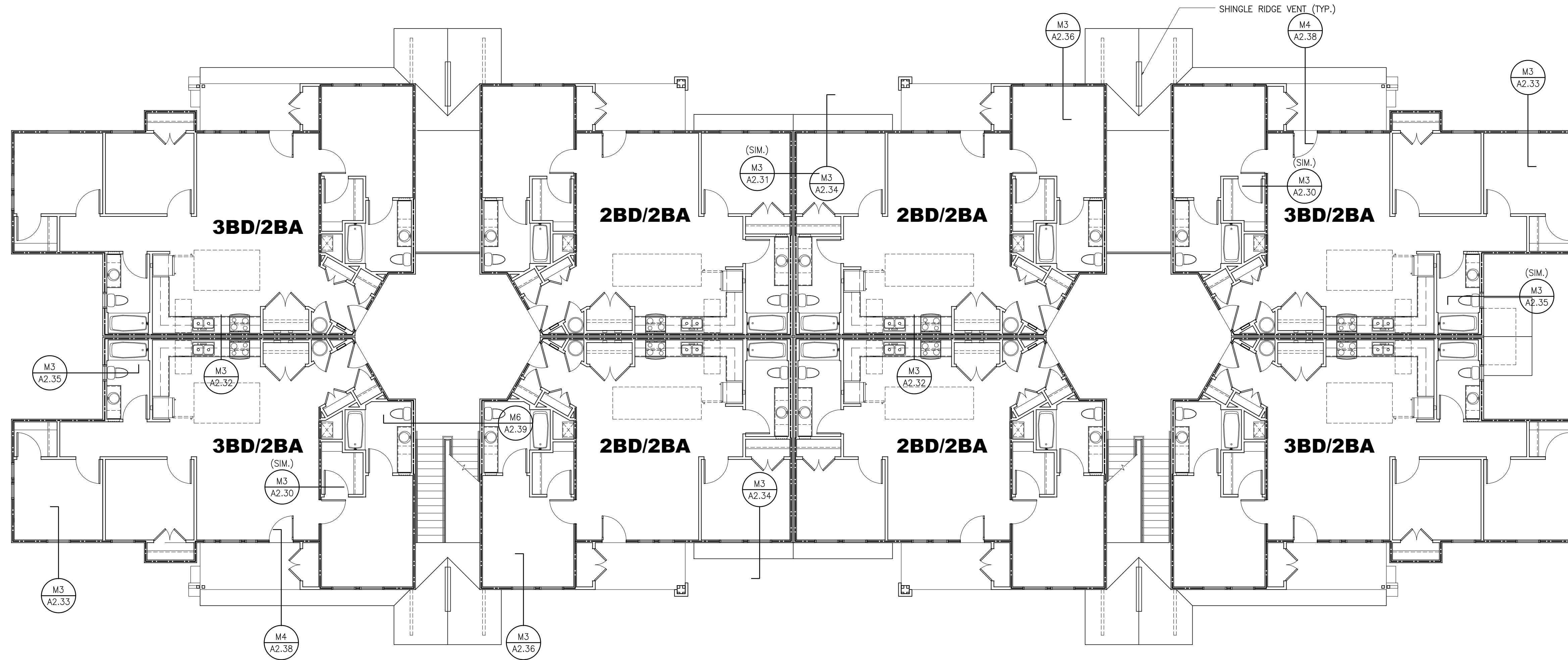
ARCHITECT'S PROJECT NUMBER:
16001

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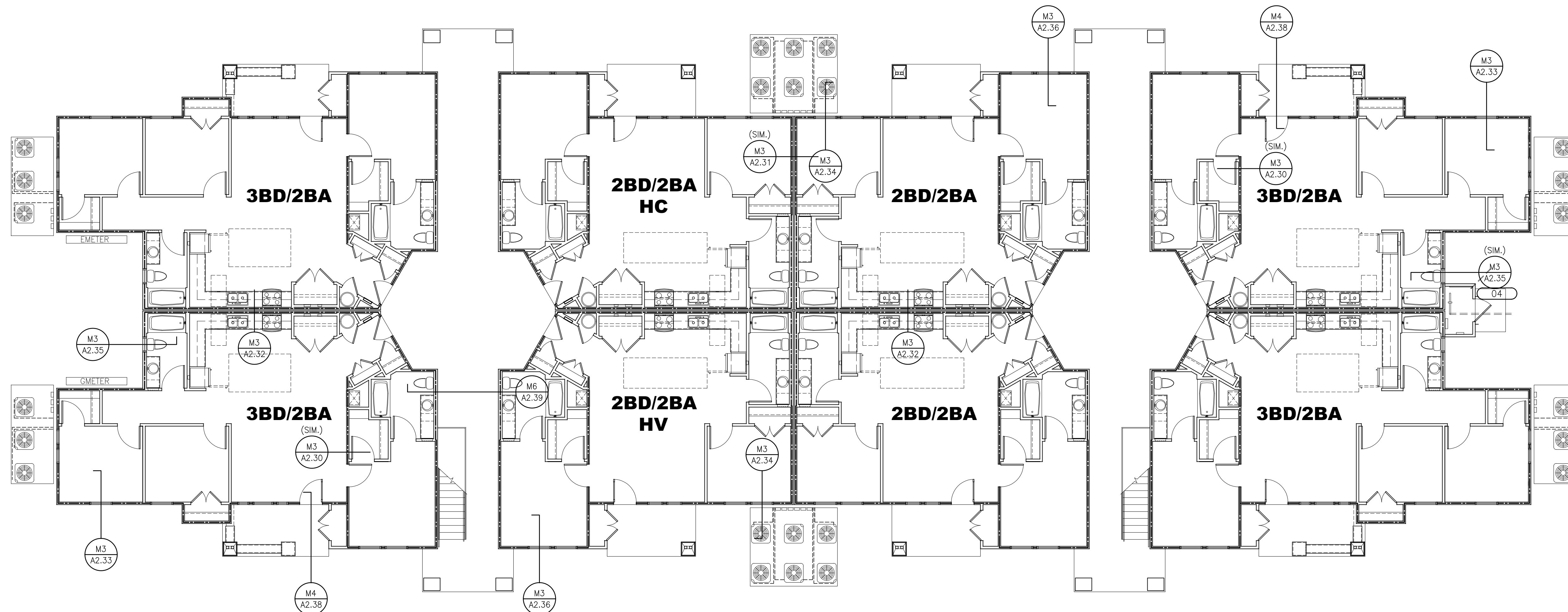
DATE:
04.06.2018

REVISIONS:
DATE DESCRIPTION

EXTERIOR ELEVATIONS



BUILDING TWO - PLAN - LEVEL TWO



BUILDING TWO - PLAN - LEVEL ONE

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



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2114 NW 40th Terrace B-3
Gainesville, Florida 32605
P 352.377.0505
F 352.377.0590

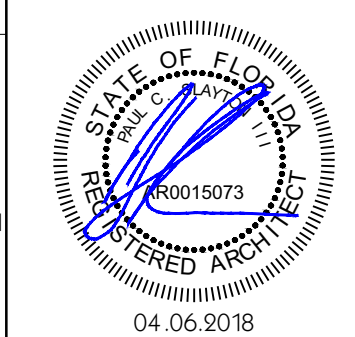
WOODLAND PARK REDEVELOPMENT PHASE 1

Gainesville,
Florida

Woodland Park
Redevelopment, LLC

PERMIT DOCUMENTS

VERIFY SCALE
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BARLENGTH IS
ONE INCH ON
ORIGINAL DRAWING



ARCHITECT'S PROJECT NUMBER:
16001

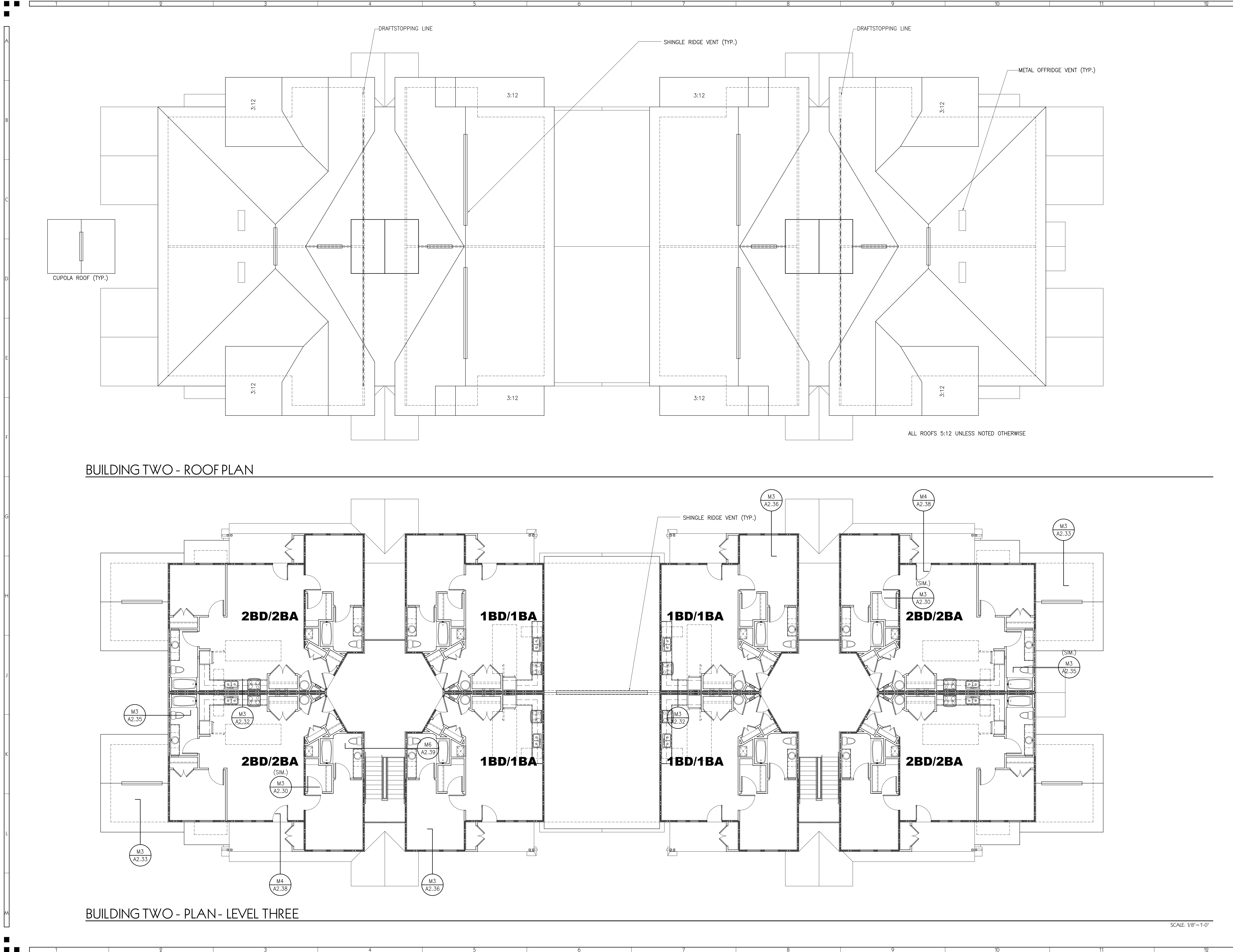
DRAWN BY:
PM/JM/PS

DATE:
04.06.2018

REVISIONS:	DATE	DESCRIPTION
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BUILDING TWO FLOOR PLANS

A1.20



AA26000913
2114 NW 40th Terrace B-3
Gainesville, Florida 32605
P 352.377.0505
F 352.377.0590

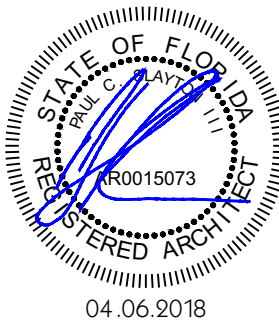
WOODLAND
PARK
REDEVELOPMENT
PHASE 1

Gainesville,
Florida

Woodland Park
Redevelopment, LLC

PERMIT
DOCUMENTS

VERIFY SCALE
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ARCHITECT'S PROJECT NUMBER:
16001

DRAWN BY:
PM/JM/PS

DATE:
04.06.2018

REVISIONS:
DATE DESCRIPTION

BUILDING TWO FLOOR PLANS

A1.21

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

ATTACHMENT I. DEVELOPMENT TIMELINE FOR THE PROJECT

DEVELOPMENT TIMELINE FOR THE PROJECT

PROJECT START-UP

PROPERTY ACQUISITION – GROUND LEASE SIGNED	7/15/21
ENVIRONMENTAL REVIEWS COMPLETED	4/1/2022
ZONING APPROVALS COMPLETED	COMPLETE
FINAL BID SPECIFICATIONS COMPLETED	10/1/2022
DETAILED PROGRAM DESIGN COMPLETED	10/1/2022
SITE PLAN APPROVAL/BUILDING PERMITS OBTAINED	11/1/2022

FINANCING SOURCES OBTAINED

CONSTRUCTION LOAN COMMITMENT	COMPLETE
PERMANENT LOAN COMMITMENT	COMPLETE
TAX CREDIT APPLICATION SUBMITTED	8/26/2021
TAX CREDIT APPLICATION APPROVAL*	12/10/2021
GOVT GRANTS/LOANS	8/26/2021

**PRELIMINARY APPROVAL – SUBJECT TO LITIGATION UNDER FLORIDA ADMINISTRATIVE CODE*

CONSTRUCTION/IMPLEMENTATION

CONSTRUCTION START	12/1/2022
BEGIN MARKETING OF UNITS	6/1/2023
COMPLETE CONSTRUCTION	3/1/2024
FULL OCCUPANCY	4/1/2024
STABILIZATION (3 MO. FULL OCCUPANCY & DEBT SERVICE)	7/1/2024

ATTACHMENT J. PROJECT RENT LIMITS

Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Alachua County (Gainesville MSA)	20%	10,260	11,720	13,180	14,640	15,820	17,000	18,160	19,340	20,496	21,667	256	274	329	380	425	468
	25%	12,825	14,650	16,475	18,300	19,775	21,250	22,700	24,175	25,620	27,084	320	343	411	475	531	585
	28%	14,364	16,408	18,452	20,496	22,148	23,800	25,424	27,076	28,694	30,334	359	384	461	533	595	656
	30%	15,390	17,580	19,770	21,960	23,730	25,500	27,240	29,010	30,744	32,501	384	412	494	571	637	703
	33%	16,929	19,338	21,747	24,156	26,103	28,050	29,964	31,911	33,818	35,751	423	453	543	628	701	773
	35%	17,955	20,510	23,065	25,620	27,685	29,750	31,780	33,845	35,868	37,918	448	480	576	666	743	820
	40%	20,520	23,440	26,360	29,280	31,640	34,000	36,320	38,680	40,992	43,334	513	549	659	761	850	937
	45%	23,085	26,370	29,655	32,940	35,595	38,250	40,860	43,515	46,116	48,751	577	618	741	856	956	1,054
	50%	25,650	29,300	32,950	36,600	39,550	42,500	45,400	48,350	51,240	54,168	641	686	823	951	1,062	1,171
	60%	30,780	35,160	39,540	43,920	47,460	51,000	54,480	58,020	61,488	65,002	769	824	988	1,142	1,275	1,406
	70%	35,910	41,020	46,130	51,240	55,370	59,500	63,560	67,690	71,736	75,835	897	961	1,153	1,332	1,487	1,640
	80%	41,040	46,880	52,720	58,560	63,280	68,000	72,640	77,360	81,984	86,669	1,026	1,099	1,318	1,523	1,700	1,875
	120%	61,560	70,320	79,080	87,840	94,920	102,000	108,960	116,040	122,976	130,003	1,539	1,648	1,977	2,284	2,550	2,812
	140%	71,820	82,040	92,260	102,480	110,740	119,000	127,120	135,380	143,472	151,670	1,795	1,923	2,306	2,665	2,975	3,281
HERA Special Limits per Section 142(d)(2)(E) (est. 2019) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	14,150	16,175	18,200	20,200	21,825	23,450	25,050	26,675	28,280	29,896	353	379	455	525	586	646
	28% - HS	15,848	18,116	20,384	22,624	24,444	26,264	28,056	29,876	31,674	33,484	396	424	509	588	656	724
	30% - HS	16,980	19,410	21,840	24,240	26,190	28,140	30,060	32,010	33,936	35,875	424	454	546	630	703	775
	33% - HS	18,678	21,351	24,024	26,664	28,809	30,954	33,066	35,211	37,330	39,463	466	500	600	693	773	853
	35% - HS	19,810	22,645	25,480	28,280	30,555	32,830	35,070	37,345	39,592	41,854	495	530	637	735	820	905
	40% - HS	22,640	25,880	29,120	32,320	34,920	37,520	40,080	42,680	45,248	47,834	566	606	728	840	938	1,034
	45% - HS	25,470	29,115	32,760	36,360	39,285	42,210	45,090	48,015	50,904	53,813	636	682	819	945	1,055	1,163
	50% - HS	28,300	32,350	36,400	40,400	43,650	46,900	50,100	53,350	56,560	59,792	707	758	910	1,050	1,172	1,293
	60% - HS	33,960	38,820	43,680	48,480	52,380	56,280	60,120	64,020	67,872	71,750	849	909	1,092	1,260	1,407	1,551

ATTACHMENT K. APPLICANT'S MOST RECENT FINANCIAL STATEMENTS

GAINESVILLE HOUSING AUTHORITY

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED MARCH 31, 2020



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**WEALTH ADVISORY
OUTSOURCING
AUDIT, TAX, AND
CONSULTING**

**GAINESVILLE HOUSING AUTHORITY
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YEAR ENDED MARCH 31, 2020**

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Gainesville Housing Authority
Gainesville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the Gainesville Housing Authority (the Authority), as of and for the year ended March 31, 2020, and the related notes to the financial statements, which collectively comprise the entity's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of March 31, 2020, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 to 10 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The financial data schedule is presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development and is not a required part of the basic financial statements. The schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is also presented for purposes of additional analysis and is not a required part of the basic financial statements.

The financial data schedule and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 12, 2021, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Lakeland, Florida
February 12, 2021

**GAINESVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED MARCH 31, 2020**

As management of the Gainesville Housing Authority (GHA or the Authority), we offer the readers of the Authority's financial statements this narrative overview and analysis of the financial activities for the year ended March 31, 2020. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Pamela E. Davis, Gainesville Housing Authority, 1900 Southeast 4th Street, Gainesville, Florida 32641.

Financial Highlights

- The assets of GHA exceeded its liabilities as of March 31, 2020, by \$10,844,468 (net position).
- GHA's cash and cash equivalents balances as of March 31, 2020, were \$4,519,241.
- GHA had revenue from the U.S. Department of Housing and Urban Development (HUD) of \$13,298,276, which includes funds for capital asset activities.

Overview of Financial Statements

The financial statements included in this annual report are those of a special-purpose government engaged in a single business-type activity prepared on an accrual basis. Over time, significant changes in GHA's net position serve as a useful indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any authority, the reader must also consider other nonfinancial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of capital assets. The following statements are included:

- Statement of Net Position – Reports the Authority's assets, liabilities, and net position at the end of the fiscal year. The reader may consider or view the Authority's net position as the difference between the Authority's rights (assets and deferred outflows of resources) and the Authority's obligations (liabilities and deferred inflows of resources).
- Statement of Revenues, Expenses, and Changes in Net Position – This statement presents information showing how the Authority's net position increased or decreased during the current fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in prior or future periods.
- Statement of Cash Flows – This statement presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement reflects the net changes in cash resulting from operations plus any other cash requirements during the current year (i.e. capital additions, debt service, prior period obligations, etc.). In addition, the statement reflects the receipt of cash that was obligated to the Authority in prior periods and subsequently received during the current fiscal year (i.e. accounts receivable, notes receivable etc.).
- Notes to the Basic Financial Statements – Notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided. These notes give greater understanding on the overall activity of the Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Authority may face.

**GAINESVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED MARCH 31, 2020**

Overview of Financial Statements (Continued)

In addition to the basic financial statements listed above, our report includes supplemental information. This information is to provide more detail on the Authority's various programs and the required information mandated by regulatory bodies that fund the Authority's various programs.

Financial Analysis

**Gainesville Housing Authority Statement of Net Position
Condensed Financial Information**

	2020	2019	Net Change	% Change
ASSETS				
Current Assets	\$ 5,274,931	\$ 5,410,494	\$ (135,563)	(2.51)%
Capital Assets, Net	8,097,314	8,512,256	(414,942)	(4.87)
Total Assets	<u>\$ 13,372,245</u>	<u>\$ 13,922,750</u>	<u>\$ (550,505)</u>	(3.95)
LIABILITIES AND NET POSITION				
LIABILITIES				
Current Liabilities	\$ 711,036	\$ 488,259	\$ 222,777	45.63
Other Noncurrent Liabilities	1,816,741	1,680,076	136,665	8.13
Total Liabilities	<u>2,527,777</u>	<u>2,168,335</u>	<u>359,442</u>	16.58
NET POSITION				
Invested in Capital Assets, Net	6,343,324	6,886,314	(542,990)	(7.89)
Restricted Net Position	331,585	1,262,967	(931,382)	(73.75)
Unrestricted Net Position	4,169,559	3,605,134	564,425	15.66
Total Net Position	<u>10,844,468</u>	<u>11,754,415</u>	<u>(909,947)</u>	(7.74)
Total Liabilities and Net Position	<u>\$ 13,372,245</u>	<u>\$ 13,922,750</u>	<u>\$ (550,505)</u>	(3.95)

Current Assets decreased by \$135,563 due to a decrease in the amount of cash being restricted for Housing Assistance Payments.

Net Capital Assets decreased by \$414,942, primarily due to depreciation expense of \$1,076,317. This decrease was offset by \$661,375 in additions for the Woodland Park property and the purchase of the Micanopy tri-plex for GHMDC.

Current Liabilities increased by \$222,777 primarily due to accounts payable in the Central Office Cost Center at year-end. This is due to the timing of payments payable at year-end.

Other Noncurrent Liabilities increased by \$136,665 primarily due to the new loan of \$164,000 from Renasant Bank for the Micanopy property.

**GAINESVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED MARCH 31, 2020**

Financial Analysis (Continued)

Net Position – The difference between an organization's assets and its liabilities is its net position. Net position is categorized as one of three types.

1. Net investment in capital assets – Capital assets, net of accumulated depreciation and related debt is reflective of the capital asset and long-term debt activity which resulted in a current year decrease of \$542,990.
2. Restricted – The Authority's net position whose use is subject to constraints imposed by law or agreement consisting primarily of housing assistance reserves. As of March 31, 2020, the Authority had \$331,585 reserved as restricted net position, which represents Housing Assistance Payment (HAP) equity and insurance and maintenance reserves.
3. Unrestricted – The Authority's net position that is neither invested in capital assets nor restricted, which change principally due to operations. These resources are available to meet the Authority's ongoing obligations to its residents and creditors. The Authority has \$4,169,559 in unrestricted net position.

**GAINESVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED MARCH 31, 2020**

Financial Analysis (Continued)

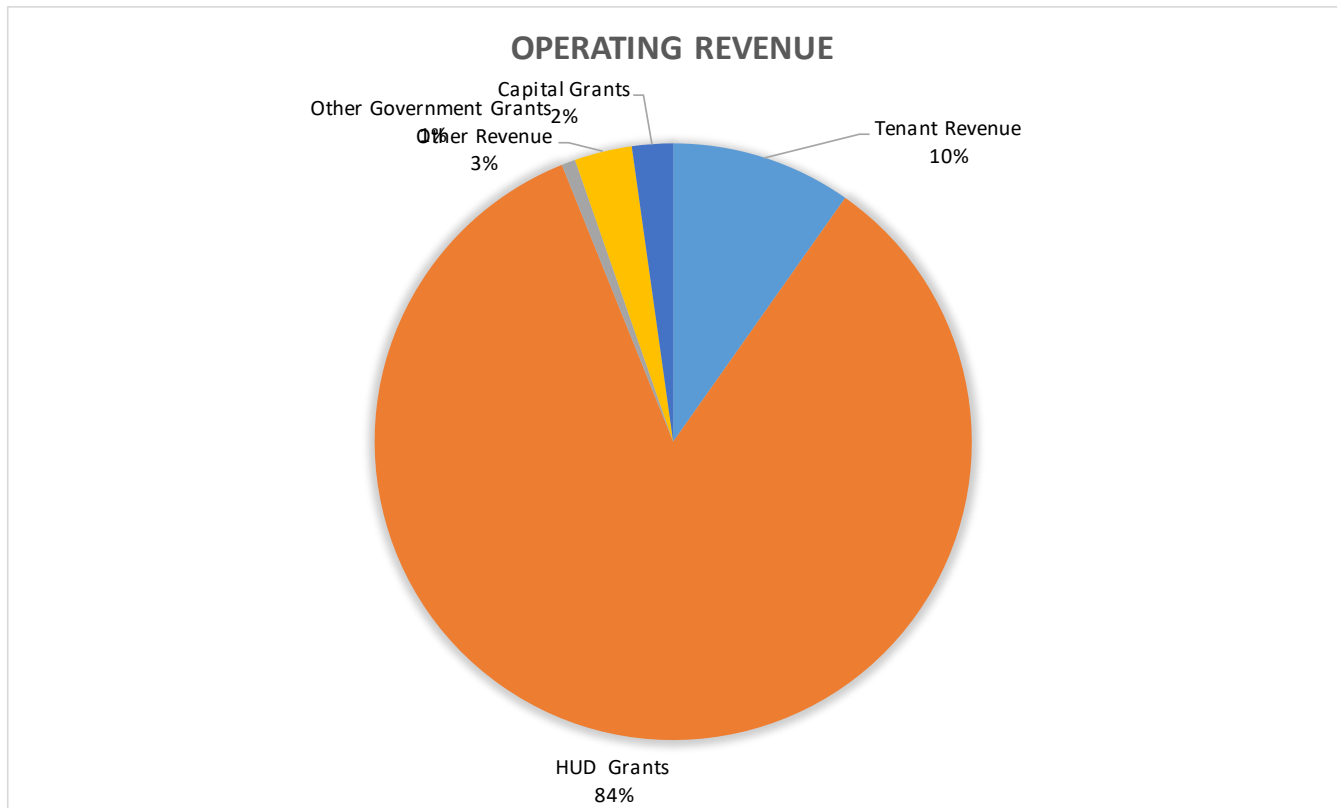
**Gainesville Housing Authority Changes in Net Position
Condensed Financial Information**

	2020	2019	Net Change	% Change
OPERATING REVENUES				
HUD Operating Revenues	\$ 12,956,818	\$ 13,336,498	\$ (379,680)	(2.85)%
Tenant Revenue, Net	1,504,593	1,653,356	(148,763)	(9.00)
Other Government Grants	115,100	-	115,100	100.00
Other Revenue	479,883	244,103	235,780	96.59
Total Operating Revenues	<u>15,056,394</u>	<u>15,233,957</u>	<u>(177,563)</u>	<u>(1.17)</u>
OPERATING EXPENSES				
Administrative	2,542,379	2,364,340	178,039	7.53
Tenant Services	190,517	211,422	(20,905)	(9.89)
Utilities	766,646	696,612	70,034	10.05
Maintenance	1,958,178	1,580,900	377,278	23.86
Protective Services	-	15,701	(15,701)	(100.00)
Insurance	285,484	311,542	(26,058)	(8.36)
General	412,587	350,080	62,507	17.86
Depreciation	1,076,317	792,026	284,291	35.89
Housing Assistance Payments	8,985,172	8,480,280	504,892	5.95
Extraordinary Maintenance	37,261	22,117	15,144	68.47
Total Operating Expenses	<u>16,254,541</u>	<u>14,825,020</u>	<u>1,429,521</u>	<u>9.64</u>
OPERATING INCOME (LOSS)	(1,198,147)	408,937	(1,607,084)	(392.99)
NONOPERATING REVENUES (EXPENSES)				
Loss on Sale of Assets	(23,538)	-	(23,538)	100.00
Interest Income - Unrestricted	25,325	13,408	11,917	88.88
Interest Expense	(55,045)	(48,625)	(6,420)	13.20
Total Nonoperating Revenues (Expenses)	<u>(53,258)</u>	<u>(35,217)</u>	<u>(18,041)</u>	<u>51.23</u>
CHANGE IN NET POSITION BEFORE CAPITAL CONTRIBUTIONS	(1,251,405)	373,720	(1,625,125)	(434.85)
CAPITAL CONTRIBUTIONS				
Donated Capital Assets	-	80,320	(80,320)	(100.00)
HUD Capital Grants	341,458	898,139	(556,681)	(61.98)
CHANGE IN NET POSITION	(909,947)	1,352,179	(2,262,126)	(167.29)
Total Net Position - Beginning	<u>11,754,415</u>	<u>10,402,236</u>	<u>1,352,179</u>	<u>13.00</u>
TOTAL NET POSITION - END OF YEAR	<u>\$ 10,844,468</u>	<u>\$ 11,754,415</u>	<u>\$ (909,947)</u>	<u>(7.74)</u>

**GAINESVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED MARCH 31, 2020**

Total HUD Operating Revenue decreased by \$379,680, due to decreased funding caused by a decrease in the Capital Fund Program operating revenue.

Tenant Revenue decreased by \$148,763 primarily due to a decrease in unit months leased for AMP 1 Woodland Park for the fiscal year.



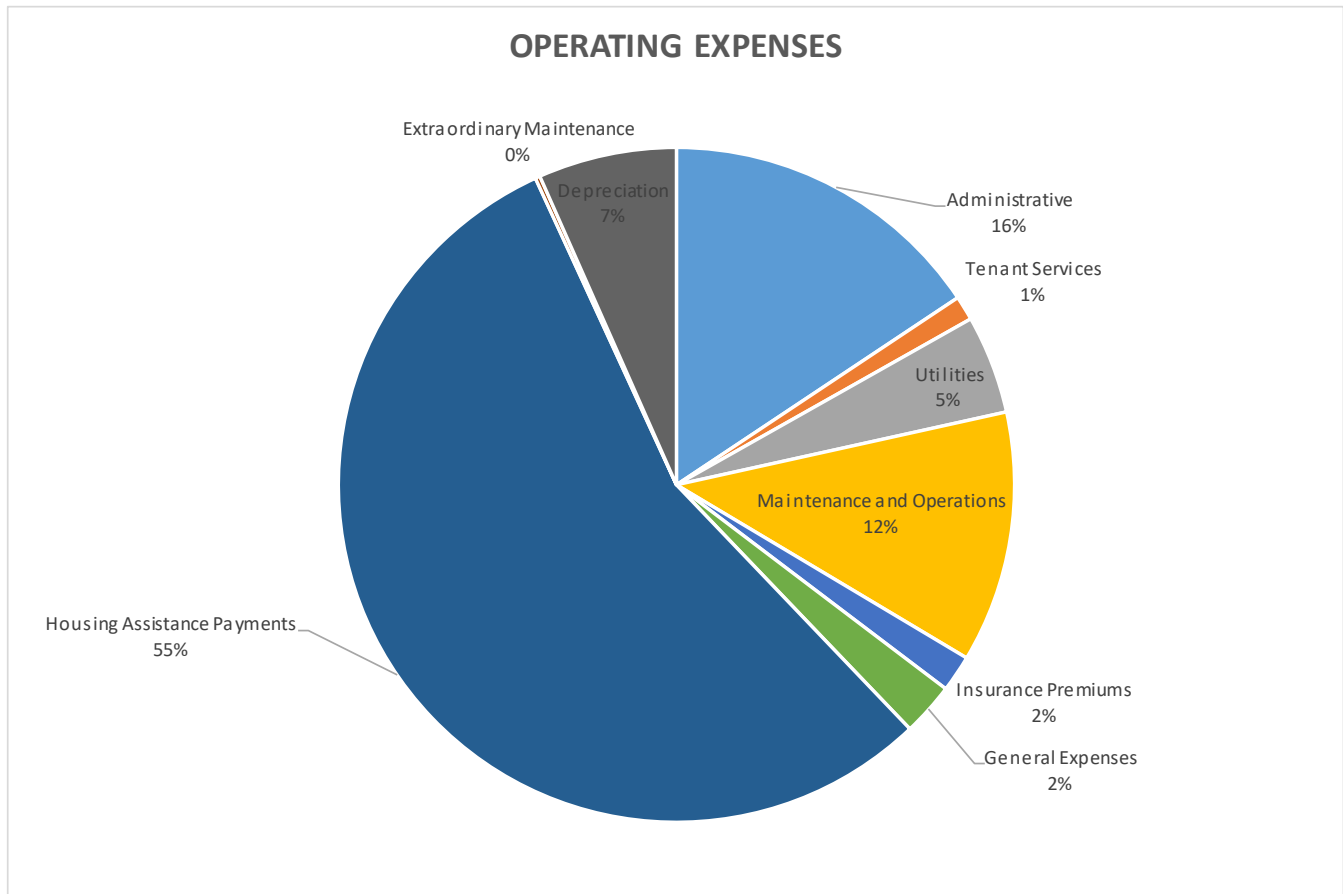
Operating Expenses are categorized by GHA as administrative, tenant services, utilities, maintenance, protective services, insurance, general, depreciation, and housing assistance payments.

Total Operating Expenses increased by \$1,429,521 during the year ended March 31, 2020. The changes in total operating expenses are as follows:

- Housing assistance payments increased by \$504,892 due to an increase in the number of vouchers for the Section 8 Program.
- Utility expenses increased \$70,034 due to an increase in resident usage.
- Maintenance expense increased by \$377,278 due to an increase in material costs, and HVAC and roofing repairs.
- Tenant service expenses decreased by \$20,905 due to a decrease in relocation expenses related Woodland Park property.
- Insurance and general expenses increased by \$36,449 due to an increase in consulting and design fees for Public Housing conversion.

**GAINESVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED MARCH 31, 2020**

- Administrative expenses increased by \$178,039 primarily due to increase in administrative salaries due to 3% COLA increase.



Capital Asset

The Authority had an increase of \$661,375 in current year additions relating to construction on the public housing properties and the purchase of the Micanopy tri-plex for Gainesville Housing Development and Management Corporation (GHDMC).

Debt Activity

The Authority received a new loan for the Micanopy property in the amount of \$164,000 from Renasant Bank. The balance of the long-term debt as of March 31, 2020 was \$1,753,990.

**GAINESVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED MARCH 31, 2020**

Factors Affecting Next Year's Budget

The Authority is primarily dependent upon HUD for the funding of its Low Rent Public Housing, Housing Choice Voucher, and Capital Fund programs; therefore, the Authority is affected more by the federal budget than by local economic conditions. The funding of programs could be significantly affected under HUD's model of asset management, which requires public housing sites to operate independently in a decentralized model.

Economic Factors

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development,
- Local labor supply and demand, which can affect salary and wage rates,
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income,
- Inflationary pressure on utility rates, housing costs, supplies and other costs,
- Current trends in the housing market,
- Decreased income by tenants and participants in the Section 8 program,
- Vacancy rates.

GAINESVILLE HOUSING AUTHORITY
STATEMENT OF NET POSITION
MARCH 31, 2020

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents - Unrestricted	\$ 3,776,823
Cash and Cash Equivalents - Restricted for Housing Assistance Payments	238,918
Cash and Cash Equivalents - Restricted for Reserves	92,667
Cash and Cash Equivalents - Restricted for Tenant Security Deposits	189,939
Investments, Unrestricted	220,894
Receivables, Net	621,611
Prepaid Expenses and Other Assets	86,752
Inventory, Net of Allowance of \$5,259	47,327
Total Current Assets	<u>5,274,931</u>

NONCURRENT ASSETS

Capital Assets:	
Capital Assets Not Being Depreciated	1,717,941
Capital Assets Being Depreciated, Net	6,379,373
Net Capital Assets	<u>8,097,314</u>
 Total Assets	 <u><u>\$ 13,372,245</u></u>

LIABILITIES AND NET POSITION

CURRENT LIABILITIES

Accounts Payable	\$ 281,858
Accounts Payable - HUD PHA Programs	13,693
Accrued Salaries/Payroll Taxes	56,322
Accrued Compensated Absences	34,521
Accrued Interest Payable	8,925
Tenant Security Deposits (Payable from Restricted Assets)	189,939
Unearned Revenue	28,215
Current Portion of Long-Term Debt	40,817
Accrued Payments in Lieu of Taxes	56,746
Total Current Liabilities	<u>711,036</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences, Net of Current	103,568
Long-Term Debt, Net of Current Portion	1,713,173
Total Noncurrent Liabilities	<u>1,816,741</u>
 Total Liabilities	 2,527,777

NET POSITION

Net Investment in Capital Assets	6,343,324
Restricted	331,585
Unrestricted	4,169,559
Total Net Position	<u>10,844,468</u>
 Total Liabilities and Net Position	 <u><u>\$ 13,372,245</u></u>

See accompanying Notes to Financial Statements.

GAINESVILLE HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED MARCH 31, 2020

OPERATING REVENUES

HUD Operating Revenues	\$ 12,956,818
Tenant Revenue, Net	1,504,593
Other Government Grants	115,100
Other Revenue	<u>479,883</u>
Total Operating Revenues	<u>15,056,394</u>

OPERATING EXPENSES

Administrative	2,542,379
Tenant Services	190,517
Utilities	766,646
Maintenance and Operation	1,958,178
Insurance Expenses	285,484
General Expenses	412,587
Depreciation Expense	1,076,317
Extraordinary Maintenance	37,261
Housing Assistance Payments	<u>8,985,172</u>
Total Operating Expenses	<u>16,254,541</u>

OPERATING LOSS (1,198,147)

NONOPERATING REVENUES (EXPENSES)

Interest Income - Unrestricted	25,325
Interest Expense	(55,045)
Loss on Sale of Capital Assets	<u>(23,538)</u>
Total Nonoperating Revenues (Expenses)	<u>(53,258)</u>

CHANGE IN NET POSITION BEFORE CAPITAL CONTRIBUTIONS (1,251,405)

CAPITAL CONTRIBUTIONS

HUD Capital Grants	<u>341,458</u>
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CHANGE IN NET POSITION (909,947)

Total Net Position - Beginning of Year 11,754,415

TOTAL NET POSITION - END OF YEAR \$ 10,844,468

See accompanying Notes to Financial Statements.

**GAINESVILLE HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED MARCH 31, 2020**

CASH FLOWS FROM OPERATING ACTIVITIES

HUD Operating Grants Received	\$ 12,956,818
Other Governmental Grants Received	115,100
Collections from Tenants	1,532,933
Collections form Other Sources	214,012
Payments to Employees	(2,867,526)
Payments to Suppliers	(3,055,295)
Housing Assistance Payments	(8,985,172)
Net Cash Used by Operating Activities	<u>(89,130)</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Proceeds from Issuance of Debt	164,000
Principal Paid on Capital Debt	(35,952)
Interest Paid on Capital Debt	(48,745)
HUD Capital Grants Received	341,458
Purchase of Property and Equipment	(661,375)
Net Cash Used by Capital and Related Financing Activities	<u>(240,614)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Investments	(1,702)
Proceeds from Assets Held For Sale	106,000
Interest Received	25,538
Net Cash Provided by Investing Activities	<u>129,836</u>

NET DECREASE IN CASH AND CASH EQUIVALENTS

(199,908)

Cash and Cash Equivalents - Beginning of Year

4,498,255

CASH AND CASH EQUIVALENTS - END OF YEAR

\$ 4,298,347

AS PRESENTED IN THE ACCOMPANYING STATEMENT OF NET POSITION

Cash and Cash Equivalents - Unrestricted	\$ 3,776,823
Cash and Cash Equivalents - Restricted for Housing Assistance Payments	238,918
Cash and Cash Equivalents - Restricted for Reserves	92,667
Cash and Cash Equivalents - Restricted for Tenant Security Deposits	189,939
Total	<u><u>\$ 4,298,347</u></u>

See accompanying Notes to Financial Statements.

**GAINESVILLE HOUSING AUTHORITY
STATEMENT OF CASH FLOWS (CONTINUED)
YEAR ENDED MARCH 31, 2020**

**RECONCILIATION OF OPERATING LOSS TO
NET CASH USED BY OPERATING ACTIVITIES:**

Operating Loss	\$ (1,198,147)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:	
Depreciation Expense	1,076,317
Allowance for Doubtful Accounts	12,207
(Increase) Decrease in:	
Accounts Receivable - HUD Other Projects	(224,447)
Accounts Receivable - Other Government	2,985
Accounts Receivable - Miscellaneous	6,999
Accounts Receivable - Tenant	(40,522)
Prepaid Expenses and Other Assets	48,787
Inventory	50,815
Assets Held For Sale	(49,218)
Increase (Decrease) in:	
Accounts Payable ≤ 90 Days	197,380
Accounts Payable - HUD PHA Programs	11,185
Accrued Wage / Payroll Taxes Payable	16,741
Accrued Compensated Absences	18,847
Tenant Security Deposits	5,607
Unearned Revenues	(360)
Accrued Liabilities - Other	(24,306)
Net Cash Used by Operating Activities	<u><u>\$ (89,130)</u></u>

See accompanying Notes to Financial Statements.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

The Gainesville Housing Authority (the Authority) is a public body corporate and politic pursuant to the Chapter 421 Laws of the state of Florida which was organized to provide low-rent housing for qualified individuals in accordance with the laws, rules, and regulations prescribed by the United States Department of Housing and Urban Development (HUD). The primary purpose of the Authority is to provide safe and affordable housing to low income, elderly and disabled families within Gainesville, Florida.

The Authority's governing board consists of a five-member board of commissioners (the Board), which is appointed by the Mayor of the City for a term of four years. Where HUD subsidizes housing, total rent is determined by the Authority within guidelines established by HUD. The tenants' portion of the rent and the housing assistance provided by HUD are also determined using HUD's guidelines.

Reporting Entity

The Governmental Accounting Standards Board has established criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under these criteria, the Authority is considered to be a primary government, it is a special-purpose government that has a separate governing body, is legally separate, and is fiscally independent of other state or local governments. The Authority is not a component unit of the City of Gainesville, as the Board independently oversees the Authority's operations.

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations if it appoints a voting majority of the organization's governing body and it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on, the primary government.

Blended Component Unit

Some component units, despite being legally separate from the primary government, are so integrated with the primary government that they are in substance part of the primary government. In 2014, the Authority formed an organization, Gainesville Housing Development and Management Corporation (GHDMC), which is a 501(c)(3) nonprofit entity incorporated to assist the Authority with low-income housing activities. The Authority has complete control over GHDMC.

Measurement Focus and Basis of Accounting

In accordance with uniform financial reporting standards for HUD programs, the financial statements of the Authority are prepared in accordance with accounting principles generally accepted in the United States of America.

Based on compelling reasons offered by HUD, the Authority reports its operations under the governmental proprietary fund type (enterprise fund), which uses the accrual basis of accounting. The enterprise fund emphasizes the flow of economic resources measurement focus. Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting (Continued)

Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. Revenues are recorded when they are earned and expenses are recorded at the time liabilities are incurred.

For financial reporting purposes, the Authority considers its HUD grants associated with operations as operating revenue because these funds more closely represent revenues generated from operating activities rather than nonoperating activities. HUD grants associated with capital acquisition and improvements are considered capital contributions and are presented after nonoperating activity on the accompanying statement of revenues, expenses, and changes in net position. In accordance with governmental accounting standards, tenant revenue is reported net of \$54,254 in bad debts.

Summary of Programs

The accompanying basic financial statements include the activities of several housing programs of the Authority. A summary of each significant program is provided below.

Public and Indian Housing (CFDA 14.850)

This program accounts for the projects owned by the Authority that are subsidized by HUD under an Annual Contributions Contract (ACC). The program collects operating subsidy from HUD and also collects rent from tenants. The purpose of public housing is to provide decent and affordable dwelling for lower-income families. The developments are owned and maintained by the Authority.

Public Housing Capital Fund (CFDA 14.872)

This program is used to account for the activities of the Authority's capital improvement program. The Authority has received several grants from HUD to make improvements to its public housing complexes and to pay for certain management improvements. The capital fund provides funds annually to the Authority for capital and management activities, including modernization and development of public housing.

Central Office Cost Center

The Central Office Cost Center (COCC) is a business unit within the Authority that generates revenues from fee income and other business activities. The COCC consists of activities funded through these revenue sources.

**Section 8 Housing Choice Vouchers (HCVP) (CFDA 14.871) and
Mainstream Vouchers (MS5) (CFDA 14.879)**

Under this program the Authority administers contracts with independent landlords who own rental properties. This program aids very-low income families in obtaining decent, safe, and sanitary rental housing. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an ACC with HUD.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Summary of Programs (Continued)

Jobs-Plus Pilot Initiative (CFDA 14.895)

This program develops locally-based, job-driven approaches that increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement, technology skills, and financial literacy for residents of public housing. The place-based Jobs Plus program addresses poverty among public housing residents by incentivizing and enabling employment for working residents.

Assets, Liabilities, and Net Position

Cash, Cash Equivalents, and Investments

For purposes of the statement of cash flows, the Authority considers all highly liquid investments (including restricted assets) with original maturities of three months or less to be cash equivalents.

Investment instruments consist only of items specifically approved for public housing agencies by HUD. Investments are either insured or collateralized using the dedicated method. Under the dedicated method of collateralization, all deposits and investments over the federal depository insurance coverage are collateralized with securities held by the Authority's agent in the Authority's name. It is the Authority's policy that all funds on deposit are collateralized in accordance with both HUD requirements and laws of the state of Florida. At March 31, 2020 the Authority's investments consisted solely of nonnegotiable certificates of deposit, which are carried at cost.

Receivables

Receivables consist of revenues earned during the fiscal year and not yet received. Amounts due from HUD represent reimbursable expenses or grant subsidies earned that have not been collected. Tenant accounts receivable are carried at the amount considered by management to be collectible.

Allowance for Doubtful Accounts

Allowances are determined by management based on the specific accounts and prior experience.

Inventory

Inventory, net, consists principally of materials held for use or consumption and is recorded on the first-in, first-out (FIFO) method. If inventory falls below cost due to damage, deterioration, or obsolescence, the Authority establishes an allowance for obsolete inventory based on management's experience with the types of items in inventory and related usage plans.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, and Net Position (Continued)

Capital Assets

The Authority's policy is to capitalize assets with a value in excess of \$2,000 and a useful life in excess of one year. The Authority capitalizes the costs of site acquisition and improvement, structures, infrastructure, equipment and direct development costs meeting the capitalization policy. Routine repairs and maintenance are charged against operations. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and contributed assets are valued at their acquisition value on the date contributed. When assets are disposed of the related cost and accumulated depreciation are relieved and any gain or loss is included in operations.

Depreciation has been provided using the straight-line method over the estimated useful lives, which are as follows:

Buildings	40 Years
Building Improvements	10 to 15 Years
Equipment – Dwelling and Administrative	3 to 5 Years

Prepaid Items

Prepaid items consist of payments made to vendors for services that will benefit future periods.

Tenant Security Deposits

Tenant security deposits are deposits held by the Authority that are required of tenants before they are allowed to move into an Authority owned site. The Authority records the cash as restricted with a corresponding liability, as this is money that is reimbursable to the tenant when they move out.

Accrued Compensated Absences

Compensated absences are those absences for which employees will be paid, such as vacation and sick leave. A liability for compensated absences, that is attributable to services already rendered and that is not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits.

Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such events take place. Annual leave is accrued on a monthly basis and is subject to the following accrued limits.

<u>Length of Service</u>	<u>Accrued Limits</u>	
	<u>Hours</u>	<u>Days</u>
1 to 10 Years	192	24
10 to 20+ Years	240	30

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, and Net Position (Continued)

Accrued Compensated Absences (Continued)

Upon termination, full-time employees with at least 12 months of continuous service will be paid for all unused annual leave earned and accrued in accordance with the above limits, except for employees terminated for conduct involving an act of dishonesty.

Regular full-time employees will earn sick leave based off the following basis. Employees employed prior to September 8, 1988, earn one day (8 hours) per month for a total of 12 days (96 hours) per year. Employees earn sick leave at a rate of 48 hours annually until their second anniversary. Then after two years of service employees will earn sick leave at the rate of 96 hours annually. There is no limit on the amount of sick leave an employee may accrue. Sick leave will be forfeited if the employee resigns or is terminated. There will be no payment for unused sick leave upon retirement, resignation, lay off, termination, or other reason for separation from the Authority's service. However, this time shall be converted, day for day, to employment days for the purpose of pension benefits.

Eliminations

For financial reporting purposes, certain amounts are internal and are therefore eliminated. The following have been eliminated from the financial statements:

Interprogram Due To/From

In the normal course of operations, certain programs may pay for common costs or advance funds for operations that create interprogram receivables or payables. These interprogram receivables and payables normally offset and are eliminated for the presentation of the Authority as a whole.

Fee for Service

The Authority's COCC internally charges fees to the public housing developments and programs of the Authority. These charges may include management fees, bookkeeping fees, and asset management fees and are eliminated for financial statement purposes.

Net Position

Total net position as of March 31, 2020, is classified into three components:

Net Investment in Capital Assets – This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.

Restricted Net Position – This category consists of net position restricted in its use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The Authority has \$331,585 of restricted net position for the payment of Housing Assistance Payments and insurance and maintenance reserves.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position (Continued)

Net Position (Continued)

Unrestricted Net Position – This category includes all of the remaining net position that does not meet the definition of the other two categories.

The Authority applies restricted resources first when an expense or expenditures is incurred for the purpose of which both restricted and unrestricted net position is available.

Operating and Nonoperating Revenue and Expenses

The Authority recognizes operating revenue and expenses as a result of providing low rent housing and other services. The principal operating revenues of the Authority consist of tenant rental charges, operating subsidies and fees received from the federal government and other grantor organizations and other revenue received from ancillary operations such as maintenance charges to tenants, laundry operations and similar operations. Operating expenses include the costs of operating the Authority owned housing complexes, housing assistance payments to landlords, administrative expenses, and costs associated with providing program services and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Budgets

Budgets are prepared on an annual basis for each major program and are used as a management tool throughout the accounting cycle. Budgets are not, however, legally adopted nor required in the basic financial statement presentation.

Income Taxes

The Authority is a governmental entity and is exempt from federal and state income taxes. Accordingly, no provision for income taxes has been made in the financial statements. The Authority's blended component unit is subject to the income tax provisions of Florida Statutes and the Internal Revenue Code; however, for 2020 no income tax is due.

Leasing Activities

The Authority is the lessor of dwelling units to low-income residents. The rents under the leases are generally determined by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year. The Authority may cancel the leases only for cause. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within tenant revenue.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 CASH AND INVESTMENTS

Deposits with Financial Institutions

All cash deposits are carried at cost and are in financial institutions whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC) and collateralized. Florida Statutes Chapter 280 sets forth the qualifications and requirements that a financial institution must meet in order to become a qualified depository. The Statute also defines the amount and type of collateral that must be pledged in order to remain qualified.

Florida Statute 218.45 requires deposits of governmental entities be made only with Qualified Public Depositories (QPDs). Public funds on deposit in QPDs are protected against loss due to insolvency by: (1) federal deposit insurance; (2) the pledge of securities as collateral; and (3) a contingent liability agreement that allows the Chief Financial Officer of the state of Florida to assess QPDs if the securities pledged by an insolvent QPD are insufficient. The agreement for collateralization of public funds is with the state of Florida and not with the Authority. Similar to FDIC, the state of Florida is guaranteeing the deposit.

Custodial Credit Risk – Deposits

In the case of deposits, this is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. At March 31, 2020, the Authority's book balance of cash was \$4,298,347 and the bank balance was \$3,879,185. The Authority's cash accounts are fully covered by federal depository insurance or by collateral pledged by the bank. Under this Chapter, in the event of default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the Authority for the loss.

Investments

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority's policy is to invest its funds in a manner which will provide the highest investment return with the maximum amount of security, while assuring the availability of cash for daily needs. As of March 31, 2020, the Authority's risk of changes in interest rates is minimal since the investments consist of certificates of deposits which have stated interest rates.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 2 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. It is the Authority's policy to follow the HUD regulations by only having direct investments and investments through mutual funds to direct obligations, guaranteed obligations, or obligations of the agencies of the United States of America. As of March 31, 2020, the Authority mitigated their exposure to credit risk by only investing in fully insured certificates of deposit, which was valued at a cost of \$727,138.

Concentration of Credit Risk

The Authority's does not have a policy regarding concentration of credit risk.

Custodial Credit Risk – Investments

Custodial credit risk is the risk that in the event of the failure of the counterparty, the Authority may not be able to recover the value of its investments. As of March 31, 2020, the Authority's investment was not exposed to custodial credit risk as the investment balance consists of certificates of deposit covered by FDIC insurance or collateral.

As of March 31, 2020, investments are reported as follows:

Cash Equivalents	\$ 506,244
Investments	220,894
Total Investments	<u>\$ 727,138</u>

NOTE 3 ACCOUNTS RECEIVABLE

As of March 31, 2020, receivables consisted of:

Due from HUD	\$ 487,677
Miscellaneous	9,223
Tenant Receivables	67,083
Fraud Recovery	48,851
Notes, Loans, and Mortgages Receivable	29,934
Accrued Interest Receivable	1,092
Total Receivables	<u>643,860</u>
Allowance for Doubtful Accounts - Tenant	<u>(22,249)</u>
Net Receivables	<u>\$ 621,611</u>

GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 4 CAPITAL ASSETS

A summary of changes in capital assets was as follows:

	Beginning Balance	Additions	Deletions	Transfers	Ending Balance
Nondepreciable:					
Land	\$ 492,920	\$ -	\$ -	\$ -	\$ 492,920
Construction in Progress	991,306	370,874	-	(137,159)	1,225,021
Total Nondepreciable	1,484,226	370,874	-	(137,159)	1,717,941
Depreciated:					
Buildings and Improvements	28,493,654	205,000	-	87,567	28,786,221
Equipment	1,089,487	85,501	-	49,592	1,224,580
Infrastructure	965,017	-	-	-	965,017
Total Depreciated	30,548,158	290,501	-	137,159	30,975,818
TOTAL CAPITAL ASSETS	32,032,384	661,375	-	-	32,693,759
Less Accumulated Depreciation:					
Buildings and Improvements	(22,573,774)	(962,545)	-	-	(23,536,319)
Equipment	(781,645)	(43,106)	-	-	(824,751)
Infrastructure	(164,709)	(70,666)	-	-	(235,375)
Total Accumulated Depreciation	(23,520,128)	(1,076,317)	-	-	(24,596,445)
CAPITAL ASSETS, NET	<u>\$ 8,512,256</u>	<u>\$ (414,942)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,097,314</u>

NOTE 5 LONG-TERM LIABILITIES

A summary of changes in noncurrent liabilities for the year ended March 31, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Note Payable	\$ 1,625,942	\$ 164,000	\$ (35,952)	\$ 1,753,990	\$ 40,817
Compensated Absences	119,242	144,663	(125,816)	138,089	34,521
Total Noncurrent Liabilities	<u>\$ 1,745,184</u>	<u>\$ 308,663</u>	<u>\$ (161,768)</u>	<u>\$ 1,892,079</u>	<u>\$ 75,338</u>

NOTE 6 NOTES PAYABLE

GHDMC Loans

On September 29, 2017, GHDMC entered into a note payable with Capital City Bank for the principal amount of \$1,036,800. The funds were used to purchase an 18-unit, multi-family complex (also known as Stonehill Apartments). The note bears interest at an annual interest rate of 4.50% and matures on September 28, 2037. The note is collateralized by the property. The outstanding balance as of December 31, 2019 is \$961,538.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 6 NOTES PAYABLE (CONTINUED)

GHDMC Loans (Continued)

On August 8, 2019, GHDMC entered into a note payable with Renasant Bank for the principal amount of \$164,000. The funds were used to purchase a triplex (also known as Micanopy). The note bears interest at an annual interest rate of 5.25% and matures on August 5, 2024. The note is collateralized by the property. The outstanding balance as of December 31, 2019 is \$162,452.

As of December 31, 2019, the GHDMC annual debt services requirements to maturity were as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 40,817	\$ 51,013	\$ 91,830
2021	43,436	40,773	84,209
2022	45,443	39,717	85,160
2023	46,147	41,332	87,479
2024	184,164	39,260	223,424
2024-2028	247,898	161,304	409,202
2029-2033	318,142	91,060	409,202
2034-2038	197,943	13,181	211,124
Total	<u>\$ 1,123,990</u>	<u>\$ 477,640</u>	<u>\$ 1,601,630</u>

Public Housing Loan

On October 17, 2018, the Authority entered into a note payable with Florida Housing Finance Corporation for \$630,000. These funds were used to help with the re-development of the Authority's Woodland Park property. The note is a non-amortizing note and bears interest at an annual of interest rate of 1% and maturities on October 17, 2033. Payments of principal and interest shall be deferred until the maturity date. The note is collateralized by the property. The outstanding balance as of March 31, 2020 is \$630,000.

<u>Year Ended March 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ -	\$ -
2022	-	-	-
2023	-	-	-
2024	-	-	-
2025	-	-	-
2026-2030	-	-	-
2031-2035	630,000	94,500	724,500
Total	<u>\$ 630,000</u>	<u>\$ 94,500</u>	<u>\$ 724,500</u>

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 7 DEFINED CONTRIBUTION PLAN

The Authority provides pension benefits for all its full-time employees through a defined contribution plan entitled "Gainesville Housing Authority Pension Plan." The plan is administered by Pension Specialist, Inc., 6271 DuPont Station Court East, Jacksonville, Florida 32217. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The board of commissioners for the Authority is authorized to establish and amend plan benefits.

Employees are eligible to participate from the date of employment. The Authority contributes 15% of the employee's base salary each month. The Authority's contributions for each employee (and interest allocated to the employee's account) are fully vested after five years of continuous service. Authority contributions for, and interest forfeited by, employees who leave employment before vesting are used to reduce the Authority's current period contribution requirement. For the year ended March 31, 2020, the Authority made the required contributions amounting to \$197,945.

The Authority provides employees the opportunity to make voluntary contributions to a 457 deferred compensation plan. All contributions to the plan come from deductions by employees through payroll administration. Generally, employees can contribute up to 100% of their earnings up to the amount prescribed by federal regulations. For employees who meet the age requirement (within three years of 62 years of age), there is a provision allowed by federal law to make additional catch-up contributions up to the amount that would have been allowed over the last three years. This plan is administered by Key Financial Group/Security Benefit Life Insurance Company. Upon termination of employment, either by retirement or otherwise, the employee is entitled to the balance of the funds in his/her account. No withdrawals are allowed while the participant is still employed. In the year ended March 31, 2020, the employee contributions to the retirement plan were \$22,090.

NOTE 8 RISK MANAGEMENT AND UNCERTAINTIES

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees, and natural disasters. The Authority participates in a public entity risk pool (Housing Authority's Risk Retention Group, Inc.). This includes coverage for commercial liability, public officials' liability, and employment practices liability. Settled claims resulting from these risks have not exceeded commercial liability insurance coverage in any of the past three fiscal years. Additionally, there have been no significant reductions in insurance coverage from the prior year.

The Authority carries commercial insurance through Housing Specialty Insurance Company, Inc., which insures the commercial property, equipment breakdown, ordinance or law, and terrorism. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. Additionally, there have been no significant reductions in insurance coverage from the prior year.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 9 COMMITMENTS AND CONTINGENCIES

Litigation

The Authority is party to a pending or threatened legal action arising from the normal course of operations. Although the outcome of these actions is not presently determinable, it is the Authority's opinion that any resulting liability is not expected to have a material effect on the Authority's financial position.

Grants and Contracts

The Authority participates in various federally-assisted grant programs that are subject to review and audit by the grantor agencies. Entitlement to these resources is generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability of the Authority. As of the date of this report, management is not aware of any such instances.

NOTE 10 ECONOMIC DEPENDENCY

The Authority's operations are concentrated in the real estate market. The Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules, and regulations of federal, state, and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules, and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

The Authority receives a substantial amount of its support from the federal government in the form of subsidies and grants. If a significant reduction in the level of this support were to occur, it may have an effect on the Authority's programs and activities.

GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020

NOTE 10 ECONOMIC DEPENDENCY (CONTINUED)

The table below represents the revenue received by the Authority and the percentage of that revenue as compared to the total revenue.

	<u>Total Revenue</u>	<u>Revenue as a Percentage of Total Revenue</u>
Revenue from HUD:		
Section 8 Housing Choice Voucher - HAP	\$ 8,165,774	52.94 %
Section 8 Housing Choice Voucher - Administrative	775,121	5.03
Low-Rent Public Housing - Operating Subsidy	3,064,635	19.87
Low-Rent Public Housing - Capital Grant	1,098,855	7.12
Jobs-Plus Pilot Program	193,891	1.26
Total HUD Funding	<u>13,298,276</u>	86.22
Non-HUD Funding:		
Low-Rent Public Housing - Tenant Revenue, Net of Bad Debt	1,504,593	9.76
Fraud Recovery	51,408	0.33
Other Government Grants	115,100	0.75
Other Revenue	428,475	2.78
Investment Income - Unrestricted	25,325	0.16
Total Non-HUD Funding	<u>2,124,901</u>	13.78
Total Revenue	<u><u>\$ 15,423,177</u></u>	100.00

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 11 CONDENSED COMBINING FINANCIAL INFORMATION

The following condensed financial information is presented to provide additional information on the Authority and GHDMC (a blended component unit). GHDMC financial information is reported as of December 31, 2019.

Condensed Combining Statement of Net Position

	<u>Authority</u>	<u>GHDMC</u>	<u>Eliminations</u>	<u>Primary Government</u>
ASSETS				
CURRENT ASSETS				
Current Assets	\$ 5,160,526	\$ 313,902	\$ (199,497)	\$ 5,274,931
Net Capital Assets	<u>6,452,540</u>	<u>1,644,774</u>	<u>-</u>	<u>8,097,314</u>
Total Assets	<u><u>\$ 11,613,066</u></u>	<u><u>\$ 1,958,676</u></u>	<u><u>\$ (199,497)</u></u>	<u><u>\$ 13,372,245</u></u>
LIABILITIES AND NET POSITION				
LIABILITIES				
Current Liabilities	\$ 843,578	\$ 66,955	\$ (199,497)	\$ 711,036
Noncurrent Liabilities	<u>727,841</u>	<u>1,088,900</u>	<u>-</u>	<u>1,816,741</u>
Total Liabilities	<u>1,571,419</u>	<u>1,155,855</u>	<u>(199,497)</u>	<u>2,527,777</u>
NET POSITION				
Net Investment in Capital Assets	5,822,540	520,784	-	6,343,324
Restricted	331,585	-	-	331,585
Unrestricted	<u>3,887,522</u>	<u>282,037</u>	<u>-</u>	<u>4,169,559</u>
Total Net Position	<u>10,041,647</u>	<u>802,821</u>	<u>-</u>	<u>10,844,468</u>
Total Liabilities and Net Position	<u><u>\$ 11,613,066</u></u>	<u><u>\$ 1,958,676</u></u>	<u><u>\$ (199,497)</u></u>	<u><u>\$ 13,372,245</u></u>

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 11 CONDENSED COMBINING FINANCIAL INFORMATION (CONTINUED)

Condensed Combining Statement of Revenue, Expenses, and Changes in Net Position

	Authority	GHDMC	Primary Government
OPERATING REVENUE			
Net Tenant Revenue	\$ 12,748,221	\$ 208,597	\$ 12,956,818
Operating Grants and Subsidies - HUD	1,504,593	-	1,504,593
Other Government Grants	-	115,100	115,100
Other Revenue	387,151	92,732	479,883
Total Operating Revenue	<u>14,639,965</u>	<u>416,429</u>	<u>15,056,394</u>
OPERATING EXPENSES			
Administrative	2,381,176	161,203	2,542,379
Tenant Services	190,517	-	190,517
Utilities	763,963	2,683	766,646
Maintenance and Operation	1,882,262	75,916	1,958,178
Insurance Expenses	275,558	9,926	285,484
General Expenses	368,894	43,693	412,587
Housing Assistance Payments	8,985,172	-	8,985,172
Extraordinary Maintenance	37,261	-	37,261
Depreciation Expense	1,003,281	73,036	1,076,317
Total Operating Expenses	<u>15,888,084</u>	<u>366,457</u>	<u>16,254,541</u>
INCOME (LOSS) FROM OPERATIONS	(1,248,119)	49,972	(1,198,147)
NONOPERATING REVENUES (EXPENSES)			
Interest Income - Unrestricted	25,205	120	25,325
Interest Expense	(6,300)	(48,745)	(55,045)
Loss on Sale of Capital Assets	-	(23,538)	(23,538)
Total Nonoperating Revenues (Expenses)	<u>18,905</u>	<u>(72,163)</u>	<u>(53,258)</u>
CAPITAL CONTRIBUTIONS			
Capital Grants	<u>341,458</u>	<u>-</u>	<u>341,458</u>
CHANGE IN NET POSITION	(887,756)	(22,191)	(909,947)
Net Position - Beginning of Year	<u>10,929,403</u>	<u>825,012</u>	<u>11,754,415</u>
NET POSITION - END OF YEAR	<u><u>\$ 10,041,647</u></u>	<u><u>\$ 802,821</u></u>	<u><u>\$ 10,844,468</u></u>

**GAINESVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020**

NOTE 11 CONDENSED COMBINING FINANCIAL INFORMATION (CONTINUED)

Condensed Combining Statement of Cash Flow

	Authority	GHDMC	Primary Government
Net Cash Provided (Used) by Operating Activities	\$ (177,861)	\$ 88,731	\$ (89,130)
Net Cash Provided (Used) by Capital and Related Financing Activities	(20,081)	(220,533)	(240,614)
Net Cash Provided (Used) by Investing Activities	<u>23,716</u>	<u>106,120</u>	<u>129,836</u>
NET INCREASE (DECREASE) IN CASH	(174,226)	(25,682)	(199,908)
Cash - Beginning of Year	<u>4,192,360</u>	<u>305,895</u>	<u>4,498,255</u>
CASH - END OF YEAR	<u><u>\$ 4,018,134</u></u>	<u><u>\$ 280,213</u></u>	<u><u>\$ 4,298,347</u></u>

NOTE 12 SUBSEQUENT EVENTS

The World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the Organization, COVID-19 may impact various parts of its 2021 operations and financial results. Management believes the Organization is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events are still developing.

GAINESVILLE HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE – SCHEDULE OF NET POSITION
MARCH 31, 2020

Line Item No.	Account Description	AMP1 Woodland Park, Eastwood Meadows Operating 14.850 & 14.872	AMP2 Oak Park, Sunshine Park, Operating 14.850 & 14.872	AMP3 Pine Lake, Forest Caroline Operating 14.850 & 14.872	Total Projects	Section 8 Housing Choice Voucher Program 14.871	Mainstream Vouchers 14.879	Jobs-Plus Pilot Program 14.871	Business Activities	Central Office Cost Center	Component Unit- Blended	Subtotal	Elimination	Total
ASSETS														
CURRENT ASSETS														
Cash:														
111	Cash - Unrestricted	\$ 632,309	\$ 565,633	\$ 746,075	\$ 1,944,017	\$ 569,714	\$ 7,944	\$ -	\$ -	\$ 994,563	\$ 260,585	\$ 3,776,823	\$ -	\$ 3,776,823
113	Cash - Other Restricted	-	92,667	-	92,667	164,418	74,500	-	-	-	-	331,585	-	331,585
114	Cash - Tenant Security Deposits	52,969	39,974	77,368	170,311	-	-	-	-	-	19,628	189,939	-	189,939
100	Total Cash	685,278	698,274	823,443	2,206,995	734,132	82,444	-	-	994,563	280,213	4,298,347	-	4,298,347
Accounts and Notes Receivable:														
122	Accounts Receivable - HUD	293,786	-	-	293,786	-	-	193,891	-	-	-	487,677	-	487,677
125	Accounts Receivable - Miscellaneous	-	-	-	-	-	-	-	9,223	-	-	9,223	-	9,223
126	Accounts Receivable - Tenants	13,438	6,311	29,105	48,854	14,803	-	-	-	-	3,426	67,083	-	67,083
126.1	Allowance for Doubtful Accounts - Tenants	(1,519)	(1,355)	(8,559)	(11,433)	(8,131)	-	-	-	-	(2,685)	(22,249)	-	(22,249)
127	Notes, Loans & Mortgages Receivable	-	-	-	-	-	-	-	-	-	29,934	29,934	-	29,934
128	Fraud Recovery	-	-	-	-	48,851	-	-	-	-	-	48,851	-	48,851
129	Accrued Interest Receivable	-	-	-	-	-	-	-	-	1,092	-	1,092	-	1,092
120	Total Accounts and Notes Receivable, Net	305,705	4,956	20,546	331,207	55,523	-	193,891	9,223	1,092	30,675	621,611	-	621,611
Other Current Assets														
131	Investments - Unrestricted	39,777	31,833	42,757	114,367	-	-	-	-	106,527	-	220,894	-	220,894
142	Prepaid Expenses and Other Assets	19,827	21,322	18,039	59,188	9,706	-	1,778	-	13,066	3,014	86,752	-	86,752
143	Inventories	11,104	22,796	18,686	52,586	-	-	-	-	-	-	52,586	-	52,586
143.1	Allowanced for Obsolete Inventories	(1,110)	(2,280)	(1,869)	(5,259)	-	-	-	-	-	-	(5,259)	-	(5,259)
144	Inter Program Due From	-	-	-	-	-	-	-	-	199,497	-	199,497	(199,497)	-
	Total Other Current Assets	69,598	73,671	77,613	220,882	9,706	-	1,778	-	319,090	3,014	554,470	(199,497)	354,973
150	Total Current Assets	1,060,581	776,901	921,602	2,759,084	799,361	82,444	195,669	9,223	1,314,745	313,902	5,474,428	(199,497)	5,274,931
NONCURRENT ASSETS														
Capital Assets:														
161	Land	167,657	161,659	90,504	419,820	-	-	-	-	-	73,100	492,920	-	492,920
162	Buildings	9,826,806	7,612,604	9,685,165	27,124,575	-	-	-	-	-	1,661,646	28,786,221	-	28,786,221
163	Furniture, Equipment and Machinery - Dwellings	-	-	2,750	2,750	-	-	-	-	-	-	2,750	-	2,750
	Furniture, Equipment and Machinery													
164	- Administration	210,531	92,650	219,342	522,523	104,201	-	7,055	-	588,051	-	1,221,830	-	1,221,830
166	Accumulated Depreciation	(8,965,616)	(5,875,341)	(8,909,535)	(23,750,492)	(98,182)	-	(1,482)	-	(561,481)	(184,808)	(24,596,445)	-	(24,596,445)
167	Construction in Progress	1,094,166	-	36,019	1,130,185	-	-	-	-	-	94,836	1,225,021	-	1,225,021
168	Infrastructure	325,178	639,839	-	965,017	-	-	-	-	-	-	965,017	-	965,017
160	Total Capital Assets, Net	2,658,722	2,631,411	1,124,245	6,414,378	6,019	-	5,573	-	26,570	1,644,774	8,097,314	-	8,097,314
180	Total Noncurrent Assets	2,658,722	2,631,411	1,124,245	6,414,378	6,019	-	5,573	-	26,570	1,644,774	8,097,314	-	8,097,314
190	Total Assets	\$ 3,719,303	\$ 3,408,312	\$ 2,045,847	\$ 9,173,462	\$ 805,380	\$ 82,444	\$ 201,242	\$ 9,223	\$ 1,341,315	\$ 1,958,676	\$ 13,571,742	\$ (199,497)	\$ 13,372,245

GAINESVILLE HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE – SCHEDULE OF NET POSITION (CONTINUED)
MARCH 31, 2020

Line Item No.	Account Description	AMP1 Woodland Park, Eastwood Meadows Operating 14.850 & 14.872	AMP2 Oak Park, Sunshine Park, Operating 14.850 & 14.872	AMP3 Pine Lake, Forest Caroline Operating 14.850 & 14.872	Total Projects	Section 8 Housing Choice Voucher Program 14.871	Mainstream Vouchers 14.879	Jobs-Plus Pilot Program 14.871	Business Activities	Central Office Cost Center	Component Unit- Blended	Subtotal	Elimination	Total
LIABILITIES AND NET POSITION														
CURRENT LIABILITIES														
312	Accounts Payable <= 90 Days	\$ -	\$ 310	\$ -	\$ 310	\$ 27,055	\$ -	\$ -	\$ -	\$ 254,493	\$ -	\$ 281,858	\$ -	\$ 281,858
321	Accrued Wage/Payroll Taxes payable	8,692	6,855	10,722	26,269	9,822	-	4,026	-	14,210	1,995	56,322	-	56,322
322	Accrued Compensated Absences	3,324	3,129	3,809	10,262	5,027	-	342	-	16,981	1,909	34,521	-	34,521
325	Accrued Interest Payable	-	8,925	-	8,925	-	-	-	-	-	-	8,925	-	8,925
331	Accounts Payable - HUD PHA Programs	-	-	-	-	13,693	-	-	-	-	-	13,693	-	13,693
341	Tenant Security Deposits	52,969	39,974	77,368	170,311	-	-	-	-	-	19,628	189,939	-	189,939
342	Unearned Revenues	5,175	3,133	10,227	18,535	7,074	-	-	-	-	2,606	28,215	-	28,215
	Current Portion of Long-Term Debt													
344	- Capital Projects	-	-	-	-	-	-	-	-	-	40,817	40,817	-	40,817
346	Accrued Liabilities - Other	9,408	21,663	25,675	56,746	-	-	-	-	-	-	56,746	-	56,746
347	Inter Program - Due To	-	-	-	-	-	-	190,274	9,223	-	-	199,497	(199,497)	-
310	Total Current Liabilities	79,568	83,989	127,801	291,358	62,671	-	194,642	9,223	285,684	66,955	910,533	(199,497)	711,036
NONCURRENT LIABILITIES														
	Long-Term Portion of Long-Term Debt													
351	- Capital Projects	-	630,000	-	630,000	-	-	-	-	-	1,083,173	1,713,173	-	1,713,173
354	Accrued Compensated Absences - Noncurrent	9,973	9,388	11,428	30,789	15,082	-	1,027	-	50,943	5,727	103,568	-	103,568
350	Total Noncurrent Liabilities	9,973	639,388	11,428	660,789	15,082	-	1,027	-	50,943	1,088,900	1,816,741	-	1,816,741
300	Total Liabilities	89,541	723,377	139,229	952,147	77,753	-	195,669	9,223	336,627	1,155,855	2,727,274	(199,497)	2,527,777
NET POSITION														
508.4	Net Investment in Capital Assets	2,658,722	2,001,411	1,124,245	5,784,378	6,019	-	5,573	-	26,570	520,784	6,343,324	-	6,343,324
511.4	Restricted Net Position	-	92,667	-	92,667	164,418	74,500	-	-	-	-	331,585	-	331,585
512.4	Unrestricted Net Position	971,040	590,857	782,373	2,344,270	557,190	7,944	-	-	978,118	282,037	4,169,559	-	4,169,559
513	Total Net Position	3,629,762	2,684,935	1,906,618	8,221,315	727,627	82,444	5,573	-	1,004,688	802,821	10,844,468	-	10,844,468
800	Total Liabilities and Net Position	\$ 3,719,303	\$ 3,408,312	\$ 2,045,847	\$ 9,173,462	\$ 805,380	\$ 82,444	\$ 201,242	\$ 9,223	\$ 1,341,315	\$ 1,958,676	\$ 13,571,742	\$ (199,497)	\$ 13,372,245

GAINESVILLE HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE – SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED MARCH 31, 2020

Item Line No.	Account Description	AMP1 Woodland Park, Eastwood Meadows Operating 14.850	AMP2 Oak Park, Sunshine Park Operating 14.850	AMP3 Pine Lake, Forest, Caroline Operating 14.850	Capital Fund Program 14.872	Total Projects	Section 8 Housing Choice Voucher Program 14.871	Mainstream Vouchers 14.879	Jobs-Plus Pilot Program 14.871	Business Activities	Central Office Cost Center	Component Unit- Blended	Subtotal	Elimination	Total
REVENUE															
70300	Net Tenant Rental Revenue	\$ 295,864	\$ 485,884	\$ 479,252	\$ -	\$ 1,261,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,552	\$ 1,460,552	\$ -	\$ 1,460,552
70400	Tenant Revenue - Other	21,121	9,403	58,726	-	89,250	-	-	-	-	-	9,045	98,295	-	98,295
70500	Total Tenant Revenue	316,985	495,287	537,978	-	1,350,250	-	-	-	-	-	208,597	1,558,847	-	1,558,847
70600	HUD PHA Grants	1,184,583	535,927	1,344,125	764,452	3,829,087	8,694,541	246,354	186,836	-	-	-	12,956,818	-	12,956,818
70610	HUD PHA Capital Grants	-	-	-	334,403	334,403	-	-	7,055	-	-	-	341,458	-	341,458
70710	Management Fee Revenue	-	-	-	-	-	-	-	-	-	770,198	-	770,198	(770,198)	-
70720	Asset Management Fee Revenue	-	-	-	-	-	-	-	76,200	-	-	-	76,200	(76,200)	-
70730	Bookkeeping Fee Revenue	-	-	-	-	-	-	-	-	-	154,673	-	154,673	(154,673)	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	1,001,071	-	1,001,071	(1,001,071)	-
70800	Other Government Grants	-	-	-	-	-	-	-	-	-	-	115,100	115,100	-	115,100
71100	Investment Income - Unrestricted	3,133	2,143	1,851	-	7,127	500	-	-	-	17,578	120	25,325	-	25,325
71400	Fraud Recovery	-	-	-	-	-	51,408	-	-	-	-	-	51,408	-	51,408
71500	Other Revenue	45,384	7,770	58,756	-	111,910	10,450	-	-	174,938	38,445	92,732	428,475	-	428,475
71600	Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	(23,538)	(23,538)	-	(23,538)
70000	Total Revenue	1,550,085	1,041,127	1,942,710	1,098,855	5,632,777	8,756,899	246,354	193,891	174,938	1,057,094	393,011	16,454,964	(1,001,071)	15,453,893
EXPENSES															
Administrative:															
91100	Administrative Salaries	121,267	81,247	163,292	-	365,806	313,101	-	36,266	-	522,459	101,697	1,339,329	-	1,339,329
91200	Auditing Fees	2,141	1,408	2,241	-	5,790	24,673	-	-	-	11,415	623	42,501	-	42,501
91300	Management Fee	99,160	134,062	180,599	172,224	586,045	170,376	3,684	-	-	-	10,093	770,198	(770,198)	-
91310	Bookkeeping Fee	10,995	14,865	20,025	-	45,885	106,485	2,303	-	-	-	-	154,673	(154,673)	-
91400	Advertising and Marketing	178	141	254	-	573	251	-	6,983	-	3,346	1,337	12,490	-	12,490
91500	Employee Benefit Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	- Administrative	53,512	39,552	59,214	-	152,278	128,869	-	12,239	-	226,847	30,036	550,269	-	550,269
91600	Office Expenses	47,846	33,671	63,598	37,260	182,375	50,097	-	38,058	2,357	56,635	6,587	336,109	-	336,109
91700	Legal Expense	2,895	1,927	8,922	714	14,458	3,841	-	240	53,991	39,172	1,443	113,145	-	113,145
91800	Travel	2,708	1,729	5,158	-	9,595	782	-	10,125	84	11,188	1,296	33,070	-	33,070
91900	Other	7,857	4,677	8,990	8,343	29,867	12,463	-	5,119	545	59,381	8,091	115,466	-	115,466
91000	Total Administrative Expenses	348,559	313,279	512,293	218,541	1,392,672	810,938	5,987	109,030	56,977	930,443	161,203	3,467,250	(924,871)	2,542,379
92000	Asset Management Fee Expense	26,400	20,520	29,280	-	76,200	-	-	-	-	-	-	76,200	(76,200)	-
Tenant Services:															
92100	Tenant Services - Salaries	22,809	14,034	36,859	-	73,702	7,747	-	41,024	-	-	-	122,473	-	122,473
92200	Relocation Costs	2,667	-	-	-	2,667	-	-	-	-	-	-	2,667	-	2,667
92300	Employee Benefit Contributions -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Tenant Services	10,843	3,920	14,295	-	29,058	589	-	3,134	-	-	-	32,781	-	32,781
92400	Tenant Services - Other	15,553	1,388	2,478	-	19,419	883	-	6,400	99	5,795	-	32,596	-	32,596
92500	Total Tenant Services	51,872	19,342	53,632	-	124,846	9,219	-	50,558	99	5,795	-	190,517	-	190,517

GAINESVILLE HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE – SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (CONTINUED)
YEAR ENDED MARCH 31, 2020

Item Line No.	Account Description	AMP1 Woodland Park, Eastwood Meadows Operating 14.850	AMP2 Oak Park, Sunshine Park Operating 14.850	AMP3 Pine Lake, Forest, Caroline Operating 14.850	Capital Fund Program 14.872	Total Projects	Section 8 Housing Choice Voucher Program 14.871	Mainstream Vouchers 14.879	Jobs-Plus Pilot Program 14.871	Business Activities	Central Office Cost Center	Component Unit- Blended	Subtotal	Elimination	Total
EXPENSES (CONTINUED)															
	Utilities:														
93100	Water	\$ 33,236	\$ 22,285	\$ 4,903	\$ -	\$ 60,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,014	\$ 61,438	\$ -	\$ 61,438
93200	Electricity	119,622	215,961	182,913	-	518,496	-	-	-	-	-	1,452	519,948	-	519,948
93300	Gas	19,523	1,499	59,893	-	80,915	-	-	-	-	-	-	80,915	-	80,915
93600	Sewer	52,365	34,243	17,520	-	104,128	-	-	-	-	-	217	104,345	-	104,345
93000	Total Utilities	224,746	273,988	265,229	-	763,963	-	-	-	-	-	2,683	766,646	-	766,646
	Ordinary Maintenance and Operations:														
94100	Labor	115,616	99,775	177,216	-	392,607	-	-	-	-	-	404	393,011	-	393,011
94200	Material and Other	95,500	67,855	119,071	5,160	287,586	1,555	-	2,996	9	3,080	8,174	303,400	-	303,400
94300	Contract Costs	247,872	161,920	401,854	215,436	1,027,082	307	-	4,797	313	2,549	67,307	1,102,355	-	1,102,355
94500	Employee Benefit Contributions - Ordinary Maintenance	51,824	41,081	66,476	-	159,381	-	-	-	-	-	31	159,412	-	159,412
94000	Total Maintenance and Operations	510,812	370,631	764,617	220,596	1,866,656	1,862	-	7,793	322	5,629	75,916	1,958,178	-	1,958,178
	Insurance Premiums:														
96140	All Other Insurance	48,713	73,179	101,494	-	223,386	23,974	-	-	-	28,198	9,926	285,484	-	285,484
96100	Total Insurance Premiums	48,713	73,179	101,494	-	223,386	23,974	-	-	-	28,198	9,926	285,484	-	285,484
	General Expenses:														
96200	Other General Expenses	12,268	23,916	10,124	79,840	126,148	54,553	-	18,086	10,999	96,469	32,697	338,952	-	338,952
96210	Compensated Absences	2,697	-	1,954	-	4,651	1,638	-	1,369	-	8,636	4,061	20,355	-	20,355
96300	Payments in Lieu of Taxes	8,089	20,950	24,241	-	53,280	-	-	-	-	-	-	53,280	-	53,280
96400	Bad Debt - Tenant Rents	11,728	5,981	23,587	-	41,296	6,023	-	-	-	-	6,935	54,254	-	54,254
96000	Total Other General Expenses	34,782	50,847	59,906	79,840	225,375	62,214	-	19,455	10,999	105,105	43,693	466,841	-	466,841
	Interest and Amortization Costs														
96710	Interest of Mortgage (or Bonds) Payable	-	6,300	-	-	6,300	-	-	-	-	-	48,745	55,045	-	55,045
96700	Total Interest and Amortization Costs	-	6,300	-	-	6,300	-	-	-	-	-	48,745	55,045	-	55,045
96900	Total Operating Expenses	1,245,884	1,128,086	1,786,451	518,977	4,679,398	908,207	5,987	186,836	68,397	1,075,170	342,166	7,266,161	(1,001,071)	6,265,090
97000	Excess (Deficiency) Operating Revenue Over (Under) Operating Expenses	304,201	(86,959)	156,259	579,878	953,379	7,848,692	240,367	7,055	106,541	(18,076)	50,845	9,188,803	-	9,188,803

GAINESVILLE HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE – SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (CONTINUED)
YEAR ENDED MARCH 31, 2020

Item Line No.	Account Description	AMP1 Woodland Park, Eastwood Meadows Operating 14.850	AMP2 Oak Park, Sunshine Park Operating 14.850	AMP3 Pine Lake, Forest, Caroline Operating 14.850	Capital Fund Program 14.872	Total Projects	Section 8 Housing Choice Voucher Program 14.871	Mainstream Vouchers 14.879	Jobs-Plus Pilot Program 14.871	Business Activities	Central Office Cost Center	Component Unit- Blended	Subtotal	Elimination	Total
	EXPENSES (CONTINUED)														
	Other Expenses:														
97100	Extraordinary Maintenance	\$ -	\$ -	\$ 16,674	\$ 20,587	\$ 37,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,261	\$ -	\$ 37,261
97300	Housing Assistance Payments	-	-	-	-	-	8,770,500	214,672	-	-	-	-	8,985,172	-	8,985,172
97400	Depreciation Expense	217,358	344,243	429,698	-	991,299	2,983	-	1,482	-	7,517	73,036	1,076,317	-	1,076,317
90000	Total Expenses	1,463,242	1,472,329	2,232,823	539,564	5,707,958	9,681,690	220,659	188,318	68,397	1,082,687	415,202	17,364,911	(1,001,071)	16,363,840
	OTHER FINANCING SOURCES (USES)														
10010	Operating Transfers In	27,109	172,779	25,000	-	224,888	-	-	-	-	-	-	224,888	(224,888)	-
10020	Operating Transfers Out	-	-	-	(224,888)	(224,888)	-	-	-	-	-	-	(224,888)	224,888	-
10100	Total Other Financing Sources (Uses)	27,109	172,779	25,000	(224,888)	-	-	-	-	-	-	-	-	-	-
10000	EXCESS (DEFICIENCY) REVENUE OVER (UNDER) EXPENSES	113,952	(258,423)	(265,113)	334,403	(75,181)	(924,791)	25,695	5,573	106,541	(25,593)	(22,191)	(909,947)	-	(909,947)
11030	Beginning Equity	3,181,407	2,943,358	2,171,731	-	8,296,496	1,709,167	-	-	(106,541)	1,030,281	825,012	11,754,415	-	11,754,415
11040	Equity Transfer	334,403	-	-	(334,403)	-	(56,749)	56,749	-	-	-	-	-	-	-
	TOTAL NET POSITION - END OF YEAR	<u>\$ 3,629,762</u>	<u>\$ 2,684,935</u>	<u>\$ 1,906,618</u>	<u>\$ -</u>	<u>\$ 8,221,315</u>	<u>\$ 727,627</u>	<u>\$ 82,444</u>	<u>\$ 5,573</u>	<u>\$ -</u>	<u>\$ 1,004,688</u>	<u>\$ 802,821</u>	<u>\$ 10,844,468</u>	<u>\$ -</u>	<u>\$ 10,844,468</u>
11020	Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,817	\$ 40,817	\$ -	\$ 40,817
11030	Beginning Equity	\$ 3,181,407	\$ 2,943,358	\$ 2,171,731	\$ -	\$ 8,296,496	\$ 1,709,167	\$ -	\$ -	\$ -	\$ 1,030,281	\$ 825,012	\$ 11,754,415	\$ -	\$ 11,754,415
11170	Administrative Fee Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563,209	\$ 7,944	\$ -	\$ -	\$ -	\$ -	\$ 571,153	\$ -	\$ 571,153
11180	Housing Assistance Payments Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,418	\$ 74,500	\$ -	\$ -	\$ -	\$ -	\$ 238,918	\$ -	\$ 238,918
11190	Unit Months Available	2,110	2,046	2,864	-	7,020	15,308	453	-	-	-	267	23,048	-	23,048
11210	Number of Unit Months Leased	1,466	1,982	2,670	-	6,118	14,824	307	-	-	-	252	21,501	-	21,501
11270	Excess Cash	\$ 847,369	\$ 464,400	\$ 610,011	\$ -	\$ 1,921,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,921,780	\$ -	\$ 1,921,780
11620	Building Purchases	\$ -	\$ -	\$ -	\$ 334,403	\$ 334,403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 334,403	\$ -	\$ 334,403
11640	Furniture & Equipment - Administrative Purchases	\$ 34,836	\$ -	\$ 34,836	\$ -	\$ 69,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,672	\$ -	\$ 69,672
11660	Infrastructure Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

GAINESVILLE HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED MARCH 31, 2020

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Federal Expenditures
DIRECT FEDERAL ASSISTANCE				
<u>U.S. Department of Housing and Urban Development</u>				
Public and Indian Housing Program	14.850	N/A	\$ -	\$ 3,064,635
Public Housing Capital Fund Program	14.872	N/A	-	1,098,855
Jobs-Plus Pilot Initiative	14.895	N/A	-	193,891
<u>Housing Choice Voucher Cluster</u>				
Section 8 Housing Choice Voucher	14.871	N/A	-	8,694,541
Mainstream	14.879	N/A	-	246,354
Total Housing Voucher Cluster			-	8,940,895
Total Expenditures of Direct Federal Awards			-	13,298,276
INDIRECT FEDERAL ASSISTANCE				
<u>U.S. Department of Housing and Urban Development</u>				
Passed through from City of Gainesville HOME Investment Partnership Program	14.239	N/A	-	15,100
Total Expenditures of Indirect Federal Awards			-	15,100
Total Expenditures of Federal Awards			\$ -	\$ 13,313,376

See accompanying Notes to Schedule of Expenditures of Federal Awards.

GAINESVILLE HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED MARCH 31, 2020

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Authority under programs of the federal government for the year ended March 31, 2020. The information in this Schedule is presented in accordance with the requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. For loans, the value of noncash awards expended is equal to the amount of loan proceeds expended plus the year-end balance of loans from previous years for which the federal government imposes continuing compliance requirements.

Indirect Costs

The Authority has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

Housing Choice Voucher Cluster

The Authority received \$8,694,541 in federal funding for the Section 8 Housing Choice Voucher Program (CFDA 14.871) and \$246,354 for Mainstream (CFDA 14.879) during the year. The Authority reported \$9,681,690 and \$220,659 in expenditures on a full accrual basis for the Section 8 Housing Choice Voucher Program and Mainstream, respectively during the year, which were paid with federal and non-federal funds. The Authority did not report any Port-In Housing Assistance Payments during the fiscal year.

Public and Indian Housing

The Authority received \$3,064,635 in federal funding for the Public and Indian Housing Program (CFDA 14.850) during the year. The Authority reported \$5,168,394 in expenditures on a full accrual basis for the Public and Indian Housing Program during the year. Expenses were paid for by current year HUD funding, tenant rent, other sources of Public Housing revenue, and prior year reserves.

**GAINESVILLE HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED MARCH 31, 2020**

NOTE 3 COMPONENT UNIT FEDERAL EXPENDITURES REPORTED IN THE SCHEDULE

The following awards were included in the Uniform Guidance audit of the Authority, relating to the Authority's Blended Component Unit, Gainesville Housing Development and Management Corporation (GHDMC).

<u>Cluster/Program Title</u>	<u>Federal CFDA Number</u>	<u>Amount Reported</u>
<u>Gainesville Housing Development and Management Corporation (Blended Component Unit)</u>		
HOME Investments Partnership Program	14.239	\$ <u>15,100</u>
Total Federal Funding Received by Gainesville Housing Development and Management Corporation		\$ <u><u>15,100</u></u>



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Gainesville Housing Authority
Gainesville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Gainesville Housing Authority (the Authority), as of and for the year ended March 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated February 12, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness yet important enough to merit attention by those charged with governance.

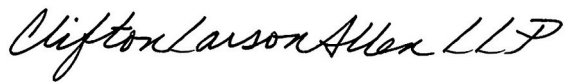
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Lakeland, Florida
February 12, 2021



INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Board of Commissioners
Gainesville Housing Authority
Gainesville, Florida

Report on Compliance for Each Major Federal Program

We have audited Gainesville Housing Authority's (the Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal program for the year ended March 31, 2020. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on the Major Federal Programs

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of the major federal programs for the year ended March 31, 2020.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items 2020-001, 2020-002, and 2020-003. Our opinion on the major federal programs are not modified with respect to these matters.

The Authority's response to the noncompliance findings identified in our audit are described in the accompanying corrective action plan. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we identified certain deficiencies in internal control over compliance, as described in the accompanying schedule of findings and questioned costs as items 2020-001, 2020-002, and 2020-003 that we consider to be significant deficiencies.

The Authority's response to the internal control over compliance findings identified in our audit are described in the accompanying corrective action plan. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Board of Commissioners
Gainesville Housing Authority

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Lakeland, Florida
February 12, 2021

**GAINESVILLE HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED MARCH 31, 2020**

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued: Unmodified
2. Internal control over financial reporting:
 - Material weakness identified? _____ Yes X No
 - Significant deficiency identified? _____ Yes X None Reported
3. Noncompliance material to financial statements noted? _____ Yes X No

Federal Awards

1. Internal control over major federal programs:
 - Material weakness identified? _____ Yes X No
 - Significant deficiency identified? X Yes _____ None Reported
2. Type of auditors' report issued on compliance for major federal programs: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? X Yes _____ No

Identification of Major Federal Programs

CFDA Number(s)	Name of Federal Program or Cluster
14.871	Housing Choice Voucher Program
14.872	Public Housing Capital Fund Program

- Dollar threshold used to distinguish between Type A and Type B programs: \$ 750,000
- Auditee qualified as low-risk auditee? X Yes _____ No

**GAINESVILLE HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED MARCH 31, 2020**

Section II – Financial Statement Findings

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

Section III – Findings and Questioned Costs – Major Federal Programs

2020–001 – Selection from the Waiting List

Federal Agency: U.S. Department of Housing and Urban Development
Federal Program: Section 8 Housing Choice Voucher Program
CFDA Number: 14.871
Award Period: April 1, 2019 through March 31, 2020
Type of Finding: Significant Deficiency, Noncompliance

Criteria or specific requirement: The PHA must have written policies in its HCVP administrative plan for selecting applicants from the waiting list and PHA documentation must show that the PHA follows these policies when selecting applicants for admission from the waiting list. Except as provided in 24 CFR section 982.203 (Special admission (non-waiting list)), all families admitted to the program must be selected from the waiting list. “Selection” from the waiting list generally occurs when the PHA notifies a family whose name reaches the top of the waiting list to come in to verify eligibility for admission (24 CFR sections 5.410, 982.54(d), and 982.201 through 982.207).

Condition: During our testing of the Housing Choice Voucher Program, certain special provision compliance deficiencies were noted below:

Number of Instances	Finding
2	The briefing admissions letter for the tenant could not be located.
2	The referral letter for special admissions could not be located.

Questioned costs: None

Context: Out of the 25 tenant files reviewed in our statistically valid sample, the tenant files contained the errors as noted above.

Cause: The Authority failed to follow their admin policy regarding maintaining records in the file.

Effect: The Authority is out of compliance by not following their housing choice voucher administrative policy.

Repeat Finding: No

Recommendation: We recommend management or a designated person oversee the tenant selection process to ensure that the administrative policy is being followed.

Views of responsible officials: There is no disagreement with the audit finding.

**GAINESVILLE HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED MARCH 31, 2020**

2020-002 – HQS Enforcement and Inspections (Repeat finding from 2019)

Federal Agency: U.S. Department of Housing and Urban Development
Federal Program: Section 8 Housing Choice Voucher Program
CFDA Number: 14.871
Award Period: April 1, 2019 through March 31, 2020
Type of Finding: Significant Deficiency, Noncompliance

Criteria or specific requirement: For units under HAP contract that fail to meet HQS, the PHA must require the owner to correct any life threatening HQS deficiencies within 24 hours after the inspections and all other HQS deficiencies within 30 calendar days or within a specified PHA-approved extension. If the owner does not correct the cited HQS deficiencies within the specified correction period, the PHA must abate HAP payments beginning no later than the first of the month following the specified correction period or must terminate the HAP contract. The owner is not responsible for a breach of HQS as a result of the family's failure to pay for utilities for which the family is responsible under the lease or for tenant damage. For family-caused defects, if the family does not correct the cited HQS deficiencies within the specified correction period, the PHA must take prompt and vigorous action to enforce the family obligations (24 CFR sections 982.158(d) and 982.404). In addition, all HCV units are required to inspected annually.

Condition: During our testing of the Housing Choice Voucher Program, certain special provision compliance deficiencies were noted below:

Number of Instances	Finding
2	The re-inspections were not completed within 30 calendar days of the first failed inspection.
1	The Authority did not re-inspect the unit after failing.

Questioned costs: \$1,912

Context: Out of the 25 tenant files reviewed in our statistically valid sample, the tenant files contained the errors as noted above.

Cause: The Authority failed to follow their inspection procedures.

Effect: The Authority is not in compliance with federal regulations regarding minimum housing quality standards and was paying housing assistance for units that did not meet these standards.

Repeat Finding: Yes

Recommendation: We recommend management should designate one person to oversee the inspection process to ensure that all inspection are being performed in a timely manner. Furthermore, management should ensure no HAP payments are issued for units that have not passed HQS housing inspections.

Views of responsible officials: There is no disagreement with the audit finding.

**GAINESVILLE HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED MARCH 31, 2020**

2020-003 – Procurement

Federal Agency: U.S. Department of Housing and Urban Development
Federal Program: Public Housing Capital Fund Program
CFDA Number: 14.872
Award Period: April 1, 2019 through March 31, 2020
Type of Finding: Significant Deficiency, Noncompliance

Criteria or specific requirement: The Authority should meet the general procurement standards in 2 CFR section 200.318, which include oversight of contractors' performance, maintaining written standards of conduct for employees involved in contracting, awarding contracts only to responsible contractors, and maintaining records to document history of procurements.

Condition: During the testing of the Public Housing Capital Fund Program contract files, it was noted that the Authority was not following their procurement policy regarding the small purchase threshold and the number of vendors selected for quotations. The procurement policy states, "For small purchases in excess of \$2,000 but not exceeding \$75,000, no less than three offerors shall be solicited to submit price quotations". It was noted that 3 of the 5 vendors tested only had two price quotations, instead of three quotes. In addition, it was noted that one contract did not have written documentation to show that the Authority verified the vendor was not suspended or debarred before entering into a contract.

Questioned costs: Undeterminable

Context: Out of the 5 contracts reviewed in our statistically valid sample, the contracts contained the errors as noted above.

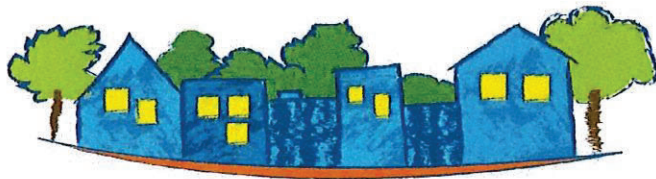
Cause: The Authority failed to follow their procurement policy.

Effect: The Authority is not in compliance with federal regulations requirements regarding procurement.

Repeat Finding: No

Recommendation: We recommend management designate one person to oversee the procurement process of vendors.

Views of responsible officials: There is no disagreement with the audit finding.



GAINESVILLE HOUSING AUTHORITY
Where Housing Matters

1900 SE. 4th St., Gainesville, FL 32641
Telephone (352) 872-5500 ~ Fax (352) 872-5501
www.gainesvillehousingauthority.org

CHIEF EXECUTIVE OFFICER
PAMELA E. DAVIS

January 5, 2021

CORRECTIVE ACTION PLAN

The Gainesville Housing Authority respectfully submits the following corrective action plan for the year ended March 31, 2020.

Audit period: April 1, 2019 – March 31, 2020

The findings from the schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the schedule.

FINDINGS—FEDERAL AWARD PROGRAMS AUDITS

Finding 2020 – 001 – Selection from the Waiting List

Federal agency: U.S. Department of Housing and Urban Development

Federal program title: Housing Choice Voucher Program

CFDA Number: 14.871

Award Period: April 1, 2019 through March 31, 2020

Type of Finding: Significant Deficiency, Noncompliance

Recommendation: We recommend management or a designated person oversee the tenant selection process to ensure that the administrative policy is being followed.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: The Authority has gone through a restructuring process and has created a middle level of management that will be responsible for overseeing the day-to-day operations of the HCV program. By adding this middle level of management, the HCVP Manager is now responsible for overseeing the waiting list selections to ensure the procedures are following the Administrative Policy. The Intake Specialist will be responsible to ensure that the records are maintained in accordance to the Administrative Policy.

Name of the contact person responsible for corrective action: Pamela E. Davis, Chief Executive Officer.

Planned completion date for corrective action plan: Position was filled March 2020.

*Commissioner Angela Tharpe, Chairperson ~ Commissioner Craig Carter, Vice Chairperson
Commissioner Arthur Stockwell ~ Commissioner LaTonya Porter ~ Commissioner Marie Small*



Finding 2019 – 002 – HQS Enforcement and Inspections

Federal agency: U.S. Department of Housing and Urban Development

Federal program title: Housing Choice Voucher Program

CFDA Number: 14.871

Award Period: April 1, 2019 through March 31, 2020

Type of Finding: Significant Deficiency, Noncompliance

Recommendation: We recommend management should designate one person to oversee the inspection process to ensure that all inspection are being performed in a timely manner. Furthermore, management should ensure no HAP payments are issued for units that have not passed HQS housing inspections.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: The HCVP Manager will review the HQS and Quality Control Inspection schedule and inspection result reports to ensure that all required inspection are conducted, and that the proper follow-up is conducted regarding failed inspections. A Standard Operating Procedures for inspections was created and approved by the Board of Commissioners detailing the steps that will be taken when an inspection fails. The HCVP Manager will monitor the failed HQS inspection spreadsheet to ensure units are properly abated and reinspected. The HCVP Manager will be conducting Quality Control inspections and will provide the HQS Inspectors with the results of the Quality Control inspections for their follow-up.

Name of the contact person responsible for corrective action: Pamela E. Davis, Chief Executive Officer

Planned completion date for corrective action plan: The Standard Operating Procedures were presented to the Board of Commissioners August 25, 2020 with immediate implementation.

Finding 2019 – 003 – Procurement

Federal agency: U.S. Department of Housing and Urban Development

Federal program title: Public and Indian Housing

CFDA Number: 14.850

Award Period: April 1, 2018 through March 31, 2019

Type of Finding: Significant Deficiency, Noncompliance

Recommendation: We recommend management designate an individual to review all contracts to ensure they follow the procurement policy.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: The Authority has designated the Procurement Officer as the individual who will review all contracts to ensure the agencies procurement policy is being followed. The Authority has already taken steps to update its procurement policy. This was completed December 13, 2019. In addition, we will ensure vendors are reviewed on an annual basis and that all significant relationships with vendors are reviewed for proper procurement.

Name of the contact person responsible for corrective action: Pamela E. Davis, Chief Executive Officer

Planned completion date for corrective action plan: GHA has implemented the above procedure January 2021.

*Commissioner Angela Tharpe, Chairperson ~ Commissioner Craig Carter, Vice Chairperson
Commissioner Arthur Stockwell ~ Commissioner LaTonya Porter ~ Commissioner Marie Small*



If the U.S. Department Housing and Urban Development has questions regarding this plan, please call Pamela E. Davis at (352) 872-5500.

Sincerely,

A handwritten signature in black ink, reading "Pamela E. Davis". The signature is fluid and cursive, with the first name "Pamela" being the most prominent.

Pamela E. Davis
Chief Executive Officer

*Commissioner Angela Tharpe, Chairperson ~ Commissioner Craig Carter, Vice Chairperson
Commissioner Arthur Stockwell ~ Commissioner LaTonya Porter ~ Commissioner Marie Small*



**ATTACHMENT L. COMMITMENT AND SUPPORT LETTERS FROM FINANCIAL
INSTITUTIONS AND PARTNERING ORGANIZATIONS**



RBC Community Investments
6805 Morrison Blvd., Suite 100
Charlotte, NC 28211

Syndicator Equity Letter

June 17, 2021

Mr. Brian Evjen
Norstar Development USA, LP
Newstar Development, LLC
3629 Madaca Lane
Tampa, Florida 33618

RE: Woodland Park Phase II/ 96 units
Gainesville, Alachua County, Florida

Dear Mr. Evjen:

We are pleased to advise you that we have preliminarily approved an equity investment in Woodland Park II, LLC, a Florida Limited Liability Company, the applicant for purposes of RFA #2020-201 for Housing Credit Financing for Affordable Housing Developments Located in Medium Counties for purposes of that application, the beneficiary of the equity proceeds described in this proposal ("Partnership"). The Partnership will own and operate a 96-unit family affordable housing community to be known as Woodland Park Phase II, located in Gainesville, Alachua County, Florida. This preliminary commitment is made based upon the financial information provided to us in support of your request, and under the following terms and conditions:

Investment Equity:	Woodland Park II, LLC, a Florida Limited Liability Company, with Newstar Woodland Park II, Inc. as Manager and RBC Tax Credit Equity, LLC ("RBC") as Investor Limited Partner with a 99.99% ownership interest in the Partnership.
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Anticipated Eligible Housing Credit Request Amount:	\$1,700,000*
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Anticipated Housing Credit Allocation to be Purchased:	\$16,998,300 (\$17,000,000 * 99.99%)*
---	---------------------------------------

Syndication Rate:	\$0.925
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Anticipated Total Equity To be provided:	\$15,723,428*
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Equity Proceeds Paid Prior to or simultaneous to closing the construction financing:	\$2,358,515* (min. 15%)
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Equity Proceeds to be Paid Prior to Construction Completion:	\$2,358,515
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Obligations of the Manager and Guarantor(s):	<u>Operating Deficit Guaranty:</u> the Managing General Partner agrees to provide operating deficit loans to the Partnership for the life of the Partnership.
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Development Completion Guaranty: The Managing General Partner will guarantee completion of construction of the Project substantially in accordance with plans and specifications approved by RBC, including,

* All numbers are rounded to the nearest dollar.

without limitation, a guaranty: (i) to pay any amounts needed in excess of the construction loan and other available proceeds to complete the improvements; (ii) of all amounts necessary to achieve permanent loan closing; and (iii) to pay any operating deficits prior to the conclusion of Project construction.

Credit Adjusters: the Partnership will provide that, if in any year actual credits are less than projected credits, then the Investor Limited Partner shall be owed an amount necessary to preserve its anticipated return based on the projected credit.

The obligations of the Managing General Partner shall be guaranteed By Norstar Development USA, LP, Newstar Woodland Park II, Inc., and any such other entity/individual deemed appropriate following (syndicator) due diligence review.

Incentive Mgmt. Fee: 90%

Cash Flow Split: Cash Flow to the Company shall be distributed as follows:

- a. To RBC in payment of any amounts due as a result of any unpaid Credit Adjuster Amount.
- b. To RBC in payment of Asset Management Fees or any unpaid Asset Management Fee.
- c. To the Operating Reserve to maintain the agreed upon minimum balance.
- d. To the payment of any Deferred Developer Fee.
- e. To the General Partners to repay any Partnership loans.
- f. To the General Partners for Incentive Management Fees.
- g. The balance, .01% to the General Partners and 99.99% to RBC.

Residual Split: Any gain upon sale or refinancing shall be distributed as follows:

- a. To RBC in payment of any amounts due because the Actual Credit is less than the Projected Credit, or there has been a recapture of Credit.
- b. To the payment of any unpaid Asset Management Fee.
- c. To the Investor Limited Partner in an amount equal to any excess or additional capital contributions
- d. The balance of available cash for distribution, 90% to the General Partners and 10% to the Investor Limited Partner.

Replacement Reserves: \$300/unit/year increasing 3% annually.

Asset Management Fee: \$7,500 per year increasing 3% annually.

Other Terms and Conditions: 1) Successful award and allocation of Low Income Housing Tax Credits from the Florida Housing Finance Corporation.

2) Prior to closing, the Managing General Partner must have a firm

* All numbers are rounded to the nearest dollar.

Commitment for fixed-rate permanent first mortgage financing with terms, conditions, and Lender acceptable to the Investor Limited Partner.

3) Prior to closing, the Managing General Partner must have firm Commitments for all fixed-rate subordinate financing with terms, conditions and Lender acceptable to the Investor Limited Partner.

4) Receipt, review and approval of appraisal with incorporated market study, environmental and geological reports, plans and specifications, contractor and such other conditions which are customary and reasonable for an equity investment of this nature and amount.

This preliminary commitment will expire on July 31, 2022 if not extended by RBC.

RBC wishes to thank you for the opportunity to become investment partners.

Sincerely,

A handwritten signature in black ink, appearing to read "David J. Urban", written over a horizontal line.

David J. Urban
Director



June 21, 2021

Woodland Park II, LLC
Attn: Mr. Brian Evjen
3629 Madaca Lane
Tampa, FL 33618

**Re: Woodland Park Phase II
Gainesville, Florida**

Mr. Evjen:

Thank you for considering JPMorgan Chase Bank, N.A. ("Chase") as a potential construction and permanent lender for the development of the referenced project. We have completed a preliminary review of the materials you have submitted, and the following is a brief outline of the terms that we propose to underwrite for credit approval. This letter is for discussion purposes only and does not represent a commitment by Chase to provide financing for the project nor an offer to commit, but is rather intended to serve as a basis for further discussion and negotiation should you wish to pursue the proposed transaction. Our interest and preliminary terms are subject to change as our due diligence and discussions with you continue. A commitment can only be made after due diligence materials are received, reviewed and approved and credit approval has been obtained.

Facilities: Chase will provide a credit facility in an amount estimated at \$21,000,000, the proceeds of which will fund a construction loan to the Borrower. Subject to receipt from Impact CIL, LLC ("Impact") of a commitment to purchase, and subject to the Borrower meeting the conditions required for conversion, Chase will close a permanent loan for sale to Impact in an amount not to exceed \$8,700,000.

Borrower: Woodland Park II, LLC, a Florida limited liability company.

Developers: Norstar Development USA, LP, GHA Development, LLC and Newstar Development, LLC.

Project: Woodland Park Phase II will consist of 96 units of affordable rental housing for families, located at 24 Southeast 19th Place in Gainesville, Florida.

Construction Loan

Amount: Estimated at \$21,000,000; subject to final development budget, sources and uses of funds, and LIHTC equity pay-in schedule.

Initial Term: 24 months.

Interest Rate: 1-Month LIBOR (subject to a 0.50% floor) + 2.25%, adjustable monthly.

Commitment Fee:	1% of the Construction Loan Amount.
Extension Option:	One conditional six-month maturity extension option.
Extension Fee:	0.25% of the sum of the outstanding Construction Loan balance and any amount remaining of the original commitment.
Collateral:	First mortgage lien; other typical pledges and assignments.
Guarantees:	Full payment and construction completion guarantees and environmental indemnity are anticipated to be provided by Norstar Development USA, LP.
Developer Fee:	Assigned to Chase. Notwithstanding provisions of the Operating Agreement, any payments of developer fee prior to permanent debt conversion are subject to the prior approval of Chase.
Tax Credit Equity:	Estimated at \$15,723,428, of which at least 15% must be paid in at closing. The identity of the equity investor and pay-in schedule for this transaction must be disclosed and acceptable to Chase in its sole discretion.
Subordinate Liens:	Subordinate financing will be permitted subject to approval of terms by Chase and Impact.
Repayment:	The Construction Loan will be repaid from the Tax Credit Equity funded prior to and upon conversion to the Permanent Loan, and from the proceeds of the Permanent Loan.
Loan to Value:	Up to 80%, including the value of the real estate and the low income housing tax credits.
Contract Bonding:	The Project's general contractor is expected to provide 100% Payment and Performance Bonds from an "A" rated surety.

Permanent Loan

Amount:	\$8,700,000, subject to final underwriting and in accordance with, and subject to satisfaction of, Impact's requirements.
Forward Commitment:	24 months plus one six-month extension option.
Fees:	<p>Loan Fee: 0.75% of the Permanent Loan Amount, payable at Construction Loan closing.</p> <p>Conversion Fee: \$10,000, payable at Permanent Loan closing.</p>
Interest Rate:	The applicable interest rate for the Permanent Loan shall be locked at Construction Loan closing. The current underwriting rate is 4.50%.

Rate Lock:	Forward rate lock must be evidenced by a secured subordinate note in second lien position. The amount of the subordinate note will be 3% of the Permanent Loan Amount or the yield maintenance amount, whichever is lower. At closing of the conversion to the Permanent Loan, the secured subordinate lien will be released. The Borrower will be required to satisfy the subordinate note if the loan does not convert.
Term:	18 years.
Amortization:	30 years.
Collateral:	First mortgage lien; other typical pledges and assignments.
Guarantee:	After conversion, the Permanent Loan shall be non-recourse to the Borrower, except as to standard carve-outs for the Borrower, Managing Member, and Key Principals.
Loan to Value:	Up to 85% of the stabilized rent-restricted value.
Conversion Requirements:	At least three consecutive calendar months of not less than: <ul style="list-style-type: none"> • 1.20x debt service coverage ratio (DSCR); 1.15x all-in DSCR including all loans requiring debt service payments, and • 90% economic and physical occupancy.
Prepayment Terms:	Prepayments are subject to yield maintenance, except for the last three years of the Term. During the last three years, the prepayment fee will be 1% of the loan balance. There is no prepayment fee during the final 90 days of the Term.
Escrows/Reserves:	Escrows are required for property taxes, insurance, and replacement reserves. Minimum replacement reserve of \$300/unit/year or such higher amount as required by any other party to the transaction. Debt service reserve (if required) shall be funded with a minimum contribution of six months of debt service expense.

Please note, credit markets are volatile. Loan fees and interest rates are subject to adjustment prior to Construction Loan closing.

We appreciate the opportunity to discuss with you the possibility of providing construction and permanent financing for the proposed Project. This letter of interest is for your information and use only and is not to be shown to or relied upon by other parties.

Chase and its affiliates may be providing debt financing, equity capital or other services (including financial advisory services) to other companies in respect of which you may have conflicting interests regarding the transaction described herein or otherwise. Chase and its affiliates may share information about you in connection with the potential transaction or other possible transactions with you.

This letter, which expires December 31, 2021 serves as an outline of the principal terms of the proposed facility and is subject to receipt and satisfactory review of all due diligence materials by Chase and to change as described above. Chase cannot extend any legally binding lending commitment until formal credit approval has been obtained and a commitment letter has been issued.

Sincerely,

JPMORGAN CHASE BANK, N.A.

A handwritten signature in blue ink, reading "Chet C. Shedloski". The signature is written in a cursive style with a horizontal line at the end.

Chet C. Shedloski
Authorized Officer



Parks, Recreation and Cultural Affairs
A CAPRA Accredited Agency

Parks, Recreation and Cultural Affairs
PO Box 490, Station #30
Gainesville, FL 32627-0490
(352) 334-5067
(352) 334-3299 (fax)
www.cityofgainesvilleparks.org

July 3, 2017

Mr. Davin Woody, Chair
Woodlawn Park Reunion Committee
1125 S.E. 10th Street
Gainesville, FL 32601

Dear Mr. Woody:

I wanted to contact you regarding your request to rename the existing Woodlawn Park basketball court to the "Vernon Maxwell Basketball Court". As you may recall our Board did not meet in June, and while we did not meet, staff continued to explore the process to achieve this project.

The Public Recreation and Parks Board (PRPB) will be supporting the renaming of the basketball court in coordination with the Woodlawn Park redevelopment planned by the Gainesville Housing Authority. This will take place over the next 18-24 months. For the Board to take action it will be necessary to have a written commitment from the Houston Rockets to pay for the resurfacing and repainting of the basketball court. Once the funds are committed, the Parks, Recreation and Cultural Affairs Department will oversee and manage the resurfacing.

Besides the basketball court, renovations would include but not limited to painting the picnic pavilion, replacing lights, adding pavers or ground cover to the dirt area, installing new signage, updating the exterior of the Boys and Girls Club and other park improvements. The approximate estimated cost is \$200,000. In addition, \$200,000 more has been allocated for the development of a fitness path, connecting the park to the new housing development. Please see attach memo from Mayor Poe regarding funding.

I wanted to assure you that we are committed to the park and are supportive of you and your committee to make all of this happen. It will require however, a letter of Commitment from the Houston Rockets. Please do not hesitate to contact me at 319-331-9850 or email me at bill1956@gmail.com. Our next meeting is July 19, 2017, at 5:30 pm, Thomas Center B - RM 301 should you like to attend.

Sincerely,

Bill Burger, Chair
Public Recreation and Parks Board

Cc: Steve Phillips, Director, Parks, Recreation and Cultural Affairs
Michelle Park, Assistant Director
John Weber, Park Operations Manager
Jeff Moffitt, Sports Supervisor

City of Gainesville Parks, Recreation and Cultural Affairs Department is accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA).

OUR VISION: To be seen as the keepers and hosts of the places where nature, recreation and culture meet, offering memorable experiences for all.



City of Gainesville

Lauren Poe, Mayor



January 5, 2017

Ken Reecy
Director of Multifamily Programs
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301-1329

RE: Woodland Park Phase I/2016-008CS

Dear Mr. Reecy,

Thank you for the opportunity to comment on the following development project located in the City of Gainesville.

Development:	Woodland Park Phase I/ 2016-008CS
Development Entity (Applicant):	Woodland Park Redevelopment I, LLC

The City supports affordable housing in general and this project in particular. The project is consistent with City Goals and Policies that encourage investment and redevelopment, especially in the economically challenged areas of East Gainesville. We strongly believe this project will positively impact the community in several ways. Most importantly, the project will help improve the quality of life for existing Woodland Park residents while also benefitting the broader neighborhood. The project includes the addition of central air conditioning, replacement of underground infrastructure (including sanitary sewer lines), and reconfiguration of parking areas and sidewalks. The City is excited that future plans for Woodland Park include an additional 100 owner-occupied units.

We are so enthused by this project that the City plans to invest \$400,000 in the redevelopment of an adjacent City Park. The development of these two projects demonstrates the strong partnership between the City and the Housing Authority and our commitment to creating a better future for this community.

We look forward to the completion of this important project. Please let me know if there is anything else you need from the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lauren Poe', with a stylized flourish at the end.

Lauren Poe
Mayor

cc: **Members of the City Commission**
Anthony Lyons, City Manager
Fred Murry, Assistant City Manager
Paul Folkers, Assistant City Manager
Jacquelin Richardson, Housing & Community Development Manager
John Wachtel, Housing & Community Development Planner
Steve Phillips, Director of Parks, Recreation & Cultural Affairs
Michelle Park, Assistant Director of Parks, Recreation & Cultural Affairs
Pamela Davis, Gainesville Housing Authority, Executive Director

ATTACHMENT M. MARKETING PLAN

WOODLAND PARK PHASE II – MARKETING PLAN

Norstar Accolade Property Management (“NAPM”) is the affiliate property manager for all properties developed by Norstar Development USA, LP (“Norstar”), and its Florida development partners. Since 2008, Norstar has partnered with five different public housing authorities (“PHAs”) in Florida to complete twelve affordable housing communities. Virtually all the units NAPM manages for Norstar and its partners are affordable with ELI/special needs unit set asides. NAPM hires local property management and leasing staff, and typically compiles waiting lists that exceed the number of available units in a new development by the time the buildings receive their certificates of occupancy. NAPM has also developed special screening, application, and tenant selection processes to help remove barriers that would typically prevent special needs applicants, including those that face economic barriers, from leasing quality, safe, affordable housing. Since 2008, NAPM has helped more than 3,700 families and individuals lease affordable apartment homes, and over 1,100 of these residents were ELI/special needs applicants.

For Woodland Park Phase II, NAPM will utilize its standard marketing approach with newspaper, online, and on-site advertising. NAPM will also develop partnerships with local referral agencies and work with Gainesville Housing Authority (GHA) to contact prospective tenants already on GHA’s waiting lists. Additionally, because there is already a completed and occupied Phase I on site, GHA has received a substantial amount of applicants who have specifically inquired about living at Woodland Park. Furthermore, Woodland Park Phase II includes the relocation and demolition of 56 units currently on-site. These 56 units will be given the opportunity to return to Woodland Park Phase II after completion. We anticipate that NAPM will have no issues leasing up the Woodland Park Phase II development within 2-3 months of construction completion.

ATTACHMENT N. LIST OF PAID STAFF

LIST OF PAID STAFF

GAINESVILLE HOUSING AUTHORITY:

PAMELA DAVIS, CEO

MICHELLE BEANS, COO

MALCOLM KINER, VP OF REAL ESTATE DEVELOPMENT

DAVID CORNWELL, FEE ACCOUNTANT

GHA's duties will be to review and approve detailed development and operating budgets throughout the development process, oversee and approve of building design, implement residential programs as required, relocation of existing tenants, meeting with residents, local governments and other community stakeholders.

NORSTAR DEVELOPMENT USA, LP (NDUSA):

RICHARD L. HIGGINS, PRESIDENT

BRIAN EVJEN, VICE PRESIDENT OF DEVELOPMENT

JUSTIN CORDER, DEVELOPMENT MANAGER

JODEL RYAN, PROJECT MANAGER

NICHOLE PORTER, CONSTRUCTION REPRESENTATIVE

NEWSTAR DEVELOPMENT, LLC

BRIAN EVJEN, PRESIDENT

JUSTIN CORDER, VICE PRESIDENT OF DEVELOPMENT

As co-developers, Norstar Development and Newstar Development will serve in a full-service capacity, advising the Authority as needed on securing all financing, engaging and managing the design and other consultants, and construction pricing and completion of Woodland Park II. Included in the scope of securing the project financing will be the pursuit of a tax credit award and available local government contributions, as well as identifying potential development funds from other sources.

ATTACHMENT O. LIST OF PREVIOUSLY COMPLETED HOUSING DEVELOPMENTS

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



Eagle Ridge Apartments

Tarpon Springs, Florida

Eagle Ridge is a 71-unit family affordable housing project completed in partnership with the Tarpon Springs Housing Authority (TSHA). Financing included 9% Low Income Housing Tax Credits (\$0.955 tax credit pricing) as well as Pinellas County funds, and total development cost was \$18,178,000. Eagle Ridge serves tenants at 60% AMI and lower. Unit sizes include 1BR – 720sf, 2BR – 994sf, and 3BR – 1,320sf. This project was completed in February 2021 on-time and under-budget.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



Venetian Walk II Apartments

Venice, Florida

Venetian Walk II is a second phase 52-unit family affordable housing project completed in partnership with the Venice Housing Authority (VHA). Financing included 4% Low Income Housing Tax Credits (\$0.92 tax credit pricing), Sarasota County Funds, City of Venice funds, SAIL & ELI loans from FHFC, and VHA capital funds. The total development cost was \$12,211,000. Venetian Walk II serves tenants at 60% AMI and lower. Unit sizes include 1BR – 677sf, 2BR – 1,126sf, and 3BR – 1,346sf. This project was completed in October 2020 on-time and under-budget.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



Palms of Pinellas

Largo, Florida

Norstar developed Palms of Pinellas in Partnership with Pinellas County Housing Authority (PCHA). It is comprised of 92 workforce housing units targeted to families; 20% of units are set aside for households earning at or below 50% of AMI, 10% of units are set aside at or below 80% of AMI, 10% of units are set aside at or below 120% of AMI, and the remaining units are market rate units. Norstar financed Palms of Pinellas, which had a Total Development Cost of \$12,911,000, with a combination of Pinellas County Land Assembly Trust funds, a construction/permanent loan from Valley National Bank, Pinellas County HOME and Housing Trust Funds, and PCHA funds. No tax credits were used to finance this project. Palms of Pinellas achieved National Green Building Standard Bronze level certification for its green and energy efficient features. Amenities include a pool, yoga and fitness center, and dog wash station. Unit sizes include 1BR – 725sf, 2BR – 1,025sf. and 3BR – 1,250sf. This project was completed in 2019 on-time and on-budget.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



Verandas of Punta Gorda – Phase I and Phase II

Punta Gorda, Florida

The Verandas of Punta Gorda is a two-phase, 120-unit senior housing community. The Verandas was a partnership with the Punta Gorda Housing Authority (PGHA) and was financed with 9% Low Income Housing Tax Credits (\$1.005 tax credit pricing for Phase I and \$1.015 for Phase II), HUD capital funds, PGHA funds, and Charlotte County SHIP Funds. The total development cost including both phases was \$22,953,000. Verandas of Punta Gorda serves tenants at 60% AMI and lower and is an NGBS Silver certified green building that also features Florida Water Star and Florida Friendly Landscaping certifications. Verandas of Punta Gorda partners with the Charlotte County Homeless Coalition for resident referrals. Norstar completed Phase I in 2017 and Phase II in 2018. Unit sizes include 1BR – 555sf and 2BR – 971 sf. This project was completed on-time and on-budget.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



Pinellas Heights

Largo, Florida

Norstar developed Pinellas Heights in Partnership with Pinellas County Housing Authority (PCHA). It is comprised of 153 units targeted to seniors; 21 ACC and the remainder at 50% AMI. Norstar financed Pinellas Heights, which had a Total Development Cost of \$23,470,000, with a combination of 4% Low Income Housing Tax Credits (\$0.955 tax credit pricing), Federal Home Loan Bank Funds, Pinellas County Housing Trust Funds, City of Largo CDBG, and PCHA funds. PCHA and Norstar entered into a Master Development Agreement in 2011, and the partnership completed Pinellas Heights in 2015. Pinellas Heights earned the National Green Building Standard Silver award for its green and energy efficient features. Pinellas Heights partners with Prime Care Home Health to operate an on-site Wellness Center, and the YMCA to offer on-site dance classes. Unit sizes include 1BR – 675sf and 2BR – 950sf. This project was completed on-time and on-budget.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



Renaissance Preserve Senior

Fort Myers, Florida

Renaissance Preserve Senior, developed in partnership with the Housing Authority of the City of Fort Myers, is a 120-unit senior affordable project located in Fort Myers, Florida. This project was the initial phase of a major redevelopment of a former Public Housing community known as Michigan Courts. Norstar partnered with HACFM to demolish the Michigan Court buildings and implement a plan to construct 392 new units on the 33-acre (MOL) Norstar financed Renaissance Preserve utilizing a combination of HUD HOPE VI funds, tax credit equity, permanent financing from Bank of America, AHP loans from the Federal Home Loan Bank, and HACFM funds. The total development cost was \$18.8 million. Norstar completed Renaissance Preserve Senior in 2009, and the project serves tenants at 60% AMI and lower and includes 96 public housing units and 24 LIHTC units. This facility is a 4-story, concrete construction midrise.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE

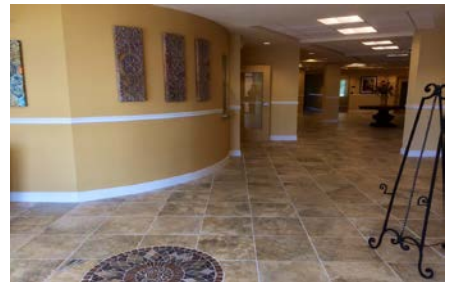


Renaissance Preserve Phases II - IV

Fort Myers, Florida

Renaissance Preserve Phases II - IV, developed in partnership with the Housing Authority of the City of Fort Myers, include 172 units of family affordable apartments located in Fort Myers, Florida. These phases completed a major redevelopment of a former Public Housing community known as Michigan Courts. Norstar financed Renaissance Preserve utilizing a combination of **HUD HOPE VI funds**, tax credit equity, permanent financing from Bank of America, AHP loans from the Federal Home Loan Bank, and HACFM funds. The total development cost was \$48.8 million. Renaissance Preserve serves tenants at 60% AMI and lower and consists of two-story concrete construction townhomes. Norstar completed Renaissance Preserve Phases II – V between 2012 and 2016.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE

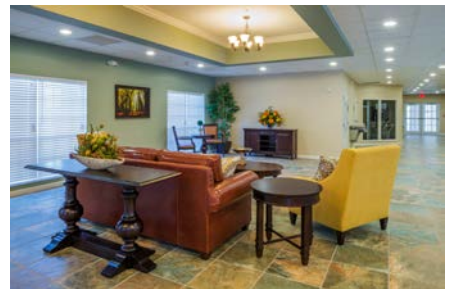


Venetian Walk

Venice, Florida

Venetian Walk is a 61-unit senior housing project Norstar completed in partnership with the Venice Housing Authority (VHA) in 2015 after executing a Master Development Agreement in 2012. Financing included 9% Low Income Housing Tax Credits (\$0.99 tax credit pricing) as well as HUD Capital Funds and CDBG funds, and total development cost was \$12,622,000. Venetian Walk serves tenants at 60% AMI and lower. This project earned the prestigious LEED Gold Certification, one of the earliest affordable housing projects in the state of Florida to earn the certification. Venetian Walk partners with Suncoast Partnership to End Homelessness, Inc., to provide supportive services for special needs households as defined by FHFC. Unit sizes include 1BR – 663sf and 2BR – 968sf. This project was completed on-time and on-budget.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



Landings at Cross Bayou

St. Petersburg, Florida

The Landings was a partnership with the Pinellas County Housing Authority (PCHA) and was financed with 9% Low Income Housing Tax Credits, PCHA funds, and Pinellas County HOME Funds. It is comprised of garden-style apartments and serves extremely low and very low-income tenants. PCHA and Norstar entered into a Master Development Agreement in 2011, and the partnership completed the Landings in 2014. The total development cost for this project was \$24,370,000. The Landings is unique as it was the first Rental Assistance Demonstration (RAD) conversion in the state of Florida. This project was a finalist for the 2015 Reader's Choice Awards in Affordable Housing Finance magazine. Regarding community and resident participation, the Landings partners with Pinellas Sheriff's PAL (Police Athletic League) to provide tutoring and mentoring services for youth residents.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



Gulf Breeze

Punta Gorda, Florida

Gulf Breeze, co-developed with the Punta Gorda Housing Authority, is a 171-unit family affordable project contained in 49 buildings on 12 acres located in Punta Gorda, Florida. This project replaced 100 public housing units that were destroyed by Hurricane Charlie. This mixed finance project incorporates several funding sources including RRLP funds, insurance funds, bond funds, tax credit equity funds, and FHLB funds. The project incorporates the Punta Gorda "Key West" style architecture creating a new urbanism feel with all units having porches and front doors on the public streets. The total development cost was \$26,815,507. Completed in 2009, Gulf Breeze serves tenants at 60% AMI and lower including 85 public housing units and was the 2009 winner of the National Charles Edson Award for Tax Credit Excellence.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



Sunrise Park

Lake Wales, Florida

Sunrise Park, co-developed with the Lake Wales Housing Authority, is a 72-unit family affordable project contained in 11 buildings located in Lake Wales, Florida. This mixed finance project incorporates several funding sources including HUD capital funds, RHF funds, and 9% tax credit equity. The total development cost was \$12.3 million. Sunrise Park serves tenants at 60% AMI and lower and includes 32 public housing units and 40 LIHTC units. As shown above, site amenities include green space with a picnic gazebo, tennis court, and car wash area. Norstar completed Sunrise Park in 2012.

PREVIOUS AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE



The Grove at Sweetwater Preserve

Gainesville, Florida

The Grove at Sweetwater Preserve is the joint venture redevelopment of an existing public housing complex between Pinnacle and the Gainesville Housing Authority. This extensive redevelopment effort will occur in three stages, with the first phase consisting of the demolition of 89 existing units and the new construction of 96 units in four garden-style apartment buildings. The Grove at Sweetwater Preserve offers a blend of public housing and Section 8 rental-assisted housing, and is an essential part of a broader strategy by the GHA and the City of Gainesville to improve the stock of assisted housing in the City. The first phase of the Grove at Sweetwater was complete in the summer of 2020.

ATTACHMENT P. BUSINESS REFERENCES

BUSINESS REFERENCES

RBC TAX CREDIT EQUITY GROUP

DAVID J. URBAN, DIRECTOR

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(980) 233-6437

JPMORGAN CHASE BANK

CHET C. SHEDLOSKI, VICE PRESIDENT

EMAIL: CHET.SHEDLOWSKI@CHASE.COM

(330) 972-1825

RAYMOND JAMES TAX CREDIT FUNDS

DARRYL SEAVEY, VICE PRESIDENT

EMAIL: DARRYL.SEAVEY@RAYMONDJAMES.COM

(212) 883-6550

ATTACHMENT Q. REFERENCES FROM LOCAL GOVERNMENT

REFERENCES FROM LOCAL GOVERNMENTS

PINELLAS COUNTY HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

BRUCE BUSSEY, COMMUNITY DEVELOPMENT MANAGER

EMAIL: BBUSSEY@CO.PINELLAS.FL.UC

(727) 464-8257

HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY, FL

KATHRYN DRIVER, EXECUTIVE DIRECTOR

EMAIL: KDRIVER@PINELLASHFA.COM

(727) 223-6418

CITY OF BRADENTON COMMUNITY REDEVELOPMENT AGENCY

KATERINA GERAKIOS-SIREN, CRA EXECUTIVE DIRECTOR

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