CITY OF GAINESVILLE

ARPA FOR AFFORDABLE HOUSING—EVALUATION CRITERIA

Applies to all projects (SF, MF, Owner Occupied, Rental, and Mixed).

Criteria	Max Points-Ownership	Max Points-Rental	Max Points-Mixed
Affordability of Affordable Units. More points for lower rents/sales price.	12	12	12
Affordability Period of Affordable Units. More points for a longer affordability period.	10	10	10
Funding per Unit of Affordable Units. More points for lower funding per affordable unit.	4	4	4
Development Timeframes. More points for faster completion given readiness to proceed (e.g., site control, appropriate zoning, etc.) and capacity of applicant.	10	10	10
Location of the project. More points for projects in locations that: further the City's goal of providing affordable housing in <u>all</u> areas of the City; are compatible with surrounding areas; and are near off-site amenities that meet the needs of the project's residents (e.g., employment, retail, recreation, healthcare, banks, transportation, education, and entertainment).	15	15	15
Owner Occupancy of Affordable Units. More points for structuring a greater number of affordable units to be owner occupied. Not applicable to rental projects.	10	0	10
Resident income mix. More points for a greater mix of incomes.	4	4	4
On-site amenities. More points for amenities that meet the needs of the project's residents (e.g., playground, recreational facilities, clubhouse, laundry facilities, storage facilities).	4	4	4
Marketing and outreach to potential residents of Affordable Units. More points for using local sources such as nonprofits and faith-based institutions to find tenants and/or homebuyers for the affordable units.	7	7	7
Property management plan. More points for property management experience, including maintenance and maintenance plan. Not applicable to home ownership projects.	0	5	5
Developer experience building residential projects in Gainesville. More points for more overall experience, including staff and subcontractors.	4	4	4
Developer experience building _Affordable_ residential projects in Gainesville. More points for more overall experience, including staff and subcontractors.	8	8	8
Overall feasibility of the project. More points for greater feasibility.	7	7	7
TOTAL	95	90	100