

CITY OF GAINESVILLE
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
City Funding for LGAO Affordable Rental Housing Project—EVALUATION CRITERIA

Criteria	Max Points
Development timeframes. More points for faster completion given readiness to proceed (e.g., site control, appropriate zoning, etc.) and capacity of applicant.	15
Location of the project—Furthers the City’s goal of providing affordable housing in all parts of the City. More points for projects located in parts of the City that lack affordable housing, including, but not limited to, NW Gainesville (particularly west of NW 34 th Street and north of Newbery Road; or west of NW 13 th Street and north of NW 16 th Avenue).	10
Location of the project—Near off-site amenities. More points for projects in locations that 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).	10
On-site amenities and services. More points for amenities and services that meet the needs of the project’s residents (e.g., playground, recreational facilities, clubhouse, laundry facilities, and storage facilities).	10
Number of units. Given that the City funding amount is the same for all projects, more points for more units.	10
Marketing and outreach to potential tenants. More points for using local sources such as nonprofits and faith-based institutions to find tenants.	10
Resident income mix. More points for a greater mix of incomes.	5
Developer experience building affordable residential projects in Gainesville. More points for more overall experience, including staff and subcontractors.	5
Loan Terms. More points for loan terms that are more favorable to the City.	5
Property management plan. More points for property management experience, including maintenance and maintenance plan.	5
Need for this funding. More points for projects that cannot proceed without this funding.	5
Overall feasibility of the project. More points for greater feasibility.	10
TOTAL	100