

**City of Gainesville**  
**Affordable Housing Advisory Committee**  
**ConnectFree Funding for Affordable Rental Housing Projects—Proposal Rankings**

October 11, 2022

| <b>Affordable Housing Rental Project Rankings</b> |                          |                             |
|---|--------------------------|-----------------------------|
| <b>AHAC Members</b>                               | <b>Hawthorne Heights</b> | <b>Woodland Park, Ph. 2</b> |
| Jamie Bell, Chair                                 | 2                        | 1                           |
| Michael Raburn                                    | 2                        | 1                           |
| Cynthia Chestnut                                  | 2                        | 1                           |
| Octavia Washington                                | 2                        | 1                           |
| Aymee Cepeda                                      | 2                        | 1                           |
| Fred Schilffarth                                  | 1                        | 2                           |
| <b>TOTAL</b>                                      | <b>11</b>                | <b>7</b>                    |
|   |                          |                             |
| <b>RANKING</b>                                    | <b>2</b>                 | <b>1</b>                    |

**Explanation:** Each member of the Affordable Housing Advisory Committee (AHAC) ranked each of the proposed projects 1 or 2, with 1 being the best. As such the project with the lowest score when the rankings of all the AHAC Members are totaled, has the best overall ranking. The final ranking is as follows:

| PROJECT NAME         | # OF UNITS | LOAN TERMS  | AHAC RANK |
|----------------------|------------|---|-----------|
| Woodland Park, Ph. 2 | 96         | 1% interest rate for an 18-year loan with a balloon payment at loan termination, and a 30-year amortization period. The entire balance, including principal and interest, shall be paid in full at the end of the 18-year period. | 1         |
| Hawthorne Heights    | 70         | Option 1: 1% interest rate (interest only payments during construction), 20-year term.<br>Option 2: 3% interest rate, Residual Receipt.   | 2         |

Based on the AHAC’s rankings, Woodland Park, Phase 2 is the recommended project. The Recommended Award: **\$460,000.00 in the form of a loan** contingent on State approval of Low Income Housing Tax Credits associated with the State’s Local Government Area of Opportunity Funding Goal, to construct the proposed Affordable Rental Housing Project.

Among the factors AHAC considered when evaluating each project were the following:

1. Number of units provided;
2. Resident income mix;
3. Number of units provided for persons with special needs;
4. Location of the project (Does the location further the City's goal of providing affordable rental housing in all areas of the City? Is the project compatible with surrounding areas? What are the nearby amenities? Are they sufficient? Will they meet the needs of the project's tenants?);
5. On-site amenities (What are they? Are they sufficient? Will they meet the needs of the project's tenants?);
6. Resident services; (What are they? Are they sufficient? Will they meet the needs of the project's tenants?);
7. Marketing and outreach to potential residents;
8. Loan terms;
9. Given the goals of RFA 2022-201, what are the chances of being chosen for funding by the State?;
10. Experience of the developers; and
11. Overall feasibility of the project.

Based on the applications and presentations, AHAC felt that the following factors were particularly favorable for Woodland Park, Phase 2's proposal:

- The site is locally owned and operated. As the property owner and co-developer, the Gainesville Housing Authority's portion of the developer's fee is recycled back into more affordable housing within the Gainesville community;
- The Project's development team has a high level of local and relevant experience;
- The Project is the second of a badly-needed three phase process to increase the number of units, introduce onsite affordable home ownership opportunities, and upgrade of the overall site;
- The Gainesville Housing Authority (GHA) has demonstrated the ability to quickly implement effective and needed resident services such as Elite Force Job Training, Employment Assistance, Financial Management Training, Homeownership Training, and After School Programs;
- Several existing or planned community and recreational amenities such as a computer lab, playgrounds, basketball courts, walking paths, picnic areas, and a community center (The Boys and Girls Club) are located on or adjacent to the site; and
- GHA's existing waiting list for units demonstrates local demand for their products and services.

A copy of all proposal documents, all evaluation forms, and all statements received are on file in the office of the Housing & Community Development Department.