


CITY OF GAINESVILLE

State Housing Initiative Partnership Program—Affordable Housing Advisory Committee

Ranking of Affordable Rental Housing Projects—ConnectFree

October 9, 2018

Evaluator Name: Delores James

Evaluator Signature: 

Rank the projects from 1 to 5, with 1 being the highest. Base your rankings on the applications provided to the City; the presentations and discussion at the September 11, 2018 AHAC meeting; and the discussion at the October 9, 2018 AHAC meeting. In the column titled Comments, describe the relative strengths and weakness of the projects. Use this column to explain your ranking of the projects. Consider factors such as those listed below:

1. Amount of funding requested;
2. Loan terms;
3. Number of units provided;
4. Resident income mix;
5. Number of units provided for persons with special needs;
6. Location of the project;
7. Nearby amenities and services;
8. On-site amenities;
9. Resident services;
10. Compatibility with surrounding areas;
11. Marketing and outreach to potential residents;
12. Experience of the developers; and
13. Overall feasibility of the project.

Project	Rank	Comments
Andrew Landing	4	
Arbor Trail 2	2	infill in an existing neighborhood families
Deer Creek	1	Walmart, walking trail, bike trail next to the Senior Center, 24 hr ^{weekdays} check
Madison Pines	3	Senior center; high density; built to last 100 years; built
Sydney Trace	/	

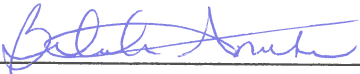
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Evaluator Name: Belinda Smith

Evaluator Signature: 

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<u>Project</u>	<u>Rank</u>	<u>Comments</u>
Andrew Landing	4	10 out of 19 units Experience in Lott Aph. Finance Program
Arbor Trail 2	3	Redevelop of existing developed property 50% satisfied Veterans,
Deer Creek	2	Focus on the family, Family friendly, and service enriched
Madison Pines	1	Loaded Amenities, Green building energy efficient 13 bus routes, access easy to stores. This is the 3 rd project like this
Sydney Trace	5	Increase Traffic, 5 units only

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Evaluator Name: Jamie Bell

Evaluator Signature: J Bell

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Project	Rank	Comments
Andrew Landing	4	4-1 vote previous meeting
Arbor Trail 2	2	good location, love the afterschool program for families, infill development is a plus, a bit
Deer Creek	1	best location, good amenities, feels like Gainesville w/ close access to park, low density
Madison Pines	3	okay location, not very walkable. a little too tail, area already rather dense.
Sydney Trace		

far for my tastes

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Evaluator Name: TAVAROUS PARKS

Evaluator Signature: 

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Project	Rank	Comments
Andrew Landing	4	Area is congested and building another apartment complex on the street would only make more traffic in the area.
Arbor Trail 2	3	Small # of units for special needs / transportation available / building on a development infill.
Deer Creek	1	100% of the housing will be accessible / great location.
Madison Pines	2	9 units for special needs / 15 bus stations / Publix close by / high rise and close to oak hammond.
Sydney Trace	5	

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Evaluator Name: Juanita Miles Hamilton

Evaluator Signature: J Miles Hamilt

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<u>Project</u>	<u>Rank</u>	<u>Comments</u>
Andrew Landing		
Arbor Trail 2	3	
Deer Creek	1	Location is excellent for this development
Madison Pines	2	On site manager 7 stories
Sydney Trace		

10/9/2018

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Evaluator Name: Anne Taylor

Evaluator Signature: Anne Taylor

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<u>Project</u>	<u>Rank</u>	<u>Comments</u>
Andrew Landing	4	(-)lacking infrastructure
Arbor Trail 2	3	(-) congested, surplus low income rentals
Deer Creek	2	(+) infrastructure, (-)other low income rentals
Madison Pines	1	(+)near healthcare, infrastructure, will last 100+ years
Sydney Trace	5	(-)too many rental properties [WITHDRAWN]

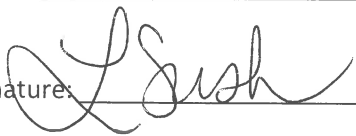
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Evaluator Name: Leslie Suskin

Evaluator Signature: 

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Project	Rank	Comments
Andrew Landing	4	(-) lack of infrastructure, services
Arbor Trail 2	3	(-) congested, other low inc. rentals
Deer Creek	2	(+) infrastructure, (-) other low inc. rentals
Madison Pines	1	(+) proximity to med. services, infrastructure
Sydney Trace	5	(-) too many rentals in area