

CITY OF GAINESVILLE

State Housing Initiative Partnership Program—Affordable Housing Advisory Committee

Ranking of Affordable Rental Housing Projects—ConnectFree—LGAO

July 13, 2021

Evaluator Name: Eric McCarthy

Evaluator Signature: [Signature]

Rank the projects from 1 to 4, with 1 being the project you most want to be developed. Base your rankings on the applications provided to the City; and the presentations and discussion at the July 13, 2021 AHAC meeting. In the column titled "Comments," describe in detail the relative strengths and weakness of the projects. Use this column to explain and defend your ranking of the projects. Attach additional paper, if necessary. Consider factors such as those listed below:

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?);
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7. Marketing and outreach to potential residents;
8. Loan terms;
9. Given the goals of RFA 2021-201, what are the chances of being chosen for funding by the State (FHFC)?;
10. Experience of the developers; and
11. Overall feasibility of the project.

Project	Rank	Comments
Madison Moor	4	no show! Hawthorne Rd. —
Woodland Park, Phase 2	1	Good Amenities, Elderly focused, Daily Activities, ALL Affordable. 4th floor Allowance + BR 96 units. Boys Girls Club. Good program. City upgrade. Computer Lab. Housing Authority.
Veranda Estates	3	Good Amenities, Elderly focused, Daily activities, 100% affordable utility allowance.
Village at Lincoln Park	2	fixer up or ground up. good programs. 2BR. Can add Tennis and basketball. weather dryer hook up. Can rent \$15/mo. no special needs

presented in order.
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Evaluator Name: Jamie Bell

Evaluator Signature: J Bell

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Madison Moor	4	Not present at meeting.
Woodland Park, Phase 2 fam	1	Increasing density 50 → 90. 24 SE 19th Place adjacent to park & boys/girls club → \$1M committed after school, job training, include washer/dryer money for walking path/fitness trail. add 1 LEAD local
Veranda Estates elderly	3	will stand SW 29th St., 4 stories, elderly, 88 units, next to Oakham. daily activities, adult literacy, computer training utility allowance, all units ADA accessible & 55+ incl. washer/dryer
Village at Lincoln Park fam	2	SE 8th Ave & SE 15th St., lots of amenities, washer/dryer hook up adult literacy, fin. mgmt, special need not selected few outside amenities - needs to be more child friendly

non profit & gov't
profit
non profit

hook up

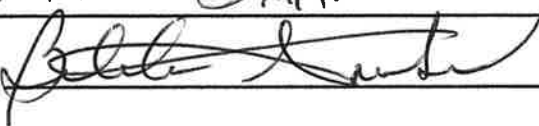
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Evaluator Name: Belinda Smith

Evaluator Signature: 

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Project	Rank	Comments
Madison Moor	4	1-1 or 2 Bdrms 2- Elderly Focused- 77 units 3. 5 unit - Disable Condition 4. No Presentation
Woodland Park, Phase 2	1	1. Location, Home ownership. 2. Family / children needs- Amenities 3. Experience 4. Walking trail 5. Rent & Cost. 6. Basketball Ct.
Veranda Estates	3	1. No Amenities catering to Family / Grandchildren 2. Only 5 units 3. Location .. 4. 54 units 1/2 For 1 Bdrms - only
Village at Lincoln Park	2	1) Computer Lab, After School Program or 2) Lending Lab, <u>CAN ADD</u> BASKET BALL COURT / Tennis Ct 3) Experience - "and" Location"

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Evaluator Name: Saeed Khan

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Project	Rank	Comments
Madison Moor	IV	No Presentation
Woodland Park, Phase 2	I	Family oriented, Boys & Girls, Program for children, Walking Trails
Veranda Estates	III	Elderly, in a different Part of Town
Village at Lincoln Park	II	1st Nice Location, variety of units

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Evaluator Name: Michael Rabun

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Project	Rank	Comments
Madison Moor	4	Advantage: area needs something. Disadvantage: high concentration of low income housing, no close by amenities.
Woodland Park, Phase 2	2	Advantages: reapplication into smaller pool, Phase 2 seems like a great success, B&GC close by, family housing. Disadvantage: too much concentration of affordable housing.
Veranda Estates	3	Advantages: more diversified area, close to some amenities. Disadvantages: not close to services for elderly.
Village at Lincoln Park	1	The two biggest factors for me are family housing and affordable housing diversified. None of our applications were much diversified but Veranda Estates & Hamilton are more than the others.

Super
Bill

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Evaluator Name: Shayna Rich

Evaluator Signature: Shayna Rich

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Project	Rank	Comments
Madison Moor	4	1. Large size -- poor for footprint 2. Too long loan term 3. Moderate rents
Woodland Park, Phase 2	1	1. Good mix of housing unit sizes 2. Able to continue caring for existing families 3. Provides excellent amenities 4. Good history of prior developments
Veranda Estates	3	1. Cheaper rents 2. More diverse rental prices 3. Lots of experience 4. Do not like vertical integration
Village at Lincoln Park	2	1. Good mix of housing unit sizes 2. Limited experience with developments 3. Limited amenities 4. Good location

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Evaluator Name: Aditya Basu-Dutta

Evaluator Signature: Aditya B-D

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Project	Rank	Comments
Madison Moor	3	- Worked with Alachua County Council on Aging - Lack of emphasis on green space - Good plan for loan, comparatively
Woodland Park, Phase 2	1	- Family focused, building on present amenities - Most units for $\leq 33\%$ AMI - Qualifies for LGAO proposal submitted in 2020
Veranda Estates	4	- Multiple little errors in their presentation - Not a Florida-based firm - Not family focused
Village at Lincoln Park	2	- Family focused - Location in a more socioeconomically diverse neighborhood - Part of GCRA area

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Project	Rank	Comments
Madison Moor	2	82 Units, 33% - 9 units, 60% 73 units (income) disabling condition (5) All 82 units considered special needs units location of the project furthers the City's goal providing affordable rental housing. The nearby amenities are sufficient and will meet the needs of the tenants.
Woodland Park, Phase 2	1	96 units, 33% - 10 units, 60% - 86 units (income), 5 of the extreme low income units will be set aside for person with special needs. Location of the project does further the City's goal of providing affordable rental housing. The nearby amenities are sufficient and will meet the needs of tenants.
Veranda Estates	4	
Village at Lincoln Park	3	