



Agenda Item Summary

File #: 25-00409

Agenda Date: 6/10/2025

Agenda Item Name:

Alachua County Living Spaces and Thriving Places Program Evaluation Criteria

Presenter:

Claudia Tuck, Community Support Services Director, (352) 231-0058
Ralston Reodica, Housing and Strategic Development Director, (352) 262-3243

Description:

Program design featuring criteria to select affordable/workforce housing developers using Wild Spaces Public Places Infrastructure Surtax (IST) funds.

Recommended Action:

Approve the Alachua County Living Spaces and Thriving Places Program Evaluation Criteria

Prior Board Motions:

05/06/2025-Item #25-00342 BoCC Policy Meeting

Fiscal Note:

NA

Strategic Guide:

Housing

Background:

On May 6, 2025, the Board of County Commissioners (BoCC) heard a presentation from staff regarding the Alachua County Living Spaces and Thriving Places Program, which is funded by the Wild Spaces Public Places Infrastructure Surtax.

Commissioner Cornell moved the following:

1. Direct staff to take the feedback from this meeting and bring back potential guidelines for the Board to consider creating policy to send out to developers. The goal is to spend \$50,000,000 and leverage it into another half a billion of private financing at a unit cost of approximately \$100,000. This should be focused on the building of rental units for 30% to 60% AMI for this funding source.
2. Staff to also bring back criteria for evaluating proposed projects as well as providing an analysis of each project for the Board to review things such as it is near transportation and job centers. What is the housing in the area.

3. Staff to review the City of Gainesville's Accessory Dwelling Unit (ADU) policy for possible adoption by the County.
4. As part of the policy a staff liaison to assist the developer with permitting and navigating the county process with Growth Manager, EPD, etc. similar to other communities would be beneficial.
5. Staff to review how Orange County ensures a return on investment so that their fund is perpetual and how that works so that Alachua County can move towards a sustainable model.

The Department of Community Support Services, Housing and Strategic Development Program, is working to address the points in the motion and have developed program evaluation criteria to support the Alachua County Living Spaces and Thriving Places Program.

The evaluation criteria include staff recommendations to the BoCC based on a scoring profile. The BoCC will make the final ranking determination. The total points available is 300 points. The main areas of the scoring criteria are listed below:

- Per Unit Subsidy- Maximum 20 Points
- Local Government Assistance- Maximum 20 Points
- County Funds to Affordable Units Ratio- Maximum 20 Points
- Affordable Units (60% Average Median Income (AMI)- Maximum 30 Points
- Development Location- Maximum 50 Points
- Development Location to other affordable housing developments- Maximum 20 Points
- Income Served- Maximum 40 Points
- Preservation of Affordability- Maximum 20 Points
- Rental Housing for Workforce Population- Maximum 20 Points
- Mixed Income- Maximum 5 Points
- Developer Fee- Maximum 10 points
- Developer Experience- Maximum 25 Points
- Energy Efficiency- Maximum 20 Points

Regardless of the scoring points, a project is not recommended until it has met the readiness to proceed.

Staff will present other parts of the entire motion at upcoming meetings.}