

SCORING NARRATIVE

PENNY IV AFFORDABLE HOUSING FUNDING

The following is a summary of the scoring criteria that will be used by Pinellas County staff to evaluate all eligible applications received for consistency with program guidelines and public policy goals. The scoring criteria will be utilized to develop recommendations for Penny IV affordable housing funding for the Board of County Commissioners consideration. The maximum total points that a development application can receive is 200 points. There is no minimum score requirement. **APPLICANTS ARE ADVISED THAT FUNDING APPROVAL IS NOT DEPENDENT ON STAFF SCORING EVALUATION AND RECOMMENDATION RESULTS. STAFF EVALUATION AND RANKING ONLY SERVE AS A RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS, WHO MAY ULTIMATELY RANK THE PROPOSALS DIFFERENTLY OR SELECT LOWER SCORING APPLICATIONS BASED ON FUNDING AVAILABILITY, OVERALL PUBLIC BENEFIT, AND OTHER SUCH FACTORS.**

Pinellas County reserves the right to:

- a) modify the scoring criteria after each round of an application process in its sole discretion.
- b) select the project(s) that will serve the best interest of Pinellas County as determined by the Board of County Commissioners.
- c) request any necessary clarifications, additional information or data before ranking or selecting a project for funding
- d) reject any or all applications.

SCORING CRITERIA

Per Unit Subsidy- maximum 20 Points

In order to maximize the use of funding leverage and provide the gap funding needed, points will be awarded based on the total amount of County funding requested divided by the number of units to be provided and scored based on the following chart:

Amount Requested	Points
\$10,000 or less per unit	20 points
\$10,001-\$20,000 per unit	10 points
\$20,000 + per unit	5 points

Local Government Assistance- maximum 20 Points

10 Points will be awarded for local government financial contribution as part of the proposed funding package. Examples include general funds, CRA funding, other Federal or State dollars. County funding provided from a source other than Penny for Pinellas shall count towards this scoring criteria.

In an effort to encourage affordable housing, 10 points will also be awarded when regulatory relief is provided. Examples include but are not limited to fee waivers, increased density, etc. Local governments include Pinellas County and all municipalities within Pinellas County.

Leveraging- maximum 20 Points

A total of **20** points will be awarded to proposals that have complete funding commitments for the balance of the total project costs as documented with an award letter from other funding sources or lending documents from financing entities. A proposal will receive **5** points if the remaining funding for the project is conceptual and other funders have not committed to the project.

Affordable Units – maximum 30 Points

In an effort to increase the number of affordable units in Pinellas County, the more affordable units in a development, the more points that will be awarded. Affordable units are those units which are legally restricted for sale or rent to income qualified households per program affordability limit and affordability period requirements.

Number of units	Points
81+ affordable units	30
61-80 affordable units	25
41-60 affordable units	20
21-40 affordable units	10
10-20 affordable units	5

A minimum of 30% of the units must serve families at 120% of Area Median income.

Size of Project – maximum 10 Points

In order to maximize the investment of funds being provided with Penny IV, points will be awarded for the total number of housing units included in the project utilizing the following table. Program guidelines require a minimum of 10 units.

Number of units	Points
200 + total units	10
150-199 total units	8
100-149 total units	7
50-99 total units	5
25-50 total units	3

Development Location – maximum 30 Points

With a focus on coordinating proximity to jobs, transportation and housing, there is a priority for developments located in designated Premium, Primary, and Secondary Corridors as defined in the Countywide Plan Strategies by Forward Pinellas. These areas include an area up to ½ mile from the parcel boundary adjacent to the corridor on each side. If a development is in this area, 20 points will be awarded. An additional 10 points will be awarded if the development is located in a Community Reinvestment Area of the County.

Incomes Served - maximum 45 Points

The Board of County Commissioners adopted resolution 19-6 that provides priority to developments that restrict 40% of the units to households that are below 60% of Area Median Income, 100% of the units for households that have incomes below 80% of Area Median Income, or projects providing affordable housing for other income levels if data shows those income levels have the greatest need for such housing. If the development meets one of these requirements, **45** points will be awarded.

For developments that do not meet one of the two income set-asides above, 10 points for each income level served will be awarded, with a maximum of 40 points total. Each income set aside level must include a minimum of 10% of the total units in the project. Example – a 100 unit development that restricts 10 units to under 40% of Area Median Income (AMI) (10 points), restricts an additional 20 units to under 60% of AMI (10 points) and restricts an additional 20 units to under 80% of AMI (10 points) will receive a total of 30 points.

Preservation of Affordability –10 Points

Preserving the affordability and improving the condition of existing housing units within the county is a priority. Ten (10) points will be awarded for projects that include the acquisition, rehabilitation, and preservation of existing affordable housing rental units if the existing affordability period restrictions will terminate within 36 months or less. Preservation shall refer to extending the same or increasing the number of affordable units for the same or more target income levels.

Rental Housing –10 Points

Rental housing is a priority to serve households that have incomes equal or less than 80% of Area Median Income and to serve a larger number of households.

Mixed Use –5 Points

Points will be awarded to developments that incorporate commercial and/or retail space in the same location as the housing (same or adjacent property).

Mixed Income –5 Points

A priority of the County is to provide a variety of affordable housing options, including for incomes for households of up to 120% Area Median Income. This addresses the need for workforce housing. Five points will be awarded to projects that have at least two income set aside restrictions if the following requirements are met: a. 10-20% of the total project units must be limited to an income level not exceeding 80% AMI; AND b. 10-20% of the total project units must be limited to an income level not exceeding 120% AMI.

Redevelopment –5 Points

Redevelopment and replacement of dilapidated or underutilized structures is important in addressing affordable housing in a county that is essentially built out. Housing units that have become obsolete and in disrepair can be replaced with new affordable housing. Any other non-housing site previously developed with buildings, infrastructure or parking shall qualify as redevelopment if more than 75% of the subject site was previously developed. Five (5) points will be awarded to redevelopment projects.