

Equitable Access to
Affordable Housing

Sustainable Built
Environment

PRIMARY OBJECTIVES

QUALIFYING THRESHOLDS—

- Serve the greatest number of households earning at or below 80% AMI (consider geographic areas of focus in addition to total number of households).
- Create the greatest number of new homes and apartments for households earning at or below 80% AMI.
- Enhance opportunities for wealth creation among new and existing homeowners and developers through the creation of new housing.
- Progress toward county-wide goals to address homelessness.
- Satisfies all ARPA requirements.

KEY CONSIDERATIONS -

Shovel Ready

Last dollars needed for project to move forward

Demonstrated input from voices with lived experience

Alignment with Equitable Economic Development goals and objectives

Project will be financially sustainable

Demonstrated track record of success working with communities of color

Development team is supporting an emerging developer in the community

Population Served				
	Total # Units proposed	#Units < 81% AMI	# Units < 61% AMI	# Units < 51% AMI
New Housing Units Proposed				
	Total Households	# Households < 81% AMI	# Households < 61% AMI	# Households < 51% AMI
Proposed # of Households to be served				
	Total Households	# Households < 81% AMI	# Households < 61% AMI	# Households < 51% AMI
Homeownership Opportunities				
	Permanent Supportive Housing Units	Transitional Housing Units	Emergency Shelter Units/Beds	Wrap-around Services Households served
Addresses Homelessness				
Total				

Housing Investment Proposed				
	Total Average	Units < 81% AMI	Units < 61% AMI	Units < 51% AMI
Total cost per rental unit of construction				
GR Affordable Housing Fund subsidy request per unit				
Total cost per homeownership unit of construction				
GR Affordable Housing Fund subsidy request per unit				
	Permanent Supportive Housing	Transitional Housing	Emergency Shelter	Wrap-around Services
Cost to address homelessness per unit				
GR Affordable Housing Fund subsidy request per unit				

Financial Considerations

Applicant has demonstrated that all other financing sources are committed and available.

Applicant has demonstrated pursuit of other potential sources of financing and GR ARPA funds are the last potential funds available.

Applicant has demonstrated that the project will be financially sustainable for the long-term.

Applicant has demonstrated the capacity to properly manage the project for the full duration of the required period of affordability.

Community Engagement

Applicant has demonstrated significant community engagement or compliance with local Area Specific Plan and/or demonstrated incorporation of community feedback.

Applicant has demonstrated engagement from individuals with lived experience on the project.

Total

Equitable Outcomes

Project team has a track record of serving communities of color and other under-represented groups within the community.

Project is located within a neighborhood of focus.

Project team includes an emerging or first-time developer.

Project includes homeownership opportunities within a neighborhood where homeownership rate is below city-wide average.

Development team has committed to utilizing 30% MLBE contractors or greater.

Sustainability Outcomes

Project will achieve minimum energy efficiency standards to achieve National Energy Star Certified Homes Program certification v3.1 (Rev 12).

Combined cost of (rent + utilities) OR (mortgage + taxes + utilities) will allow resident to spend at or below 30% of their gross income on housing related expenses.

OTHER CONSIDERATIONS?

- Project team experience...

