

**Pinellas County 2025 Local Government Area of Opportunity Scoring (FHFC RFA 2025-202)**

| <b>Item</b>  | <b>Points Available</b> | <b>Madison Trails</b> | <b>Grand Oaks</b> |
|--|-------------------------|-----------------------|-------------------|
| Overall Housing Development and Property Management Experience   | 0-10                    | 9                     | 9                 |
| Housing Development Experience in Florida  | 0-5                     | 5                     | 5                 |
| Affordable Housing Compliance Record for Existing Pinellas Portfolio   | 0-5                     | 0                     | 5                 |
| Meets Goals of Pinellas County Strategic Plan  | 5                       | 5                     | 5                 |
| Community Redevelopment Area (CRA) Location  | 3                       | 0                     | 0                 |
| Number of Affordable Units   |                         |                       |                   |
| 25-40 units  | 3                       | N/A                   | N/A               |
| 41-80 units  | 5                       | N/A                   | N/A               |
| 81 or more units   | 9                       | 9                     | 9                 |
| Investor Financing icommitment documented  | 10                      | 9                     | 9                 |
| Is the development located within a Premium, Primary, or Secondary Corridor as defined in the Countywide Plan Strategies by Forward Pinellas | 10                      | 10                    | 10                |
| Is development located within a HUD Difficult Development Area   | 5                       | 0                     | 0                 |
| <b>Infrastructure</b>  |                         |                       |                   |
| Sidewalks / Pedestrian Safety  | 0-5                     | 5                     | 5                 |
| <b>Redevelopment</b>   |                         |                       |                   |
| Redevelopment as defined in Rule Chapter 67-48.002, F.A.C.   | 5                       | 5                     | 5                 |
| <b>Environmental</b>   |                         |                       |                   |
| Site remediation included in project   | 5                       | 5                     | 5                 |
| Will achieve Green Building Certification (LEED; FGBC; or NGBS)  | 5                       | 0                     | 0                 |
| <b>Evacuation Zone</b>   |                         |                       |                   |
| Non-Evac   | 10                      | N/A                   | 10                |
| E  | 6                       | N/A                   | N/A               |
| D  | 3                       | N/A                   | N/A               |
| C  | 2                       | N/A                   | N/A               |
| B  | 0                       | N/A                   | N/A               |
| A  | 0                       | 0                     | N/A               |
|  |                         |                       |                   |
| <b>Total Score:</b>  |                         | <b>62</b>             | <b>77</b>         |