

Developer	Project Name	Overall Score	PBV Unit Population	Construction Type	PBVs Requested	Proposed PBV Award	Notes
CDC	George's Hideaway	159	PSH	Sub. Rehab/New	21	21	Project not feasible with fewer PBV
Burbank	Montero	159	PSH	Rehab	60	60	Project not feasible with fewer PBV
Providence	Providence RP House	154	PSH	New	69	69	Project not feasible with fewer PBV
CDC	Redwood Inn	150	PSH	Sub. Rehab/New	40	34	Project agreed to be reduced by 6 PBV
PEP	Fisher I	149	Senior	Existing	5	5	
PEP	Fisher II	149	Senior	Existing	6	6	
PEP	579 Vallejo Street	147	Senior	Existing	30	5	
PEP	Mountainview Senior Apts	147	Senior	Existing	10		
PEP	575 Vallejo Street	147	Senior	Existing	33		
PEP	1405 Caulfield	147	Senior	Existing	14		
Eden Housing	Foss Creek	146	Family	Existing	16		
Eden Housing	Corona Ranch	146	Family	Existing	10		
MidPen	414 Petaluma	129	Family	New	7		
Eden Housing	Washington Creek	122	Family	Existing	8		
Burbank	Petaluma River Place	121	Family	New	3		
Midpen	Summer Oaks	113	Family & PSH	New	34		
Burbank	Dry Creek Commons	103	Family	New	6		

Rating Factor	Max Pts	Foss Creek	Corona Ranch	Washington Creek	Mountainview Senior Apts	Providence RP House	579 Vallejo Street	575 Vallejo Street	1405 Caulfield	George's Hideaway	Fisher I	Fisher II	Redwood Inn	Montero	Summer Oaks	Petaluma River Place	414 Petaluma	Dry Creek Commons
<b>Project Design: Maximum 30 Points</b>																		
Project design incorporates site, unit and common area features and amenities that are responsive to the needs of the resident population.	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
For Existing Projects, the applicant certifies that the proposed units will meet existing Housing Quality Standards within 45 days of	20	20	20	20	20	0	20	20	20	0	20	20	0	0	0	0	0	0
For New Construction and Adaptive Reuse Projects: The applicant certifies that the project will be developed in accordance with the minimum requirements of any one of the following programs: Leadership in Energy & Environmental Design (LEED); Green Communities; Passive House Institute US (PHIUS); Passive House; Living Building Challenge; National Green Building Standard ICC / ASRAE – 700 silver or higher rating; or the GreenPoint Rated Program.	10																	
		0	0	0	0	10	0	0	0	0	0	0	0	0	10	10	10	10



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Project demonstrates financial feasibility for the 20-year Housing Assistance Payments Contract period. Projects receiving the highest scores will document operating feasibility using generally accepted affordable housing finance assumptions and modeling, and will provide a detailed operating plan identifying all sources of funding.	20	18	20	0	18	20	18	18	18	20	20	20	20	20	20	20	20	20
Project demonstrates maximum feasible affordability of rent restricted and market-rate units over the life of the HAP contract.	5	5	5	0	5	5	5	5	5	5	5	5	5	5	5	5	5	5
An additional 5 points will be provided to projects that provide maximum financial feasibility for 40 years (20-year HAP + 20-year extension)	5	0	0	0	0	5	0	0	0	5	0	0	5	5	0	0	0	5
<b>Section Total</b>		<b>23</b>	<b>25</b>	<b>0</b>	<b>23</b>	<b>30</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>30</b>	<b>25</b>	<b>25</b>	<b>30</b>	<b>30</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>30</b>
<b>Experience w/Similar Projects (20 point max)</b>																		
Owner/Manager demonstrates experience and ability to design and construct high quality affordable housing units at all levels of affordability utilizing project-based vouchers.	15	15	15	15	15	15	15	15	15	15	15	15	8	15	15	15	15	15
Owner/Manager does not have experience with a project-based voucher program, but is partnering with another entity with such experience.	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Owner/Manager has experience with effective property management	5	5	5	5	5	5	5	5	5	5	5	5	3	5	5	5	5	5
<b>Section Total</b>		<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>11</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>

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<b>Project Readiness (45 points max)</b>																		
Project consists of existing Housing that is ready for occupancy within 45 days of project selection.	25	25	25	25	25	0	25	25	25	0	25	25	0	0	0	0	0	0
Project consists of newly constructed or substantially rehabilitated units that will be ready for occupancy within 12 months of signing the Agreement to Enter into a Housing Assistance Payments (AHAP) contract.	15	0	0	0	0	0	0	0	0	15	0	0	15	15	0	0	0	0
Project consists of newly constructed or substantially rehabilitated units that will be ready for occupancy beyond 12 months of signing the Agreement to Enter into a Housing Assistance Payments (AHAP) contract.	5	0	0	0	0	5	0	0	0	0	0	0	0	0	5	5	5	5
Project has completed all necessary National Environmental Policy Act (NEPA) requirements – Documentation has been submitted with proposal	20	20	20	20	20	15	20	20	20	0	20	20	0	0	0	15	15	0
<b>Section Total</b>		<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>20</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>15</b>	<b>45</b>	<b>45</b>	<b>15</b>	<b>15</b>	<b>5</b>	<b>20</b>	<b>20</b>	<b>5</b>
<b>Inclusion of Permanent Supportive Housing (45 points Max)</b>																		
PBV units are designated as Homeless-Dedicated Permanent Supportive Housing (PSH) units	20	0	0	0	0	20	0	0	0	20	0	0	20	20	5	5	6	0
PBV PSH units will receive vacancy referrals from the Sonoma County Coordinated Entry System	10	0	0	0	0	10	0	0	0	10	0	0	10	10	3	3	3	0



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<b>Unit Size Available (5 points max)</b>																		
Units to be project-based include more than one unit type and are primarily studio, one, and/or two bedroom units	5																	
		3	1	2	4	4	4	4	4	4	4	4	4	4	5	3	5	3
<b>Section Total</b>		<b>3</b>	<b>1</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>3</b>
<b>Proposed Contract Rent (5 points max)</b>																		
Proposed contract rent is no greater than the HUD published Fair Market Rent for the area	10																	
		0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0
<b>Section Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Application Score (200 Max)</b>		<b>146</b>	<b>146</b>	<b>122</b>	<b>147</b>	<b>154</b>	<b>147</b>	<b>147</b>	<b>147</b>	<b>159</b>	<b>149</b>	<b>149</b>	<b>150</b>	<b>159</b>	<b>113</b>	<b>121</b>	<b>129</b>	<b>103</b>