			PBV Unit		PBVs	Proposed PBV	
Developer	Project Name	Overall Score	Population	Construction Type	Requested	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		

			_							_						Petaluma		
	Max			_	Mountainvie		-	-	1405	George's			Redwood		Summer	River	414	Dry Creek
Rating Factor	Pts	Creek	Ranch	Creek	w Senior Apts	RP House	Street	Street	Caulfield	Hideaway	Fisher I	Fisher II	Inn	Montero	Oaks	Place	Petaluma	Commons
Project Design: Maximum 30																		
Points	_																	
Project design incorporates	5																	
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
\mathcal{E} 3 ,	20																	
applicant certifies that the																		
proposed units will meet																		
existing Housing Quality																		
Standards within 45 days of		20	20	20	20	0	20	20	20	0	20	20	0	0	0	0	0	0
For New Construction and	10																	
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.																		
Greeni onit Rateu Flograni.				0	0	10	_		0	0	0	0		_	10	10	10	10
		0	U	0	0	10	0	0	0	0	0	0	U	0	10	10	10	10

	Max	Eoss	Corona	Washington	Mountainvie	Providence	579 Valleio	575 Valleio	1405	George's			Redwood		Summer	Petaluma River	414	Dry Creek
Rating Factor	Pts	Creek	Ranch	_	w Senior Apts		Street	-		Hideaway	Fisher I	Fisher II		Montero		Place		Commons
For Rehabilitation Projects:	10																	
The applicant certifies the																		
project will be developed in																		
accordance with the minimum																		
requirements of any one of the																		
following programs:																		
Leadership in Energy &																		
Environmental Design																		
(LEED); GreenPoint Rated																		
Existing Home Multifamily																		
Program; Passive House																		
Institute US (PHIUS); Passive																		
House; Living Building																		
Challenge; National Green																		
Building Standard ICC /																		
ASRAE – 700 silver or higher																		
rating; or 2015 Enterprise																		
Green Communities, to the																		
extent it can be applied to																		
existing multifamily building.																		
		0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0
Project demonstrates	5																	
deployment of cost-effective																		
construction methods for new																		
construction or rehabilitation																		
OR project is existing housing																		
that will meet Housing Quality																		
Standards within 45 days of																		
project selection		5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Section	Total	30	30	30	30	20	30	30	30	20	30	30	20	20	20	20	20	20
Financial Feasibility of																		
Project: Commitment to																		
Providing Long-Term																		
Affordable Housing (30																		
points max)																		

																Petaluma			
	Max			_	Mountainvie		•	•	1405	George's			Redwood		Summer	River	414	Dry Creek	
Rating Factor	Pts	Creek	Ranch	Creek	w Senior Apts	RP House	Street	Street	Caulfield	Hideaway	Fisher I	Fisher II	Inn	Montero	Oaks	Place	Petaluma	Commons	
Project demonstrates financial	20																		
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.		18	20	0	18	20	18	18	18	20	20	20	20	20	20	20	20	20	
Project demonstrates	5	10	20		10	20	10	10	10	20	20	20	20	20	20	20	20	20	
maximum feasible																			
affordability of rent restricted																			
and market-rate units over the																			
life of the HAP contract.		5	5	0	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
An additional 5 points will be	5																		
provided to projects that																			
provide maximum financial																			
feasibility for 40 years (20-																			
year HAP + 20-year																			
extension)		0	0	0	0	5	0	0	0	5	0	0	5	5	0	0	0	5	
Section	Total	23	25	0	23	30	23	23	23	30	25	25	30	30	25	25	25	30	
Experience w/Similar Projects (20 point max)																			
Owner/Manager demonstrates	15																		
experience and ability to	13																		
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	8	15	15	15	15	15	
Owner/Manager does not have	5																		
experience with a project-																			
based voucher program, but is																			
partnering with another entity																			
with such experience.																			
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Owner/Manager has	5																		
experience with effective		F	F	_	r .	-	_	_	5	_	F	F	,	_	_	_	_	_	
property management	Total	5 20	20	5 20	5 20	5 20	3 11	5 20	5 20	5 20	5 20	5 20							
Section	1 otal	20	20	20	20	20	20	20	20	20	20	20	11	20	20	20	20	20	

																Petaluma		
	Max			Washington	Mountainvie		•	575 Vallejo	1405	George's			Redwood		Summer	River	414	Dry Creek
Rating Factor	Pts	Creek	Ranch	Creek	w Senior Apts	RP House	Street	Street	Caulfield	Hideaway	Fisher I	Fisher II	Inn	Montero	Oaks	Place	Petaluma	Commons
Project Readiness (45 points																		
max)																		
J	25																	
Housing that is ready for																		
occupancy within 45 days of																		
project selection.		25	25	25	25	0	25	25	25	0	25	25	0	0	0	0	0	0
Project consists of newly	15																	
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.		0	0	0	0	0	0	0	0	15	0	0	15	15	0	0	0	0
Project consists of newly	5																	
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.		0	0	0	0	5	0	0	0	0	0	0	0	0	5	5	5	5
Project has completed all	20																	
necessary National																		
Environmental Policy Act																		
(NEPA) requirements –																		
Documentation has been																		
submitted with proposal		20	20	20	20	15	20	20	20	0	20	20	0	0	0	15	15	0
Section	Total	45	45	45	45	20	45	45	45	15	45	45	15	15	5	20	20	5
Inclusion of Permanent																		
Supportive Housing (45 points																		
Max)																		
PBV units are designated as	20																	
Homeless-Dedicated																		
Permanent Supportive																		
Housing (PSH) units		0	0	0	0	20	0	0	0	20	0	0	20	20	5	5	6	0
	10																	
vacancy referrals from the																		
Sonoma County Coordinated																		
Entry System		0	0	0	0	10	0	0	0	10	0	0	10	10	3	3	3	0

Dry Creek Commons	5	5	5	5	. 2	2	20
414 Petaluma	10	19	ī	r.	20	ъ	20
Petaluma River Place	5	13	70	7.	5	r ₀	20
Summer Oaks	10	18	5	5		20	20
Montero	10	40	5	5		2	20
Redwood	10	40	5	5	. 2	Ω	20
Fisher II	5	2	īV	rv	ις	īV	20
Fisher I	5	2	7	r.	7	20	20
George's Hideaway	10	40	7.	ī	r.	ιν	20
1405 Caulfield	5	2	5	'n	r.	ιΛ	20
575 Vallejo Street	5	2	7.	'n	rv.	го	20
579 Vallejo Street	5	2	5	7.		τυ	20
Providence RP House	10	40	5	7.	. S	Ω	20
Mountainvie w Senior Apts	5	2	5	ı,	ro.	ι	20
Washington Creek	5	2	ī	r.	rv.	ъ	20
Corona	5	2	ru -	ın	20	го	20
Foss C Creek F	5	2	ı,	ı,	r.	rv.	20
Max Pts C	10	Total	2	S	5	5	Fotal
Rating Factor	Project has a wide range of appropriate supportive services provided by experienced service providers. Funding for supportive services is evident.	Section	Deconcentration and Proximity/Accessibility to Transportation and Services/Opportunities (20 points max) Project is located in an area where the poverty rate is less than 20%, or in an area where the overall poverty rate declined over the past five years (documentation demonstrating the reduction in poverty rate must be included).	The project is located in an area where there are, within a reasonable traveling distance, meaningful opportunities for educational and economic advancement. Educational opportunity includes adult education, vocational school, state or community college. Economic advancement opportunities include retail and other businesses offering entry-level job opportunities.	Project is adjacent to, or located within 1 mile of transit services	Project demonstrates that it achieves social equity through affirmative marketing and furthers State and Federal Affirmatively Furthering Fair Housing goals	Section Total

Rating Factor	Max Pts	Foss Creek		_	Mountainvie w Senior Apts		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
Unit Size Available (5 points																		
max)																		
Units to be project-based	5																	
include more than one unit																		
type and are primarily studio,																		
one, and/or two bedroom units																		
		3	1	2	4	4	4	4	4	4	4	4	4	4	5	3	5	3
Section	Total	3	1	2	4	4	4	4	4	4	4	4	4	4	5	3	5	3
Proposed Contract Rent (5																		
points max)																		
Proposed contract rent is no	10																	
greater than the HUD																		
published Fair Market Rent																		
for the area		0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0
Section	Total	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0
Total Application Score (20	0 Max	146	146	122	147	154	147	147	147	159	149	149	150	159	113	121	129	103