

SUMMARY OF PANEL'S COMMENTS AND SCORES

	10 Points Project Design & Schedule <i>(quality, use of land, layout)</i>	Points Earned
C&C Development Orange Housing Mercy Housing	Balanced use of land. Development design incorporates adequate onsite parking. Design layout provides separate family and PSH complexes.	44
RELATED California	Layout includes sizable outdoor recreating areas; however, project is significantly under parked. PSH units are integrated into the family units.	40

	40 Points Project Affordability <i>(# of units, depth of affordability, permanent supportive units (PSH))</i> Financial Strengths <i>(leveraging of noncity funds, cost efficiency of units, finance structure, requested terms)</i>	Points Earned
C&C Development Orange Housing Mercy Housing	Project Affordability 135 units: <ul style="list-style-type: none"> • 25 PSH units: <ul style="list-style-type: none"> - 30% AMI - 24 units, 1-bed units - 1 manager unit • 110 Family units: <ul style="list-style-type: none"> - 30% AMI – 11 units, 1-, 2- & 3-bed - 50% AMI – 11 units, 1-, 2- & 3-bed - 60% AMI – 76 units, 1-, 2- & 3-bed - 70% AMI – 11 units, 1-, 2- & 3-bed - 1 manager unit Financial Strengths <ul style="list-style-type: none"> • \$6,000,000 cash CHA assistance • \$2,025,000 deferred City impact fees • Land Value to be determined -Unit cost \$59,400 (land value not included) All financial contributions (cash, deferred fees and land will be in the form of a loan)	188
RELATED California	Project Affordability 138 units: <ul style="list-style-type: none"> • 40 PSH units: <ul style="list-style-type: none"> - 30% AMI – 40 Studio & 1-bed units 	177

	<ul style="list-style-type: none"> 96 Family units: <ul style="list-style-type: none"> 30% AMI – 4 units, 3-bed 50% AMI – 19 units, studio, 1-, 2- & 3-bed 60% AMI – 73 units, studio, 1-, 2- & 3-bed 2 manager unit <p>Financial Strengths</p> <ul style="list-style-type: none"> \$8,250,000 cash CHA assistance Land Value to be determined -Unit cost \$59,800 (land value not included) <p><i>All financial contributions (cash, and land will be in the form of a loan)</i></p>	
<p>NOTE: Both developers will leverage funding sources such as Tax Credits (9% or 4%), No Place Like Home funds, and Project-based vouchers. Affordability Terms will be a minimum of 55 years.</p>		

	<p>35 Points</p> <p>Developer Experience <i>(general experience, development, financing, construction, property management, permanent supportive units)</i></p>	Points Earned
C&C Development Orange Housing Mercy Housing	Both developers demonstrated equal experience in developing, operating, managing and providing social services to residents from early childhood to the elderly.	172
RELATED California	Both developers are experienced in permanent supportive housing.	172

	<p>15 Points</p> <p>Overall Development Proposal <i>(design, quality, cutting edge features, place of buildings, circulation, common areas & social services)</i></p>	Points Earned
C&C Development Orange Housing Mercy Housing	Building architecture needs improvement, but the site layout is well balanced with adequate parking and separate PSH complex (preferred design feature to integrated model). Vehicle and pedestrian circulation are well designed. Adequate common areas given the parcel size with good mix of outdoor amenities. Developer owns & operates the affordable housing across this site; therefore, social services, common areas and amenities can be cross collateralized and maximized for use.	67
	Additional outdoor space preferred. This can be accomplished with the adjacent vacant parcel and/or roof top terraces.	
RELATED California	Building architecture is good and all buildings include elevators. Layout and outdoor amenities very well	57

	designed but lack of parking is a significant negative impact and compromises circulation of the project and surrounding areas.	
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	Grand Total
C&C Development Orange Housing Mercy Housing	471
RELATED California	446
Point Differential	25

NOTES:

- **5 Panel Members**
- **Total Score Possible is 500 points**