

Criteria		Max Points
<b>1. Development Program and Design</b>		<b>50</b>
<b>a.</b>	<b>Responsiveness, and completeness of the response to the RFP Components A through D.</b>	<b>10</b>
<b>b.</b>	<b>Quality of proposed development concepts and how well it addresses the Lot 12 development specifications presented in Section 1.B. of the RFP.</b>	
	Overall quality, including the affordable housing program and (if any) nonresidential program.	<b>20</b>
	Quality and feasibility of the parking plan and design, including how all 160 public parking spaces will be replaced.	<b>10</b>
	Quality of design, including massing, transitions, and facilitation of excellent pedestrian realm.	<b>10</b>
	<i>Subtotal</i>	<b>50</b>
<b>2. Financial</b>		<b>50</b>
<b>a.</b>	<b>Thoroughness of documents related to project financing and reasonableness of financial assumptions and financing strategy.</b>	<b>20</b>
<b>b.</b>	<b>Clarity of project financing documents in terms of: (1) readability and (2) clear delineation and appropriate assignment of project costs by uses (i.e., affordable, nonresidential, and replacement parking), such as delineating the costs of replacement parking from the affordable housing component.</b>	<b>10</b>
<b>c.</b>	<b>Subsidy Requests (See factors below)</b>	<b>20</b>
	Demonstration in RFP response of how the proposed development will qualify and score highly for non-City funding that is competitively awarded for each external funding source identified, including documentation of reasonable due diligence conducted to determine likelihood of securing external funding for each funding source listed.	
	Clear request for City subsidy in total and by project uses (i.e., clearly identify the amount of subsidy request for affordable housing, nonresidential, replacement parking, respectively, if any). For the subsidy requests by uses, also include the average per-unit subsidy request per affordable housing unit, per square foot of nonresidential (if any), and per replacement parking space (if any).	
	Amount of external funding leveraged. Although a lower per-unit City subsidy and/or a higher amount of external leveraging would generally be more favorably considered, there are other factors that will be considered regarding evaluation of the subsidy amount. For example, deeper income targeting could result in a higher per-unit subsidy request but would not necessarily result in a lower score.	
	<i>Subtotal</i>	<b>50</b>
	<b>Total</b>	<b>100</b>

	<b>Recommended for Consideration</b>			
<b>Rank</b>	<b>Top Ranked</b>	<b>Highly Ranked (tied)</b>	<b>Highly Ranked (tied)</b>	<b>Highly Ranked (tied)</b>
<b>Development Team</b>	<b>EAH Housing (one scenario presented)</b>	<b>Eden Housing (two scenarios submitted)</b>	<b>MidPen Housing (one scenario presented)</b>	<b>Related/PAHC (three scenarios presented)</b>
	<b>Residential</b>			
<b>Residential Units</b>	<b>120 (all affordable)</b>	<b>120 (all affordable)</b>	<b>120 (all affordable)</b>	<b>120 (all affordable)</b>
<b>Weighted Average AMI</b>	<b>44.8%</b>	<b>47.0% - 58.3%</b>	<b>58.0%</b>	<b>45.0% to 59.0%</b>
	<b>Nonresidential</b>			
<b>Nonresidential SF</b>	<b>6,984</b>	<b>9,133</b>	<b>6,900</b>	<b>4,250 (retail only)</b>
<b>Type</b>	Neighborhood and other community-serving uses	6,787 SF Childcare & 2,346 SF DCARA Café run by non-profit for hearing-impaired and teaching kitchen	SCCOE childcare for 60 children, alternative location for Farmer's Market on ground floor of parking at Bryant/California	Community serving retail, Ada's Café, school, services
	<b>Building Height</b>			
<b>Building Height</b>	2 to 5 Stories	4 to 5 Stories	4 to 6 Stories	3 to 5 Stories
	<b>Parking</b>			
<b>Replacement Parking</b>	160	160	160	160
<b>Residential Parking</b>	73	84	90	85
<b>Non-Residential Parking</b>	0	5	7	0
<b>Total Parking</b>	<b>233</b>	<b>249</b>	<b>257</b>	<b>245</b>

<b>Parking Facility</b>	<b>Above and Below-Grade</b>	<b>Above and Below-Grade</b>	<b>Stand-Alone Above-Grade only</b>	<b>Above and Below-Grade</b>
	<b>Development Costs</b>			
<b>Total Development Cost</b>	<b>\$101.2 million</b>	<b>\$73.4 million to \$78.6 million</b>	<b>\$88.1 million</b>	<b>\$108.9 million</b>
<b>Total Residential Costs</b>	<b>\$89.3 million</b>	<b>\$62.1 million to \$66.7 million</b>	<b>\$76.1 million</b>	<b>\$97.1 million</b>
Residential Cost/Unit	\$744,287	\$517,746 - \$555,886	\$634,411	\$809,181
<b>Total Nonresidential Costs</b>	<b>\$2.4 million</b>	<b>\$2.8 million</b>	<b>\$4.0 million</b>	<b>1.7 million</b>
<b>Total Public Parking Costs</b>	<b>\$9.5 million</b>	<b>\$9.0 million</b>	<b>\$8.0 million</b>	<b>\$10.1 million</b>
	<b>Subsidy Requests</b>			
<b>City Residential Subsidy</b>	<b>\$7.0 million</b>	<b>\$2.5 million to \$23.1 million</b>	<b>\$7.1 million</b>	<b>\$2.6 million to \$10.9 million</b>
Residential Subsidy/Unit	\$58,333	\$20,833 - \$192,099	\$58,875	\$21,610 - \$90,297
<b>City Non-Residential Subsidy</b>	<b>\$0</b>	<b>\$2.8 million</b>	<b>\$0</b>	<b>\$1.7 million</b>
<b>City Parking Subsidy</b>	<b>\$0</b>	<b>\$0 to 6.2 million</b>	<b>\$8.0 million</b>	<b>\$0</b>
<b>Total City Subsidy</b>	<b>\$7,000,000</b>	<b>\$2,500,000 - \$32,115,649</b>	<b>\$15.1 million</b>	<b>\$4.3 million to \$12.5 million</b>
<b>Ratio of Outside Funding to City Funding</b>	<b>13.5</b>	<b>1.45 - 28.3</b>	<b>4.9</b>	<b>7.7 - 24.6</b>

	<b>Recommended for Consideration</b>						
<b>Rank</b>	<b>1</b>	<b>2 (Tied)</b>	<b>2 (Tied)</b>	<b>2 (Tied)</b>	<b>2 (Tied)</b>	<b>2 (Tied)</b>	<b>2 (Tied)</b>
<b>Development Team</b>	<b>EAH Housing</b>	<b>Eden Housing (Base Scenario)</b>	<b>Eden Housing (4% &amp; 9% Hybrid - Preferred Scenario)</b>	<b>MidPen Housing</b>	<b>Related/PAHC (Base Scenario - Preferred)</b>	<b>Related/PAHC (Alt Scenario 1)</b>	<b>Related/PAHC (Alt Scenario 3)</b>
	<b>Residential</b>						
<b>Residential Units</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>
% Affordable	100%	100%	100%	100%	100%	100%	100%
AMI	30% to 80%	30% to 80%	30% to 80%	30% to 80%	30% to 80%	30% to 80%	30% to 100%
Weighted Average AMI	<b>44.8%</b>	<b>58.3%</b>	<b>47.0%</b>	<b>58.0%</b>	<b>49.1%</b>	<b>45.0%</b>	<b>59.0%</b>
<b>Target Population</b>							
	<b>Nonresidential</b>						
<b>Nonresidential SF</b>	<b>6,984</b>	<b>9,133</b>	Same as Base Case	<b>6,900</b>	<b>4,250 (retail only)</b>	Same as Base Case	Same as Base Case
Type	Neighborhood and other community-serving uses, including cul	6,787 SF Childcare & 2,346 SF DCARA Café run by non-profit for hearing-impaired and teaching kitchen	Same as Base Case	SCCOE childcare for 60 children, alternative location for Farmer's Market on ground floor of parking at Bryant/California	Community serving retail, Ada's Café, school, services	Same as Base Case	Same as Base Case
	<b>Building Height</b>						
<b>Building Height</b>	2 contiguous buildings stepping from 2 to 5 stories in height	4 to 5 Stories	Same as Base Case	4 to 6 Stories	3 to 5 Stories	Same as Base Case	Same as Base Case
	<b>Parking</b>						
<b>Replacement Parking</b>	160	160	160	160	160	160	160
<b>Residential Parking</b>	73	84	84	90	85	85	85
<b>Non-Residential Parking</b>	0	5	5	7	0	0	0
<b>Total Parking</b>	<b>233</b>	<b>249</b>	<b>249</b>	<b>257</b>	<b>245</b>	<b>245</b>	<b>245</b>
<i>Below Grade</i>	160	160	160	0	150	150	150
<i>Above Grade</i>	73	89	89	257	95	95	95
	<b>Development Costs</b>						
<b>Total Development Cost</b>	<b>\$101,233,335</b>	<b>\$78,561,015</b>	<b>\$73,360,495</b>	<b>\$88,101,828</b>	<b>\$108,859,306</b>	<b>\$108,963,871</b>	<b>\$108,829,906</b>
Development Cost/Unit	\$843,611	\$654,675	\$611,337	\$734,182	\$907,161	\$908,032	\$906,916

<b>Total Residential Costs</b>	<b>\$89,314,417</b>	<b>\$66,706,321</b>	<b>\$62,129,508</b>	<b>\$76,129,261</b>	<b>\$97,101,667</b>	<b>\$97,206,232</b>	<b>\$97,072,267</b>
Residential Cost/Unit	\$744,287	\$555,886	\$517,746	\$634,411	\$809,181	\$810,052	\$808,936
<b>Total Nonresidential Costs</b>	<b>\$2,375,074</b>	<b>\$2,834,993</b>	<b>\$2,440,384</b>	<b>\$3,990,856</b>	<b>\$1,664,387</b>	<b>\$1,664,387</b>	<b>\$1,664,387</b>
Cost/GSF	\$340	\$310	\$267	\$578	\$392	\$392	\$392
<b>Total Public Parking Costs</b>	<b>\$9,543,844</b>	<b>\$9,019,701</b>	<b>\$0</b>	<b>\$7,981,712</b>	<b>\$10,093,252</b>	<b>\$10,093,252</b>	<b>\$10,093,252</b>
Cost/Space	\$59,649	\$56,373	\$0	\$31,057	\$41,197	\$41,197	\$41,197
	<b>Subsidy Requests</b>						
<b>City Residential Subsidy</b>	<b>\$7,000,000</b>	<b>\$23,051,955</b>	<b>\$2,500,000</b>	<b>\$7,064,986</b>	<b>\$2,593,252</b>	<b>\$2,593,252</b>	<b>\$10,835,613</b>
Residential Subsidy/Unit	\$58,333	\$192,100	\$20,833	\$58,875	\$21,610	\$21,610	\$90,297
<b>City Non-Residential Subsidy</b>	<b>\$0</b>	<b>\$2,834,993</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,664,387</b>	<b>\$1,664,387</b>	<b>\$1,664,387</b>
<b>City Parking Subsidy</b>	<b>\$0</b>	<b>\$6,228,701</b>	<b>\$0</b>	<b>\$7,981,712</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Parking Subsidy/Space	\$0	\$38,929	\$0	\$49,886	\$0	\$0	\$0
<b>Total City Subsidy</b>	<b>\$7,000,000</b>	<b>\$32,115,649</b>	<b>\$2,500,000</b>	<b>\$15,046,698</b>	<b>\$4,257,639</b>	<b>\$4,257,639</b>	<b>\$12,500,000</b>
<b>Ratio of Outside Funding to City Funding</b>	<b>13.5</b>	<b>1.4</b>	<b>28.3</b>	<b>4.9</b>	<b>24.6</b>	<b>24.6</b>	<b>7.7</b>
<i>Predevelopment Subsidy</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<b>Outside Funding Sources Before Fee Deferral/Contrib.</b>	<b>\$85,489,934</b>	<b>\$40,324,452</b>	<b>\$68,777,423</b>	<b>\$65,700,251</b>	<b>\$87,208,415</b>	<b>\$87,312,980</b>	<b>\$78,896,654</b>
	<b>Upfront Lease Payment</b>						
<b>Upfront Lease Payment (Parking/Housing)</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	\$10,093,252	\$10,093,252	\$10,093,252