

<b>Project Title</b>
RDCS Test Run ** test **
<b>City Tracking Number</b>

	Maximum Score	Initial Score	Rev 1	Rev 2	Final Score
Category 1: Schools	17	0			
Category 2: Location	22	0			
Category 3: Affordable Housing	24	0			
Category 4: Housing Diversity	22	0			
Category 5: Parks and Open Space	30	0			
Category 6: Environmental Protection	22	0			
Category 7: Transportation	15	0			
Category 8: Municipal Services	15	0			
Category 9: Project Quality	33	0			

200	0	0	0	0
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Qualifying Score	160
Initial Project Score	0
Final Project Score	0

Fee Distribution	Total	Per Unit
Fee Contributions	\$ -	\$ -
Improvement Value	\$ -	\$ -
Fee or Improvement Value	\$ -	\$ -
	\$ -	\$ -

**Category 1: Schools**

Minimum Score:	-	single family homes	5
Maximum Score:	17	multi-family homes	15
Project Score:	-	total homes	20

<b>POINTS</b>	Criteria 1-A: School Fees			
	<b>1-5</b>	monetary contribution	-	cost per point per unit 1,000
				Fee subtotal <b>0</b>

Criteria 1-B: School Proximity			
<b>2</b>	distance to one school	-	Criteria: safe route distance 0.75 mi. to elementary school,
<b>5</b>	distance to two schools	-	1.5 mi. to middle or high school

Description

Applicant to describe path or provide map, etc.

Criteria 1-C: Proximity to School with Capacity			
<b>2</b>	capacity to serve new students	-	Letter from MHUSD required

Description

Applicant to refer to letter and include in application

Criteria 1-D: Student Transportation Improvements				
<b>1-10</b>	monetary value or fee	-	cost per point per unit 1,000	
				Fee or improvement subtotal <b>0</b>

**22 AVAILABLE POINTS**  
**17 MAX POINTS**



## Category 2: Location

Minimum Score: -  
 Maximum Score: 22  
 Project Score: -

single family homes 5  
 multi-family homes 15  
 total homes 20

**POINTS**

### Criteria 2-A: Proximity to Central Core

1	within two miles	-
2	within one mile	-
3	within 3/4 mile	-
4	within 1/2 mile	-
5	within 1/4 mile	-
10	within core	-

Distance to Core:

### Criteria 2-B: Monterey Corridor

5	within Monterey corridor	0
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### Criteria 2-C: Adjacent to Development

1	25-49.9% adjacency	-
2	50-74.9% adjacency	-
3	75-100% adjacency	-

Description

% of boundary subject to adjacent development...

### Criteria 2-D: Proximity to Daily Needs

1	within 3/4 mile	-	note: walking distance to at least two land-use categories
2	within 1/2 mile	-	
3	within 1/4 mile	-	

Description

adj uses...

### Criteria 2-E: Proximity to Police and Fire Services

1	response time of police station	-
1	response time of one FD station	-
2	response time of two FD stations	-

### Criteria 2-F: Areas With Public Utility Capacity

1	available water service	-
1	available sanitary service	-
1	available storm drain service	-

26 AVAILABLE POINTS

22 MAX POINTS

**Category 3: Affordable Housing**

Minimum Score:		single family homes	5
Maximum Score:	24	multi-family homes	15
Project Score:	-	total homes	20

**POINTS**

**Criteria 3-A: Affordable Housing Fund Contribution**

12	60% of baseline fee	-	cost per unit	7,326	146,513
15	80% of baseline fee	-	cost per unit	9,768	195,350
18	baseline contribution	-	cost per unit	12,209	244,188
21	120% of baseline fee	-	cost per unit	14,651	293,026
24	140% of baseline fee	-	cost per unit	17,093	341,863

Fee subtotal (MANUAL INPUT)  

average sf (livable) 945  
 total livable sf 18,900  
 baseline contribution \$ 12.92

**Criteria 3-B: Development of Affordable Units**

**Market Rate For-Sale**

		70% AMI	80% AMI	90-120% AMI
8	Median income only	-	4%	4%
16	Low and median income	4%	-	4%
20	Low and median income	-	6%	2%
24	Low income only	8%	-	-

**Affordable For-Sale**

		70% AMI	80% AMI	90% AMI	100% AMI	120% AMI
8	Median income only	-	-	20%	40%	40%
16	Median income only	-	-	20%	50%	30%
20	Low and median income	-	10%	10%	40%	40%
24	Low and median income	20%	30%	30%	20%	-

**Market Rate Rental**

		30% AMI (ELI)	50% AMI (VLI)	80% AMI (Low)
8	Low income only	-	-	8%
16	Very low and low income	-	4%	4%
20	Very low and low income	-	6%	2%
24	Extremely low and very low income	4%	4%	-

**Market Rate Affordable**

		30% AMI (ELI)	50% AMI (VLI)	80% AMI (Low)
8	Very low and low income	-	30%	70%
16	Extremely low, very low and low income	5%	35%	60%
20	Extremely low, very low and low income	10%	40%	50%

24	Extremely low, very low and low income	-	10%	50%	40%
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### Category 4: Housing Diversity

Minimum Score:		single family homes	5
Maximum Score:	22	multi-family homes	15
Project Score:	-	total homes	20

<b>POINTS</b>	Criteria 4-A: Accessory Units		
	<b>2</b>	10-20%	-
	<b>3</b>	20-30%	-
	<b>4</b>	30%+	-

Criteria 4-B: Diversity of Housing Types		
<b>3</b>	two housing types	-
<b>6</b>	three housing types	-

multi-family	primary type	15	yield	75%	% of total
single family detached - multi story	secondary type	5	yield	25%	% of total
** test **	third type		yield	0%	% of total

Criteria 4-C: Variation in Housing Sizes		
<b>2</b>	two housing sizes	-
<b>4</b>	three housing sizes	-
<b>6</b>	four housing sizes	-

Criteria 4-D: Small Units		
<b>2</b>	20-35% small sfd	-
<b>4</b>	35-50% small sfd	-
<b>6</b>	50%+ small sfd	-

**22 AVAILABLE POINTS**

**22 MAX POINTS**



**Category 5: Parks and Open Space**

Minimum Score:		single family homes	5
Maximum Score:	30	multi-family homes	15
Project Score:	-	total homes	20

<b>POINTS</b>	Criteria 5-A: Park Fund Contribution				
	<b>1-3</b>	monetary contribution	-	cost per point per unit 1,000	-
				Fee subtotal	-
	Criteria 5-B: Park Land Excess Dedication				
<b>1</b>	Parkland dedication - 10% above	-			
<b>2</b>	Parkland dedication - 20% above	-			
<b>3</b>	Parkland dedication - 30% above	-			
<b>4</b>	Parkland dedication - 40% above	-			
<b>5</b>	Parkland dedication - 50% above	-			
	Criteria 5-C: Agricultural Conservation OR Open Space Easement OR Agrigulture Buffer				
<b>18</b>	Agriculture Conservation Easement	-			
	<b>OR</b>				
<b>18</b>	Open Space Easement	-			
	<b>OR</b>				
<b>4</b>	Agriculture Buffer Easement	-			
	Criteria 5-D: Agriculture Preservation OR Open Space Fund Contribution				
<b>1-18</b>	Agriculture or open space fund	-	cost per unit 1,000	-	
				Fee subtotal	-
	Criteria 5-G: On-Site Recreational Amenities				
<b>0-4</b>	Per project	-			
	Criteria 5-H: Public Gathering Places (Urban projects)				
<b>1-3</b>	monetary value	-	cost per point per unit 1,000	-	
				Improvement value	-

**33 AVAILABLE POINTS**

**30 MAX POINTS**

## Category 6: Environmental Protection

Minimum Score:		single family homes	5
Maximum Score:	22	multi-family homes	15
Project Score:	0	total homes	20

POINTS			
<b>Criteria 6-A: Energy Efficiency</b>			
2	exceeds minimum by 5%	-	
3	exceeds minimum by 10%	-	
4	exceeds minimum by 15%	-	
<b>Criteria 6-B: On-Site Energy Generation</b>			
1	generates 60% of energy needs	-	
2	generates 70% of energy needs	-	
3	generates 80% of energy needs	-	
4	generates 90% of energy needs	-	
<b>Criteria 6-C: Indoor Water Use</b>			
1	exceeds minimum by 5%	-	
2	exceeds minimum by 10%	-	
<b>Criteria 6-D: Outdoor Water Use</b>			
1	<50% natural turf in HOA area	-	
2	no turf in passive ls areas	-	
1	exceeds water efficiency by 10%	-	
2	exceeds water efficiency by 20%	-	
3	exceeds water efficiency by 30%	-	
1	subsurface turf irrigation	-	
<b>Criteria 6-E: Sustainable Building and Site Design</b>			
4	80-109 BIG points	-	
6	110-139 BIG points	-	
8	140+ BIG points	-	

**24 AVAILABLE POINTS**

**22 MAX POINTS**



**Category 7: Transportation**

Minimum Score:		single family homes	5
Maximum Score:	15	multi-family homes	15
Project Score:	-	total homes	20

**POINTS**

Criteria 7-A: Bicycle and Pedestrian Improvements

<b>1-6</b>	monetary value	-	cost per point per unit	1,000	-
				Improvement value	-

Anticipated Improvements

description

Criteria 7-B: Transit Improvements

<b>1-3</b>	monetary value	-	cost per point per unit	1,000	-
				Improvement value	-

Anticipated Improvements

description

Criteria 7-C: Off-Site Street and Parking of Fund Improvements

<b>1-8</b>	monetary value or fee	-	cost per point per unit	1,000	-
				Fee or Improvement subtotal	-

Anticipated Improvements

description

Criteria 7-D: Transportation Demand Management

<b>1-2</b>	contribution to City trans. Fund	-	cost per point per unit	1,000	-
<b>1</b>	Establishes 3+ TDM measures	-			
				Fee subtotal	-

TDM Measures

applicant to describe TDM measures from list or other

**19 AVAILABLE POINTS**

**15 MAX POINTS**



### Category 8: Municipal Services

Minimum Score:		single family homes	5
Maximum Score:	15	multi-family homes	15
Project Score:	-	total homes	20

POINTS

#### Criteria 8-A: Water Infrastructure

1-4	monetary value or fee	-	cost per point per unit	1,000	-	
					Fee or Improvement subtotal	-

#### Anticipated Improvements

description
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#### Criteria 8-B: Waste Water Infrastructure

1-4	monetary value or fee	-	cost per point per unit	1,000	-	
					Fee or Improvement subtotal	-

#### Anticipated Improvements

description
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#### Criteria 8-C: Storm Water Infrastructure

2	project uses LID measures	-				
1-4	monetary value or fee	-	cost per point per unit	1,000	-	
					Fee or Improvement subtotal	-

#### Anticipated Improvements

description
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#### Criteria 8-D: Infrastructure and Services Fund Contribution

1-4	monetary contribution	-	cost per point per unit	1,000	-	
					Fee subtotal	-

16 AVAILABLE POINTS

15 MAX POINTS

## Category 9: Project Quality

Minimum Score:  
 Maximum Score: 33  
 Project Score: -

single family homes 5  
 multi-family homes 15  
 total homes 20

POINTS				
<b>Criteria 9-A: Connections to Adjacent Property</b>				
1	aligns streets to adj. projects	-		
1	stubs streets to adj. vacant land	-		
1	provide bicycle/ped connections	-		
<b>Criteria 9-B: Internal Connections</b>				
1	includes complete streets	-		
1	enhanced bicycle/ped improvements	-		
1	direct connection to common o/s	-		
1	n'hood traffic management techniques	-		
<b>Criteria 9-C: Open Space (max 6 points)</b>				
1	creates outdoor rooms	-		
1	sufficiently-sized common o/s	-		
1	includes fences, buildings, ls as edges	-		
1	viewable open spaces	-		
1	max. number of units facing o/s	-		
1	unique common area ls features	-		
1	tree preservation	-		
<b>Criteria 9-D: Public Realm (max 4 points)</b>				
1	enhanced front architecture	-		
2	variation/diversity in subdivision	-		
1	wider planting strip (x1.5)	-		
1	ls screening of off-street parking	-		
2	reduce parking visual impact	-		
1	projects locate parking in side/rear	-		
<b>Criteria 9-E: Perimeter Orientation (max 4 points)</b>				
2	homes front streets (mostly)	-		
1	direct swk from r/w to entries	-		
1	mf project maximize ground entries	-		
1	good transition elements	-		
<b>Criteria 9-F: Neighborhood Context (Attached Housing) (max 4 points)</b>				
1	decrease height at project edge	-		
1	step back upper floors	-		
1	like for like building types (perimeter)	-		
2	individual arch themes	-		
2	pedestrian-scale arch. elements	-		
<b>Criteria 9-G: Public Art</b>				
1-2	monetary value	-	cost per point per unit	1,000

Improvement value -

Criteria 9-H: Project Excellence

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- |   |               |                  |
|---|---------------|------------------|
| 1 | discretionary | - majority       |
| 2 | discretionary | - super majority |

**33 AVAILABLE POINTS**

**33 MAX POINTS**

project type

\*\* test \*\*

Affordable  
Custom Lot  
Downtown  
Micro  
Monterey Corridor  
Multi Family  
Open/Market  
Rental-Large  
Rental-Small  
Senior Housing  
Small

housing type

\*\* test \*\*

accessory dwelling  
courtyard  
custom lots  
duplex or duet  
multi-family  
single family attached  
single family detached - multi story  
single family detached - single story  
triplex or quadplex  
vertical mixed use

*why limit to four?*