

## Hypothetical Multi Family Market Rate Project

### RDCS Test Run Multi Family

### City Tracking Number

	Maximum Score	Initial Score	Rev 1	Rev 2	Final Score
Category 1: Schools	17	9			
Category 2: Location	22	13			
Category 3: Affordable Housing	24	24			
Category 4: Housing Diversity	22	5			
Category 5: Parks and Open Space	30	7			
Category 6: Environmental Protection	22	4			
Category 7: Transportation	15	11			
Category 8: Municipal Services	15	10			
Category 9: Project Quality	33	23			

200	106	0	0	0
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Qualifying Score	160
Initial Project Score	106
Final Project Score	0

Fee Distribution	Total	Per Unit
Fee Contributions	\$ 180,000	\$ 9,000
Improvement Value	\$ 80,000	\$ 4,000
Fee or Improvement Value	\$ 300,000	\$ 15,000
	\$ 560,000	\$ 28,000

Category 1: Schools

POINTS	Minimum Score:	-	single family homes	5
	Maximum Score:	17	multi-family homes	15
	Project Score:	9	total homes	20
	Criteria 1-A: School Fees			
1-5	monetary contribution	2	cost per point per unit	1,000
				40,000
				Fee subtotal
				40,000

Criteria 1-B: School Proximity				
2	distance to one school	2	Criteria: safe route distance 0.75 mi. to elementary school,	
5	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				
2	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				
1-10	monetary value or fee	5	cost per point per unit	1,000
				100,000
				Fee or improvement subtotal
				100,000

22 AVAILABLE POINTS  
17 MAX POINTS



## Category 2: Location

Minimum Score: -  
Maximum Score: 22  
Project Score: 13

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	2
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	3

Description

### 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	2	
3	within 1/4 mile	-	

Description

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

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

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

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

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:	24	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	24	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%	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%	

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%	60%
20	Extremely low, very low and low income	-	10%	50%

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

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

Criteria 4-A: Accessory Units				
2	10-20%	-		
3	20-30%	-		
4	30%+	-		

Criteria 4-B: Diversity of Housing Types				
3	two housing types	3		
6	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				
2	two housing sizes	2		
4	three housing sizes	-		
6	four housing sizes	-		

Criteria 4-D: Small Units				
2	20-35% small sfd	-		
4	35-50% small sfd	-		
6	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:	7	total homes	20

POINTS	Project Score: 7		total homes 20	
	Criteria 5-A: Park Fund Contribution			
1-3	monetary contribution	3	cost per point per unit 1,000	60,000
			Fee subtotal	60,000
	Criteria 5-B: Park Land Excess Dedication			
1	Parkland dedication - 10% above	-		
2	Parkland dedication - 20% above	-		
3	Parkland dedication - 30% above	-		
4	Parkland dedication - 40% above	-		
5	Parkland dedication - 50% above	-		
	Criteria 5-C: Agricultural Conservation OR Open Space Easement OR Agrigulture Buffer			
18	Agriculture Conservation Easement	-		
	OR			
18	Open Space Easement	-		
	OR			
4	Agriculture Buffer Easement	-		
	Criteria 5-D: Agriculture Preservation OR Open Space Fund Contribution			
1-18	Agriculture or open space fund	-	cost per unit 1,000	-
			Fee subtotal	-
	Criteria 5-G: On-Site Recreational Amenities			
0-4	Per project	4		
	Criteria 5-H: Public Gathering Places (Urban projects)			
1-3	monetary value	-	cost per point per unit 1,000	-
			Improvement value	-

33 AVAILABLE POINTS

30 MAX POINTS

## Category 6: Environmental Protection

Minimum Score:  
Maximum Score: 22  
Project Score: 4

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

POINTS		
	Criteria 6-A: Energy Efficiency	
2	exceeds minimum by 5%	-
3	exceeds minimum by 10%	-
4	exceeds minimum by 15%	-
	Criteria 6-B: On-Site Energy Generation	
1	generates 60% of energy needs	-
2	generates 70% of energy needs	-
3	generates 80% of energy needs	-
4	generates 90% of energy needs	-
	Criteria 6-C: Indoor Water Use	
1	exceeds minimum by 5%	-
2	exceeds minimum by 10%	-
	Criteria 6-D: Outdoor Water Use	
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	-
	Criteria 6-E: Sustainable Building and Site Design	
4	80-109 BIG points	4
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:	11	total homes	20

**POINTS** Criteria 7-A: Bicycle and Pedestrian Improvements

<b>1-6</b>	monetary value	3	cost per point per unit	1,000	60,000
				Improvement value	60,000

### Anticipated Improvements

description

### Criteria 7-B: Transit Improvements

<b>1-3</b>	monetary value	2	cost per point per unit	1,000	40,000
				Improvement value	40,000

### Anticipated Improvements

description

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

<b>1-8</b>	monetary value or fee	4	cost per point per unit	1,000	80,000
				Fee or Improvement subtotal	80,000

### Anticipated Improvements

description

### Criteria 7-D: Transportation Demand Management

<b>1-2</b>	contribution to City trans. Fund	2	cost per point per unit	1,000	40,000
<b>1</b>	Establishes 3+ TDM measures	-			
				Fee subtotal	40,000

### 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:	10	total homes	20

POINTS	Criteria 8-A: Water Infrastructure			
	1-4	monetary value or fee	2 cost per point per unit 1,000	40,000
			Fee or Improvement subtotal	40,000

Anticipated Improvements

description

Criteria 8-B: Waste Water Infrastructure				
1-4	monetary value or fee	2 cost per point per unit 1,000	40,000	
			Fee or Improvement subtotal	40,000

Anticipated Improvements

description

Criteria 8-C: Storm Water Infrastructure				
2	project uses LID measures	2		
1-4	monetary value or fee	2 cost per point per unit 1,000	40,000	
			Fee or Improvement subtotal	40,000

Anticipated Improvements

description

Criteria 8-D: Infrastructure and Services Fund Contribution				
1-4	monetary contribution	2 cost per point per unit 1,000	40,000	
			Fee subtotal	40,000

16 AVAILABLE POINTS  
15 MAX POINTS



## Category 9: Project Quality

Minimum Score:  
Maximum Score: 33  
Project Score: 23

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

POINTS				
Criteria 9-A: Connections to Adjacent Property				
1	aligns streets to adj. projects	1		
1	stubs streets to adj. vacant land	-		
1	provide bicycle/ped connections	-		
Criteria 9-B: Internal Connections				
1	includes complete streets	1		
1	enhanced bicycle/ped improvements	1		
1	direct connection to common o/s	1		
1	n'hood traffic management techniques	-		
Criteria 9-C: Open Space (max 6 points)				
1	creates outdoor rooms	1		
1	sufficiently-sized common o/s	1		
1	includes fences, buildings, ls as edges	1		
1	viewable open spaces	1		
1	max. number of units facing o/s	1		
1	unique common area ls features	1		
1	tree preservation	-		
Criteria 9-D: Public Realm (max 4 points)				
1	enhanced front architecture	1		
2	variation/diversity in subdivision	2		
1	wider planting strip (x1.5)	-		
1	ls screening of off-street parking	1		
2	reduce parking visual impact	-		
1	projects locate parking in side/rear	-		
Criteria 9-E: Perimeter Orientation (max 4 points)				
2	homes front streets (mostly)	2		
1	direct swk from r/w to entries	1		
1	mf project maximize ground entries	-		
1	good transition elements	1		
Criteria 9-F: Neighborhood Context (Attached Housing) (max 4 points)				
1	decrease height at project edge	-		
1	step back upper floors	1		
1	like for like building types (perimeter)	1		
2	individual arch themes	-		
2	pedestrian-scale arch. elements	2		
Criteria 9-G: Public Art				
1-2	monetary value	1	cost per point per unit	1,000 20,000

Improvement value 20,000

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?*