

	MAX	MONTEREY CORRIDOR		DOWNTOWN	SENIOR	AFFORDABLE	MICRO	SMALL	MF RENTAL LARGE	MF RENTAL SMALL	CUSTOM
		Watsonville / Monterey	Monterey Parque	Sunsweet	Oliver	UHC Monterey	Vo-Apple Tree	Busk	Butterfield Village	Khanna	Quail Vineyards
	POINTS	45 SFD & SFA	6 SFD & 52 MF	38 MF	32 SFD	39 MF	6 SFD	14 SFD	373 MF	28 MF	15 SFD
1. Schools	17	17	17	17	17	17	17	17	17	17	15
1-A: School Fund Contribution	5	5	5	5	5	5	5	5	5	5	5
1-B: Proximity to Schools	5	2	2	5	0	2	2	5	5	2	0
1-C: Proximity to Schools with Capacity	2	0	0	0	2	2	2	2	0	2	0
1-D: Student Transportation Improvements	10	10	10	7	10	8	8	5	7	8	10
2. Location	22	15	21	22	9	21	9	13	16	20	9
2-A: Central Core	10	1	4	10	1	4	1	2	4	3	1
2-B: Infill Corridors	5	5	5	0	0	5	0	0	0	5	0
2-C: Adjacent to Development	3	1	3	3	2	3	3	3	3	3	3
2-D: Proximity to Daily Needs	3	2	3	3	0	3	0	3	3	3	0
2-E: Proximity to Police and Fire Service	3	3	3	3	3	3	2	2	3	3	2
2-F: Areas with Public Utility Capacity	3	3	3	3	3	3	3	3	3	3	3
3. Affordable Housing	24	24	24	20	24	24	24	18	24	24	24
3-A: Affordable Housing Fund Contribution	24	0	0	0	12	0	24	18	24	24	24
3-B: Development of Affordable Units	24	24	24	20	12	24	0	0	0	0	0
4. Housing Diversity	22	3	0	4	11	0	7	5	5	9	12
4-A: Second Units	4	0	0	0	0	0	0	0	0	4	4
4-B: Diversity of Housing Types	6	3	0	0	3	0	3	3	3	3	6
4-C: Variation in Housing Size	6	0	0	4	2	0	4	2	2	2	2
4-D: Small Units	6	0	0	0	6	0	0	0	0	0	0
5. Parks and Open Space	30	30	25	28	29	24	21	21	30	28	24
5-A: Park Fund Contribution	3	3	3	3	3	3	3	3	3	3	3
5-B: Park Land Excess Dedication	5	5	0	0	5	0	0	0	5	0	0
5-C: Agriculture Conservation Easement	18	0	0	0	0	0	0	0	0	0	0
5-D: Agriculture Preservation Fund Contribution	18	18	18	18	18	18	18	18	18	18	18
5-E: On-Site Recreational Amenities	3	4	4	4	3	3	0	0	2	4	3
5G-FPublic Gathering Places	3	0	0	3	0	0	0	0	2	3	0
6. Environmental Protection	22	7	7	8	8	13	12	12	8	13	13
6-A: Energy Efficiency	4	0	0	2	2	4	4	4	2	4	4
6-B: On-Site Renewable Energy	4	0	0	0	1	0	1	1	0	1	1
6-C: Indoor Water Use	2	0	0	1	2	2	2	2	0	2	2
6-D: Outdoor Water Use	10	3	3	5	3	3	5	5	2	6	6
6-E: Sustainable Site and Building Design	8	4	4	0	0	4	0		4		0
7. Transportation	15	15	15	15	15	15	15	15	15	15	15
7-A: Bicycle and Pedestrian Improvements	6	6	6	6	6	6	6	6	6	6	6
7-B: Transit Improvements	3	3	3	3	0	3	3	3	3	3	3
7-C: Off-Site Roadway Improvements	8	6	5	3	8	4	6	6	5	6	4

	MAX POINTS	MONTEREY CORRIDOR		DOWNTOWN	SENIOR	AFFORDABLE	MICRO	SMALL	MF RENTAL LARGE	MF RENTAL SMALL	CUSTOM
		Watsonville / Monterey	Monterey Parque	Sunsweet	Oliver	UHC Monterey	Vo-Apple Tree	Busk	Butterfield Village	Khanna	Quail Vineyards
		45 SFD & SFA	6 SFD & 52 MF	38 MF	32 SFD	39 MF	6 SFD	14 SFD	373 MF	28 MF	15 SFD
7-E: Transportation Demand Management	3	0	1	3	1	2	0	0	1	0	2
8. Municipal Infrastructure	15	15	15	15	15	15	15	15	15	15	15
8-A: Water Infrastructure	4	4	4	4	4	4	4	4	4	4	4
8-B: Wastewater Infrastructure	4	4	4	4	4	4	4	4	4	4	4
8-C: Storm Water Infrastructure	6	6	6	5	3	3	3	3	6	3	3
8-E: Infrastructure and Services Fund Contribution	4	1	1	2	4	4	4	4	1	4	4
9. Project Quality	33	20	23	23	15	17	11	19	24	21	20
9-A: Connections to Adjacent Property	3	1	2	0	1	0	0	2	2	0	2
9-B: Internal Connections	4	0	1	2	0	2	0	1	3	3	3
9-C: Open Space	7	4	5	6	3	4	0	3	4	5	4
9-D: Public Realm	8	4	4	4	3	4	4	4	4	4	4
9-E: Perimeter Orientation	5	4	4	4	2	4	1	2	4	2	4
9-F: Neighborhood Context (Attached Products)	7	4	4	4	3	0	4	4	4	6	0
9-G: Public Art	2	2	2	2	2	2	2	2	2	0	2
9-J: Project Excellence	2	1	1	1	1	1	0	1	1	1	1
Total Score: Points Maximization	200	146	147	152	143	146	131	135	154	162	147
Fund Contribution Per Unit		\$ 32,000	\$ 29,000	\$ 30,000	\$ 50,380	\$ 14,000	\$ 75,411	\$ 57,412	\$ 49,437	\$ 41,133	\$ 82,646
Improvement Value Per Unit		\$ 8,000	\$ 8,000	\$ 11,000	\$ 9,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 10,000	\$ 11,000	\$ 8,000
Fund Contribution or Improvement Value Per Unit		\$ 23,000	\$ 26,000	\$ 21,000	\$ 29,000	\$ 21,000	\$ 21,000	\$ 18,000	\$ 20,000	\$ 21,000	\$ 23,000
Total Cost Per Unit		\$ 63,000	\$ 63,000	\$ 62,000	\$ 88,380	\$ 43,000	\$ 104,411	\$ 83,412	\$ 79,437	\$ 73,133	\$ 113,646
Point Distribution											
Default		12%	16%	18%	8%	17%	10%	15%	14%	15%	6%
Site		17%	16%	20%	18%	15%	15%	17%	18%	20%	26%
Direct		5%	6%	5%	6%	7%	8%	9%	7%	8%	6%
Community		40%	42%	37%	38%	39%	24%	22%	22%	22%	24%
Monetary		22%	20%	20%	30%	22%	43%	37%	36%	35%	38%
Total Score with project's prior commitments		96	104	108	149	82	69	82	94	95	83
Per Unit Cost with project's prior commitments		\$ 17,000	\$ 22,000	\$ 21,000	\$ 94,840	\$ -	\$ 31,008	\$ 31,008	\$ 24,445	\$ 19,380	\$ 37,176

	Open/Market					Average
	Kyono	San Sebastian	Lantana- Wisteria	Madison Gate 34 SFD & SFA	Presidio Town Homes 74 SFA & SFD	
	32 SFD	244 SFD	135 SFD			
1. Schools	17	17	15	17	17	17
1-A: School Fund Contribution	5	5	5	5	5	
1-B: Proximity to Schools	5	2	0	5	2	
1-C: Proximity to Schools with Capacity	2	2	0	0	0	
1-D: Student Transportation Improvements	5	8	10	7	10	
2. Location	17	10	12	16	13	15
2-A: Central Core	5	1	1	4	2	
2-B: Infill Corridors	0	0	0	0	0	
2-C: Adjacent to Development	3	3	2	3	2	
2-D: Proximity to Daily Needs	3	0	3	3	3	
2-E: Proximity to Police and Fire Service	3	3	3	3	3	
2-F: Areas with Public Utility Capacity	3	3	3	3	3	
3. Affordable Housing	24	24	24	24	24	23
3-A: Affordable Housing Fund Contribution	24	24	0	0	0	
3-B: Development of Affordable Units	0	0	24	24	24	
4. Housing Diversity	10	15	9	3	7	8
4-A: Second Units	0	3	0	0	0	
4-B: Diversity of Housing Types	6	6	3	3	3	
4-C: Variation in Housing Size	4	6	6	0	4	
4-D: Small Units	0	0	0	0	0	
5. Parks and Open Space	25	30	30	25	27	27
5-A: Park Fund Contribution	3	3	3	3	3	
5-B: Park Land Excess Dedication	0	5	5	0	0	
5-C: Agriculture Conservation Easement	0	0	0	0	0	
5-D: Agriculture Preservation Fund Contribution	18	18	18	18	18	
5-E: On-Site Recreational Amenities	4	4	4	4	4	
5G-FPublic Gathering Places	0	0	0	0	2	
6. Environmental Protection	12	9	7	5	7	10
6-A: Energy Efficiency	4	4	0	0	0	
6-B: On-Site Renewable Energy	1	1	0	0	0	
6-C: Indoor Water Use	2	2	0	0	0	
6-D: Outdoor Water Use	5	2	3	5	3	
6-E: Sustainable Site and Building Design	0	0	4	0	4	
7. Transportation	15	15	15	15	15	15
7-A: Bicycle and Pedestrian Improvements	6	5	6	6	6	
7-B: Transit Improvements	3	0	3	3	3	
7-C: Off-Site Roadway Improvements	6	8	4	5	4	

	Open/Market					Average
	Kyono	San Sebastian	Lantana- Wisteria	Madison Gate 34 SFD &	Presidio Town Homes	
	32 SFD	244 SFD	135 SFD	SFA	74 SFA & SFD	
7-E: Transportation Demand Management	0	2	2	1	2	
8. Municipal Infrastructure	15	15	15	15	15	15
8-A: Water Infrastructure	4	3	4	4	4	
8-B: Wastewater Infrastructure	4	2	4	4	4	
8-C: Storm Water Infrastructure	3	6	6	6	6	
8-E: Infrastructure and Services Fund Contribution	4	4	1	1	1	
9. Project Quality	22	21	23	22	25	21
9-A: Connections to Adjacent Property	3	1	3	0	2	
9-B: Internal Connections	3	3	1	3	2	
9-C: Open Space	4	5	5	5	6	
9-D: Public Realm	4	4	4	4	4	
9-E: Perimeter Orientation	1	0	3	4	4	
9-F: Neighborhood Context (Attached Products)	4	4	4	4	4	
9-G: Public Art	2	2	2	2	2	
9-J: Project Excellence	1	2	1	0	1	
Total Score: Points Maximization	157	156	150	142	150	151
Fund Contribution Per Unit	\$ 45,655	\$ 104,970	\$ 29,000	\$ 29,000	\$ 29,000	\$ 46,603
Improvement Value Per Unit	\$ 8,000	\$ 8,000	\$ 6,000	\$ 8,000	\$ 10,000	\$ 8,600
Fund Contribution or Improvement Value Per Unit	\$ 18,000	\$ 24,000	\$ 26,000	\$ 23,000	\$ 26,000	\$ 22,667
Total Cost Per Unit	\$ 71,655	\$ 136,970	\$ 61,000	\$ 60,000	\$ 65,000	\$ 68,708
Point Distribution						
Default	15%	9%	8%	15%	10%	13%
Site	24%	22%	22%	20%	23%	20%
Direct	6%	8%	6%	4%	5%	6%
Community	19%	24%	41%	41%	43%	32%
Monetary	36%	34%	19%	20%	19%	29%
Total Score with project's prior commitments	98	104	105	98	99	98
Per Unit Cost with project's prior commitments	\$ 22,610	\$ 71,264	\$ 21,000	\$ 19,000	\$ 18,000	\$ 32,124