

Development and operating experience (30 pts)

What is the proposer's level of experience and history of success building and operating senior affordable housing in California?

Things to consider:

- Developer experience with recent comparable projects
- Development team experience working together on prior projects
- PSH experience and strategy (if PSH units proposed)
- Resident services approach
- Capacity to produce project at lower cost and faster speed
- Developer's ability to balance this project against others in pipeline

Approach to partnership and realization of vision (40 pts)

How appealing is the proposer's approach to a working partnership with the City and how well will the proposal realize the City's visions for each site?

Things to consider:

- Architect experience and images of past projects
- Overall design strength and integration into Old Town aesthetic
- Alignment with City vision
- Number of units and stories
- Parking strategy
- PSH inclusion strategy
- Community engagement strategy (including for PSH)
- Prior public agency partnership approaches

Financial capacity, winning funds, and moving quickly (30 pts)

What is the proposer's track record of winning competitive funds and economizing on local funds, and what is their plan for winning funds and limiting City funding on this project? Is the funding plan realistic?

Things to consider:

- Realistic total development costs
- Strength of Plan A and Plan B for financing
- Funding competitiveness
- Amount of City loan needed / land value assumptions
- Plan to control costs and City loan amount
- Project timeline

TOTAL

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