

2025 HOUSING NOFA SCORING MATRIX

Project Name	Council District	Applicant Name	Target Population	# of Affordable Units*	Total Project Cost	Per Unit Cost**	Amount Requested	Rater A	Rater B	Rater C	Average Score	AI Score	Average with AI	Gap Beyond Commitments \$'s	Construction Start	90% Occupancy
The View at Channel - 31 E Channel St	5	Visionary Home Builders	Low/Mod Families	132	\$ 95,684,068	\$ 724,879	\$ 5,000,000	75	79	75	76.33	77	76.50	\$ 76,794,694	Oct-27	Dec-29
The Don Shalvey Apartments - 710 N American St	5	Visionary Home Builders	Low/Mod Families	108	\$ 83,978,508	\$ 777,579	\$ 5,000,000	71	79	77	75.67	74	75.25	\$ 67,926,201	Oct-27	Dec-29
Fairview Terrace - 2222 S Airport Way	6	Mutual Housing CA	Seniors 55+	75	\$ 40,226,856	\$ 536,358	\$ 2,800,000	67	76	75	72.67	62	70.00	\$ -	Apr-26	Dec-27
Danny Drive - 6303 Danny Dr	2	Delta Community Developers Corp	Seniors 62+	65	\$ 39,744,335	\$ 611,451	\$ 4,179,838	64	75	77	72.00	61	69.25	\$ 31,649,133	Nov-27	5/31/2029
The Brix - 242 N Sutter St.	5	Community Revitalization Development	Low/Mod Families	39	\$ 12,240,948	\$ 313,870	\$ 2,603,154	58	73	70	67.00	57	64.50	\$ 1,865,483	1/2027***	2/2028***
Alicia's Place - 1625 French Camp	6	RHCB Development LP	Veterans - Homeless/At Risk	76	\$ 39,408,000	\$ 518,526	\$ 3,100,000	68	69	61	66.00	65	65.75	\$ 36,308,000	5/1/2027***	6/1/2028***
Rubino Properties - 1902 E Market St & 137 C St.	5	DCDC	Formerly Incarcerated/At Risk	12	\$ 3,533,298	\$ 294,442	\$ 3,533,298	49	70	64	61.00	47	57.50	\$ -	Nov-27	5/31/2028
Ruhl Building Community Rev. Proj - 521 E Main St.	5	Parents By Choice	TAY / At Risk	15	\$ 8,500,000	\$ 566,667	\$ 2,000,000	58	59	39	52.00	50	51.50	\$ 6,500,000	2027***	2028***
				522	\$ 323,316,013	\$ 619,379	\$ 28,216,290									

* Does not include any managers units

\$ 11,979,838 Total Recommended w/ 1 Visionary Project

** Per Unit cost excludes managers unit

*** Estimate extended approx. 6 months by staff due to funding completion gap and/or Environmental Req's