






Criteria	SOLA Impact
<p style="text-align: center;">Rendering</p>	
<p style="text-align: center;">Firm Information</p>	<p>Lead Developer: SOLA Impact Architect of Record: HED Local Architect: Cearnal Collective 501c3 Partner: TBD General Contractor: Snyder Langston Modular Manufacturer: Model/Z Property Manager: Asset Living (formerly FPI) Service Provider: SOLA Foundation</p>
<p style="text-align: center;">Allocation of Responsibilities</p>	<p>SOLA will be the developer and lead all efforts associated with entitlements, financing, and community engagement. Will also manage the construction and modular production through affiliated company Modular/Z.</p>
<p style="text-align: center;">Site Ownership / Proposed Ground Lease Terms</p>	<p>Ground lease with 501c3 for 66 years</p>
<p style="text-align: center;">Project Program</p>	<p># of Units: 104 units Building Height: 4 - 5 story options Parking: 58 spaces in concrete podium (0.56 / unit)</p>
<p style="text-align: center;">Proposed Unit Mix and Rental Rates</p>	<p>Studio: 12 units (12%); 315 square feet One-Bedroom: 72 units (69%); 419 square feet Two-Bedroom: 20 units (19%); 733 square feet</p> <p>50% AMI: 21 units (20%) 80% AMI: 62 units (60%) 120% AMI: 21 units (20%)</p> <p>Weighted average of 82% AMI</p>
<p style="text-align: center;">Estimated Project Costs and Schedule</p>	<p>Total Project Budget: ~ \$47M (\$450k/unit) Total timeline of 36 months with construction start July 2027 and projected completed Feb 2029</p>
<p style="text-align: center;">Financing Structure</p>	<p>Tax-Exempt bond financing through 501c3 owner including Senior (78% LTC) and B-Bond (17% LTC) plus contribution from 501c3 organization (5% LTC).</p>
<p style="text-align: center;">Management Experience and Services</p>	<p>SOLA is one of the larger operators of Section 8 housing in the Los Angeles area and manages 2,200 units, with another 2,000 units currently in construction or development.</p>




Criteria	Pacific West / AMG Land Development / Housing Authority of the County of Santa Barbara
Rendering	
Firm Information	<p>Lead Developer: The Pacific Company Co-Developer(s): AMG Land Development ("AMG"); The Housing Authority of Santa Barbara County ("HASBARCO") Architect: Arris Studio Architects General Contractor: Wallace & Smith General Contractors Property Manager: Housing Authority of the County of Santa Barbara Service Provider: Housing Authority of the County of Santa Barbara</p>
Allocation of Responsibilities	<p>Pacific West Companies and the HASBARCO are co-developers. AMG will lead entitlements and community engagement; as well as supplementary bond financing.</p>
Site Ownership / Proposed Ground Lease Terms	<p>Ground lease for 66 years at fair market valuation of land plus annual escalation.</p>
Project Program	<p># of Units: 99 units Building Height: 4-story Parking: 74 spaces in concrete podium (0.74 / unit)</p>
Proposed Unit Mix and Rental Rates	<p>Studio: 10 units (10%); 431 square feet One-Bedroom: 64 units (65%); 609 square feet Two-Bedroom: 25 units (25%); 833 square feet</p> <p>There are 2 affordability scenarios provided: - Scenario I: Affordability mix of 35%, 50%, 60%, 80%, 100%, and 120% AMI with majority at 35% and 80% AMI for wider ranges of incomes, with weighted average of 72% AMI - Scenario II: Affordability mix of 35%, 50%, 60%, and 80% AMI with majority at 35% and 80% AMI for deeper affordability, with weighted average AMI of 63%.</p>
Estimated Project Costs and Schedule	<p>Total Project Budget: ~\$60.4M (\$610k/unit)</p> <p>Total timeline of 46 months with construction start of Feb 2028, assuming 4% Tax Credits are awarded, and projected completion Feb 2030</p>
Financing Structure	<p>4% LIHTC allocated by CTCAC, and tax-exempt bonds allocated by CDLAC.</p>
Management Experience and Services	<p>HASBARCO been operating in Santa Barbara County for 85 years, with 1,700 units under management. All partners have affordable and/or market rate experience in CA.</p>




Criteria	National Community Renaissance of California / Housing Authority of the City of Santa Barbara
Rendering	
Firm Information	<p>Developer: National Community Renaissance of California Co-Developer: Housing Authority of the City of Santa Barbara ("HACSB") Architect: RRM Design Group General Contractor: National CORE Construction Property Manager: Housing Authority of the City of Santa Barbara Service Provider: Housing Authority of the City of Santa Barbara</p>
Allocation of Responsibilities	<p>National CORE to serve as lead development entity responsible for all aspects of the project including design, entitlements, financing, construction. Housing Authority of the City of Santa Barbara to lead lease up and property management.</p>
Site Ownership / Proposed Ground Lease Terms	<p>Ground lease, no terms proposed; will determine equitable arrangement during pre-development phase if selected</p>
Project Program	<p># of Units: 72 units Building Height: 4-story Parking: 61 spaces on-grade (0.84 / unit)</p>
Proposed Unit Mix and Rental Rates	<p>Studio: 24 units (33%); 328 square feet One-Bedroom: 12 units (16%); 520 square feet Two-Bedroom: 18 units (25%); 745 square feet Three-Bedroom: 18 units (25%); 1,015 square feet</p> <p>Affordability mix of 30%, 40%, 50%, 60%, 80%, and 120% AMI with weighted average of 63% AMI</p>
Estimated Project Costs and Schedule	<p>Total Project Budget: ~\$57.8M (\$803k/unit)</p> <p>Total timeline of 47 months with construction start of April 2028, assuming 9% Tax Credits are awarded, and projected completion April 2030.</p>
Financing Structure	<p>Financed using 9% LIHTC from CTCAC as the primary source</p>
Management Experience and Services	<p>National CORE has 9,000 units under management in CA. HACSB manages affordable and workforce housing in the City of Santa Barbara.</p>



Criteria	Linc Housing
<p style="text-align: center;">Rendering</p>	
<p style="text-align: center;">Firm Information</p>	<p>Lead Developer: Linc Housing Corporation Architect: KFA Architecture General Contractor: not selected Property Manager: Winn Residential Service Provider: Linc Housing Corporation</p>
<p style="text-align: center;">Allocation of Responsibilities</p>	<p>Linc to serve as lead development entity responsible for all aspects of the project including design, entitlements, financing, construction, lease up, long-term ownership and operations.</p>
<p style="text-align: center;">Site Ownership / Proposed Ground Lease Terms</p>	<p>Ground lease for 65 years, with an upfront payment to the County at closing, and profit participation starting year 16</p>
<p style="text-align: center;">Project Program</p>	<p># of Units: 116 units Building Height: 5-story Parking: 30 spaces in concrete podium</p>
<p style="text-align: center;">Proposed Unit Mix and Rental Rates</p>	<p>One-Bedroom: 58 units (50%); 535 square feet Two-Bedroom: 29 units (25%); 801 square feet Three-Bedroom: 29 units (25%); 1,050 square feet</p> <p>Affordability mix of 30%, 40%, 50%, 60%, 70% and 80% AMI with weighted average of 60% AMI.</p>
<p style="text-align: center;">Estimated Project Costs and Schedule</p>	<p>Total Project Budget: ~\$62.1M (\$535k/unit) Total timeline of 46 months with construction start Feb 2028, assuming 4% Tax Credits are awarded, and projected completion Feb 2030</p>
<p style="text-align: center;">Financing Structure</p>	<p>4% LIHTC with tax-exempt bonds</p>
<p style="text-align: center;">Management Experience and Services</p>	<p>Linc has 10,000 units developed and manages 6,400+ units of affordable housing in California.</p>



Criteria	Servitas
Rendering	
Firm Information	Lead Developer: Servitas Co-Developer: CAM Land Use (Craig Minus) Architect: DMHA Civil/Structural: Ashley & Vance Land Use/Community Engagement: SEPPS General Contractor: SCI Property Manager: Servitas Service Provider: Servitas
Allocation of Responsibilities	Servitas leads project and CAM is local co-developer based in SB area.
Site Ownership / Proposed Ground Lease Terms	Ground lease with 501c3 for 65 years
Project Program	# of Units: 90 units Building Height: 4-story Parking: 40 spaces on-grade (0.44 / unit)
Proposed Unit Mix and Rental Rates	Studio: 62 units (68%); 405 square feet One-Bedroom: 16 units (17%); 550 square feet Two-Bedroom: 12 units (20%); 706 square feet 50% AMI: 20 units (22%) 80% AMI: 21 units (23%) 120% AMI: 21 units (23%) 200% AMI: 28 units (31%)
Estimated Project Costs and Schedule	Total Project Budget: ~\$55.4M (\$615k/unit) Total timeline of 42 months with construction start Jan 2028 and projected completed Nov 2029.
Financing Structure	Tax-Exempt bonds financing through 501c3 Owner
Management Experience and Services	Servitas develops and manages workforce and student housing projects in CA and across the US. Student Housing managed in CA. Workforce housing in other states