
ATTACHMENT B
MAXIMUM TOTAL DEVELOPMENT COSTS
& MINIMUM SQUARE FOOTAGE REQUIREMENTS

It is the goal of the County of Orange to encourage development of affordable permanent supportive housing, which is well designed and located, and has a reasonable development cost, given local market conditions. Total project development costs must be reasonable for the type of development proposed. Projects shall not exceed high cost standards set by the TCAC. If a project exceeds the \$650,000 per unit cost threshold, a brief explanation of the factors driving increased costs shall be submitted as part of the NOFA application. Should there be any changes to TCAC guidance or cost standards, this figure may be amended to remain consistent with the updated regulations. Exceptions to this may be considered on a case-by-case basis. Project costs which are excluded from this calculation, such as land costs and reserves, shall be considered reasonable.

Land costs must also be reasonable for the community in which the project is located. The County may require independent documentation of the reasonableness of land costs where necessary.

The sizes of the units in the project must be equal to or greater than the size shown in the chart below:

Unit Size	Minimum Square Feet
0 Bedrooms	No less than 300*
1 Bedroom	450
2 Bedroom	700
3 Bedroom	1,000
4 Bedroom	1,200

* The minimum square footage for a zero bedroom is no less than 300 square feet; however, applicants may request an exception and provide justification for the reduced square footage, which will be considered on a case-by-case basis.