

# Memorandum



CITY OF DALLAS

DATE January 11, 2019

TO Members of the Economic Development & Housing Committee: Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT **Response to Questions on the Briefing for 2018 Notice of Funding Availability Process and Results**

On January 7, 2019, the Economic Development and Housing Committee (EDHC) was briefed on the 2018 Notice of Funding Availability (NOFA) process and results. The purpose of this memorandum is to provide additional details as requested by the members of the EDHC regarding the briefing. Housing and Neighborhood Revitalization Department (Housing) staff will provide additional information regarding the NOFA including interested parties, feedback received from the development community regarding the NOFA, impact of funding on single-family NOFA to be issued, and effect of developments recommended for funding on the City's Comprehensive Housing Policy (CHP) production goals prior to the February 4, 2019, EDHC meeting.

## Summary

On August 30, 2018, the Housing and Neighborhood Revitalization Department (Housing) issued a NOFA as required for available funding under the CHP adopted May 9, 2018 and as amended on November 28, 2018. The primary purpose of the NOFA was to provide gap financing in the form of a repayable loan to support new developments or substantial rehabilitation of existing developments located within the City limits, with such funding prioritized in the Reinvestment Strategy Areas, as outlined in the City's CHP and the Program Statement for the New Construction and Substantial Rehabilitation Program. All proposals for funding should assist in meeting the production goals set forth in the policy by proposing to serve households earning between 30%-120% of the Dallas Area Median Income with the targeted income bands varying according to the market and development type. Housing issued the NOFA with an estimated \$25,000,000 in funding available from federal and local sources such as Community Development Block Grant (CDBG), General Obligation Bonds, and Housing Trust Fund. Responses were due on October 11, 2018.

There were 19 proposals submitted. Proposals were evaluated in two stages: 1) threshold review and 2) technical scoring. During threshold review, reviewers evaluated whether the proposal included: all elements, eligible activities, eligible end users/beneficiaries, and whether the proposer is an individual or entity eligible for a City contract. Proposals that passed threshold review moved to technical scoring, where an Evaluation Committee made up of five City employees, scored the proposals based on

the evaluation criteria set forth in the NOFA. All proposals that scored at or above the minimum score of 100 out of 155 points are considered eligible for a funding award.

Staff and the Evaluation Committee has concluded its evaluation of the 2018 NOFA proposals for housing development. Out of the 19 proposals submitted, 10 passed threshold requirements. Based on the evaluation criteria, 3 of the 10 proposals earned a minimum score of 100 to receive a funding award.

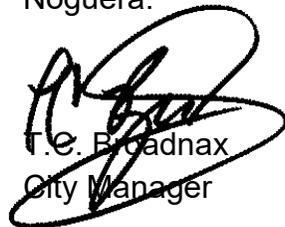
### Revisions to NOFA Results Summary

It was recommended by the EDHC to provide the following information:

1. Breakdown of all the scores for each evaluation criteria that comprise the total score for all proposals that met the threshold requirement;
2. Include the mix of affordable and market rate units;
3. List the amount of housing tax credits for proposals utilizing 4% or 9% housing tax credits issued through the Texas Department of Housing and Community Affairs (TDHCA).

Provided as Attachment 1 is a revised evaluation summary including items 2 and 3 above. Attachment 1 was also revised to correct typographical errors noted on the results posted in a Council memorandum on November 30, 2018, including the score for High Point at Wynnewood, LP which is not based on the appeal submitted by the proposer. Additionally, the revised scoring sheets provided to all eligible proposers on December 13, 2018, are attached for your reference.

At the February 4, 2019, EDHC meeting Housing staff will identify the City's funding source, provide details on all proposed sources and uses, and include the negotiated housing development loan terms for the three eligible proposers. Should you have any questions, please contact the Director of Housing and Neighborhood Revitalization David Noguera.



T. C. Broadnax  
City Manager

c: Chris Caso, City Attorney (I)  
Craig Kinton, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer  
M. Elizabeth Reich, Chief Financial Officer  
Directors and Assistant Directors

**Attachment 1: Revised 2018 Notice of Funding Availability (NOFA Proposal) Evaluation Summary**

	Developer	Development Name	Council District	Units Proposed	Income Bands Served	Total City Request	Total Development Cost (Includes City Request)	Proposal Total Score
1	Generation Housing Partners	Estates at Shiloh	9	40 townhomes 224 apartments (Seniors)	239 units - 30% - 60% AMI 24 units - Market Rate	\$4,000,000	\$38,435,465 *\$13,209,810 **\$12,546,810	117
2	Palladium USA	Palladium Redbird	8	224 apartments (Option 1) 300 apartments (Option 2)	<b>Option 1:</b> 171 units 30% - 60% AMI 73 units Market Rate <b>Option 2:</b> 210 units 30% -60% AMI 90 units - Market Rate	\$4,950,000 (Option 1) \$8,900,000 (Option 2)	\$45,508,161 (Option 1) *11,661,600 **\$11,077,415 \$61,148,008 (Option 2) *\$16,196,080 **\$15,384,734	111
3	RMGM Developers, LLC Matthews Holdings Southwest	2400 Bryan Street	14	212 multifamily units	105 units 30% – 60% AMI 107 units - Market Rate	\$5,000,000 of General Obligation Bond Funds \$3,000,000 of Housing Trust Funds; and \$1,300,000 Tax Increment Financing	\$63,928,715 *15,000,000 **\$14,623,538	107
5	Villa Santa Maria Inc.	Villa Santa Maria	2	45 apartments (Seniors)	6 units - 50% - 80 % AMI 39 units - Market Rate	\$1,500,000	\$4,496,424	84
4	Dallas City Homes	Topeka Apartments and Imagine Community Center	6	15 multifamily units	5 units 30% - 60% AMI (Seniors) 10 units - Market Rate (Family)	\$3,247,843	\$6,854,623	80
6	High Point at Wynnewood, LP	High Point at Wynnewood	1	220 multifamily units	21 units - 30% AMI & Below 62 units - 60% AMI & Below 21 units - 80% AMI & Below 116 units - 80% AMI & Above	\$4,687,244	\$41,000,000 *Amount not listed **\$7,880,299	72***
7	Grand 136	Grand Avenue Lofts	7	136 multifamily units	136 units - 120% AMI and Market Rate	\$6,000,000	\$28,543,989	58
8	Highridge Costa Housing, LLC./ Casa Linda Development Corporation	Cielo at Mountain Creek	3	100 multifamily units (Seniors)	100 units at 60% AMI	\$3,560,450	\$19,262,439 *7,022,307 **\$6,669,857	55
9	Renaissance Neighborhood Development Corp.	Buckner Senior Housing	7	240 multifamily units	193 units - 30% - 60% AMI 47 units - Market Rate	\$2,497,148	\$33,194,944 *10,551,404 **\$9,496,263	49
10	OM Housing	Villa at MountainView Apartments	3	250 multifamily units	250 units at 60% AMI	\$1,300,000	\$47,532,395 *\$18,047,800 **\$16,692,546	32
<b>Did Not Pass Threshold</b>								
11	Camden Homes & Cooperzadeh Development	Kensington Valley	8	112 homes, 3-4 bdms, 1600-2000 sq. ft	33 units - 60% to 120% AMI	\$990,000	\$21,157,700	did not meet threshold requirements
12	Polk Street Partners	Polk Street Partners	8	69 single family homes	69 units - 60% - 120% AMI	\$2,700,000	\$15,227,551	did not meet threshold requirements
13	Camden Homes & Cooperzadeh Development	Teagarden Estates	8	221 single family homes	33 units - 60% - 120% AMI	\$990,000	\$39,410,965	did not meet threshold requirements

	Developer	Development Name	Council District	Units Proposed	Income Bands Served	Total City Request	Total Development Cost (Includes City Request)	Proposal Total Score
14	Greenleaf Venture, LLC	Courtyards on Singleton	6	30 townhomes	30 units - 80% - 120% AMI	\$450,000	\$6,570,000	did not meet threshold requirements
15	Dallas Neighborhood Alliance for Habitat (DNAFH)	Joppa Field	7	50 single family homes	50 units - 60% - 120% AMI	\$2,650,000	\$7,816,549	did not meet threshold requirements
16	Dallas Neighborhood Alliance for Habitat	Los Arboles	6	29 single family homes	29 units 60% - 120% AMI	\$1,750,000	\$4,200,045	did not meet threshold requirement
17	Builders of Hope Community Development Corporation	Chariot Village	7	20 single family homes	20 units at 80% AMI	\$500,000	\$525,000	did not meet threshold requirements
18	OM Housing	Lawnview Pointe Apartments	7	250 multifamily units	250 units at 60% AMI	\$1,200,000	\$47,532,395 *\$18,047,800 **\$16,692,546	did not meet threshold requirements
19	OM Housing	Lawnview Place Apartments	7	250 multifamily units	250 units at 60% AMI	\$1,200,000	\$47,532,395 *\$18,047,800 **\$16,692,547	did not meet threshold requirements

\* The amount of housing tax credit requested over a 10 year period. For example, if the amount listed is \$13,209,810; then the HTC request is \$1,320,981

\*\*The approximate amount of housing tax credit (HTC) equity provided through a tax credit syndicator or investor

\*\*\*Score revised to correct a typo posted in a Council memo on November 30, 2018

Notice of Funding Availability (NOFA) Evaluation Matrix

<b>PROPOSER'S NAME</b>	TX Casa View 2018, Ltd.		
<b>GENERAL PARTNER</b>	TX Casa View 2018 GP, LLC (Dallas Housing Finance Corporation (49%) Housing Channel, Inc. (51%))		
<b>DEVELOPER</b>	Generation Housing Partners, LLC, Housing Channel, Inc. & Hill Tide Partners, LLC		
<b>PROPERTY MANAGER</b>	Alpha Barnes Property Management		
<b>DEVELOPMENT NAME</b>	Estates at Shiloh		
<b>ADDRESS</b>	2649 Centerville Road, Dallas Texas 75228		
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	7	
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	5	
<b>Nonprofit Organization Participation (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	5	Housing Channel meets the definition of qualified nonprofit.
<b>Leveraging (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
What is the level of City participation compared to other debt and equity for the development?	10	10	
<b>Redevelopment Areas (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	0	
<b>Stabilization Target Areas- (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	20	
<b>Emerging Market Area - (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10	0	
<b>Consistency with Comprehensive Housing Policy (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	8	Units at 30%, 60% and 120% and market study to support could be a better mix
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5 points)	5	4	Adequate; especially since accommodating existing units. Aging in place is a good prospect
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	5	Letter from Greater Casa View Alliance.
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
The MWBE office will score this section.	15	12	

Notice of Funding Availability (NOFA) Evaluation Matrix

Project Site Characteristics (5 points)	Points	Proposer Score	Comments	
Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?	5	0	Zoning is not in place; will need to amend PD.	
<b>Site Amenities - up to 40 points</b>				
Amenity	1/4 Mile or Less 5 Points	>1/4 Mile and < 1/2 Mile 3 Points	1/2 Mile and up to 1 Mile 1 Point	Comments
High Intensity Transit				
Public Park	5			
Full Scale Grocery Store	5			
Community or Senior Center			1	
Aging & Disability Resource Center	5			
Amenity	1/2 Mile or less 5 Points	>1/2 Mile and < 1 Mile 2 Points	1 Mile and up to 2 Miles 1 Point	Comments
Qualifying Medical Clinic or Hospital				
Amenity	20 Minutes or less 5 Points	>20 Minutes and < 40 minutes 2 Points	More than 40 Minutes 0 points	Comments
Transit time to Major Employment Center	5			
Homeowner/Tenant Services (5 points)	Points	Proposer Points	Comments	
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	5	0		
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes				
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.				
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.				
Project Feasibility - Rental Projects (15 points)	Points	Proposer Points	Comments	
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements	5	5		
Reserves in the proforma are consistent with TDHCA HTC requirements.	5	5		
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.	5	5		
Project Feasibility - Homeownership Projects (15 points)	Points	Proposer Points	Comments	
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?	15	0		
Project Readiness (10 points)	Points	Proposer Points	Comments	
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.	10	5	Zoning is not in place and will impact timing to close.	
<b>PROPOSAL TOTAL SCORE</b>		<b>117</b>		

Notice of Funding Availability (NOFA) Evaluation Matrix

<b>PROPOSER'S NAME</b>	Palladium Redbird, Ltd.		
<b>GENERAL PARTNER</b>	Palladium Redbird GP, LLC (City of Dallas Housing Finance Corporation its sole member)		
<b>DEVELOPER</b>	Palladium USA		
<b>PROPERTY MANAGER</b>	Omnium Management		
<b>DEVELOPMENT NAME</b>	Palladium Redbird		
<b>ADDRESS</b>	Redbird Mall Site		
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	10	
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	5	
<b>Nonprofit Organization Participation (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	2	DHFC is listed as the qualified nonprofit
<b>Leveraging (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
What is the level of City participation compared to other debt and equity for the development?	10	10	Strong leverage of City resources for both options.
<b>Redevelopment Areas (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	20	
<b>Stabilization Target Areas- (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	0	
<b>Emerging Market Area - (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10	0	
<b>Consistency with Comprehensive Housing Policy (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	8	Serves 30%, 60% and market rate4 and rents align with market study.
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5 points)	5	3	Project design needs additional review with regard to quality of light access in some units.
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	0	
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
The MWBE office will score this section.	15	4	

Notice of Funding Availability (NOFA) Evaluation Matrix

Project Site Characteristics (5 points)	Points	Proposer Score	Comments	
Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?	5	5	Zoning in place	
<b>Site Amenities - up to 40 points</b>				
Amenity	1/4 Mile or Less 5 Points	>1/4 Mile and < 1/2 Mile 3 Points	1/2 Mile and up to 1 Mile 1 Point	Comments
High Intensity Transit	5			
Public Park		3		
Full Scale Grocery Store			1	
Community or Senior Center		3		
Aging & Disability Resource Center				
Amenity	1/2 Mile or less 5 Points	>1/2 Mile and < 1 Mile 2 Points	1 Mile and up to 2 Miles 1 Point	Comments
Qualifying Medical Clinic or Hospital				
Amenity	20 Minutes or less 5 Points	>20 Minutes and < 40 minutes 2 Points	More than 40 Minutes 0 points	Comments
Transit time to Major Employment Center	5			
Homeowner/Tenant Services (5 points)	Points	Proposer Points	Comments	
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	5	2		
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes				
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.				
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.				
Project Feasibility - Rental Projects (15 points)	Points	Proposer Points	Comments	
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements	5	5		
Reserves in the proforma are consistent with TDHCA HTC requirements.	5	5		
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.	5	5		
Project Feasibility - Homeownership Projects (15 points)	Points	Proposer Points	Comments	
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?	15	0		
Project Readiness (10 points)	Points	Proposer Points	Comments	
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.	10	10		
<b>PROPOSAL TOTAL SCORE</b>		<b>111</b>		

Notice of Funding Availability (NOFA) Evaluation Matrix

<b>PROPOSER'S NAME</b>	2400 Bryan Street, LLC		
<b>GENERAL PARTNER</b>	2400 Bryan Street GP, LLC (Texas Legends Care (10%), RMGM Matthews (39%), Betco Consulting (51%))		
<b>DEVELOPER</b>	Matthew Southwest		
<b>PROPERTY MANAGER</b>	UAH Property Management		
<b>DEVELOPMENT NAME</b>	2400 Bryan Street		
<b>ADDRESS</b>	2400 Bryan Street		
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	10	
0			
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	5	
0			
<b>Nonprofit Organization Participation (5 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	0	
0			
<b>Leveraging (10 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
What is the level of City participation compared to other debt and equity for the development?	10	10	
0			
<b>Redevelopment Areas (20 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	0	
0			
<b>Stabilization Target Areas- (20 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	20	
0			
<b>Emerging Market Area - (10 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10	0	
0			
<b>Consistency with Comprehensive Housing Policy (20 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	10	
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5 points)	5	4	
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	0	
0			

Notice of Funding Availability (NOFA) Evaluation Matrix

Consistency with City's Business Inclusion and Development Plan (15 points)		Points		Comments
The MWBE office will score this section.		15	3	
Project Site Characteristics (5 points)		Points	Proposer Score	Comments
Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?		5	5	
Site Amenities - up to 40 points				
Amenity	1/4 Mile or Less 5 Points	>1/4 Mile and < 1/2 Mile 3 Points	1/2 Mile and up to 1 Mile 1 Point	Comments
High Intensity Transit	5			
Public Park	5			
Full Scale Grocery Store				
Community or Senior Center				
Aging & Disability Resource Center				
Amenity	1/2 Mile or less 5 Points	>1/2 Mile and < 1 Mile 2 Points	1 Mile and up to 2 Miles 1 Point	Comments
Qualifying Medical Clinic or Hospital				
Amenity	20 Minutes or less 5 Points	>20 Minutes and < 40 minutes 2 Points	More than 40 Minutes 0 points	Comments
Transit time to Major Employment Center	5			
Homeowner/Tenant Services (5 points)		Points	Proposer Points	Comments
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.		5	0	
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes				
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.				
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.				
Project Feasibility - Rental Projects (15 points)		Points	Proposer Points	Comments
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements		5	5	
Reserves in the proforma are consistent with TDHCA HTC requirements.		5	5	
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.		5	5	
Project Feasibility - Homeownership Projects (15 points)		Points	Proposer Points	Comments
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?		15	0	
Project Readiness (10 points)		Points	Proposer Points	Comments
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.		10	10	
<b>PROPOSAL TOTAL SCORE</b>			<b>107</b>	

<b>PROPOSER'S NAME</b>	Villa Santa Maria, Inc.		
<b>GENERAL PARTNER</b>			
<b>DEVELOPER</b>	St. Margaret		
<b>PROPERTY MANAGER</b>	Pace Realty		
<b>DEVELOPMENT NAME</b>	Villa Santa Maria		
<b>ADDRESS</b>	1830 Bennett Avenue		
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	5	
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	3	
<b>Nonprofit Organization Participation (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	5	
<b>Leveraging (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
What is the level of City participation compared to other debt and equity for the development?	10	7	
<b>Redevelopment Areas (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	0	
<b>Stabilization Target Areas- (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	0	
<b>Emerging Market Area - (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10	0	
<b>Consistency with Comprehensive Housing Policy (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	8	
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5	5	4	
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	0	
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
The MWBE office will score this section.	15	6	
<b>Project Site Characteristics (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?	5	5	

Site Amenities - up to 40 points				
Amenity	1/4 Mile or Less 5 Points	>1/4 Mile and < 1/2 Mile 3 Points	1/2 Mile and up to 1 Mile 1 Point	Comments
High Intensity Transit	5			
Public Park	5			
Full Scale Grocery Store	5			
Community or Senior Center				
Aging & Disability Resource Center				
Amenity	1/2 Mile or less 5 Points	>1/2 Mile and < 1 Mile 2 Points	1 Mile and up to 2 Miles 1 Point	Comments
Qualifying Medical Clinic or Hospital				
Amenity	20 Minutes or less 5 Points	>20 Minutes and < 40 minutes 2 Points	More than 40 Minutes 0 points	Comments
Transit time to Major Employment Center	5			
Homeowner/Tenant Services (5 points)	Points	Proposer Points	Comments	
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	5	0		
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes				
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.				
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.				
Project Feasibility - Rental Projects (15 points)	Points	Proposer Points	Comments	
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements	5	3		
Reserves in the proforma are consistent with TDHCA HTC requirements.	5	3		
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.	5	5		
Project Feasibility - Homeownership Projects (15 points)	Points	Proposer Points	Comments	
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?	15	0		
Project Readiness (10 points)	Points	Proposer Points	Comments	
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.	10	10		
<b>PROPOSAL TOTAL SCORE</b>		<b>84</b>		

<b>PROPOSER'S NAME</b>	Dallas City Homes		
<b>GENERAL PARTNER</b>	Dallas City Homes		
<b>DEVELOPER</b>	Dallas City Homes or wholly owned subsidiary		
<b>PROPERTY MANAGER</b>	Dallas City Homes		
<b>DEVELOPMENT NAME</b>	Topeka Apartments		
<b>ADDRESS</b>	3115 Topeka Avenue		
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	5	
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	2	
<b>Nonprofit Organization Participation (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	5	
<b>Leveraging (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
What is the level of City participation compared to other debt and equity for the development?	10	0	Over 50% of the proposed funding is City funds. \$2.8M for 5 affordable units
<b>Redevelopment Areas (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	0	
<b>Stabilization Target Areas- (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	20	West Dallas RSA
<b>Emerging Market Area - (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10		
<b>Consistency with Comprehensive Housing Policy (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	6	
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5 points)	5	5	
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	0	
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
The MWBE office will score this section.	15	9	
<b>Project Site Characteristics (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	

Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?	5	5	
<b>Site Amenities - up to 40 points</b>			
<b>Amenity</b>	<b>1/4 Mile or Less 5 Points</b>	<b>&gt;1/4 Mile and &lt; 1/2 Mile 3 Points</b>	<b>1/2 Mile and up to 1 Mile 1 Point</b>
High Intensity Transit	5		
Public Park		3	
Full Scale Grocery Store			1
Community or Senior Center			
Aging & Disability Resource Center			
<b>Amenity</b>	<b>1/2 Mile or less 5 Points</b>	<b>&gt;1/2 Mile and &lt; 1 Mile 2 Points</b>	<b>1 Mile and up to 2 Miles 1 Point</b>
Qualifying Medical Clinic or Hospital			
<b>Amenity</b>	<b>20 Minutes or less 5 Points</b>	<b>&gt;20 Minutes and &lt; 40 minutes 2 Points</b>	<b>More than 40 Minutes 0 points</b>
Transit time to Major Employment Center	5		
<b>Homeowner/Tenant Services (5 points)</b>	<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	5	0	Services offered at planned community center do not necessarily cater to seniors.
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes			
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.			
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.			
<b>Project Feasibility - Rental Projects (15 points)</b>	<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements	5	0	
Reserves in the proforma are consistent with TDHCA HTC requirements.	5	0	
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.	5	4	Not a complete market study only analysis
<b>Project Feasibility - Homeownership Projects (15 points)</b>	<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?	15	0	
<b>Project Readiness (10 points)</b>	<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.	10	5	
<b>PROPOSAL TOTAL SCORE</b>		<b>80</b>	

<b>PROPOSER'S NAME</b>	Highpoint at Wynnewood, LP Partnership with Bank of America, CitySquare Housing, MVAH Partners, Auxano Development and Dallas Housing Finance Corporation		
<b>GENERAL PARTNER</b>	City Square Housing		
<b>DEVELOPER</b>	Auxano Development and MVAH Partners		
<b>PROPERTY MANAGER</b>	MVAH Partners		
<b>DEVELOPMENT NAME</b>	Highpoint at Wynnewood		
<b>ADDRESS</b>	~ 1805 South Zang Blvd.		
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	7	20 Years collaborative experience.
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	5	Team demonstrated successful completion of previous projects.
<b>Nonprofit Organization Participation (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	0	Unable to determine if a qualified nonprofit will meet the definition.
<b>Leveraging (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
What is the level of City participation compared to other debt and equity for the development?	10	0	Really not clear what the City ask is varies from \$7.6-\$3.8; several inconsistencies in proposal.
<b>Redevelopment Areas (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	20	Wynnewood
<b>Stabilization Target Areas- (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	0	
<b>Emerging Market Area - (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10	0	
<b>Consistency with Comprehensive Housing Policy (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	8	Can this support more market? 60/40?
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5 points)	5	4	Site layout is adequate comparatively at this stage but still need peer review.
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	0	
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
The MWBE office will score this section.	15	2	
<b>Project Site Characteristics (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	

Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?	5	0	Will need zoning amendment to meet the proposed height and setbacks.	
<b>Site Amenities - up to 40 points</b>				
<b>Amenity</b>	<b>1/4 Mile or Less 5 Points</b>	<b>&gt;1/4 Mile and &lt; 1/2 Mile 3 Points</b>	<b>1/2 Mile and up to 1 Mile 1 Point</b>	<b>Comments</b>
High Intensity Transit	5			
Public Park				
Full Scale Grocery Store	5			
Community or Senior Center				
Aging & Disability Resource Center				
<b>Amenity</b>	<b>1/2 Mile or less 5 Points</b>	<b>&gt;1/2 Mile and &lt; 1 Mile 2 Points</b>	<b>1 Mile and up to 2 Miles 1 Point</b>	<b>Comments</b>
Qualifying Medical Clinic or Hospital				
<b>Amenity</b>	<b>20 Minutes or less 5 Points</b>	<b>&gt;20 Minutes and &lt; 40 minutes 2 Points</b>	<b>More than 40 Minutes 0 points</b>	<b>Comments</b>
Transit time to Major Employment Center	5			
<b>Homeowner/Tenant Services (5 points)</b>				
	<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>	
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	5	1	Resident Service Coordinator.	
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes				
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.				
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.				
<b>Project Feasibility - Rental Projects (15 points)</b>				
	<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>	
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements	5	0	information was not sufficiently provided	
Reserves in the proforma are consistent with TDHCA HTC requirements.	5	5		
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.	5	5		
<b>Project Feasibility - Homeownership Projects (15 points)</b>				
	<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>	
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?	15	0		
<b>Project Readiness (10 points)</b>				
	<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>	
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.	10	0		
<b>PROPOSAL TOTAL SCORE</b>		<b>72</b>		

<b>PROPOSER'S NAME</b>	Grand 136 LLC		
<b>GENERAL PARTNER</b>	Urban Mixed Use LLC (80%) and Urban Development Services LLC (20%)		
<b>DEVELOPER</b>	Devin Hall and Gary Hasty		
<b>PROPERTY MANAGER</b>	Sunridge Management Group		
<b>DEVELOPMENT NAME</b>	Grand Avenue Lofts		
<b>ADDRESS</b>			
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	5	
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	0	Not enough details to sufficiently score.
<b>Nonprofit Organization Participation (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	0	
<b>Leveraging (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
What is the level of City participation compared to other debt and equity for the development?	10	5	Lacks sufficient details on other sources of debt/equity.
<b>Redevelopment Areas (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	0	
<b>Stabilization Target Areas- (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	0	
<b>Emerging Market Area - (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10	0	
<b>Consistency with Comprehensive Housing Policy (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	10	Income bands proposed appropriate for area. Especially, since RECAP.
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5 points)	5	5	
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	0	
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
The MWBE office will score this section.	15	3	
<b>Project Site Characteristics (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?	5	5	

Site Amenities - up to 40 points				
Amenity	1/4 Mile or Less 5 Points	>1/4 Mile and < 1/2 Mile 3 Points	1/2 Mile and up to 1 Mile 1 Point	Comments
High Intensity Transit	5			
Public Park		3		
Full Scale Grocery Store			1	
Community or Senior Center			1	
Aging & Disability Resource Center				
Amenity	1/2 Mile or less 5 Points	>1/2 Mile and < 1 Mile 2 Points	1 Mile and up to 2 Miles 1 Point	Comments
Qualifying Medical Clinic or Hospital				
Amenity	20 Minutes or less 5 Points	>20 Minutes and < 40 minutes 2 Points	More than 40 Minutes 0 points	Comments
Transit time to Major Employment Center	5			
Homeowner/Tenant Services (5 points)	Points	Proposer Points	Comments	
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	5	0		
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes				
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.				
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.				
Project Feasibility - Rental Projects (15 points)	Points	Proposer Points	Comments	
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements	5	0		
Reserves in the proforma are consistent with TDHCA HTC requirements.	5	0		
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.	5	3		
Project Feasibility - Homeownership Projects (15 points)	Points	Proposer Points	Comments	
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?	15	0		
Project Readiness (10 points)	Points	Proposer Points	Comments	
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.	10	7		
<b>PROPOSAL TOTAL SCORE</b>		<b>58</b>		

<b>PROPOSER'S NAME</b>	CLO Mountain Housing, LP		
<b>GENERAL PARTNER</b>	CLO Mountain Housing GP, LLC (Dallas Housing Finance Corporation (75%) and CHDO (25%))		
<b>DEVELOPER</b>	Highridge Costa Housing, LLC (50%), CLO Mountain Housing GP, LLC (25%), and Casa Linda Development Corporation (25%)		
<b>PROPERTY MANAGER</b>	UAH Property Management		
<b>DEVELOPMENT NAME</b>	Cielo at Mountain Creek		
<b>ADDRESS</b>	Southwest quadrant of Mountain Creek Parkway		
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	10	Development team meets the requirements
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	5	
<b>Nonprofit Organization Participation (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	0	Propose partnership with DHFC and TBD CHDO. 25% ownership for the CHDO.
<b>Leveraging (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
What is the level of City participation compared to other debt and equity for the development?	10	5	
<b>Redevelopment Areas (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	0	
<b>Stabilization Target Areas- (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	0	
<b>Emerging Market Area - (10 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10	0	
<b>Consistency with Comprehensive Housing Policy (20 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	3	No mix of income bands served all 60% AMI
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5)	5	1	Design is to not responsive to then unique topography the abundant tree coverage and sensitivity the escarpment
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	0	Not a register neighborhood organization
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	
The MWBE office will score this section.	15	5	
<b>Project Site Characteristics (5 points)</b>			
<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>	

Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?	5	0	In PD 521;significantly exceed max allowable height. Will require zoning amendment and conceptual and site plan approval. Must comply with escarpment and tree mitigation ordinances.	
<b>Site Amenities - up to 40 points</b>				
<b>Amenity</b>	<b>1/4 Mile or Less 5 Points</b>	<b>&gt;1/4 Mile and &lt; 1/2 Mile 3 Points</b>	<b>1/2 Mile and up to 1 Mile 1 Point</b>	<b>Comments</b>
High Intensity Transit				Within 1/4 mile or less of the park; however not developed.
Public Park	0			
Full Scale Grocery Store				
Community or Senior Center			1	
Aging & Disability Resource Center				
<b>Amenity</b>	<b>1/2 Mile or less 5 Points</b>	<b>&gt;1/2 Mile and &lt; 1 Mile 2 Points</b>	<b>1 Mile and up to 2 Miles 1 Point</b>	<b>Comments</b>
Qualifying Medical Clinic or Hospital				
<b>Amenity</b>	<b>20 Minutes or less 5 Points</b>	<b>&gt;20 Minutes and &lt; 40 minutes 2 Points</b>	<b>More than 40 Minutes 0 points</b>	<b>Comments</b>
Transit time to Major Employment Center	5			
<b>Homeowner/Tenant Services (5 points)</b>				
<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>		
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	5	0		
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes				
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.				
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.				
<b>Project Feasibility - Rental Projects (15 points)</b>				
<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>		
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements	5	5		
Reserves in the proforma are consistent with TDHCA HTC requirements.	5	5		
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.	5	5		
<b>Project Feasibility - Homeownership Projects (15 points)</b>				
<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>		
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?	15	0		
<b>Project Readiness (10 points)</b>				
<b>Points</b>	<b>Proposer Points</b>	<b>Comments</b>		
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.	10	5	Questions regarding timeline due to escarpment review and other City approvals necessary to get the site permit ready.	
<b>PROPOSAL TOTAL SCORE</b>		<b>55</b>		

<b>PROPOSER'S NAME</b>	Partnership with Renaissance Neighborhood Development Corporation, Volunteers of America, Inc. & Buckner Retirement Services		
<b>GENERAL PARTNER</b>	Renaissance Neighborhood Development Corporation (80%) & Volunteers of America Texas, Inc. (20%)		
<b>DEVELOPER</b>	Renaissance Neighborhood Development Corporation		
<b>PROPERTY MANAGER</b>	Volunteers of America Texas, Inc.		
<b>DEVELOPMENT NAME</b>	Buckner Senior Housing		
<b>ADDRESS</b>	Samuell Blvd. and Buckner Blvd.		
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	2	Fairly new entity with 10+ years experience
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	1	List of properties provided but did not provide enough detail on actual property assessment or references to substantiate experience. No experience with Texas HTCs.
<b>Nonprofit Organization Participation (5 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	5	RNDC qualifies as nonprofit under the definition
<b>Leveraging (10 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
What is the level of City participation compared to other debt and equity for the development?	10	8	Leverage city resources; however, not creative with other sources
<b>Redevelopment Areas (20 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	0	
<b>Stabilization Target Areas- (20 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	0	
<b>Emerging Market Area - (10 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10	0	
<b>Consistency with Comprehensive Housing Policy (20 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	2	Income bands met City's goals. However, market study is for 2015.
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5)	5	1	Site plan is not responsive to the major thoroughfares and the amenities are separated from the users.
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	0	No letter provided.
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
The MWBE office will score this section.	15	5	
<b>Project Site Characteristics (5 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?	5	0	PD 549 which will requires zoning amendment and conceptual site plan

Site Amenities - up to 40 points				
Amenity	1/4 Mile or Less 5 Points	>1/4 Mile and < 1/2 Mile 3 Points	1/2 Mile and up to 1 Mile 1 Point	Comments
High Intensity Transit	5			
Public Park				
Full Scale Grocery Store	5			
Community or Senior Center				
Aging & Disability Resource Center				
Amenity	1/2 Mile or less 5 Points	>1/2 Mile and < 1 Mile 2 Points	1 Mile and up to 2 Miles 1 Point	Comments
Qualifying Medical Clinic or Hospital				
Amenity	20 Minutes or less 5 Points	>20 Minutes and < 40 minutes 2 Points	More than 40 Minutes 0 points	Comments
Transit time to Major Employment Center	5			
Homeowner/Tenant Services (5 points)	Points	Proposer Points	Comments	
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	5	0	Did not provide enough detail to support programs mentioned.	
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes				
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.				
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.				
Project Feasibility - Rental Projects (15 points)	Points	Proposer Points	Comments	
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements	5	5		
Reserves in the proforma are consistent with TDHCA HTC requirements.	5	5		
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.	5	0		
Project Feasibility - Homeownership Projects (15 points)	Points	Proposer Points	Comments	
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?	15	0		
Project Readiness (10 points)	Points	Proposer Points	Comments	
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.	10	0		
<b>PROPOSAL TOTAL SCORE</b>		<b>49</b>		

<b>PROPOSER'S NAME</b>	OM Housing, LLC		
<b>GENERAL PARTNER</b>	TBD		
<b>DEVELOPER</b>	OM Housing, LLC		
<b>PROPERTY MANAGER</b>	Alpha Barnes		
<b>DEVELOPMENT NAME</b>	Villa at Mountainview		
<b>ADDRESS</b>			
<b>Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the project team have a minimum of 10 years collaborative, successful, relative experience developing qualified projects?	10	5	
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>			
<b>Timely Completion of Projects, Property Performance, and Compliance (5 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the Project Team have developments that were completed in a timely manner; maintained in accordance with city, state and federal regulations; offer Services, if applicable; and there are no outstanding deficiencies related to inspections? Is the Project Team's history of financial stability and regulatory compliance are satisfactory and limit risk to the City? Did the Proposer demonstrate quality of materials utilized and workmanship with regard to final product? Did the Proposer provide 3 professional references attesting to the success of the Project Team's developments?	5	3	
<b>Nonprofit Organization Participation (5 points)</b>			
<b>Nonprofit Organization Participation (5 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does a qualified nonprofit organization have a controlling interest in the development of at least have 50% ownership interest in the GP and the developer or co-developer?	5	0	
<b>Leveraging (10 points)</b>			
<b>Leveraging (10 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
What is the level of City participation compared to other debt and equity for the development?	10	10	
<b>Redevelopment Areas (20 points)</b>			
<b>Redevelopment Areas (20 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Is the proposed development located in on of the following areas: Midtown, High Speed Rail, Wynnewood, Red Bird Areas	20	0	
<b>Stabilization Target Areas- (20 points)</b>			
<b>Stabilization Target Areas- (20 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Is the proposed development located in one of the following areas: LBJ Skillman, Vickery Meadow, Casa View, Forest Heights/Cornerstone Heights, East Downtown, The Bottom, West Dallas, or Red Bird North.	20	0	
<b>Emerging Market Area - (10 points)</b>			
<b>Emerging Market Area - (10 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Is the proposed development located in on of the following areas: Southern Gateway, Pleasant Grove, University Hills	10		
<b>Consistency with Comprehensive Housing Policy (20 points)</b>			
<b>Consistency with Comprehensive Housing Policy (20 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
<b>Income Bands Served</b> - Does the development serves 1) income bands presently served in the area, if such income bands are at risk of displacement or 2) new income bands that are underserved in the area. Regardless of the income bands proposed to be served, the market data/findings in the Market Feasibility Report must support the proposed population. (10 points)	10	0	No income mix; and surrounded by other low income tax credit properties
<b>Design Principles</b> - Does the development design elements complement community aesthetics? Additionally, does the design of the dwelling unit(s), including unit sizes, bedroom mix and accessibility features should reflect the needs of the project's target population, such as families, seniors or disabled individuals? (5 points)	5	0	Not enough information to score specific to this site.
<b>Neighborhood/Community Group Support</b> - Does the Proposal include a letter documenting support from area residents. If so, is the letter of support must be signed by an officer of at least one of the registered organizations? (5 points)	5	0	
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>			
<b>Consistency with City's Business Inclusion and Development Plan (15 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
The MWBE office will score this section.	15	4	
<b>Project Site Characteristics (5 points)</b>			
<b>Project Site Characteristics (5 points)</b>	<b>Points</b>	<b>Proposer Score</b>	<b>Comments</b>
Does the proposal demonstrate or contain documentation that the current zoning for the land to be used for the project allows for the proposed land use, density, and development type?	5	0	Zoning not in place. Tree mitigation and escarpment ordinance issue.
<b>Site Amenities - up to 40 points</b>			

Amenity	1/4 Mile or Less 5 Points	>1/4 Mile and < 1/2 Mile 3 Points	1/2 Mile and up to 1 Mile 1 Point	Comments
High Intensity Transit				
Public Park				
Full Scale Grocery Store	5			
Community or Senior Center				
Aging & Disability Resource Center				
Amenity	1/2 Mile or less 5 Points	>1/2 Mile and < 1 Mile 2 Points	1 Mile and up to 2 Miles 1 Point	Comments
Qualifying Medical Clinic or Hospital				
Amenity	20 Minutes or less 5 Points	>20 Minutes and < 40 minutes 2 Points	More than 40 Minutes 0 points	Comments
Transit time to Major Employment Center	5			
Homeowner/Tenant Services (5 points)	Points	Proposer Points	Comments	
The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.	5	0		
Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes				
Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.				
For homeownership developments, counseling courses offered such as first-time homebuyer, after purchase such as maintenance requirements, financial literacy during the affordability period.				
Project Feasibility - Rental Projects (15 points)	Points	Proposer Points	Comments	
Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units and appropriate vacancy and collection loss assumptions in the project proforma are consistent with TDHCA HTC requirements	5	0		
Reserves in the proforma are consistent with TDHCA HTC requirements.	5	0		
Completed Market Feasibility Report with conclusions supporting the applicable project proforma assumptions.	5	0		
Project Feasibility - Homeownership Projects (15 points)	Points	Proposer Points	Comments	
Does the completed independent third-party Market Analysis contains conclusions supporting the applicable project cash flow assumptions, including but not limited to absorption rates, unit type, value, construction schedule, sales price projections?	15	0		
Project Readiness (10 points)	Points	Proposer Points	Comments	
Has Proposer secured site control per TDHCA HTC definition of site control? Environmental Report (s) has/have been completed or underway? Based on development schedule, development can expeditiously assist the City with meeting its annual production goals.	10	0	Did not submit 3rd party market study; environmental report; noncompliant with existing zoning.	
<b>PROPOSAL TOTAL SCORE</b>		<b>32</b>		