

FINAL SCORE MATRIX

RFP for Rental Housing Production, Rehabilitation, Preservation & Acquisition (25-089; 6100019025) Score Summary *FINAL EVALUATION May 21, 2025	Maximum Points	**San Antonio Housing Trust Public Facility Corporation - Robert E Lee 8200 IH-10 West, Suite 501 San Antonio, TX 78230	Cesar Chavez Foundation 555 N. Broadway, Unit B103 Los Angeles, CA 90012	6802 MARBACH LOFTS 1228 Euclid Ave., 4th Floor Cleveland, OH 44115	Union Development Holdings, LLC 8680 Edison Plaza Dr. Fishers, IN 46038	Tezel Road Apartments 1228 Euclid Ave., 4th Floor Cleveland, OH 44115	**San Antonio Housing Trust Public Facility Corporation - Judy 8200 IH-10 West, Suite 501 San Antonio, TX 78230
A - Development Experience	15	13.13	11.75	13.50	12.38	12.75	11.25
B - Gap Request, Project Readiness and Underwriting Review	15	13.50	12.13	13.75	13.13	11.75	7.25
C - Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline and Sustainability	15	13.37	13.00	11.38	13.50	11.87	8.88
D - Displacement, Temporary Relocation Plan and Resident Protections and Amenities/Resident Services	10	8.75	8.63	8.75	9.00	8.63	8.50
E - Affordability	30	26.87	25.62	25.87	24.00	26.25	24.75
A - E Sub-Total	85	75.62	71.13	73.25	72.01	71.25	60.63
F - Non-Profit Status	10	10.00	10.00	0.00051	0.00	0.00051	10.00
G - Veteran-Owned Small Business Preference Program	5	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SCORE	100	85.62	81.13	73.25	72.01	71.25	70.63
RANK BASED ON TOTAL SCORE		1	2	3	4	5	6

RFP for Rental Housing Production, Rehabilitation, Preservation & Acquisition (25-089; 6100019025) Score Summary *FINAL EVALUATION May 21, 2025	Maximum Points	National Church Residences 2245 North Bank Drive Columbus, OH 43220	**Franklin Development Properties, Ltd. 21260 Gathering Oak, Suite 101 San Antonio, TX 78260	**Cinnamon Hill Drive Owner LLC 880 Third Ave, Fl 8 New York, NY 10022	**San Antonio Housing Trust Public Facility Corporation - Creekview 8200 IH-10 West, Suite 501 San Antonio, TX 78230	Housing Authority of the City of San Antonio, Texas DBA Opportunity Home San Antonio - Cassiano Homes (Project A) 818 S. Flores St. San Anotnio, TX 78204	Housing Authority of the City of San Antonio, Texas DBA Opportunity Home San Antonio - Olive Park/Village East (Project B) 818 S. Flores St. San Anotnio, TX 78204
A - Development Experience	15	9.25	12.75	12.13	11.12	9.00	8.63
B - Gap Request, Project Readiness and Underwriting Review	15	10.00	11.88	13.00	9.25	7.00	7.63
C - Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline and Sustainability	15	8.38	11.37	11.87	9.75	9.38	8.75
D - Displacement, Temporary Relocation Plan and Resident Protections and Amenities/Resident Services	10	7.75	8.25	8.75	8.25	7.38	7.25
E - Affordability	30	24.25	24.87	22.62	19.25	24.75	23.88
A - E Sub-Total	85	59.63	69.12	68.37	57.62	57.50	56.13
F - Non-Profit Status	10	10.00	0.00	0.00	10.00	10.00	10.00
G - Veteran-Owned Small Business Preference Program	5	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SCORE	100	69.63	69.12	68.37	67.62	67.50	66.13
RANK BASED ON TOTAL SCORE		7	8	9	10	11	12

RFP for Rental Housing Production, Rehabilitation, Preservation & Acquisition (25-089; 6100019025) Score Summary *FINAL EVALUATION May 21, 2025	Maximum Points	Lakeside Lofts Ltd. 1228 Euclid Ave., 4th Floor Cleveland, OH 44115	**AMTEX Development LLC 30141 Agoura Rd., Ste. #100 Agoura Hills, CA 91301	Refugio Street, LTD (an affiliate of the Housing Authority of the City of San Antonio, Texas DBA Opportunity Home San Antonio) operating as Refugio Place 818 S. Flores St. San Antonio, TX 78204	Durango Midrise LP (General Partner is Las Varas Public Facility Corporation an affiliate of Housing Authority of the City of San Antonio, Texas DBA Opportunity Home San Antonio) operating as Hemisview Village 818 S. Flores St. San Antonio, TX 78204	LDG Pearsall Place, LP (ToBeFormed) (JV between Housing Authority of San Antonio, TX dba Opportunity Home San Antonio and LDG Multifamily, LLC 818 S. Flores St. San Antonio, TX 78204	**Port SA Redevelopment, LP 402 Gilmore Avenue San Antonio, TX 78226
A - Development Experience	15	12.38	9.13	9.00	9.00	10.37	9.13
B - Gap Request, Project Readiness and Underwriting Review	15	10.37	8.63	3.88	4.63	6.88	7.75
C - Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline and Sustainability	15	10.75	9.38	8.50	8.13	7.50	8.63
D - Displacement, Temporary Relocation Plan and Resident Protections and Amenities/Resident Services	10	8.50	7.38	6.63	6.00	7.13	6.75
E - Affordability	30	20.37	21.12	16.75	15.50	19.25	18.50
A - E Sub-Total	85	62.37	55.62	44.75	43.25	51.12	50.75
F - Non-Profit Status	10	0.00	0.00	10.00	10.00	0.00	0.00
G - Veteran-Owned Small Business Preference Program	5	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SCORE	100	62.37	55.62	54.75	53.25	51.12	50.75
RANK BASED ON TOTAL SCORE		13	14	15	16	17	18

RFP for Rental Housing Production, Rehabilitation, Preservation & Acquisition (25-089; 6100019025) Score Summary *FINAL EVALUATION May 21, 2025	Maximum Points	San Antonio Housing Development Corporation (an affiliate of Housing Authority of the City of San Antonio DBA Opportunity Home San Antonio) operating as Dietrich Road Apartments 818 S. Flores St. San Antonio, TX 78204
A - Development Experience	15	8.13
B - Gap Request, Project Readiness and Underwriting Review	15	4.25
C - Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline and Sustainability	15	5.88
D - Displacement, Temporary Relocation Plan and Resident Protections and Amenities/Resident Services	10	6.00
E - Affordability	30	11.25
A - E Sub-Total	85	35.50
F - Non-Profit Status	10	10.00
G - Veteran-Owned Small Business Preference Program	5	0.00
TOTAL SCORE	100	45.50
RANK BASED ON TOTAL SCORE		19

*One evaluation meeting held, and no interviews conducted.

** After scoring, an updated Campaign Finance Report revealed prohibited campaign contributions made during the "Black Out" period, disqualifying respondents.