

RFP for 2022 Housing Bond and CDBG/HOME Funds Affordable Rental Production and Acquisition (23-053; 6100016546) Score Summary *FINAL EVALUATION April 27, 2023	Maximum Points	Alamo Area Mutual Housing Association, Inc. dba Alamo Community Group - Cattlemen Square Lofts 4608 Centerview Drive, Ste 170 San Antonio, TX 78228	Lincoln Avenue Capital Management LLC - Ellison Apartments, LP 401 Wilshire Blvd. Ste 1070 Santa Monica, CA 90401	Tirol Communities, LLC - Culebra Road Apartments 15455 Hallmark Drive, Ste 200 Lake Oswego, OR 97035	San Antonio Alternative Housing Corporation - Memorial Apartments 1215 S Trinity St San Antonio, TX 78207	NRP Lone Star Development LLC - Clouthaven Apartments LTD. 1228 Euclid Ave, 4th Floor Cleveland, OH 44115	Legacy - San An New Braunfels, LP - Legacy Senior Residence 209 S 19th Street, Suite 100 Omaha, NE 68102	Snowden Apartment, LP 818 S. Flores St San Antonio, TX 78204	Franklin Development Properties, Ltd. - Artisan at Palo Alto 21260 Gathering Oak, Ste 101 San Antonio, TX 78260	JC Development Consulting - Palladium San Antonio, Ltd. 4770 Military Dr W San Antonio, TX 78242	Terrafirma Homes Inc. - 330 S New Braunfels 905 N Pine San Antonio, TX 78202	JC Development Consulting - Palladium San Antonio II, Ltd. 5319 Crestway Dr San Antonio, TX 78239	Terrafirma Homes, Inc. - Sisters Hill 905 N Pine San Antonio, TX 78202
A - Development Experience	15	13.50	11.88	12.75	13.75	14.63	12.63	12.13	13.38	12.62	11.38	12.62	11.87
B - Non-Profit Status	10	10.00	7.25	7.38	10.00	6.88	7.13	8.25	5.38	6.00	6.38	6.00	6.63
C - Gap Request, Project Readiness, and Underwriting Review	15	13.25	11.25	12.50	9.63	9.00	11.50	5.50	6.38	9.63	7.00	9.50	7.25
D - Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline, and Sustainability	15	13.75	12.75	12.25	11.63	11.75	13.00	10.50	8.25	8.63	9.13	8.00	8.13
E - Displacement and Resident Protections, Amenities/Resident Services and Sustainability	10	9.88	9.13	8.63	9.13	8.63	9.25	8.25	8.75	7.25	7.50	6.75	7.63
F - Affordability	35	29.00	29.50	26.25	25.38	28.50	24.75	26.13	22.75	20.00	22.00	20.50	21.13
TOTAL SCORE	100	89.38	81.76	79.75	79.51	79.38	78.26	70.76	64.88	64.12	63.38	63.37	62.63
RANK BASED ON TOTAL SCORE		1	2	3	4	5	6	7	8	9	10	11	12

*One Evaluation Meeting held with no interviews conducted.