

Composite Evaluation Matrix

RFQ Questions - 95 points		Max Score	NRP Lone Star Development, LLC	DMA Development Company, LLC	Journeyman Group	The NHP Foundation	McCormack Baron Salazar, Inc.	Foundation Communities	Carleton Companies	Elmington Affordable, LLC	Magellan Housing TX, LLC	Pennrose, LLC	
1	Please provide the company name, point of contact name, and point of contact email for each of the following members of your proposed development team for this development.	Unscored	-	-	-	-	-	-	-	-	-	-	
2	Please describe why your development team is best suited to develop the site.	5 points	4.25	4.75	3.75	4.5	4.25	4.75	3.75	4	3.5	4.25	
3	How many multi-family developments has the developer or co-developer who will act as guarantor for this development placed in service within the last ten years?	15 points	14.25	12	13.5	12	12	12	11.25	11.25	11.25	10.5	
4	Please describe your development team's experience with designing, financing, developing, and operating mixed-use developments.	10 points	8.5	9.5	7.5	8.5	8.5	10	8	8.5	9	9	
5	Please describe your anticipated financing strategy for this project.	Unscored	-	-	-	-	-	-	-	-	-	-	
6	Provide a copy of the most recent certified financial audit or disclosures (completed within the last two years) from the developer who will act as guarantor for this development.	5 points	2.5	4.5	4.5	1.75	2.5	4.5	3.75	4	4.5	3.75	
7	Provide a detailed summary of two of the developer's or co-developer's most innovative and successful developments placed in service within the last seven years.	Project 1	20 points	16	20	15	18	18	16	15	19	14	20
		Project 2	20 points	15	18	14	16	0	16	16	13	11	19
8	Please describe your development team's construction management practices that will be used as part of this development to act as a good neighbor to the adjacent property owners.	5 points	4	4	3.75	4.5	4	3.75	3.5	4	2.5	4.5	
9	Please describe your proposed property management company for this development and why they are best suited to operate and maintain the property.	5 points	4.25	4.25	3.75	4.5	4.25	4.5	3.25	3.75	3	4.25	
10	Please describe how your development team will develop and operate the proposed development in a way that advances racial equity within the community and your organizations.	5 points	3.25	4.5	2.5	4.25	4.5	4.75	4	4.25	1.75	4	
11	Please describe how your development team will form and leverage relationships with neighborhood groups, organizations, and business to help support a vibrant and enriching neighborhood.	5 points	3.5	4.75	2.5	4.5	3.75	4.5	4	4.5	1.5	4.75	
<b>Total Points</b>			<b>75.5</b>	<b>86.25</b>	<b>70.75</b>	<b>78.5</b>	<b>61.75</b>	<b>80.75</b>	<b>72.5</b>	<b>76.25</b>	<b>62</b>	<b>84</b>	

Finalist Interview Questions - 20 points		Max Score	DMA Development Company, LLC	Foundation Communities	Pennrose, LLC
1	What is your organization's capacity to develop, deliver, and operate this development? What steps are you taking to ensure a successful team dynamic?	4 points	3.2	4	3.6
2	What challenges do you anticipate encountering throughout the development process and how are you preparing to address them?	4 points	3.6	4	3
3	How will you build upon the vision for this site? Specifically, how do you plan to foster a successful relationship with the community?	4 points	3.8	3.8	3
4	What is your team's experience with transit-oriented development? Please explain how transit-oriented development relates to your team's mission/vision for the project.	4 points	4	3.4	3.2
5	Other than tax credit equity and bonds, what funding sources will you try to obtain? How do you plan to minimize the RHDA request?	4 points	3	3.8	2.4
<b>Total Points</b>			<b>17.6</b>	<b>19</b>	<b>15.2</b>

Total Scores (Finalists)			
	DMA Development Company, LLC	Foundation Communities	Pennrose, LLC
RFQ	86.25	80.75	84
Interview	17.6	19	15.2
<b>Total Points</b>	<b>103.85</b>	<b>99.75</b>	<b>99.2</b>