

**AUSTIN HOUSING FINANCE CORPORATION
EVALUATION MATRIX
5900 S. Pleasant Valley Road RFQ**

Applicant Name	Potential Points	Structure Development + JCM Ventures	DMA Development Company + JSA Development Company	Cesar Chavez Foundation	Brinshore Development, L.L.C.	McCormack Baron Salazar	Pennrose + Hunt Companies	Vecino Group + Austin Area Urban League	McDowell Housing Partners	Oak Hills Development Group + Mission Development Group	Volunteers of America National Services
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:	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2) Please describe why your development team is best suited to develop and operate the proposed development.	10	9.75	9.00	9.25	8.75	7.75	8.75	9.00	8.25	7.00	9.25
3) How many tax credits developments has the developer or co-developer who will act as guarantor for this development placed in service in Texas within the last five years?	10	10.00	10.00	2.00	0.00	2.00	2.00	0.00	0.00	8.00	0.00
4) How many Austin Housing Finance Corporation development solicitations have you as developer or co-developer been awarded?	5	4.00	5.00	4.00	5.00	5.00	5.00	4.00	4.00	5.00	5.00
5) 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	4.75	3.50	3.25	4.25	4.00	4.25	3.25	3.00	2.25	4.25
6) Please describe your proposed property management company for this development and why they are best suited to operate and maintain the property.	5	4.25	4.00	4.50	4.50	3.75	4.50	4.00	4.25	2.00	4.25
7) 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	4.75	3.25	4.25	2.75	4.25	4.50	3.75	1.50	2.75	2.75
8) Please describe how your proposed property manager will affirmatively market the development to low-income households of color who have historically lived in this neighborhood.	5	4.75	4.00	4.25	3.50	4.50	4.75	3.00	2.50	2.00	3.25
9) 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	5.00	3.75	4.75	4.25	4.50	4.50	4.25	2.50	2.25	4.00
10) 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.	10	5.00	7.75	9.00	5.50	8.75	8.75	7.75	7.00	1.50	9.75
11) Discuss any litigation (within the last five years) for which the developer or co-developer who will act as guarantor for this development were party to, either as plaintiff or defendant. What were the circumstances and what was the outcome?	10	10.00	6.00	4.25	10.00	4.50	8.50	10.00	10.00	9.50	2.75
12) Please provide your TDHCA Compliance Rating (Texas Administrative Code Title 10 Rule §1.301). If a Category 2 or 3, please describe any Events of Noncompliance.	10	10.00	8.75	10.00	10.00	8.00	0.75	1.00	10.00	10.00	3.25
13) Please discuss whether you believe this development should apply to be financed with 9% Low-Income Housing Tax Credits. If not, please explain why.	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14) Please describe any non-AHFC soft funds you have received on previous developments within the last five years, including award amount and date.	10	9.50	8.50	10.00	9.00	9.50	8.50	9.75	7.75	4.50	4.50
15) 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; please be sure to include the following.	25	19.75	21.75	20.75	20.00	19.50	21.25	20.50	17.25	18.50	20.75
INTERVIEWS	20	16.5	16.25	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL POINTS	135	118.00	111.50	90.25	87.50	86.00	86.00	80.25	78.00	75.25	73.75
RANKING ORDER		1	2	3	4	5	5	7	8	9	10