

<b>9% Competitive Apps</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Developer</b>	<b>DDC Merritt Lakeline Station, Ltd.</b>	<b>Foundation Communities</b>	<b>Foundation Communities</b>	<b>Foundation Communities</b>	<b>Foundation Communities</b>
<b>Project Name</b>	Merritt Lakeline Station	Bluebonnet Studios	Cardinal Point	Rutledge Spur NE Corner Rutledge Spur &	Southwest Trails, Phase II
<b>Address</b>	10701 Lakeline Mall Dr.	2301 South Lamar Blvd.	11108 Zimmerman Ln.	RM 620	8500 U.S. Hwy 71
<b>Zip Code</b>	78717	78704	78726	78717	78735
<b>Units</b>	200	120	170	150	60
<b>Units for 50% MFI and below</b>	56	120	102	90	60
<b>Project Type</b>	Mixed-Income	Affordable	Affordable	Affordable	Affordable
<b>Tax Credit Application Number</b>	<b>#14243</b>	<b>#14068</b>	<b>#14071</b>	<b>#14070</b>	<b>#14069</b>
<b>Census Tract</b>	Wmson County 203.11	13.04	17.14	Wmson County 203.11	19.08
<b>SCORING ELEMENTS</b>					
<b>Compatibility w/ Core Values</b>					
<i>Deep Affordability (Affordable Units)</i>	20	25	25	25	25
<i>Long-term Affordability</i>	25	25	25	25	25
<i>Opportunity Map Score</i>	25	10	25	25	15
<b>Geographic Dispersion</b>	Lakeline Mall Blvd & Lake Creek Parkway	Close-in; High-end rental properties going in	Four Points Area near 2222 and 620	Near 620 and Lakeline Mall Drive	Hwy 71 and Old Bee Caves Road
<b>Initiatives and Priorities</b>					
<i>PSH</i>	15	15	15	15	15
<i>SF Rental or Sustainable Green Alley Flats</i>	0	0	0	0	0
<i>Additional Accessibility &amp; Housing for Persons with Disabilities</i>	10	20	10	10	10
<i>Priority Location (incl. &lt;.25 mi from transit stop, TOD, VMU, PUD)</i>	10	10	0	10	10
<i>(Transit Access Distance)</i>	<.25 mi	<.25 mi & VMU		TOD	<.25 mi
<i>Preservation of Affordable Units</i>	0	0	0	0	0
<i>Transitional Housing (exclusively)</i>	0	0	0	0	0
<b>Underwriting</b>					
<i>Developer Capacity &amp; Experience</i>	15	15	15	15	15
<i>Sources and Uses</i>	5	5	5	5	5
<i>Debt Coverage Ratio Per the Proforma</i>	10	10	10	10	10
<i>RHDA Funds ÷ Total Project Cost</i>	6%	18%	13%	11%	11%
<i>% RHDA Funds Score</i>	10	10	10	10	10
<i>RHDA Cost Per Unit (only 50% &amp; below MFI Units)</i>	\$39,286	\$16,667	\$27,500	\$27,500	\$20,833
<i>Cost per unit score</i>	10	10	10	10	10
<i>Project Readiness</i>	2	2	2	2	2
<i>Property Management</i>	10	10	10	10	10
<i>Supportive Services</i>	15	15	15	15	15
<i>MBE/WBE</i>	0	5	5	5	5
<b>THRESHOLD SCORE = 150</b>					
<b>Original Consensus Score</b>	132	162	162	177	167
<b>FINAL CONSENSUS SCORE</b>	<b>182</b>	<b>187</b>	<b>182</b>	<b>192</b>	<b>182</b>
<b>RHDA Amount Requested</b>	\$2,200,000	\$2,000,000	\$2,805,000	\$2,475,000	\$1,250,000