

**Average Scoring/Commission Evaluation- Juniper Apartment**

Secondary Consideration Factors for Resolution Recommendations	Juniper Apartments (Family)
1. a) Distance to nearest TDHCA approved property	7,079.77 feet
1. b) Distance to a nearest TDHCA approved property for the same target population	13,001.44 feet (Garden Gate Apartments)
<b>1. Is the development located:</b> a) more than 1,000 feet of any TDHCA approved property, regardless of target population, and b) more than 3/4 of a mile (3,960 feet) of a TDHCA approved property for the same target population  If yes to "a" and "b" the proposed development will receive <b>40</b> points	<b>40 points</b>
If "No" to either "1. a", "1.b", or both: <b>Proposed complex's units and the existing units for the closest TDHCA approved property within 1,000 ft and/or 3/4 of a mile for the same target population:</b>	N/A
If no to either "a", "b", or both, how many combined total HTC units will there be when adding the proposed complex's units and the existing units when the applicable target range listed above? If less than 200 units, the proposed development will receive <b>40</b> points If between 200 and 400 units, the proposed development will receive <b>20</b> points If more than 400 units, the proposed development may not receive any points	N/A
2. Proposed HTC Rents	Space Intentionally Left Blank
2. Are the proposed rents notably below nearby market rate rental housing of similar size and quality (reference Market Analysis and local vacancy rate provided)? (up to <b>20</b> points)	<b>16.75 points</b>
3. Percentage of handicapped accessible:	7.926% (13 Units)
3. Will at least five percent (5%) of the total proposed development's units be handicapped accessible? ( <b>5</b> points)	<b>5 points</b>
4. Community Fit	Space Intentionally Left Blank
4. Will the proposed development fit into the community in the proposed location? (up to <b>15</b> points)	<b>9.13 points</b>
5. Asset to the Community	Space Intentionally Left Blank
5. Will the proposed complex be an asset to the community (up to <b>20</b> points)	<b>12.87 points</b>
Total Points:	<b>83.75 points</b>
Total Threshold Questions Met:	<b>4</b>
Resolutions Recommendation	<b>Resolution of Support</b>

To receive a recommendation for a **Resolution of No Objection**, applications must meet Threshold Question # 1 and at least two (2) of the remaining threshold questions and receive an average score of at least 65

To receive a recommendation for a **Resolution of Support**, applications must meet Threshold Question # 1 and at least three (3) of the remaining questions and receive an average score of at least 75 or higher.