

HARRIS COUNTY HOUSING AUTHORITY

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AMENDMENT OF SOLICITATION

ADDENDUM # 1

DATE: 09-06-18

ISSUED BY: Harris County Housing Authority

AMENDMENT TO SOLICITATION NUMBER: RFP#18-09

Development Partners of Affordable Multi-family Housing seeking to apply for Hurricane Harvey (CDBG-DR) Funds in partnership with the Harris County Housing Authority

THE DATE AND TIME SPECIFIED FOR RECEIPT OF PROPOSALS IS **CHANGED TO READ TO “TUESDAY, OCTOBER 2, 2018, 3:00 PM CST”.**

THE SOLICITATION MENTIONED ABOVE IS HEREBY AMENDED. PROPOSERS MUST ACKNOWLEDGE RECEIPT OF THIS AMENDMENT PRIOR TO THE HOUR AND DATE SPECIFIED FOR RECEIPT OF PROPOSALS BY SIGNING THIS FORM BELOW.

ITEM 1: Schedule Changes in reference to RFP 18-09.

1. Receipt of Written Questions is changed from “September 4, 2018” to *“September 18, 2018”*.
2. Response to Written Questions is changed from “September 5, 2018” to *“September 21, 2018”*.
3. Submission Date is changed from “September 11, 2018” to *“October 2, 2018”*.

ITEM 2: Written Questions Received by the Initial September 4, 2018 date.

1. What are the total funds available?

The total funds available are unknown to the HCHA at this time. We will know more information once the request for proposals from Harris County Community Services Department is made available.

2. Is there a cap on the funding provided per development?

The funding per development is unknown to the HCHA at this time. We will know more information once the request for proposals from Harris County Community Services Department is made available.

3. ***Must a Developer have the site under contract to be considered?***
Shovel-ready project(s) are projects that have site control. Proposal(s) that have site control will be deemed most favorable.
4. ***Will there be subsequent RFP's for Harvey funds?***
Yes, dependant on the availability of funds.
5. ***If we submit a proposal via email to your attention prior to the deadline, how many hard copies need to be delivered to your attention prior to the deadline?***
No hard copies are needed if electronic submission is provided.
6. ***We would like to provide several site options to the Housing Authority. Can we include them in one proposal or do we need to provide individual proposals for each site?***
Alternative site options may be submitted for each proposed development. A proposal submission may only contain one development/project.
7. ***Would the Harris County Housing Authority consider amending sections 2, 5 and 6 of the RFP to include revitalization areas in addition to high opportunity areas and non-impacted census tracts? If so, the Housing Authority would align with the Harris County Supplemental Action Plan submitted to the Texas General Land Office which states the following on page 37: As directed by HUD, Harris County will pursue a balanced approach in investing in both High Opportunity areas as well as constructing and improving multi-family affordable housing stock in revitalization areas that may be located near buyout interest areas as a means of improving and preserving community stability.”***
https://csd.harriscountytexas.gov/Documents/DRAFT_Harris_County_Supplemental_Action_Plan_06262018.pdf

Section 2, Introduction, Paragraph 1 “HCHA, as part of its mission to provide safe, decent and sanitary affordable housing for low-income persons and families, seeks proposals from qualified for-profit or non-profit housing developers to develop affordable housing. Projects sites are to be proposed by the Respondents must be located within Harris County in high opportunity areas and non-impacted census tracts as defined by the HUD, the Texas Department of Housing and Community Affairs (TDHCA) and Harris County Community Services Department (CSD). Developers must provide evidence of political and community support. Title to one or more selected sites will be acquired by the HCHA or an entity controlled by the HCHA.” is changed to read “HCHA, as part of its mission to provide safe, decent and sanitary affordable housing for low-income persons and families, seeks proposals from qualified for-profit or non-profit housing developers to develop affordable housing. Projects sites are to be proposed by the Respondents must be located within Harris County in high opportunity areas and non-impacted census tracts as defined by the HUD, the Texas Department of Housing and Community Affairs (TDHCA) and Harris County Community Services Department (CSD) as well as constructing and improving multi-family affordable housing stock in revitalization areas that may be located near buyout interest areas as a means of improving and preserving community stability. Developers must provide evidence of political and community support. Title to one or more selected sites will be acquired by the HCHA or an entity controlled by the HCHA.”

Section 5, B,1 The Proposed Initiative, Acceptable Site *“The HCHA must approve the location and condition of the proposed site, i.e., High Opportunity Area, and Non-Impacted Census tracts. The selected developer(s) will be required to provide a Phase I Environmental Assessment to the HCHA for projects proposing new construction, and the HCHA's selection of any new construction project is subject to an acceptable Phase 1. The preferred site(s) will include amenities including but not limited to the following in close proximity: Elementary, Middle, and High Schools zoned to the development that achieved a “Met Standard” rating as established by the Texas Education Agency(TEA), full-service grocery store, pharmacy, public park, licensed child care facility, established employment centers and a public library.”* **is changed to read** *“The HCHA must approve the location and condition of the proposed site, i.e., High Opportunity Area, and Non-Impacted Census tracts as well as constructing and improving multi-family affordable housing stock in revitalization areas that may be located near buyout interest areas as a means of improving and preserving community stability . The selected developer(s) will be required to provide a Phase I Environmental Assessment to the HCHA for projects proposing new construction, and the HCHA's selection of any new construction project is subject to an acceptable Phase 1. The preferred site(s) will include amenities including but not limited to the following in close proximity: Elementary, Middle, and High Schools zoned to the development that achieved a “Met Standard” rating as established by the Texas Education Agency(TEA), full-service grocery store, pharmacy, public park, licensed child care facility, established employment centers and a public library.”*

Section 6. Selection Process, Proposal Evaluation Criteria, Development Concept and Plan *“The degree to which the plans meet the criteria set forth under the Acceptable Site provisions stated in this RFP. Familiarity with neighborhood conditions, community participation processes is important, location in non-impacted census tracts and high opportunity areas as defined by HUD and TDHCA. The attractiveness of the site location will be considered under this criteria.”* **is changed to read** *“The degree to which the plans meet the criteria set forth under the Acceptable Site provisions stated in this RFP. Familiarity with neighborhood conditions, community participation processes is important, location in non-impacted census tracts and high opportunity areas as defined by HUD and TDHCA as well as constructing and improving multi-family affordable housing stock in revitalization areas that may be located near buyout interest areas as a means of improving and preserving community stability. The attractiveness of the site location will be considered under this criteria.”*

ITEM 3: REMINDER!!!!!!

1. **The HCHA will only consider projects located in Harris County outside the City Limits of Houston.**

Proposer/Respondent

Date

Signature