

HARRIS COUNTY HOUSING AUTHORITY

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AMENDMENT OF SOLICITATION

ADDENDUM # 1

DATE: 02-20-18

ISSUED BY: Harris County Housing Authority

AMENDMENT TO SOLICITATION NUMBER: RFP#18-01

Development Partners of Affordable Multi-family Housing

THE DATE AND TIME SPECIFIED FOR RECEIPT OF PROPOSALS REMAINS UNCHANGED: **February 26, 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.

Responses to Submitted Questions

1. **Can you provide the specific definition (or a link to a database or mapping tool) for (Non-)/Impacted Census Tracts and High Opportunity Tracts?**

HCHA has adopted the following criteria in determining non-impacted and high opportunity areas:

Area of High Minority Concentration – A census block group that consists of 50% or more of minorities. Minorities include all racial and ethnic population groups other than “White, non- Hispanic (Anglo).

Area of High Poverty Concentration – A census block group that consists of 20% or more of the residents living in poverty. A household that meets the US Census

However, all viable proposals will be considered.

2. **Regarding the “Development Concept and Plan” under the Evaluation Criteria, how will respondents that are *not* utilizing 9% LIHTC be evaluated? If the proposed development is utilizing 4%/tax exempt bonds without a competitive scoring process, will they be able to maximize points under this section if they meet threshold for eligibility?**

Yes.

3. Under the Evaluation Criteria, are senior proposals eligible to receive all 15 bonus points for schools?

Senior proposals are eligible to receive all 15 bonus points for schools.

4. Does HCHA have any more guidance on the sources or maximum amounts that might be available for soft funds?

HCHA does not have an estimate of amount of soft funds that are available. Soft funds are subject to availability and applications made to public/private agencies.

5. Does HCHA have any preference for a family deal versus a senior deal, or will both population types be considered equally?

All proposals will be judged on their overall feasibility and viability in accordance with the requirements of the RFP.

6. Does HCHA have a range of reasonable or expected costs/unit for the cost containment criteria?

No. There are several variables which influence the total development costs. Therefore, the HCHA has not established a set threshold on unit costs.

7. Will a development proposing a HUD 221d4 mortgage (without soft funds or housing tax credits), that would serve only moderate income households, be eligible for partnership?

All proposals will be considered.

8. When does HCHA anticipate making an announcement on selected developments for moving forward?

Between April – May 2018.