

HARRIS COUNTY HOUSING AUTHORITY

1933 Hussion St. Houston, Texas 77003 | 713. 578-2100 P

AMENDMENT OF SOLICITATION

ADDENDUM # 3

DATE: 10-28-19

ISSUED BY: Harris County Housing Authority

AMENDMENT TO SOLICITATION NUMBER: RFQ#19-03

Developers of Affordable Multi-Family Housing wanting to partner with Harris County Housing Authority to seek Hurricane Harvey (CDBG-DR) Funds from Harris County Community Services Department to develop Affordable Housing (Segment II)

THE DATE AND TIME SPECIFIED FOR RECEIPT OF PROPOSALS HAS BEEN CHANGED TO **November 1, 2019, 2:00 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 I: Response to Written Questions:

1. Is HCHA looking to put CDBG-DR money into these projects?

The HCHA is seeking developer partners who are seeking to apply for CDBG-DR funds through Harris County when the application is made available.

2. In your RFQ 19-03, to my understanding, Section III.B.6 requires HCHA to be the sole General Partner. The RFQ further provides that HCHA will not pay a preferred return on contributed equity capital. From our experience, both of these requirements impair, if not precludes engagement with developers who are seeking a relationship whereby they provide 100% of the capital, borrowed and contributed, without risk to the PFC partner.

The solicitation does not preclude a developer partner from submitting alternative structures.

3. On page 5 the RFQ states that the offeror must partner with a HUB to serve as co-developer and materially participate in the development. Can you provide some more guidance on the nature of partnership that HCHA is seeking for; participation as a subcontractor or co-developer?

Co-Developer.

4. Would HCHA be able to financially participate in the project and offer gap or capital funds?

The HCHA is seeking developer partners who are seeking to apply for CDBG-DR funds through Harris County when the application is made available.

ITEM II: Response to Pre-Proposal Conference Questions:

1. How do shovel ready projects work in comparison with the timing of the release of Harris County Community Service Departments application for CDBG-DR funds?

At this time, the HCHA does not have a time frame for when the Round II - Request for Proposals will be issued by the Harris County Community Services Department. All projects will be subject to RFP requirements, the approval process, and funding timelines established by HCCSD.

2. Are third party expenses that have occurred before GLO award reimbursable?

No.

3. How does the flow of funds work for the projects?

It is our understanding that funding approved by the HCCSD will remain with the HCCSD. Therefore funds allocated to the project will be drawn down via a joint reimbursement request submitted to HCCSD executed by the Developer and HCHA.

4. How much funds are available specifically for the HCHA? Will Round One funds rollover to Round Two?

The amount of Round II funding targeted for HCHA development activity is unknown at this time. The HCHA anticipated a similar amount as was established in Round I, i.e., \$100 mil. The HCHA is not privy to how unobligated Round I funds will be handled.

5. What type of development is the housing authority seeking to develop?

Although the housing authority prefers family (general occupancy) developments, the housing authority is open to all concepts.

6. Are state representative letters needed for 4% tax-credit/tax exempt bond deals?

The HCHA believes that good faith efforts be made in reaching out to elected officials, community groups, and any other groups who represent an area that is being considered for a proposed development.

ITEM III: Deliverables:

All submissions must be emailed to samson.babalola@hchatexas.org or delivered to 1933 Hussion Street, Houston, TX 77003. Please note that the email system will reject submission above 25MB. Proposals by telephone, facsimile, or handwritten proposals will not be accepted by HCHA. The submission deadline remains as **November 1, 2019, at 2:00 PM CST.**

Offerors are solely responsible for ensuring that their proposals are received by the time and date stated. Receipt by HCHA after the due date and time specified will be cause for rejection.

ITEM IV: Pre-Proposal Conference Sign-In Sheet (Attached)

Proposer/Respondent

Date

Signature

