



REQUEST FOR QUALIFICATIONS No. 26-01



Development Partners of Affordable Multi-Family Housing

RFQ Submission Period Open: July 20, 2026
Rolling Submissions Accepted



**TABLE OF CONTENTS RFQ
NO. 26-01**

1.	Introduction	3
2.	Scope of Qualifications	5
3.	Submission Procedures & Requirements	6
4.	Confidentiality of Proposals	13
5.	Minority/Women Business Participation	13
6.	Availability of Records	14
7.	Pertinent Federal Regulations with regard to Nondiscrimination and Equal Opportunity	15

EXHIBITS:

Exhibit A: Development Thresholds and Priorities

ATTACHMENTS:

Attachment A: Conflict of Interest Questionnaire (CIQ)
Attachment B: M/WBE Participation Form
Attachment C: Affirmative Action for Disabled Workers
Attachment D: Instructions to Offerors for Non-Construction (Form HUD-5369-B)
Attachment E: Certifications and Representations of Offerors for Non-Construction Contracts (Form HUD 5369-C)
Attachment F: Form of Non-Collusive Affidavit
Attachment G: Certification of Payments to Influence Federal Transactions
Attachment H: Declaration (Required Submission)
Attachment I: Section 3 Policy
Attachment J: Ethics Policy
Attachment K: Draft MOU

REQUEST FOR QUALIFICATIONS No. 26-01
for
Development Partners of Affordable Multi-Family Housing

The Harris County Housing Authority (**HCHA**) is requesting submissions of qualifications from for-profit or non-profit housing developers partners (**Offeror**) with extensive experience in developing affordable multi-family housing, i.e., new construction and/or acquisition with rehabilitation, to be located in Harris County, Texas. **HCHA** intends to enter into the negotiation of a Memorandum of Understanding (**MOU**) and subsequent partnership agreement with **Offerors** who intend to develop high-quality, affordable housing in Harris County.

I. INTRODUCTION

Harris County Housing Authority (**HCHA**) is governed by the Texas Housing Authorities Law, codified in the Texas Local Government Code. The Authority is a unit of government, and its functions are essential governmental functions. It develops, operates, and manages its affordable housing developments to provide decent, safe, sanitary, and affordable housing to low-income families, veterans, the elderly, and the disabled, and implements various programs designed and funded by the U.S. Department of Housing and Urban Development (**HUD**). The **HCHA** is a Public Housing Agency (**PHA**) that administers **HUD**'s Section 8 Housing Choice Voucher ("**HCV**") and Veterans Affairs Supportive Housing ("**VASH**") Programs. **HCHA**'s revenue is derived from federal funds, administrative fees, development grants, and rental income.

HCHA enters into and executes contracts and other instruments that are necessary and convenient for the exercise of its powers.

The property of **HCHA** is used for essential public and governmental purposes. The **HCHA** and its property are exempt from all taxes, including sales tax on all its purchases of supplies and services.

The **HCHA** is currently a development partner in seventeen (16) development partnerships, and 100% owner of two (2) active senior developments for a total of 2,554 units.

As part of its mission to provide safe, decent, and affordable sanitary housing for low-income persons and families, **HCHA** seeks qualifications submittals from qualified for-profit or non-profit housing developers to partner in the development of affordable housing. If an **Offeror** has a proposed development that they would like the **HCHA** to consider, please submit the proposed development with your response to this solicitation. Development Thresholds and Priorities can be found in Exhibit A. ***A proposed development is not required.*** **Offerors** must provide evidence of political and community support for any proposed development. If the **Offeror** is seeking an ad valorem tax exemption, title to one or more selected sites must be conveyed to **HCHA** or an entity controlled by the **HCHA**.

Offerors must also demonstrate knowledge of the Federal, State, or local laws and regulations impacting

affordable housing development and operation. The Offeror must have demonstrated experience with housing authorities' interactions with lenders/investors, **Department of Housing and Urban Development, and the Texas Department of Housing and Community Affairs (TDHCA)** regulations, and requirements related to the development, operation, compliance activities, financial accounting, and audit services for affordable housing developments. All submittals must conform to the requirements outlined herein.

If contracts are awarded, it will be awarded to multiple responsible **Offerors**, whose qualifications and other factors are deemed most advantageous to the **HCHA**.

The anticipated schedule for the **RFP** is as follows:

ANTICIPATED SCHEDULE

Issue Date	Sunday, June 28, 2026
Posting Date	Monday, June 28, 2026
Deadline for Initial Questions	Friday, July 10, 2026 by 5:00pm CST
HCHA Posted Response to Questions	Friday, July 17, 2026
RFQ Submissions Period Open	Monday, July 20, 2026
Rolling Submission Period	Open continuously until further notice.

II. SCOPE OF QUALIFICATIONS

HCHA is issuing this **RFQ** to procure **Offerors** who intend to develop affordable housing in partnership with the **HCHA** to be located in Harris County, Texas. The **Offeror(s)** and **HCHA** shall negotiate and execute an Memorandum of Understanding (**MOU**), which shall be submitted with the funding application.

The **Offeror** **MUST** meet the following threshold criteria:

1. The **Offeror** intends to partner with the **HCHA** in developing affordable housing in Harris County, TX.
2. The **Offeror** is partnering with a **M/WBE** or **HUB** to serve as a co-developer and materially participate in the development.
3. The **Offeror's** proposed development must be located outside the jurisdictional city limits of Houston, Texas, unless servicing a special target population.
4. The **Offeror's** demonstrated experience developing affordable housing.

The **Offeror** must also have demonstrated experience and expertise in the following:

- Developing operating financial proformas;
- Developing project development budgets;
- Developing conceptual building layouts and elevation;
- Developing conceptual site plans;
- Previous experience involving layered financing including, but not limited to, Low Income Housing Tax Credits, HOME Investments, TIRZ, CDBG, CDBG-DR, various bonds, conventional financing, etc.;
- Previous experience in housing authority partnerships;
- The development, construction, and operation of six (6) or more affordable multi-family housing developments of 2000 units or more;
- The development of multi-family housing that utilizes tax credit, bonds, and other affordable housing financing;
- Applicable regulatory compliance issues;
- MBE, WBE and Section 3, planning and compliance; and
- Working with local government authorities that regulate the permits and utilities necessary for the development efforts.

A **MOU** outlining the Agreement between the parties will be negotiated and submitted to the **HCHA** Board of Commissioners upon approval of the **Offeror's** qualifications. A sample **MOU** can be found attached as **Attachment K**.

III. SUBMISSION PROCEDURES & REQUIREMENTS

A. Submission Procedures

Proposals must be emailed as a PDF attachment to dominique.king@hchatexas.org. An electronic submission of the proposal shall be considered signed by a principal or authorized representative of the **Offeror**. When submitting an electronic copy of the proposal, the subject line must contain the title “**Development Partners of Affordable Multi-family Housing - Request for Qualifications. RFQ #26-01, Proposal Date _____, Name of Offeror: _____**.”

Proposals by telegram, telephone, or facsimile, or handwritten proposals, will not be accepted by **HCHA**.

B. Information Required in the Submission

The development team must be capable of handling the development, construction, and operation of an affordable housing project. The following will be viewed as favorable by the selection committee:

- Previous experience developing an affordable housing project of 200 units or more;
- Financial capacity to complete the project;
- Administrative capacity to complete the project;

The developer partner(s) can be headed by a non-profit community-based developer or a for-profit developer or be a joint venture. The team should include an experienced developer of affordable multi-family housing and must include the identification of the following: (1) a general contractor with applicable licenses and demonstrated financial capability; (2) an architect registered in Texas with affordable housing design experience, (3) a management agent with experience in managing mixed financed facilities, and (4) other team members proposed by the developer. The developer may perform any of these functions if qualified. **HCHA** reserves the right to accept or reject individual members of the development team.

1. Letter of Interest

a) Include contact name, address, title, email, telephone, and fax number to be contacted for clarification or additional information regarding submissions (Cover letter).

b) A brief statement summarizing the Respondent's company and relevant experience and qualifications.

c) Copies of Certificate of Incorporation, Partnership Agreement, Joint Venture or other organizational document and a corporate resolution, if applicable, signed by the Secretary of the Respondent(s) and notarized, certifying the name of the individual(s) authorized to sign the offer, the contract, and any amendments thereto.

2. Structure and Experience of the Team

All entities that comprise the team are to be identified, indicating their specialization(s) and specific contribution to the team. **Offerors** are encouraged to include team specialists for all components of the project, including design, construction, legal, financing, and management services. Additionally, any previous collaboration among some or all members of the team should be noted. The structure of the relationship between participants should be designed to meet the needs of the team and the project. However, the team leader should be identified.

Ultimately, the identified team leader will be held responsible for the performance of all members of the development team. If the team members are from different companies or firms, the team leader should enter into individual agreements to ensure performance.

Offeror(s) must submit an organization chart showing all the individuals assigned to this project. The key individuals' resumes are to be included with a detailed description of the responsibilities that they will be required to perform. **HCHA** is interested in assessing teams' capacity and capability and their ability to respond to this initiative's demands. Additionally, **HCHA** will assess the project manager's capability, the lead individuals in each discipline, and the design team.

3. Proposed Development (if applicable)

Offerors should provide a detailed description of the proposed project(s), including tenant amenities and other relevant information, in a narrative and diagrammatic presentation. A legal description and street address of the proposed project site must also be included. It is recognized that the selected **Offeror** is responsible for the development's financial success, its operation, and the **Offeror** is expected to propose accordingly. Thus, design concepts are expected to respond to the need to produce an economically viable product. A construction budget must also be provided. **Offerors** should also provide evidence of community and political support. Please see **Exhibit A** for Development Thresholds and Priorities.

A proposed development is not required for submission.

4. Financing Plan (if applicable)

Offerors must submit a "Sources and Uses of Funds" and a general "Development and Operating Proforma" that presents the primary elements of the development and operating costs, as well as the necessary operating projections for the development. It is understood that these are estimates. For the estimate, the **Offeror** should assume that the development will be exempt from ad valorem taxes after an **HCHA** related entity becomes the general partner and ownership of the land is vested in the **HCHA**. The development(s) and operation(s) are subject to Davis Bacon wages, Section 3, and **M/WBE** requirements. The selected **Offeror(s)** will be expected to refine the financing plan as the development plan, including the design and construction budget, is finalized.

The financing plan's narrative should clearly identify the number and income mix of units included in the project. The financing plan should include a proforma and a reasonably detailed 15-year spreadsheet showing operating budgets in balance for the duration. The development proforma should show all sources and uses of development funds and reasonably detailed explanations for development costs. The 15-year spreadsheet should show rents or other payments for each distinct type of housing unit. It should also break operating expenses into typical, separate categories. Trending assumptions should be clearly stated and documented. A "year one" operating budget must be included.Financial Statement

Current financial statements of the **Offeror** and the team leader (if other than the **Offeror**) of the proposed team must be submitted. These statements should demonstrate the **Offeror's** financial capacity or the entity that would most likely be responsible for executing all applicable guarantees. Financial statements may be submitted in a separate, sealed envelope (one copy only) marked "Financial Statements - Confidential."

5. Proposed Ownership and Fee Structure

Suppose **Offeror** is seeking an ad valorem exemption for the development. In that case, **HCHA** will be required to serve as the entity's general partner and ownership of the land conveyed to **HCHA**. Also, **HCHA** must receive the Right of First Refusal without the consent from its development partner. The **HCHA** development fee, cash flow participation, ownership structure and fee arrangements will be negotiated in the **MOU** executed between **HCHA** and the **Offeror**.

6. M/WBE and Section 3 Participation

The Offeror must submit information showing the team's composition, clearly indicating where and to what extent minority and women business enterprises are utilized. The **HCHA** has established a 30 percent **M/WBE** participation as a goal. This goal can be met with a **M/WBE** team member's participation as indicated under the Structure and Team Experience, or through a commitment that 30% of the total construction contract will be awarded to **M/WBE** subcontractors. Also, all proposals shall include a completed minority business enterprise form (attached to this **RFQ**).

Pursuant to Section 3 of the HUD Act of 1968, if this initiative generates additional job training, employment, and other economic opportunities, then to the greatest extent feasible, these opportunities must be directed to low-income and very low-income persons. In addition to employment and training opportunities, Section 3 also seeks to benefit businesses owned by public housing residents and other low-income persons.

The **HCHA** has a strong commitment to the Section 3 program policy. Respondents should discuss how the project will accommodate **HUD** - Section 3 program requirements for employment and the utilization of businesses owned and operated by low-income persons.

7. References

Respondents must submit at least five references from development partners, lenders, and/or government agencies.

8. Required Certifications and Affidavits

Respondents must complete and submit all attachments and forms, all of which are included herein.

9. Evaluation Criteria

HCHA will evaluate qualifications through a designated **HCHA** selection committee. The selection committee may be assisted by **HCHA**-retained consultants, advisors, and legal counsel, as deemed necessary.

Qualifications will be evaluated based on the Evaluation Criteria identified in this **RFQ**. The purpose of this evaluation is to determine whether an **Offeror** possesses the qualifications,

experience, capacity, and resources necessary to be included in **HCHA's** Qualified Development Partner Pool.

HCHA will accept and review submissions on a rolling basis while this **RFQ** remains open. Evaluations may occur periodically, as determined by **HCHA**, to consider newly submitted qualifications and updates from previously qualified **Offerors**.

After initial review and scoring of qualifications, Respondents deemed qualified by the selection committee may, at **HCHA's** discretion, be invited to participate in an interview, presentation, clarification process, or other evaluation activity to further assess qualifications.

Following completion of the evaluation process, **HCHA** may designate one or more **Offeror** as qualified development partners. Inclusion in the Qualified Development Partner Pool does not constitute a commitment, guarantee, or award of any contract, development opportunity, financing, or project participation.

For specific **HCHA** development opportunities, **HCHA** reserves the right to:

- conduct additional competitive solicitations;
- request project-specific proposals;
- negotiate with one or more qualified **Offerors**;
- evaluate development teams, financing structures, and proposed approaches;
- accept or reject proposed team members; or
- assembling a development team from qualified **Offerors** based on the needs of a project.

However, proposed developments proposed by development partners will remain exclusive to the **Offeror**.

Selection as a qualified development partner does not constitute **HCHA** approval of any proposed project design, financing structure, development plan, or transaction.

HCHA reserves the right to accept or reject any submission, remove **Offerors** from the Qualified Development Partner Pool, request updated qualifications, waive informalities, or cancel this **RFQ** at any time in accordance with applicable procurement requirements.

HCHA reserves the right to reject submissions that are incomplete, non-responsive, or fail to demonstrate the qualifications necessary to meet **HCHA's** objectives.

10. Evaluation Criteria

In evaluating submissions, **HCHA** will consider the following criteria:

- 20 Points Experience and Qualifications** The experience, qualifications, and financial capability of the development team as partially evidenced by the timely and successful completion of similar projects involving income-restricted multi-family rental housing developments. Reference checks will affirm the **Offeror's** competence concerning the development and management of such projects.
- 20 Points Financial Capacity** The ability to obtain structure and implement layered public and private financing (including Low Income Housing Tax Credits). The financial capacity (as Development Partner and provider of guarantees) as evidenced by financial statements, the firm's most recent audit and bank references.
- 20 Points Key Business Terms** Degree to which the **Offeror(s)** proposed business terms provide the best value for **HCHA** and represent a willingness of the **Offeror(s)** to contribute towards the success and viability of the project.
- 15 Points Technical Competence of the Development Team** The degree and nature of the **Offeror(s)** resources can dedicate to the satisfactory development of a housing project. Expertise in construction management to provide high-quality, on-budget, on-time delivery of affordable housing. Evidence of incorporating practical and measurable green building design, construction, operations, and maintenance solutions.
- 15 Points Past and Current Portfolio** Successful experience in the design, construction, and/or ownership of high-quality, affordable housing projects.
- 10 Points MWBE/Section 3 Employment and Contracting Plan** Extent to which **MWBE/Section 3** businesses are included on the Development Partner's team and has material participation within the fee structure of the development project.

Total Possible Points – 100

11. Miscellaneous

a) Mistakes In Submissions

If an error, omission, or inconsistency is identified, **HCHA** may, at its discretion, request clarification or additional information from the **Offeror** to assist in the evaluation process.

Corrections or clarifications may be permitted when the following conditions are met:

- The nature of the mistake, omission, or discrepancy is apparent or can be reasonably verified from the information submitted;
- The **Offeror** provides written clarification or supporting documentation sufficient to explain the intended response; and
- Allowing clarifications or correction does not provide the **Offeror** with an unfair competitive advantage or compromise the fair and equitable treatment of other **Offerors**.

HCHA reserves the right to waive minor informalities, irregularities, or administrative errors that do not materially affect the substance of a submission or the integrity of the procurement process.

Substantive changes to **Offeror's** qualifications, experience, capacity, or other material elements after submission will not be permitted unless determined necessary by **HCHA** to ensure a fair and competitive evaluation process.

Any determination regarding acceptance of corrections, clarifications, or waivers shall be made by **HCHA** in accordance with applicable procurement requirements and may be documented in writing by **HCHA** and/or Legal Counsel.

b) Conflict of Interest

The development team warrants that to the best of its knowledge and belief, and except as otherwise disclosed, it does not have any organizational conflict of interest. Conflict of interest is defined as a situation in which the nature of work under this contract and the **Offeror's** organizational, financial, contractual, or other interests are such that:

- Award of the contract may result in an unfair competitive advantage. The **Offeror's** objectivity in performing the contract work may be impaired. In the event the **Offeror** has an organizational conflict of interest as defined herein, the **Offeror** shall disclose such conflict of interest fully in the proposal submission.
- The **Offeror** agrees that if after award he or she discovers an organizational

conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the **HCHA** Chief Executive Officer, which shall include a description of the action which the **Offeror** has taken or intends to take to eliminate or neutralize the conflict. The **HCHA** may, however, terminate the contract if it is in its' best interest.

- In the event the **Offeror** was aware of an organizational conflict of interest before the award of this contract and intentionally did not disclose the conflict to the **HCHA** Chief Executive Officer, the **HCHA** may terminate the contract for default.
- The provisions of this clause shall be included in all subcontracts and consulting agreements wherein the work to be performed is similar to the **Offeror's proposed** service. The **Offeror** shall include any necessary provisions to eliminate or neutralize conflicts of interest in such subcontracts and consulting agreements.
- No member of or delegate to the U.S. Congress or Commissioner shall be allowed to share or part of this contract or any benefit to arise. This provision shall be construed to extend to this contract if made with a corporation for its general benefit.
- No member, officer, or employee of the **HCHA**, no member of the governing body of the locality, in which the project is situated, no member of the governing body in which the **HCHA** was active, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.
- The **HCHA** reserves total discretion to determine the proper treatment of any conflict of interest disclosed under this provision.

c) Incurred Costs in Preparing Responses

The **Offeror** will be responsible for all costs incurred in preparing a response to this **RFQ**. All material and documents submitted by prospective development teams will become the property of the **HCHA** and will not be returned. Any **Offeror** selected for further negotiations and developer partner(s) ultimately selected to enter into a contractual agreement(s) with the **HCHA** will be responsible for all costs incurred by it during negotiations.

d) Qualified Developer Pool/Contract Award

The purpose of this Request for Qualifications (**RFQ**) is to identify and establish a pool of qualified affordable housing development partners capable of supporting current and future development initiatives.

Respondents determined to be qualified based on the evaluation criteria contained within this **RFQ** may be placed in **HCHA's** Qualified Developer Pool. Placement in the Qualified Developer Pool does not constitute a contract, award, commitment, guarantee of funding, or authorization to proceed with any specific development opportunity.

Any contract, memorandum of understanding (**MOU**), development agreement, or other agreement resulting from a specific project opportunity shall be subject to approval by the appropriate **HCHA** authority and shall be executed in a form acceptable to **HCHA**.

HCHA reserves the right to accept or reject any submission, remove a developer from the Qualified Developer Pool, waive minor informalities or technical deficiencies, or modify the Qualified Developer Pool structure as determined to be in the best interest of **HCHA**.

IV. CONFIDENTIALITY OF SUBMISSIONS

There will be no public opening of responses. All responses and information concerning same shall remain confidential until all negotiations are completed, and the Notice of Award is issued. **Offerors** are hereby notified that all responses received by **HCHA** shall be included as part of the official contract file. Therefore, any part of the submission that is not considered confidential, privileged, or proprietary under any applicable Federal, State, or local laws shall be available for public inspection upon completion of the procurement process. Any material submitted by the **Offeror** that is to be considered as confidential must be clearly marked as such; however, the applicable provisions of Federal, State, and local laws shall govern the confidentiality of proposals despite anything contrary to this provision stated in the proposal.

V. MINORITY/WOMEN BUSINESS PARTICIPATION

The **Offeror(s)** awarded the contract agrees to use its best efforts to subcontract with minority business enterprises and/or women business enterprises, certified as such or recognized by the **HCHA** as such. The **Offeror** shall make a good faith effort to subcontract a sufficient dollar amount with **MBE/WBE** firms or attorneys to ensure the final contract dollars are expended on one or more **MBE/WBEs**. All adjustments to increase the contract will also increase the **Offeror's** total amount to make a good faith effort to expend on **MBE/WBEs**.

In the event, **HCHA** has a reasonable belief that the **Offeror** will not use its best efforts to meet the 30 percent (30%) **MBE/WBE** participation goal, **HCHA** reserves the right to pull work from the contract. Best efforts may be established by showing that the **Offeror** has contracted and solicited bids/quotes from subcontractors to identify **MBE/WBEs**.

VI. AVAILABILITY OF RECORDS

The U. S. Department of Housing and Urban Development, the U.S. Government Accounting Office, the Harris County Housing Authority, Texas Department of Housing and Community Affairs, Harris County Community Services Department, and any duly authorized representatives of each, shall have access to, and the right to examine any and all pertinent books, records, documents, invoices, papers, and the like, of the **Offeror's** office or **Offeror**, which shall relate to the performance of the services to be provided.

VII. FEDERAL REGULATIONS WITH REGARD TO NONDISCRIMINATION AND EQUAL OPPORTUNITY

The requirements of Title VIII of the Civil Rights Act of 1968 and Title VI of the Civil Rights Act of 1964, relating to prohibitions against discrimination in housing and the benefits of federally funded programs because of race, color, religion, sex, or national origin must be met by the successful **Offeror**.

The successful **Offeror** must adhere to federal regulations prohibiting discrimination based on age under the Age Discrimination Act of 1975 and prohibit discrimination against disabled individuals under Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1989.

The successful **Offeror** must meet the requirements of Executive Order 11246, relating to equal employment opportunity in connection with federally funded programs.

The successful **Offeror** must also meet the requirements of Section 3 of the Housing and Urban Development Act of 1968, relating to individuals' training and employment, and contracting for business opportunities in metropolitan areas in which federally funded programs are being operated.

The successful **Offeror** must meet the requirements of Executive Orders 11625, 12432, and 12138 relating to the use of minority and women's business enterprises in connection with federally funded programs.

EXHIBIT A:
Development Thresholds & Priorities

Threshold for Developments

To the extent a **Offeror** elects to submit a proposed development, at submission or in the future, such proposal must meet **HCHA's** minimum threshold requirements and stated priorities.

HCHA reserves the right, in its sole discretion, to accept, reject, or request modifications to any proposed project or **Offeror**, to waive informalities or irregularities in submissions, and to select proposals that best align with its strategic objectives and public mission.

Floodplain Compliance and Site Resiliency

Proposed development sites must be located outside of the 100-year floodplain, as defined by applicable federal and local floodplain management standards. This requirement is intended to mitigate long-term environmental risk, reduce exposure to flood-related hazards, and ensure the sustainability and insurability of the asset over its useful life.

Environmental Clearance and Site Suitability

Second, all sites must be free from environmental hazards that could negatively impact the health and safety of residents or the financial feasibility of the development. **Offerors** must demonstrate that the site does not contain recognized environmental conditions, including but not limited to contamination, hazardous materials, or other environmental risks requiring remediation. Supporting documentation, such as Phase I Environmental Site Assessments or equivalent due diligence materials, should be included or described as part of the submission.

Minimum Affordability Requirements

Third, proposals must include a strong commitment to affordability. At a minimum, at least fifty percent (50%) of the total residential units must be reserved for households earning at or below eighty percent (80%) of Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development (HUD). Please see required unit restrictions below. Rents for these units must be restricted in accordance with applicable AMI rent limits as published by HUD or other governing agencies. It is HCHA's intent to exceed minimum thresholds set forth by the state and local governing authorities. When feasible we encourage the incorporation of deeper levels of affordability to serve extremely low- and very low-income households. All developments must accept Housing Choice Vouchers.

Restricted Unit Breakdown	
AMI Levels	Percentage of Total Unit Count
80% AMI	40%
60% AMI	10%
Total Percentage of Restricted Units:	50%

Development Priorities

Expansion of Affordable Housing Supply

The Harris County Housing Authority will give priority consideration to developments utilizing both 4% and 9% Housing Tax Credits (HTC), particularly those that are currently under consideration for an award or are reasonably expected to receive an allocation in the near term. Respondents should clearly identify the status of their HTC application, including whether the project is in the current funding cycle, has received prior awards, or is positioned to secure an allocation imminently.

Permanent Supportive Housing, Homelessness Prevention, and Veterans Housing Set Asides

Prioritize unit set-asides within developments for Permanent Supportive Housing (PSH) to serve individuals and families at risk of or experiencing homelessness. Proposals should clearly identify the number and targeting of set-aside units and incorporate supportive services that promote housing stability, self-sufficiency, and improved quality of life.

The Harris County Housing Authority also seeks to expand housing opportunities for veterans through dedicated unit set-asides and targeted service delivery tailored to veteran households. Partnerships with experienced supportive service providers and veteran-focused organizations are strongly encouraged to ensure effective implementation and long-term outcomes.

Strategic and Equitable Development Planning

Align projects with a comprehensive, data-driven approach to development. Proposals should reflect:

- An understanding of local housing needs based on existing plans and studies (TIRZ, locally adopted community plans, Livable Centers Studies, Neighborhood Revitalization Plans, etc.)
- Identification and utilization of diverse funding sources
- Consideration of highest and best use of sites, including mixed-income, mixed-use, rehabilitation, adaptive reuse, transit-oriented developments, and innovative housing models (e.g., SRO)
- Adherence to established partnership and site selection criteria consistent with the agency's mission

Economic Revitalization and Targeted Investment

Promote affordable housing as a catalyst for revitalization in distressed areas, particularly those with high minority concentrations. Proposals should:

- Identify opportunities for new construction and adaptive reuse that stimulate economic activity
 - Leverage tools such as land banking and Tax Increment Reinvestment Zones (TIRZ), where applicable
- Integrate affordable housing into broader neighborhood or comprehensive planning efforts

High-Opportunity Area Development and Community Engagement

Encourage development in high-opportunity areas to expand access to quality housing, education, employment, and services. Proposals should:

- Identify optimal locations for development, including LIHTC opportunities. This includes proximity to high-performing schools, major employment centers, public transit, healthcare facilities, and essential community services.
- Address potential barriers to development. Proposals should proactively identify and provide mitigation strategies for potential development constraints, including zoning and entitlement challenges, infrastructure and utility limitations, environmental conditions, financing gaps, and potential neighborhood opposition.
- Include proactive community outreach and education strategies to build support. Respondents must provide a comprehensive community engagement plan that demonstrates early, consistent, and meaningful engagement with residents, neighborhood associations, elected officials, and key stakeholders.
- Demonstrate collaboration with stakeholders and local communities. Proposals should identify all key development partners, including co-developers, service providers, and local agencies, and clearly define their roles in project delivery and long-term operations. Evidence of existing relationships, prior successful collaborations, and letters of support should be included where available, particularly those that strengthen financing, service delivery, or project implementation capacity.

High-Quality, Context-Sensitive Architectural Design

Ensure high-quality, context-sensitive architectural design that is respectful of and compatible with the surrounding neighborhood. Proposals must demonstrate a strong commitment to thoughtful site planning, architectural excellence, and long-term durability.

Selected development partners will be expected to utilize design principles that respond appropriately to adjacent land uses, neighborhood character, and community expectations while delivering modern, efficient, and resilient housing. Emphasis should be placed on high-quality materials, appropriate building massing and scale, single family layouts, enhanced landscaping, and pedestrian-oriented design that contribute positively to the surrounding environment.

Affordable and market-rate units must be designed to be visually and functionally indistinguishable, ensuring income integration without stigma and promoting cohesive, high-quality community development.

Geographic Expansion of Affordable Housing Investment in Harris County Precincts 2 and 4

The Harris County Housing Authority prioritizes development opportunities in Harris County Precincts 2 and 4 in recognition that these areas have not received significant recent investment relative to other parts of the County. As a result, there is a continued need to expand the pipeline of high-quality affordable housing in these geographies to better address existing gaps in supply, improve housing stability, and support long-term neighborhood revitalization.

Targeted investment in Precincts 2 and 4 presents an opportunity to advance equitable development by directing resources to communities that have experienced underinvestment while still demonstrating strong potential for growth, connectivity, and improved access to opportunity. The Housing Authority seeks to encourage well-positioned developments in these precincts that leverage existing infrastructure, proximity to employment centers, schools, and services, and alignment with broader regional housing strategies.

ATTACHMENT A

CONFLICT OF INTEREST QUESTIONNAIRE {CIO}

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

ATTACHMENT B

M/WBE PARTICIPATION

BIDDER'S PROPOSED M/WBE PARTICIPATION FORMS

M/WBE PARTICIPATION: The consultant agrees to make its best efforts to subcontract with minority business enterprises and/or women business enterprises (herein called M/WBE) certified as such or recognized by HCHA as a certified M/WBE. Consultant shall make its best efforts to subcontract a sufficient dollar amount with M/WBEs to ensure that a minimum of 30 percent of the final contract dollars are expended on one or more M/WBEs. All adjustments that cause the contract price to increase will also increase the total amount that Consultant must make its best efforts to expend on M/WBEs.

USING BEST EFFORTS TO FULFILL M/WBE REQUIREMENT: In the event, HCHA has a reasonable belief that Consultant will not use his/her/its best efforts to meet the 30 percent M/WBE participation goal, HCHA reserves the right to pull work from the contract. Best efforts may be established by showing that Consultant has contacted and solicited bids/quotes from subcontractors and worked with HCHA to seek assistance in identifying M/WBEs.

FAILURE TO USE YOUR BEST EFFORTS TO COMPLY MAY CONSTITUTE BREACH OF CONTRACT AND SUBJECT THE CONTRACT TO TERMINATION.

NOTIFICATION OF M/WBE PARTICIPATION: Consultant agrees to promptly complete and return all M/WBE Confirmation of Participation and M/WBE Confirmation of Payment forms utilized by HCHA to confirm M/WBE subcontractor by submitting copies of checks made payable to the respective M/WBE subcontractor signed by the successful Offeror.

CONSULTANT

DATE

[illegible][illegible][illegible]

**SAMPLE FORMAT FOR RECORDKEEPING
ESTIMATED PROJECT WORK FORCE BREAKDOWN**

M/WBE PARTICIPATION

JOB CATEGORY	TOTAL ESTIMATED POSITIONS NEEDED FOR PROJECT	NO. POSITIONS OCCUPIED BY PERMANENT EMPLOYEES	NUMBER OF POSITIONS NOT OCCUPIED	NUMBER OF POSITIONS TO BE FILLED WITH M/WBE
OFFICER/SUPERVISOR				
PROFESSIONAL				
TECHNICAL				
OFFICE/CLERICAL				
SERVICE WORKERS				
TRAINEES				
CONTRACTS:				
OTHERS				

Company

Project Name

Person Completing Form

Date

ATTACHMENT C

Affirmative Action for Handicapped Workers

EXHIBIT C
AFFIRMATIVE ACTION FOR DISABLED WORKERS

41 CFR 60-741.4

41 CFR 60-250.4

- (a) The Consultant will not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The Consultant agrees to take affirmative action to employ, advance in employment, and otherwise treat qualified handicapped individuals without discrimination based upon their physical or mental handicap in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection of training, including apprenticeship.
- (b) The Consultant agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.
- (c) In the event of the Consultant's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.
- (d) The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice in a form to be prescribed by the Chief Development Officer, provided by or through the HCHA. Such notices shall state the Consultant's obligation under the law to take affirmative action to employ and advance in employment qualified handicapped employees and applicants for employment, and the rights of applicants and employees.
- (e) The Consultant will notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract or other understanding, that the Consultant is bound by the terms of Section 503 of the Rehabilitation Act of 1973, and is committed to take affirmative action to employ and advance in employment physically and mentally handicapped individuals.
- (f) The Consultant will include the provisions of this clause in every subcontract or purchase order of \$2,500 or more unless exempted by rules, regulations, or orders of the Secretary issued pursuant to Section 503 of the Act, so that such provisions will be binding upon each subcontract or vendor. The Consultant will take such action with request to any subcontract or purchase orders as the Director of the Office of Federal Contract Compliance Programs may direct to enforce such provisions, including action for noncompliance.
- (g) The Consultant will not discriminate against any employee or applicant for employment because he or she is a disabled veteran or veteran of the Vietnam Era in regard to any position for which the employee or applicant for employment is qualified.

The Consultant shall comply with the affirmative action clause prescribe in 41 C.F.R. Section 60-250.4(a) through (m) and the regulations contained in part 60-250.

ATTACHMENT D

Instructions to Offerors for Non-Construction Contracts (Form HUD-5369-B)

Instructions to Offerors Non-Construction

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing



- 03291 -

1. Preparation of Offers

(a) Offerors are expected to examine the statement of work, the proposed contract terms and conditions, and all instructions. Failure to do so will be at the offeror's risk.

(b) Each offeror shall furnish the information required by the solicitation. The offeror shall sign the offer and print or type its name on the cover sheet and each continuation sheet on which it makes an entry. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the HA.

(c) Offers for services other than those specified will not be considered.

2. Submission of Offers

(a) Offers and modifications thereof shall be submitted in sealed envelopes or packages (1) addressed to the office specified in the solicitation, and (2) showing the time specified for receipt, the solicitation number, and the name and address of the offeror.

(b) Telegraphic offers will not be considered unless authorized by the solicitation; however, offers may be modified by written or telegraphic notice.

(c) Facsimile offers, modifications or withdrawals will not be considered unless authorized by the solicitation.

3. Amendments to Solicitations

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Offerors shall acknowledge receipt of any amendments to this solicitation by

- (1) signing and returning the amendment;
- (2) identifying the amendment number and date in the space provided for this purpose on the form for submitting an offer,
- (3) letter or telegram, or
- (4) facsimile, if facsimile offers are authorized in the solicitation. The HA/HUD must receive the acknowledgment by the time specified for receipt of offers.

4. Explanation to Prospective Offerors

Any prospective offeror desiring an explanation or interpretation of the solicitation, statement of work, etc., must request it in writing soon enough to allow a reply to reach all prospective offerors before the submission of their offers. Oral explanations or instructions given before the award of the contract will not be binding. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment of the solicitation, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors.

5. Responsibility of Prospective Contractor

(a) The HA shall award a contract only to a responsible prospective contractor who is able to perform successfully under the terms and conditions of the proposed contract. To be determined responsible, a prospective contractor must -

- (1) Have adequate financial resources to perform the contract, or the ability to obtain them;

- (2) Have a satisfactory performance record;
- (3) Have a satisfactory record of integrity and business ethics;
- (4) Have a satisfactory record of compliance with public policy (e.g., Equal Employment Opportunity); and
- (5) Not have been suspended, debarred, or otherwise determined to be ineligible for award of contracts by the Department of Housing and Urban Development or any other agency of the U.S. Government. Current lists of ineligible contractors are available for inspection at the HA/HUD.

(b) Before an offer is considered for award, the offeror may be requested by the HA to submit a statement or other documentation regarding any of the foregoing requirements. Failure by the offeror to provide such additional information may render the offeror ineligible for award.

6. Late Submissions, Modifications, and Withdrawal of Offers

(a) Any offer received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it -

- (1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);
- (2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the HA/ HUD that the late receipt was due solely to mishandling by the HA/ HUD after receipt at the HA;
- (3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and U.S. Federal holidays; or
- (4) Is the only offer received.

(b) Any modification of an offer, except a modification resulting from the HA's request for "best and final" offer (if this solicitation is a request for proposals), is subject to the same conditions as in subparagraphs (a)(1), (2), and (3) of this provision.

(c) A modification resulting from the HA's request for "best and final" offer received after the time and date specified in the request will not be considered unless received before award and the late receipt is due solely to mishandling by the HA after receipt at the HA.

(d) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the offer, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(e) The only acceptable evidence to establish the time of receipt at the HA is the time/date stamp of HA on the offer wrapper or other documentary evidence of receipt maintained by the HA.

(f) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, offerors should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and the envelope or wrapper.

(g) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful offer that makes its terms more favorable to the HA will be considered at any time it is received and may be accepted.

(h) If this solicitation is a request for proposals, proposals may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before award. Proposals may be withdrawn in person by a offeror or its authorized representative if the identity of the person requesting withdrawal is established and the person signs a receipt for the offer before award. If this solicitation is an invitation for bids, bids may be withdrawn at any time prior to bid opening.

7. Contract Award

(a) The HA will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the HA, cost or price and other factors, specified elsewhere in this solicitation, considered.

(b) The HA may

- (1) reject any or all offers if such action is in the HA's interest,
- (2) accept other than the lowest offer,
- (3) waive informalities and minor irregularities in offers received, and (4) award more than one contract for all or part of the requirements stated.

(c) If this solicitation is a request for proposals, the HA may award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint.

(d) A written award or acceptance of offer mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer shall result in a binding contract without further action by either party. If this solicitation is a request for proposals, before the offer's specified expiration time, the HA may accept an offer, whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award. Negotiations conducted after receipt of an offer do not constitute a rejection or counteroffer by the HA.

(e) Neither financial data submitted with an offer, nor representations concerning facilities or financing, will form a part of the resulting contract.

8. Service of Protest

Any protest against the award of a contract pursuant to this solicitation shall be served on the HA by obtaining written and dated acknowledgment of receipt from the HA at the address shown on the cover of this solicitation. The determination of the HA with regard to such protest or to proceed to award notwithstanding such protest shall be final unless appealed by the protestor.

9. Offer Submission

Offers shall be submitted as follows and shall be enclosed in a sealed envelope and addressed to the office specified in the solicitation. The proposal shall show **the hour and date specified in the solicitation for receipt, the solicitation number, and the name and address of the offeror, on the face of the envelope.**

It is very important that the offer be properly identified on the face of the envelope as set forth above in order to insure that the date and time of receipt is stamped on the face of the offer envelope. Receiving procedures are: date and time stamp those envelopes identified as proposals and deliver them immediately to the appropriate contracting official, and only date stamp those envelopes which do not contain identification of the contents and deliver them to the appropriate procuring activity only through the routine mail delivery procedure.

[Describe bid or proposal preparation instructions here:]

ATTACHMENT E

Certifications and Representations of Offerors for Non-Construction Contracts (Form HUD 5369-C)

Certifications and Representations of Offerors

Non-Construction Contract

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No: 2577-0180 (exp. 7/30/96)

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offerors to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

- (1) ☐ has, ☐ has not employed or retained any person or company to solicit or obtain this contract; and
- (2) ☐ has, ☐ has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offeror shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/offer that it:

- (a) ☐ is, ☐ is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.
- (b) ☐ is, ☐ is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.
- (c) ☐ is, ☐ is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- | | |
|---|---|
| ☐ Black Americans | ☐ Asian Pacific Americans |
| ☐ Hispanic Americans | ☐ Asian Indian Americans |
| ☐ Native Americans | ☐ Hasidic Jewish Americans |

3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

- (1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;
- (2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
- (3) No attempt has been made or will be made by the bidder/offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

- (1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or
- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offeror's organization);
(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

- (c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

4. Organizational Conflicts of Interest Certification

- (a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:
- (i) Award of the contract may result in an unfair competitive advantage;
 - (ii) The Contractor's objectivity in performing the contract work may be impaired; or
 - (iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.
- (b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.
- (c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.
- (d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

5. Authorized Negotiators (RFPs only)

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

Signature & Date:

Typed or Printed Name:

Title:

ATTACHMENT F

FORM OF NON-COLLUSIVE AFFIDAVIT

STATE OF TEXAS

COUNTY OF HARRIS

_____, being first duly sworn, deposes and says that he is

(a partner or officer of the firm of, etc.)

of the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person to fix the bid price or affiant or of any other bidder, or to fix any overhead, profit, or cost element of said bid price, or of that of any other bidder, or to secure any advantage against

THE HARRIS COUNTY HOUSING AUTHORITY

or of any person interested in the proposed Contract; and that all statements in said proposal or bid are true.

Signature of Bidder, if Bidder is an Individual

Signature of Bidder, if Bidder is a Partnership

Signature of Officer, if Bidder is a Corporation

Subscribed and sworn to before me this ____ day of _____, 2017

Notary Public

My Commission expires: _____

ATTACHMENT G

Certification of Payments to Influence Federal Transactions

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

ATTACHMENT H

Declaration (Required Submission)

13.0 DECLARATION – (REQUIRED SUBMITTAL)

NAME

TITLE

CITY, STATE

SUBMITTAL DATE

The undersigned, as Offeror, declares that the only persons interested in this Response are named herein, that no other person has any interest in this proposal, that this proposal is made without connection or arrangement with any other person, and that this proposal is in every respect fair, in good faith, and without collusion or fraud.

The Offeror further declares that he/she has complied in every respect with all of the instructions of Offerors, and has read all addenda, if any, has satisfied himself or herself fully relative to all matters and conditions with respect to the proposal.

The Offeror agrees, if this proposal is accepted, to execute such agreement as appropriate for the purpose of establishing a formal contractual relationship between the Offeror and the HCHA for the performance of all requirements to which the proposal pertains.

The Offeror states that this proposal is based upon the proposal documents and amendments, if any.

Persons Interested in this Response:

Name	Identity of Interest
------	----------------------

1.

2.

3.

NAME OF FIRM/INDIVIDUAL/CORPORATION

SIGNATURE

TITLE

ATTACHMENT I

Section 3 Policy

18

Harris County Housing Authority
Section 3 Policy

STATEMENT OF PURPOSE

The purpose of Section 3 of the Housing and Urban Development Act of 1968, as amended by Section 915 of the Housing and Community Development Act of 1992, is to "ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed toward low-and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low-and very low-income persons." The 1992 Act sets forth:

- The types of HUD financial assistance, activities, and recipients subject to the requirements of Section 3;
- The specific individuals and business concerns who are the intended beneficiaries of the economic opportunities generated from HUD-assisted activities; and
- The order of priority in which these individuals and business concerns should be recruited and solicited for the employment and other economic opportunities generated from HUD-assisted activities.

The Harris Housing Authority's Section 3 Policy is expressed in this statement, the goal statement, and the preference tiers. Implementation procedures may be amended periodically to insure that the policy requirements are being met or to bring about efficiencies in the implementation of the program based on the practice and experience of running the program.

*Note that supply and delivery contracts are exempted from these Section 3 Policy requirements.

HARRIS COUNTY HOUSING AUTHORITY PREFERENCE TIERS

Harris County Housing Authority's preference is to ensure that as many housing authority residents as possible are employed. In an effort to further that goal, the Authority has created the following preference tier structure. Vendors are asked to comply with Section 3 by first considering Category I, hiring at the site where work is being performed. If the vendor demonstrates to the Authority's satisfaction the inability to hire at the site, the Authority's next preference is for the vendor to hire residents from other Authority properties and/or programs (Category II). If the vendor cannot meet its Section 3 goal in this manner and needs to move to other categories, the vendor must document this inability to comply with the preference.

I. Preference for Section 3 Residents in Training and Employment Opportunities

Category I Train/hire residents from the site where the work is being performed

Category II Train/hire residents of other housing developments and/or programs managed by the housing authority that is expending the covered assistance

Category III Train/hire participants in a HUD Youthbuild-like program being carried out in the metropolitan area or Non-metropolitan County in which the covered assistance is expended

Category IV Train/hire other Section 3 residents

II. Preference for Section 3 Business Concerns in Contracting Opportunities

Category I Businesses

Business concerns that are 51 percent or more owned by residents of the housing development or developments for which the Section 3 covered assistance is expended and whose full-time permanent workforce includes 30 percent of these persons as employees (or 30% of persons who were Section 3 residents within 3 years of their first employment)

Category II Businesses

Business concerns that are 51 percent or more owned by residents of other housing developments or developments managed by the housing authority that is expending the Section 3 covered assistance and whose full-time, permanent workforce includes 30 percent of these persons as employees (or 30% of persons who were Section 3 residents within 3 years of their first employment)

Category III Businesses

Business concerns that are 51 percent or more owned by residents of the housing development or developments for which the Section 3 covered assistance is expended

Category IV Businesses

Business concerns that are 51 percent or more owned by residents of other housing developments or developments managed by the housing authority that is expending the Section 3 covered assistance

Category V Businesses

HUD Youthbuild-like programs being carried out in the metropolitan area in which the Section 3 covered assistance is expended

Category VI Businesses

Business concerns that are 51 percent or more owned by Section 3 residents and:

- i. whose permanent, full-time workforce includes no less than 30 percent Section 3 residents; or
- ii. that subcontract 20 percent or more of the total amount of the contract (including modifications) and subcontracts 25 percent of the subcontracted amount to Section 3 business concerns

Category VII Businesses

Business concerns that are 51 percent or more owned by Section 3 residents

NOTE: For contracts or purchase orders \$100,000 or less, other economic opportunities can be identified without regard for the Harris County Housing Authority's preference requirements.

SECTION 3 COMPLIANCE REQUIREMENTS

Hiring

A. Background

1. The Section 3 regulations provide that recipients, their contractors, and any subcontractors demonstrate compliance by employing Section 3 residents as 5% of the aggregate number of new hires.

2. The Section 3 Regulations, at CFR Part 135, require that in affordable housing programs, compliance efforts shall be directed to provide training and employment opportunities to Section 3 residents in accordance with the HCHA preference tier structure.
3. If a new hire is needed and a Section 3 resident is identified, that Section 3 resident will be required to submit evidence of Section 3 status to the recipient, contractor or subcontractor.
4. The Harris County Housing Authority requires a preference for hiring from the development where work is being performed. However, the Harris County Housing Authority will not require a vendor to hire from the development at the site if:
 - a. A pre-identified list of Section 3 residents from a job site contains no persons qualified to perform the work. Qualified residents from other developments shall then be considered.
 - b. The vendor's workforce is adequate to do the job and no new hiring is needed. In the event that no new hires are needed, vendors must pursue other avenues of compliance as set forth in the Harris County Housing Authority's preference tier structure.

B. Compliance

1. As part of each bid or proposal submitted, the respondent must document their workforce by position. Such information will be re-verified at the commencement of the contract.
2. Vendors will be required to submit documentation in the form of payroll forms submitted weekly that clearly identify the Section 3 hires. The vendor must comply with the Section 3 requirement throughout the life of the contract. Harris County Housing will periodically audit this information. Failure to comply with the weekly submittal of payroll shall result in the delay of payment.
3. Harris County Housing Authority residents by virtue of their income are Section 3 residents. Contractors employing Harris County Housing Authority residents must retain documentation that demonstrates any Harris County Housing Authority residents hired to meet Section 3 employment goals are:
 - a. identified on the lease of household, that is lease compliant; and
 - b. able to provide to the contractor or subcontractor the client number for the household where Harris County Housing Authority residency is claimed. This client number must appear on the certified payrolls submitted by the vendor to verify a Section 3 hire.
4. Non-Harris County Housing Authority households claiming Section 3 status must be prepared to submit evidence of income and residency in Harris County at the time of hire. As part of the Section 3 compliance process, vendors will be required to document that employees hired meet the residency and income requirements.

Contracting

A. Background

1. The Section 3 Regulations, at 24 CFR Part 135, provide that the Harris County Housing Authority, its contractors and subcontractors may demonstrate compliance by awarding contracts to Section 3 business concerns or to vendors who contract with such firms.
2. Harris County Housing Authority's contracting goals require that Section 3 firms receive at least:
 - a. 10 percent of the total dollar of all Section 3 covered contracts for building trades work for maintenance, repair, modernization or development of public or Indian housing; or
 - b. 10 percent of the total dollar amount of all Section 3 covered contracts for building trades work arising in connection with housing rehabilitation, housing construction and other public construction; and
 - c. 3 percent of the total dollar amount of all other Section 3 covered contracts.
3. Goals apply to the entire amount of Section 3 covered assistance awarded to a recipient in any federal fiscal year (FFY), October 1 - September 30. Correspondingly, Harris County Housing Authority's goals shall apply to the total dollar amount of each contract or purchase order.

4. Recipients that award contracts to contractors that will provide training or hiring, must ensure that contractors provide training, employment and contracting opportunities to Section 3 residents and Section 3 business concerns.
5. Efforts shall be directed to award contracts to Section 3 business concerns according to HCHA preference categories.

B. Compliance

1. Business concerns claiming Section 3 status based on ownership and workforce or workforce only (as applicable) must meet that status at the time the bid or proposal is submitted to the Harris County Housing Authority.
2. Anyone claiming to be a Section 3 resident or business concern shall be required, as set forth by procedure, to provide evidence of such status.
3. Pursuant to 24 CFR 135.36 (c) any firm, prime or subcontractor claiming Section 3 status must demonstrate to the Authority's satisfaction that the business concern is responsible and has the ability to complete the work under the terms and conditions of the proposed contract. In evaluating firms under this provision the Authority will examine:
 - a. the work history and prior performance of the firm;
 - b. the requirements of the job verses the skills evidenced by the firm through its owners, officers, principals, and key staff;
 - c. technical and logistical capacity to complete the work considering contracts already awarded to the firm by the Authority or others;
 - d. bonding capacity and ability to obtain required insurance (with allowances for disadvantaged or startup firms);
 - e. evidence of past sanctions imposed by the Authority or others; and
 - f. evidence that the firm, its principals, associates, partners, subcontractors or others have not acted or colluded in order to circumvent the compliance process by structuring contractual or other relationships or engaging in practices designed to comply with Section 3 only to obtain the preference without regard to the work requirements of the job.
4. A business concern need not hire to be considered a Section 3 business provided that:
 - a. the business concern is 51 % or more owned by a Section 3 resident; or
 - b. the business concern's workforce consists of sufficient numbers of Section 3 residents to qualify the vendor as a Section 3 business (30% or more of the full-time workforce consists of Section 3 residents, or persons who were Section 3 residents within 3 years of first employment); or
 - c. the business concern subcontracts 20% or more of the total amount of the contract (including modifications) and in turn subcontracts 25% of the subcontracted amount to Section 3 business concerns (25% of 20%); or
5. After award of a contract, if a business concern must hire to maintain the Section 3 workforce percentage, new hiring efforts must be made in accordance with the Harris County Housing Authority preference tier for hiring (Category I).
6. If a business concern claims Section 3 status by virtue of workforce composition, documentation of the 30% workforce requirement must be submitted to the Authority as part of the response to the bid, quote, or proposal. Further, the firm must maintain the Section 3 workforce percentage throughout the life of the contract. Workforce composition is subject to audit.
7. A business concern (including joint-ventures) seeking to qualify for a Section 3 preference shall certify and submit evidence that they are entitled to the applicable Section 3 preference and that they are a Section 3 business concern as defined in 24 CFR, Part 135 and by the Harris County Housing Authority pursuant to this policy. Prime or subcontractors must submit documentation (including workforce composition data) as part of any bid, quote, or proposal submitted to the Harris County Housing Authority. Additional documentation is required for joint-ventures.

8. Firms that claim Section 3 business status by subcontracting (25% of 20%) of the total contract) to other Section 3 businesses must require that the subcontractor(s) provide ownership or workforce documentation as applicable. The prime contractors must keep such records on file and available for review by the Authority. Such documentation must also be submitted as part of any bid, quote or proposal.
9. Subcontractors identified by any prime contractor claiming Section 3 status per item 6 must be a Section 3 business by ownership and/or workforce as defined in this policy. Subcontractors used by prime contractors to comply with item 6 cannot claim Section 3 status by further subcontracting.
10. Section 3 Joint-Ventures - to meet Section 3 contracting goals the Authority is permitted to contract with an association of firms as least one of which meets the Authority's definition of a Section 3 business concern. A definition of a joint venture is provided in the definition section of this policy. Compliance requirements for joint-ventures are discussed below.
11. Joint-Ventures are subject to the following documentation requirements:
 - a. The joint-venture agreement must be in writing and must be submitted as part of the response to any bid or proposal solicited by the Harris County Housing Authority. In order for the Authority to evaluate the "adequacy" and "capacity", the agreement must describe in sufficient detail the area(s) of work assigned to each member of the joint-venture.
 - b. The joint-venture agreement must reference a completed and fully executed joint-venture certification, as provided by the Authority, which must also be attached to the joint-venture agreement as an exhibit.
 - c. The Harris County Housing Authority requires that the Section 3 joint-venture partner is a bona-fide Section 3 business; therefore, the joint-venture shall provide documentation that shows that the Section 3 partner meets the ownership and workforce, or workforce requirements established in this policy. Section 3 joint-venture partners cannot use subcontracting to establish their status as a Section 3 business concern.
 - d. Section 3 requires that the joint-venture partner be responsible for a clearly defined portion of the work. Proposals or bids must specify the labor hours assigned to and the compensation to be received by the Section 3 joint-venture firm.
 - e. Section 3 firms in the joint-venture must be qualified to perform the scope of work and have the capacity to complete the work assigned under the joint-venture agreement (see item b above).

Bid or Proposal Evaluation

- A. Vendors who fail to address Section 3 requirements will be deemed nonresponsive. This means that in the proposal or bid documents submitted to the Harris County Housing Authority, the Contractor's Affidavit and Compliance commitment must be completed including applicable attachments and supporting documentation to support claims of compliance by hiring, contracting, or other economic opportunities.
- B. After written notice from the Harris County Housing Authority specifying the defects in the Section 3 information, vendors will be given no more than 5 business days to complete the form and provide all required documents. Failure to respond within the 5 days will result in the Authority declaring the bidder or respondent non-responsive. The contract or bid will then be awarded to the next lowest bidder or to the respondent with the next highest score. Where the selection is a qualifications-based procurement, the Harris County Housing Authority will award to the firm that is the next highest ranked.

ATTACHMENT J

Ethics Policy

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

Effective: August 15, 2012

Last Revised: August 5, 2015

INDEX

- A. Purpose
- B. Enforcement
- C. Ethics Policy
 - Economic Benefit
 - Unfair Participation
 - Gifts
 - Confidential Information
 - Representation of Private Interests
 - Outside Employment
 - Authority Property and Resources
 - Political Activity
 - Third-Party Actions
 - Interests in Contracts
 - Disclosure, Determination, and Resolution of Conflicts and Violations
 - Interpretation
 - Annual Trainings
- D. Sources of Law and Policy
 - Texas Housing Authorities Law
 - Local Public Official Conflict of Interest
 - Texas Nepotism Law
 - HUD Annual Contributions Contract

A. PURPOSE

As a county housing authority and public corporation, the Harris County Housing Authority ("Authority") is obligated to achieve and maintain certain standards of ethics under state law and under its Annual Contributions Contract ("ACC") with the U. S. Department of Housing and Urban Development ("HUD"). To achieve the highest standard of ethics and propriety, the Board of Commissioners adopted and established an Ethics Policy on August 15, 2012, to describe in a single document the various obligations of the Authority prescribed by federal and state law, and its contractual obligations with HUD. The purpose of the Ethics Policy is to maintain the reputation and goodwill of the Authority in Harris County and the state of Texas by ensuring that the public and other governmental entities have confidence in the integrity, independence, and impartiality of the commissioners, officers, employees, and other contractors of the Authority.

B. ENFORCEMENT

The board of commissioners shall recommend to any commissioner appropriate action to remediate or resolve any conflict or violation or shall refer to the Harris County Attorney's Office the facts and issues regarding any unresolved conflict or violation by a

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

commissioner that could constitute inefficiency, neglect of duty, or misconduct in office that might justify removal of the commissioner from office. The board of commissioners shall direct the executive director to remediate or resolve any conflict or violation involving an Authority employee. The executive director may take appropriate action to remedy or resolve an employee conflict or violation, including disciplinary action under the Employee Handbook.

C. ETHICS POLICY

All commissioners and employees shall abide by the provisions of Texas State law and the HUD ACC contained in the Sources of Law and Policy section below. To the extent allowed by federal or state law or the HUD ACC, the following rules shall further regulate the conduct of commissioners and employees to avoid the appearance or risk of impropriety:

Economic Benefit

A commissioner or employee shall not take any official action that he or she knows is likely to affect the economic interest of the commissioner or employee or their immediate family; an outside client or customer; a household member; the outside employer or a parent, child or spouse; a business entity or its affiliate of the commissioner or employee or their immediate family; a person or business entity from whom the commissioner or employee, or a spouse, has, within the previous 12 months, solicited, received and not rejected, or accepted an offer of employment, or with whom the commissioner or employee, or a spouse, has engaged in negotiations pertaining to business opportunities. Any commissioner or employee shall disclose such a relationship or interest and refrain from participation in any discussion or official action in the affected matter. A commissioner who is required to refrain from participation or action under this Section shall not be counted as "absent" for purposes of making a quorum under Article III, Section 7 of the Authority's Bylaws, because of the commissioner's refrainment.

Unfair Participation

A commissioner or employee may not use his or her official position to unfairly advance or impede private interests, or to grant or secure, or attempt to grant or secure, for any person, including himself or herself, any form of special consideration, treatment, exemption, or advantage beyond that which is lawfully available to other persons. A commissioner or employee shall not acquire an interest in, or acquire an interest affected by, any contract, transaction, decision or other matter, if the commissioner or employee knows that the interest will be affected by the impending official action by the Authority. A commissioner or employee may not enter into any agreement or understanding with any person that official action by the commissioner or employee will be rewarded or reciprocated by the other person. A commissioner or employee shall not appoint or employ, or vote to appoint or employ, any relative within the third degree of consanguinity or second degree of affinity to any office or position within the Authority. No commissioner or employee shall supervise a relative in the third degree of consanguinity or second degree of affinity. If an employee, because of marriage,

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

promotion, reorganization, or otherwise, is placed into the line of supervision of a proscribed relative, one of the employees must be reassigned or other arrangements made for supervision. Any commissioner or employee shall disclose such a relationship or interest and refrain from participation in any discussion or official action in the affected matter.

Gifts

A commissioner or employee, and second degree relatives or outside business associates, shall not solicit, accept, or agree to accept any gift to benefit for himself or herself or an interested business entity that reasonably tends to influence or reward official conduct or that the commissioner or employee knows is being offered with the intent to influence or reward official conduct. A commissioner or employee shall not solicit any gift or benefit but may accept or agree to accept a non-cash gift of nominal value and meals in an individual expense of \$50 or less at any occurrence from any individual or business entity doing or seeking to do business with the Authority. However, except as provided in the sentence immediately below, such gifts may not in aggregate exceed \$250 during any 12-month period. Gifts of reasonable value related to a special occasion and the relationship between the donor and recipient, reasonable public awards, or rewards for meritorious service or professional achievement, scholarships and fellowships, admissions to events in his or her official capacity or a spouse's position, and solicitations for civic or charitable causes are excluded from this rule.

Confidential Information

A commissioner or employee shall not use his or her official position to obtain official information about any person or entity for any purpose other than in the performance of official duties. A commissioner or employee shall not intentionally, knowingly, or recklessly disclose any confidential information concerning the property, operations, policies, affairs, or tenants of the Authority excepted as permitted by the Texas Public Information Law or applicable federal law or regulation.

Representation of Private Interests

A commissioner or employee shall not represent any person, group, or entity before the Authority's board of commissioners or before staff having policy-making or decision-making responsibility. A commissioner or employee shall not assert the prestige of the commissioner's or employee's position for the purpose of advancing private interests or state, or imply that he or she is able to influence Authority action on any basis other than the merits.

Outside Employment

A commissioner or employee shall not solicit, accept, or engage in concurrent outside employment which could be reasonably expected to impair independence of judgment in or faithful performance of official duties. A commissioner or employee shall not provide services to an outside employer related to the commissioner or employee's official duties. A commissioner or employee shall disclose any outside employment to the Authority board of commissioners upon initial appointment and annually thereafter.

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

Authority Property and Resources

A commissioner or employee shall not use, request, or permit the use of Authority facilities, personnel, vehicles, equipment, tools, supplies, property, or resources for personal, private, or political activities or purposes.

Political Activity

A commissioner or employee shall not induce or attempt to induce any commissioner or employee to participate in a partisan election campaign, contribute to a candidate or political action committee, or engage in any other political activity relating to a particular party, candidate, or issue, or to refrain from engaging in any lawful political activity. A commissioner or employee may encourage another to vote generally. A commissioner or employee shall not accept any compensation for services in any political activity related to any federal, state or local election for a candidate or issue.

Third-Party Actions

A commissioner or employee shall not assist or induce, or attempt to assist or induce, any person to violate any provision in the Ethics Policy. A commissioner or employee shall not circumvent the Ethics Policy through the acts of another person.

Interest in Contracts

A commissioner or employee shall not have a private or personal financial interest in any contract with the Authority or in the sale to the Authority of any land, materials, supplies, or service. A private or personal financial interest arises when a party to the contract or sale involves the commissioner or employee, or a parent, child or spouse, or a business entity in which the commissioner or employee, or a parent, child or spouse, owns 10% of the voting stock or shares, or of the fair market value of the business entity, or a business entity that is a subcontractor on an Authority contract, a partner, or a parent, or subsidiary business entity.

Disclosure, Determination, and Resolution of Conflicts and Violations

A commissioner or employee shall disclose any known conflicts of interest, proscribed relationships, or apparent or potential violations of the laws, HUD's ACC, or Ethics Policy to the board of commissioners and executive director upon initial appointment or employment and annually upon the beginning of each fiscal year. The Authority's counsel shall prepare disclosure forms, and amendments as necessary or reasonable for approval of the board of commissioners. The board of commissioners shall submit all disclosure forms to Authority counsel for review. Authority counsel shall determine whether there is any actual or potential conflict or violation of the laws, HUD's ACC, or Ethics Policy, and recommend action by the board of commissioners or executive director to resolve any conflict or violation.

Interpretation

Actions subject to the Ethics Policy shall be opined by the counsel to the Authority based on the known facts and issues and reported to the board of commissioners and executive

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

director with recommended resolution of a conflict or violation of the law or general rules.

Annual Trainings

Commissioners are required to attend annual program and Board of Commissioners training to review the requirements of this Ethics Policy and their other responsibilities as Commissioners for Harris County Housing Authority.

D. SOURCES OF LAW AND POLICY

Certain Texas laws govern the ethics of commissioners and employees of housing authorities. The Ethics Policy will be amended automatically to incorporate any legislative amendments to these statutes that become law.

Texas Housing Authorities Law

The Texas Housing Authorities Law, Tex. Local Government Code, Chapter 392, includes two provisions regarding conflicts of interest affecting commissioners and employees:

Sec. 392.042. Interested Commissioners.

(a) In this section, "housing project" includes, in addition to the works or undertakings described by Subdivision (6) of Section 392.002:

- (1) a work or undertaking implemented for a reason described by Subdivision (6) of Section 392.002 that is financed in any way by public funds or tax-exempt revenue bonds; or
- (2) a building over which the housing authority has jurisdiction and of which a part is reserved for occupancy by persons who receive income or rental supplements from a governmental entity.

(b) Except as provided by Subsection (c), a commissioner of an authority may not have dealings with a housing project for pecuniary gain and may not own, acquire, or control a direct or indirect interest in a:

- (1) housing project;
- (2) property included or planned to be included in a housing project;
- (3) contract or proposed contract for the sale of land to be used for a housing project;
- (4) contract or proposed contract for the construction of a housing project; or
- (5) contract or proposed contract for the sale of materials or services to be furnished or used in connection with a housing project.

(c) A commissioner may:

- (1) manage a housing project;
- (2) own, acquire, or control a management company that renders management services to a housing project;
- (3) continue to own or control an interest in a housing project held by the commissioner before the commissioner's term of office began; or

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

- (4) own, acquire, or control an interest in, or have dealings with, a housing project over which the commissioner's housing authority does not have jurisdiction.
- (d) If a commissioner manages, owns, acquires, or controls a direct or indirect interest in property included or planned to be included in a housing project or has any other dealings for pecuniary gain with a housing project, the commissioner shall immediately disclose the interest or dealings to the authority in writing. The disclosure shall be entered in the minutes of the authority. The failure to disclose the interest constitutes misconduct of office.
- (e) A commissioner who knowingly or intentionally violates Subsection (b) or (d) commits an offense. An offense under this subsection is a felony of the third degree.
- (f) A person finally convicted under Subsection (e) is ineligible for future employment with the state, a political subdivision of the state, or a public corporation formed under the authority of the state or a political subdivision of the state.

§ 392.043. Interested Employees

- (a) Except as provided by Subsection (b), (c), or (f), an employee of an authority may not have dealings with a housing project for pecuniary gain and may not own, acquire, or control a direct or indirect interest in a:
 - (1) housing project;
 - (2) property included or planned to be included in a housing project;
 - (3) contract or proposed contract for the sale of land to be used for a housing project;
 - (4) contract or proposed contract for the construction of a housing project; or
 - (5) contract or proposed contract for the sale of materials or services to be furnished or used in connection with a housing project.
- (b) An employee may not have any dealings with a housing project for pecuniary gain except in the performance of duties as an employee of the housing authority.
- (c) Except as otherwise permitted by this chapter or another law, an employee of an authority may not be employed by or otherwise contract to provide services to another authority unless the first authority gives its written consent to the employment or contract. An employee of an authority who is employed by or who contracts to provide services to another authority under this subsection does not violate Subsection (a) or (b).
- (d) An employee who knowingly or intentionally violates Subsection (a) or (c) commits an offense. An offense under this subsection is a felony of the third degree.
- (e) A person finally convicted under Subsection (d) is ineligible for future employment with the state, a political subdivision of the state, or a public corporation formed under the authority of the state or a political subdivision of the state.
- (f) An employee of an authority may be a party to or otherwise participate in a contract or agreement for assistance under a housing program, including a contract or agreement for public housing, Section 8 housing assistance, low-interest home loans, lease-purchase assistance, or down payment assistance, to the same extent as a member of the public if the employee qualifies for assistance under the program.
- (g) In this section, "Section 8 housing assistance" means housing assistance provided under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f).

Local Public Official Conflict of Interest

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

The Texas Government Code, Chapter 171, establishes conflict of interest boundaries for local public officials. Those applicable to housing authority commissioners and officers are included below:

§ 171.001. Definitions

In this chapter:

- (1) "Local public official" means a member of the governing body or another officer, whether elected, appointed, paid, or unpaid, of any district (including a school district), county, municipality, precinct, central appraisal district, transit authority or district, or other local governmental entity who exercises responsibilities beyond those that are advisory in nature.
- (2) "Business entity" means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, or any other entity recognized by law.

§ 171.002. Substantial Interest in Business Entity

- (a) For purposes of this chapter, a person has a substantial interest in a business entity if:
 - (1) the person owns 10 percent or more of the voting stock or shares of the business entity or owns either 10 percent or more or \$15,000 or more of the fair market value of the business entity; or
 - (2) funds received by the person from the business entity exceed 10 percent of the person's gross income for the previous year.
- (b) A person has a substantial interest in real property if the interest is an equitable or legal ownership with a fair market value of \$2,500 or more.
- (c) A local public official is considered to have a substantial interest under this section if a person related to the official in the first degree by consanguinity or affinity, as determined under Chapter 573, Government Code, has a substantial interest under this section.

§ 171.003. Prohibited Acts; Penalty

- (a) A local public official commits an offense if the official knowingly:
 - (1) violates Section 171.004;
 - (2) acts as surety for a business entity that has work, business, or a contract with the governmental entity; or
 - (3) acts as surety on any official bond required of an officer of the governmental entity.
- (b) An offense under this section is a Class A misdemeanor.

§ 171.004. Affidavit and Abstention From Voting Required

- (a) If a local public official has a substantial interest in a business entity or in real property, the official shall file, before a vote or decision on any matter involving the business entity or the real property, an affidavit stating the nature and extent of the interest and shall abstain from further participation in the matter if:
 - (1) in the case of a substantial interest in a business entity the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

(2) in the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.

- (b) The affidavit must be filed with the official record keeper of the governmental entity.
- (c) If a local public official is required to file and does file an affidavit under Subsection (a), the official is not required to abstain from further participation in the matter requiring the affidavit if a majority of the members of the governmental entity of which the official is a member is composed of persons who are likewise required to file and who do file affidavits of similar interests on the same official action.

§ 171.005. Voting on Budget

- (a) The governing body of a governmental entity shall take a separate vote on any budget item specifically dedicated to a contract with a business entity in which a member of the governing body has a substantial interest.
- (b) Except as provided by Section 171.004(c), the affected member may not participate in that separate vote. The member may vote on a final budget if:
 - (1) the member has complied with this chapter; and
 - (2) the matter in which the member is concerned has been resolved.

§ 171.006. Effect of Violation of Chapter

The finding by a court of a violation under this chapter does not render an action of the governing body voidable unless the measure that was the subject of an action involving a conflict of interest would not have passed the governing body without the vote of the person who violated the chapter.

§ 171.007. Common Law Preempted; Cumulative of Municipal Provisions

- (a) This chapter preempts the common law of conflict of interests as applied to local public officials.
- (b) This chapter is cumulative of municipal charter provisions and municipal ordinances defining and prohibiting conflicts of interests.

§ 171.009. Service on Board of Corporation for No Compensation

It shall be lawful for a local public official to serve as a member of the board of directors of private, nonprofit corporations when such officials receive no compensation or other remuneration from the nonprofit corporation or other nonprofit entity.

Texas Nepotism Law

The Texas Nepotism Law, Texas Government Code, Chapter 573, limits the relationships of a public official to employees and candidates for public positions:

§ 573.001. Definitions

In this chapter:

- (1) "Candidate" has the meaning assigned by Section 251.001, Election Code.
- (2) "Position" includes an office, clerkship, employment, or duty.
- (3) "Public official" means:

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

- (A) an officer of this state or of a district, county, municipality, precinct, school district, or other political subdivision of this state;
- (B) an officer or member of a board of this state or of a district, county, municipality, school district, or other political subdivision of this state; or
- (C) a judge of a court created by or under a statute of this state.

§ 573.002. Degrees of Relationship

Except as provided by Section 573.043, this chapter applies to relationships within the third degree by consanguinity or within the second degree by affinity.

SUBCHAPTER B. RELATIONSHIPS BY CONSANGUINITY OR BY AFFINITY

§ 573.021. Method of Computing Degree of Relationship

The degree of a relationship is computed by the civil law method.

§ 573.022. Determination of Consanguinity

- (a) Two individuals are related to each other by consanguinity if:
 - (1) one is a descendant of the other; or
 - (2) they share a common ancestor.
- (b) An adopted child is considered to be a child of the adoptive parent for this purpose.

§ 573.023. Computation of Degree of Consanguinity

- (a) The degree of relationship by consanguinity between an individual and the individual's descendant is determined by the number of generations that separate them. A parent and child are related in the first degree, a grandparent and grandchild in the second degree, a great-grandparent and great-grandchild in the third degree and so on.
- (b) If an individual and the individual's relative are related by consanguinity, but neither is descended from the other, the degree of relationship is determined by adding:
 - (1) the number of generations between the individual and the nearest common ancestor of the individual and the individual's relative; and
 - (2) the number of generations between the relative and the nearest common ancestor.
- (c) An individual's relatives within the third degree by consanguinity are the individual's:
 - (1) parent or child (relatives in the first degree);
 - (2) brother, sister, grandparent, or grandchild (relatives in the second degree); and
 - (3) great-grandparent, great-grandchild, aunt who is a sister of a parent of the individual, uncle who is a brother of a parent of the individual, nephew who is a child of a brother or sister of the individual, or niece who is a child of a brother or sister of the individual (relatives in the third degree).

§ 573.024. Determination of Affinity

- (a) Two individuals are related to each other by affinity if:
 - (1) they are married to each other; or
 - (2) the spouse of one of the individuals is related by consanguinity to the other individual.

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

(b) The ending of a marriage by divorce or the death of a spouse ends relationships by affinity created by that marriage unless a child of that marriage is living, in which case the marriage is considered to continue as long as a child of that marriage lives.

(c) Subsection (b) applies to a member of the board of trustees of or an officer of a school district only until the youngest child of the marriage reaches the age of 21 years.

§ 573.025. Computation of Degree of Affinity

(a) A husband and wife are related to each other in the first degree by affinity. For other relationships by affinity, the degree of relationship is the same as the degree of the underlying relationship by consanguinity. For example: if two individuals are related to each other in the second degree by consanguinity, the spouse of one of the individuals is related to the other individual in the second degree by affinity.

(b) An individual's relatives within the third degree by affinity are:

- (1) anyone related by consanguinity to the individual's spouse in one of the ways named in Section 573.023(c); and
- (2) the spouse of anyone related to the individual by consanguinity in one of the ways named in Section 573.023(c).

SUBCHAPTER C. NEPOTISM PROHIBITIONS

§ 573.041. Prohibition Applicable to Public Official

A public official may not appoint, confirm the appointment of, or vote for the appointment or confirmation of the appointment of an individual to a position that is to be directly or indirectly compensated from public funds or fees of office if:

- (1) the individual is related to the public official within a degree described by Section 573.002; or
- (2) the public official holds the appointment or confirmation authority as a member of a state or local board, the legislature, or a court and the individual is related to another member of that board, legislature, or court within a degree described by Section 573.002.

§ 573.062. Continuous Employment

(a) A nepotism prohibition prescribed by Section 573.041 or by a municipal charter or ordinance does not apply to an appointment, confirmation of an appointment, or vote for an appointment or confirmation of an appointment of an individual to a position if:

- (1) the individual is employed in the position immediately before the election or appointment of the public official to whom the individual is related in a prohibited degree; and
- (2) that prior employment of the individual is continuous for at least:
 - (A) 30 days, if the public official is appointed;
 - (B) six months, if the public official is elected at an election other than the general election for state and county officers; or
 - (C) one year, if the public official is elected at the general election for state and county officers.

(b) If, under Subsection (a), an individual continues in a position, the public official to whom the individual is related in a prohibited degree may not participate in any

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

deliberation or voting on the appointment, reappointment, confirmation of the appointment or reappointment, employment, reemployment, change in status, compensation, or dismissal of the individual if that action applies only to the individual and is not taken regarding a bona fide class or category of employees.

SUBCHAPTER E. ENFORCEMENT

§ 573.081. Removal In General

(a) An individual who violates Subchapter C or Section 573.062(b) shall be removed from the individual's position. The removal must be made in accordance with the removal provisions in the constitution of this state, if applicable. If a provision of the constitution does not govern the removal, the removal must be by a quo warranto proceeding.

(b) A removal from a position shall be made immediately and summarily by the original appointing authority if a criminal conviction against the appointee for a violation of Subchapter C or Section 573.062(b) becomes final. If the removal is not made within 30 days after the date the conviction becomes final, the individual holding the position may be removed under Subsection (a).

§ 573.082. Removal by Quo Warranto Proceeding

(a) A quo warranto proceeding under this chapter must be brought by the attorney general in a district court in Travis County or in a district court of the county in which the defendant resides.

(b) The district or county attorney of the county in which a suit is filed under this section shall assist the attorney general at the attorney general's discretion.

§ 573.083. Withholding Payment of Compensation

A public official may not approve an account or draw or authorize the drawing of a warrant or order to pay the compensation of an ineligible individual if the official knows the individual is ineligible.

§ 573.084. Criminal Penalty

(a) An individual commits an offense involving official misconduct if the individual violates Subchapter C or Section 573.062(b) or 573.083.

(b) An offense under this section is a misdemeanor punishable by a fine not less than \$100 or more than \$1,000.

HUD Annual Contributions Contract

The Annual Contributions Contract (Form HUD-53012A) (ACC) between HUD and the Housing Authority prohibits certain interests involving commissioners and employees:

Section 19 – Conflict of Interest

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

(A)(1) In addition to any other applicable conflict of interest requirements, neither the Authority nor any of its contractors or their contractors may enter into any contract, subcontract, or arrangement in connection with a project under this ACC in which any of the following classes of people has an interest, direct or indirect, during his or her tenure or for one year thereafter:

- (i) Any present or former member or officer of the governing body of the HA, or any member of the officer's immediate family. There shall be excepted from this prohibition any present or former tenant commissioner who does not serve on the governing body of a resident corporation, and who otherwise does not occupy a policymaking position with the resident corporation, the Authority or a business entity.
 - (ii) Any employee of the Authority who formulates policy or who influences decisions with respect to the project(s), or any member of the employee's immediate family, or the employee's partner.
 - (iii) Any public official, member of the local governing body, or State or local legislator, or any member of such individual's immediate family, who exercises functions or responsibilities with respect to the project(s) or the HA.
- (2) Any member of these classes of persons must disclose the member's interest or prospective interest to the Authority and HUD.
- (3) The requirements of this subsection (A)(1) may be waived by HUD for good cause, if permitted under State and local law. No person for whom a waiver is requested may exercise responsibilities or functions with respect to the contract to which the waiver pertains.
- (4) The provisions of this subsection (A) shall not apply to the General Depository Agreement entered into with an institution regulated by a Federal agency, or to utility service for which rates are fixed or controlled by a State or local agency.
- (5) Nothing in this section shall prohibit a tenant of the Authority from serving on the governing body of the HA.

(B)(1) The Authority may not hire an employee in connection with a project under this ACC if the prospective employee is an immediate family member of any person belonging to one of the following classes:

- (i) Any present or former member or officer of the governing body of the HA. There shall be excepted from this prohibition any former tenant commissioner who does not serve on the governing body of a resident corporation, and who otherwise does not occupy a policymaking position with the HA.
 - (ii) Any employee of the Authority who formulates policy or who influences decisions with respect to the project(s).
 - (iii) Any public official, member of the local governing body, or State or local legislator, who exercises functions or responsibilities with respect to the project(s) or the HA.
- (2) The prohibition referred to in subsection (B)(1) shall remain in effect throughout the class member's tenure and for one year thereafter.
- (3) The class member shall disclose to the Authority and HUD the member's familial relationship to the prospective employee.

HARRIS COUNTY HOUSING AUTHORITY

Ethics Policy

(4) The requirements of this subsection (B)(1) may be waived by the Authority Board of Commissioners for good cause, provided such waiver is permitted by State and local law.

(C) [applies only to an Indian Housing Authority]

(D) For purposes of this section, the term “immediate family member” means the spouse, mother, father, brother, sister, or child of a covered class member (whether related as a full blood relative, or as a “half” or “step” relative, e.g., a half-brother of stepchild).

ATTACHMENT K

Draft MOU

**MEMORANDUM OF UNDERSTANDING
BETWEEN
HARRIS COUNTY HOUSING AUTHORITY
AND**

[REDACTED]
[REDACTED]

This Memorandum of Understanding (this "**MOU**") is executed by between the Harris County Housing Authority, a public housing authority organized under Chapter 392 of the Texas Local Government Code ("**HCHA**"), [REDACTED] and is dated effective as of [REDACTED]

Developer is a developer of affordable housing in the State of Texas. HCHA is a public housing authority that, as a part of its mission, provides safe, decent and sanitary housing for low-income persons in Harris County, Texas. Developer and HCHA hereby agree to work cooperatively to develop affordable housing at the following location, in accordance with the terms of this MOU:

Site: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

In order to accomplish this purpose, the parties agree as follows:

AGREEMENTS:

A. Ownership Structure.

1. Developer will form a Texas limited partnership (the "**Partnership**") for the purpose of owning the Development. The sole general partner of the Partnership will be an affiliate of HCHA which will own 0.01% of the Partnership (the "**General Partner**"). When requested by Developer, General Partner agrees to make an election with the IRS to be a treated as a for-profit entity. General Partner will have primary responsibility for the management of the Partnership. If required to assure favorable depreciation treatment, the General Partner shall make an election to be a taxable entity.

2. Developer may designate an affiliate to serve as a special limited partner of the Partnership (the "**Developer SLP**"), which will have certain oversight and approval rights, including without limitation, approval of:

- (i) any change to the Partnership Agreement (hereinafter defined);

[REDACTED]
[REDACTED]

- (ii) any material change in the construction or development plans or budget for the Development;
- (iii) any amendment to the Loan or Equity documents (as hereinafter defined);
- (iv) any refinancing of the Partnership or the Development;
- (v) any change in the property manager;
- (vi) the annual budgets for operating and capital expenses;
- (vii) rent increases and concessions;
- (viii) withdrawals from reserves; and
- (ix) any issues arising with TDHCA (as hereinafter defined).

3. The duties of General Partner and Developer SLP will be set forth in an amended and restated agreement of limited partnership (the "**Partnership Agreement**"), to be entered into at Closing (as hereinafter defined) among General Partner, Developer SLP, and the Investor LP (as hereinafter defined).

B. Financing

1. On behalf of the Partnership, Developer will submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for an allocation of 4% low income housing tax credits ("**Tax Credits**"). Developer will be responsible for obtaining written proposals from at least three (3) syndicators and recommending the investor limited partner (the "**Investor LP**") to which the Partnership will negotiate the sale of the Tax Credits in consideration for Investor LP providing equity financing to the Development (the "**Equity**"). HCHA will have the right to review and approve the financing arrangements, including the identity of the Investor LP, and the terms and conditions of any Equity financing documents, which approval will not be unreasonably withheld or delayed. The Equity financing documents are expected to include the Partnership Agreement.

2. On behalf of the Partnership, Developer will apply for construction and permanent debt financing for the Development in the form of tax-exempt bond financing. An affiliate of HCHA will be the issuer for the bonds and will receive an issuer's fee in the amount of 1% of the principal value of the bonds, to be paid at Closing. The issuer shall not charge an ongoing issuer's fee. The loan associated with the bonds will be secured by a first lien on both the fee estate and the leasehold estate for the Development. The debt will be sized using the following assumptions: (i) vacancy and collection loss of 7%; (ii) annual operating expenses of \$4,500 per unit, including replacement reserve deposits; and (iii) debt service coverage ratio of 1.15 or higher. In addition, Developer shall apply to Harris County for secondary funding from the CDBG-DR program. Such financing shall be structured in a manner that constitutes true debt of the Partnership so that the Partnership and its partners do not have an income event. The CDBG-DR financing, together with the bond financing, shall be referred to as the "**Loan**." HCHA will have the right to review and approve the financing arrangements, which approval will not be unreasonably withheld or delayed.

[REDACTED]

2. Ad Valorem Tax Exemption. The contemplated ownership structure is expected to generate an ad valorem tax exemption for the Development (the "**Exemption**"). Prior to entering into the Ground Lease, HCHA, on behalf of the Partnership, will work with the applicable appraisal district to obtain confirmation of the availability of the Exemption. If a pre-determination for approval of the Exemption is not granted prior to Closing, this MOU will terminate and HCHA shall have no further right to participate in the development or ownership of the Development.

The Ground Lease, combined with General Partner's service as the general partner of the Partnership, the Right of First Refusal, and the Purchase Option, are intended to establish HCHA's equitable ownership of the Development in order for the Development to qualify for the Exemption. HCHA, or its affiliate, will not have any right to terminate the Ground Lease during the 15-year Tax Credit compliance period (the "**Compliance Period**") without the approval of Developer SLP, Investor LP, and applicable lending entities. In the event the Exemption terminates at any time after Closing, the Developer SLP will have the right to remove the General Partner and appoint another general partner. The successor general partner shall cause the Partnership to redeem the removed General Partner's ownership interest for one hundred dollars.

HCHA shall be responsible for notifying the applicable appraisal district in the event HCHA no longer has an interest in the Partnership due to an event of termination or withdrawal of its interest in the General Partner.

D. Long Term Ownership.

1. Throughout the life of the Partnership, HCHA will have an option to acquire the Development (the "**Purchase Option**"). The purchase price for the Development under the Purchase Option shall be the greater of: (a) its fair market value, and (b) the amount of any outstanding indebtedness of the Development plus other amounts owing pursuant to the Partnership Agreement, including without limitation, exiting partner loans, exit taxes, and liabilities of the Investor LP and the Developer SLP arising from the sale. In addition, if the Purchase Option is exercised during the Compliance Period, the purchase price for the Development will be calculated to include a full return of all investment capital, payment of any Tax Credit recapture, penalties, interest, and repayment of all indebtedness, including indebtedness owed to the Investor LP and the Developer SLP, or their respective affiliates. Closing on the sale of the Development shall take place no later than one hundred twenty (120) days after the HCHA's exercise of the Purchase Option.

2. In addition, at the end of the Compliance Period, if a third-party offer is made for the purchase of the Development, HCHA shall have a right of first refusal (the "**Right of First Refusal**") to acquire the Development at a price equal to the minimum purchase price under Section 42(i)(7)(B) of the Internal Revenue Code of 1986, as amended (the "**Code**"). If HCHA wishes to exercise the Right of First Refusal, it shall do so within ninety (90) days after receiving notice of the third party offer, and will proceed to close on the purchase of the

[REDACTED]

3. Notwithstanding the foregoing, after the Compliance Period, the Developer SLP shall have a perpetual right to market the Development for sale (which shall include termination of the Ground Lease and transfer of the fee interest in the Land at no or nominal cost); provided that, the purchase price pursuant to any third party offer shall be at least the minimum purchase price under Section 42(i)(7)(B) of the Code. In the event that Developer SLP receives such an offer to purchase the Development and the offer is acceptable to Developer SLP, the Development and the Land shall be sold to such purchaser unless HCHA (a) exercises the Right of First Refusal in accordance with Section D.2 above or (b) within sixty (60) days purchases the economic interest of each partner for an amount equal to what each partner would otherwise receive under the Partnership Agreement had the purchase offer been accepted.

5. Notwithstanding any of the foregoing, if the Exemption terminates or is not obtainable (other than due to a change in law) and/or General Partner is removed as the general partner of the Partnership, the Right of First Refusal and the Purchase Option and any other rights of the HCHA and General Partner with respect to long-term ownership of the Development will terminate. In addition, if HCHA has not acquired the Development through the exercise of either the Purchase Option or the Right of First Refusal, the Purchase Option and the Right of First Refusal will both terminate upon the sale of the Development to a third party. HCHA agrees to cooperate with Developer SLP and the Partnership as necessary in order to facilitate the sale to such third party, including but not limited to, executing a release or termination of the Purchase Option, the Right of First Refusal, and the Ground Lease, and conveyance documents related to the transfer of the Land to the third party, at no or nominal cost.

7. In the event that any development, construction or material rehabilitation of the Development is to be performed at any time after the compliance Period, Developer shall be furnished a right of first offer (but not a right of first refusal) with respect to performing

the development, construction or rehabilitation. The provisions of this paragraph shall survive Closing and termination of this MOU.

E. **Design and Construction.**

1. Developer, or an affiliate of Developer, will provide comprehensive development services to the Partnership pursuant to a Development Agreement to be entered into by the Partnership and Developer (or its affiliate).

2. Developer has provided HCHA with a preliminary development budget for the Development, and will provide HCHA with an updated development budget before HCHA is required to review or approve the terms of any proposed financing. HCHA will have the right to approve the final development budget utilized in connection with Closing, which approval shall not be unreasonably withheld or delayed.

3. Developer will be responsible for obtaining the services of design professionals for the design of the site plan and of the Development. HCHA will be provided copies of the final plans and specifications for the Development, as well as the construction contract. HCHA will have the right to review, comment upon, and approve the plans and specification and construction contract, which approval shall not be unreasonably withheld or delayed. The general contractor shall be entitled to a fee structure with 6% profit, 6% general conditions, and 2% overhead.

4. Construction savings shall be utilized to reduce the deferred portion of Development Fee, to the extent permitted by any lender and the Investor LP.

5. The General Partner shall have the right to review and approve any change orders or any changes in the scope of work or plans and specifications (costing over \$10,000 for a single change or \$25,000 in the aggregate) during construction, which approval shall not be unreasonably withheld or delayed.

6. In addition to design professionals, Developer will be responsible for the selection and engagement of other consultants and service providers, including without limitation, environmental consultants, zoning analysts, geotechnical consultants, engineers, contractors, subcontractors, architects, market analysts, appraisers, and legal counsel.

7. It is contemplated that the Partnership will seek to secure an exemption from state sales tax for the acquisition of building materials; if so, HCHA Redevelopment Authority Inc., a 501(c)(3) non-profit corporation ("**Prime Contractor**"), will serve as the general contractor and enter into a construction contract with the Partnership. Prime Contractor will enter into a subcontract with a master subcontractor to build the Development. HCHA represents that Prime Contractor is eligible for an exemption from sales tax in Texas.

[REDACTED]

8. Developer, with HCHA's cooperation and assistance when requested, will be responsible for obtaining all governmental approvals and permits needed in order to construct and operate the Development.

F. **Management and Operation.**

HCHA and Developer will select the property management company to manage the Development on a day-to-day basis, subject to entering into a management agreement with the Partnership on terms and conditions customary in the industry, and acceptable to the lenders and the limited partners.

Annually, by no later than November 15 of the preceding fiscal year, the property manager shall provide the General Partner and Developer SLP with a proposed annual operating budget. The proposed budget shall be subject to the written approval of the General Partner and Developer SLP.

G. **Community Support and Social Services.**

1. HCHA and Developer will be jointly responsible for interfacing with the local governmental officials in connection with garnering support for the Development. The parties will consult with each other and coordinate the response to any media inquiries and/or public opposition to the Development that may arise.

2. HCHA and Developer shall be responsible for coordinating, providing, and monitoring social services for the residents of the Development during the Tax Credit compliance period within the operating budget established for the Development.

H. **Fees.**

1. Developer, or its affiliate, will be entitled to receive a developer's fee calculated pursuant to TDHCA guidelines (the "**Development Fee**"). The parties agree that 30% of the Development Fee will be paid to HCHA, and 70% of the Development Fee shall be paid to Developer, or its affiliate, pro rata, as the Development Fee is paid by the Partnership to the Developer. Developer shall enter into a development subcontract with HCHA to document payment of HCHA's share of the Development Fee.

I. **Distributions, Allocations and Expenses.**

1. The parties anticipate that cash available for distribution by the Partnership will be paid:

- (i) To pay Investor LP for certain priority reimbursements;
- (ii) To replenish reserves as necessary;
- (iii) To pay Development Fee to Developer and HCHA;
- (iv) To reimburse guarantors to the extent of reimbursable guaranty payments to the Partnership;

[REDACTED]

(v) the remaining available cash 10% to the Investor LP, 45% to the General Partner, and 45% to the Developer SLP.

2. The parties anticipate that sale or refinancing proceeds available for distribution by the Partnership will be paid:

- (i) To pay Investor LP for certain priority reimbursement;
- (ii) To pay Development Fee to Developer and HCHA;
- (iii) To reimburse guarantors to the extent of reimbursable guaranty payments to the Partnership; and
- (iv) The remaining proceeds to be paid 45% to General Partner and 45% to Developer SLP and 10% to the Investor LP.

3. It is anticipated that Partnership allocations of tax items will be made such that Investor LP generally will receive 99.98% of all income, gain, loss, deduction, and credit.

4. All expenses incurred by HCHA in connection with this MOU and the pursuit of the Development, including but not limited to costs of legal counsel, will be included in the Development's development budget and reimbursed by the Partnership to HCHA concurrently with the Closing; provided, however, if HCHA defaults on its obligations hereunder and such default is not cured within the 30-day cure period hereinafter set forth, HCHA shall bear its own expenses and neither the Partnership nor Developer will be obligated to pay or reimburse HCHA for such expenses.

J. Miscellaneous.

1. In instances in which a party hereto has the right to provide its consent or approval, or render its determination, judgment, satisfaction, or decision, such party will act in good faith and such consent, approval, determination, judgment, satisfaction, or decision (or the denial thereof, as the case may be) shall not be unreasonably withheld, delayed, or conditioned.

2. Any notice, request, demand, instruction or other document to be given or served hereunder shall be in writing and shall be (a) delivered personally, (b) sent or by overnight express courier, postage prepaid, or (c) sent by facsimile or electronically (e.mail), each addressed to the parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally, by overnight courier or by facsimile or electronically (with proof of delivery). A party may change its address for receipt of notices by service of a notice of such change in accordance herewith. If any deadline under this Agreement falls on a Saturday, Sunday or legal holiday, the deadline shall be extended to the next business day.

HCHA: Harris County Housing Authority
8933 Interchange Drive
Houston, TX 77054

[REDACTED]
[REDACTED]

[REDACTED]

With a copy to:

[REDACTED]

Developer:

[REDACTED]

3. This MOU reflects the entire understanding between the parties and may only be amended in writing, signed by both parties. This MOU is a contract and not merely an "agreement to agree".

4. Each party hereto is prohibited from assigning any of its interests, benefits, or responsibilities hereunder to any third party, without the prior written consent of the other party. Notwithstanding the foregoing, the parties acknowledge that it is anticipated that an affiliate of Developer may perform some or all of the activities of Developer set forth in this MOU. For purposes of this MOU, any references to "Developer" shall be deemed to refer, as applicable, to any affiliate thereof that actually performs the activities of the Developer herein set forth.

5. The parties agree to execute such documents and do such things as are necessary or appropriate to facilitate the development of the Development and the consummation of their agreement herein.

6. This MOU may be executed in several counterparts, each of which will be deemed to be an original copy and all of which together will constitute one agreement binding on all parties hereto, notwithstanding that all the parties did not sign the same counterpart.

7. THIS MOU IS GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE INTERNAL LAWS OF THE STATE OF TEXAS, EXCLUSIVE OF ITS CHOICE AND CONFLICT OF LAW PRINCIPLES.

8. In case any one or more of the provisions contained in this MOU for any reason are held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision hereof, and this MOU will

[REDACTED]

Upon termination of this MOU for any of the reason cited above, neither party will have any ongoing obligation to the other with respect to this MOU and the Development, except for the obligation of Developer to reimburse HCHA for certain costs as provided herein.

In addition, the provisions of this MOU with respect to the Development will be terminated and suspended when HCHA and Developer and their affiliates, as applicable, enter into definitive agreements with respect to the governance of the Partnership and the development, construction, financing, and operation of the Development as contemplated herein, including but not limited to the Loan and Equity documents.

[Executed on the following page]

