



1933 Hussion Street
Houston, Texas 77003
Tel: 713-578-2100
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ISSUED BY: Harris County Housing Authority
DATE: July 17, 2025

QUESTIONS/ANSWERS TO SOLICITATION NUMBER: RFQ #26-01
Affordable Housing Development Partners

1. Are existing properties eligible?
 - a. Existing properties are eligible.
2. Given the properties location in the Medical District and the housing needs of the hospital's staff, would HCHA accept a deal in Houston to support the hospital staff?
 - a. A project proposal would need to be submitted to determine eligibility.
3. A portion of the parking garage is located in a 100-year floodplain, the residential is not in the 100-year floodplain; would HCHA accept this type of location?
 - a. HCHA will not accept deals with any portion of the site in a floodplain.
4. Could we schedule a call this week to discuss whether this project may fit HCHA's affordable housing partnership goals, including the RFQ 26-01 process or any other available HCHA partnership path?
 - a. Once you qualify to enter the development partner pool, a meeting will be scheduled.
5. Is there a page limit for submissions? Is a statement of qualifications formatted in landscape/slide layout (submitted as a single PDF) acceptable?
 - a. There is no page limit, and any format is acceptable.
6. Section III.B provides that financial statements may be submitted in a separate, sealed envelope marked "Financial Statements – Confidential," while Section III.A requires email submission. How should Offerors transmit confidential financial statements — as a separate, clearly marked PDF attachment or by other means? Please confirm that such materials will be treated as confidential to the fullest extent permitted under applicable law.
 - a. Any material labeled confidential will remain confidential. Feel free to send financial statements in a separate pdf.
7. Please confirm that a co-developer holding a current State of Texas Historically Underutilized Business (HUB) certification issued by the Texas Comptroller of Public Accounts satisfies threshold criterion #2 (Section II), and identify the documentation required (e.g., copy of the certificate and Certificate/VID number).
 - a. The HUB requirement has been removed via Amendment 1.

8. Given electronic submission, please confirm that scanned copies of notarized documents (the Attachment F Non-Collusive Affidavit and the corporate resolution referenced in Section III.B.1(c)) are acceptable within the PDF, with originals available upon request.
 - a. Scanned copies are acceptable.
9. For an Offeror organized as a limited liability company, please confirm whether a certificate of authority or written consent of the member(s) identifying authorized signatories is acceptable in lieu of a corporate resolution signed by a Secretary.
 - a. Written consent of the members identifying authorized signors is acceptable.
10. Please confirm that an Offeror may be admitted to the Qualified Development Partner Pool without submitting a proposed development, and that Sections III.B.3–5 (proposed development, financing plan, and ownership/fee structure) apply only when a specific development is proposed.
 - a. An offeror can be admitted into the qualified Development Partner Pool without a proposed development. Once a submission is made requested documents must be submitted.
11. Please confirm whether the five references required under Section III.B.7 may be provided as a contact list (name, organization, role, email, phone), or whether reference letters are required.
 - a. A contact list is acceptable.
12. In regard to the Scope of Qualifications requiring “The Offeror is partnering with a M/WBE or HUB to serve as co-developer and materially participate in the development,” is any provision or exception made for Offerors who are designated as a 501(c)(3) organization?
 - a. An exception will be made to 501(c)(3) organizations.
13. Is there a closing/end date for submissions, or can respondents submit any time between July 20th and the end of the year?
 - a. There is no tentative closing date. HCHA will issue an amendment to announce the closing date.
14. Is HCHA interested in partnerships on rehabs, or just new construction?
 - a. HCHA is interested in partnering on rehabilitations and new construction.
15. Is HCHA interested in partnerships that convey a property tax exemption for acquisitions of existing units, where there is minimal rehab needed, but rents can be reduced according to Chapter 303 requirements?
 - a. The deal will have to meet threshold and adhere applicable state and HCHA requirements.
16. Could that LLC, as a women-owned business, still be considered a HUB under this requirement, even if it is not considered so under the current interpretation taken by state office?

a. The HUB requirement has been removed via Amendment 1.

17. As a follow-up question, if we were to submit a response to this RFQ without a particular site in mind, but in order to be on the list of potential developer partners, could we simply certify that we would partner with a HUB on a future development, and then choose that HUB once we actually have a development proposal?

a. The HUB requirement has been removed via Amendment 1.



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AMENDMENT #1

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AMENDMENT ONE TO SOLICITATION NUMBER: RFQ #26-01
Affordable Housing Development Partners

II. SCOPE OF QUALIFICATIONS

- Remove Threshold Requirement
 - 2. The Offeror is partnering with a M/WBE or HUB to serve as a co-developer and materially participate in the development.

THE SOLICITATION MENTIONED ABOVE IS AMENDED AS SET FORTH ABOVE. PROPOSERS MUST ACKNOWLEDGE RECEIPT OF THIS BY SIGNING THIS FORM BELOW.

Proposer/Offeror Name-Print

Signature

Date