



HARRIS COUNTY HOUSING FINANCE CORPORATION
c/o HARRIS COUNTY HOUSING & COMMUNITY DEVELOPMENT
1111 Fannin, 9th FL., HOUSTON, TEXAS 77002

HAY STREET MASTER DEVELOPER RFP 24-01
ADDENDUM 1
8-2-24

1. RFP Prebid Meeting Date – August 6, 2024, 1pm

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Meeting ID: 211 891 000 277

Passcode: 8rMdDg

Dial in by phone

[+1 281-985-1862,586099410#](tel:+12819851862586099410) United States, Houston

[Find a local number](#)

Phone conference ID: 586 099 410#

2. **RFP Available on the HCHFC Website:** <https://harriscountyhfc.org/> Response Form (responses to be submitted via [Submission Instructions](mailto:HCHFCrfp@harriscountytexas.gov). HCHFCrfp@harriscountytexas.gov)
3. Persons desiring further information or interpretation of the RFP requirements must make a written request for such information to HCHFC by **August 15, 2024**, which is **no later than fifteen days before** the RFP submittal due date. Interested respondents must submit their proposal to HCHFC by 2:00 p.m. CDT on Thursday, August 29, 2024 to be considered for selection under this RFP.
4. Site Survey
5. Environmental Phase 2
6. Engineering – EHRA, Environmental consultant - SQ
7. **Site Demolition Note:** The site will be cleared of all buildings on the site (HCHFC performing demolition work) prior to initiation of any multi-family development.
8. Loan and Partnership Agreement will include HCHFC and Harris County requirements including Tenant Protection Policy. Bracewell (Bond and Partnership Counsel for HCHFC) will develop Loan Agreement, PAB Bond application to Tx Bond Review Board, serve as Bond Counsel, develop Memorandum of Understanding, Partnership Agreements, Tax Exemption Opinion). Stifel – HCHFC Financial Advisor will perform all underwriting analysis.

SUBMISSION

Please see Pg 7 Mandatory requirements and Page 11 Response Form.

7. Mandatory Requirements (PAGE 7)

Each entity that comprises the development team (for purposes of this section, “developer” means, as appropriate, each development team entity individually and/or collectively) must meet the following requirements to be eligible for award of the development opportunity discussed in this RFP:

- The developer must be a legally incorporated business entity that is able to conduct business and contract with the federal government, State of Texas, Harris County, and HCHFC.
- The developer must have submitted all applicable tax returns to the Internal Revenue Service (IRS), State of Texas, and Harris County.
- The developer must provide their organization’s most recent certified financial audit or compiled financial documents (within the last two years) with the submission of their proposal.

Process & Timeline (PAGE 9)

Site Map (PAGE 22)

11. Exhibit A: RFP Response Form, Affidavits, and Certificates, and Requirements for Submission. (PAGE 11) 1406 & 1500 Hays Street

RFP Response Form
HCHFCrfp@harriscountytexas.gov

Response Questions follow in Page 11.

Response Form Questions and Scoring Criteria

Proposals will be scored (for a total of 100 points) across four categories described below and the top scoring proposer will be chosen to begin negotiations with HCHFC: *Table 2. Scoring Criteria*

Table 2 Category	Scored		Points
Development Team			30
Example Developments			30
Community Factors			20
Interviews			20
		Total	100

