



HOUSTON
HOUSING AUTHORITY

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Houston Housing Authority Board of Commissioners: LaRence Snowden, *Chair* | Kristy M. Kirkendoll, *Vice Chair*
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The Houston Housing Authority (“HHA”), has issued this Amendment No. 1 to QBS 21-36 APV / HOAPV Developer for the purposes of:

1. Changing the first sentence in Section 3.2 on page 1 of 3 of Exhibit A Overview to read:
 - *“The Scope of Work (“SOW”) consists of the rehabilitation of 278 apartment units in a mix of 2 & 3-story residential buildings.”*
2. Answering the following questions that were submitted to “HHA” in writing by the specified due date:

Question 1: Is it possible to respond to this QBS to be a developer for just the rehabilitation of Allen Parkway Village (“APV”)?

Answer 1: Yes.

Question 2: Do you have the addresses for the properties?

Answer 2: These are sister properties and share the same address:
1600 Allen Parkway Village, Houston, TX 77019

Question 3: Who is the architect of record for the projects?

Answer 3: The architect of record is Ernesto Maldonado from GSMA.

Question 4: Will the selected developer be awarded both projects or just one?

Answer 4: The Developer interested in both projects, with the highest score (submittal and interview), will be awarded both.

Question 5: If more than one developer is selected how will the awarding of projects be decided?

Answer 5: One (1) Developer will be selected for both projects and will be selected based on scoring as identified in the QBS.

Question 6: The QBS states that historical tax credits have been attained. Who is the investor and how much equity is being proposed?

Answer 6: The projects have both Part A/I and Part B/II. Part C/III will be requested once construction is finalized.

Question 7: Will “HHA” handle all relocation responsibilities and expenses?

Answer 7: Yes, “HHA” will be responsible for all aspect of relocation.

Question 8: Will “HHA” be providing any funding to the project?

Answer 8: HHA has funded all predevelopment costs, and continues to invested in the project.

Question 9: Can property financials be provided so that additional due diligence can be conducted?

Answer 9: Information to be provided during shortlist interview.

Question 10: Who are all on HHA's development team? We want to ensure that we disclose any possible conflicts of interest.

Answer 10: *“Per Section 5.1 on page 5 of 12 of QBS 21-36, all responses received by the specified due date will be scored by an Evaluation Committee who will have the responsibility of evaluating and scoring the responses per Exhibit D Evaluation Criteria attached herein. Interested parties are reminded to complete Attachment A Conflict of Interest Questionnaire, and Attachment H HUD Form 5369 A so that HHA can determine if there are any potential conflicts of interest.”*

Question 11: Has “HHA” approached any lenders on this project?

Answer 11: “HHA” Conducted a separate solicitation and both debt and equity partners have been selected. See Exhibit C Section 2.

Question 12: Reference General Terms and Conditions (22.1):

Is the developer expected to pay for permits even though permitting has already begun?

Answer 12: No permitting cost will be covered by HHA and the architect.

Question 13: Reference Exhibit A (2.2):

Is the RAD subsidy already in place, or will the RAD subsidy become available as the rehabbed units are place in service?

Answer 13: The projects have been issued a CHAP. The project will not be considered a RAD project until closing takes place.

Question 14: Reference Exhibit A (3.1):

What is the AMI mix of Allen Parkway Village?

Answer 14: Information to be provided during shortlist interview.

Question 15: Reference Exhibit A (3.2):

What is the anticipated closing date for Allen Parkway Village?

Answer 15: Closing will be within 180 days after the BRB issues an allocation.

Question 16: Reference Exhibit A (4.1):

What is the AMI mix of Historic Oaks of Allen Parkway Village?

Answer 16: Information to be provided during shortlist interview.

- Question 17:** Reference Exhibit A (4.2):
What is the anticipated closing date for Historic Oaks of Allen Parkway Village?
- Answer 17:** Closing will be within 180 days after the BRB issues an allocation.
- Question 18:** Reference Exhibit A (5.2):
Who is the architect of record?
- Answer 18:** See Answer 3.
- Question 19:** Reference Exhibit A (5.3):
Who is the Civil Engineer?
- Answer 19:** Civil Engineer is H2B Engineers, Inc.
- Question 20:** Reference Exhibit A (5.2):
When will the construction documents be shared with the developer?
- Answer 20:** Information to be provided during shortlist interview.
- Question 21:** Reference Exhibit A (5.3):
Can the latest iteration of the pro forma be shared?
- Answer 21:** Information to be provided during shortlist interview.
- Question 22:** Reference Exhibit A (5.4):
Can the cost estimates be shared?
- Answer 22:** Information to be provided during shortlist interview.
- Question 23:** Reference Exhibit A (5.6):
Is the replat process already underway?
- Answer 23:** Yes, the replat is already underway, and is in the final phases.
- Question 24:** Reference Exhibit B (1.5):
Have operating budgets already been updated to reflect anticipated costs post renovation?
- Answer 24:** N/A.
- Question 25:** Reference Exhibit B (1.8):
Which of these tasks are still to be performed? It seems as though all design and entitlement items have already been completed.
- Answer 25:** Although many of these tasks have been initiated, HHA welcomes suggestions from its partners. If selected developer identifies an area for improvement the recommendation will be evaluated as discussed.
- Question 26:** Reference Exhibit C (1.5):
What is the amount pre-development funding available from HHA?
- Answer 26:** N/A.

Question 27: Reference Exhibit C (2.1):
Has the design team already been selected?

Answer 27: Yes, it is GSMA.

Question 28: Reference Exhibit E (1.7):
What are the anticipated infrastructure improvements?

Answer 28: The scope will only include upgrades to mitigation and detention, plan is to reuse the existing infrastructure

Question 29: Reference Exhibit E (3.9):
What bond priority has been selected for each of these transactions?

Answer 29: Priority 1b.

Interested parties are reminded, per Section 3.0 Procurement Schedule, 4 P.M. “CST” October 29, 2021 is the deadline for interested parties to submit Round 2 Written Questions to Purchasing@housingforhouston.com.

All other terms and conditions shall remain the same.

Date

**Kevin M. Coleman, M.S., C.P.M.
Procurement Manager,
Houston Housing Authority**



A Fair Housing and Equal Employment Opportunity Agency. For assistance: Individuals with disabilities may contact the 504/ADA Administrator at 713-260-0353, TTY 713-260-0547 or 504ADA@housingforhouston.com