

**CENTER FOR CIVIC AND  
PUBLIC POLICY IMPROVEMENT  
&  
MIDTOWN REDEVELOPMENT AUTHORITY**

**SOUTHEAST HOUSTON AFFORDABLE HOUSING  
INITIATIVE**

**2023 Single-Family Homes Application**

**Answers to Questions Submitted**

**Issued and Posted: July 25, 2023**

- 1) How will the scoring criteria for Home Costs and Sales Price be applied?

Criteria will be applied based on an analysis of reasonableness of each line item in Exhibit E including the per square foot construction and development costs, percent of soft costs and hard costs, amount of financing costs and reasonableness of profit.

- 2) Will homes be graded for Sales Price based on how much the price for a given home falls below the allowable Maximum Sales Price?

Please see the scoring section of Addendum #2, Item E.

- 3) How will Sales Price be measured against Home Costs? If the Sales Price is well below the Maximum Sales Price and the Home Costs run high, is a builder penalized in that scenario?

Please see the scoring section of Addendum #2, Item E.

- 4) Is the Roles and Responsibilities criteria scoring for what personnel is included in the submission or is it tied to the functional role individuals on the team are responsible for?

Please refer to section 4C of the Application Guidelines, which requires an explanation of the roles and responsibilities of all team members and an organizational chart.

- 5) Lenders do not issue commitment letters for tentative developments that are not succinctly defined, as it would be in this case, since this contemplates a scattered site development with an indefinite quantity of housing. Does a current active funding letter from a financial institution for a similar-sized or larger development suffice in meeting the Preliminary Financial Commitment requirement?

We are requesting applications for succinctly defined projects. We are requesting a preliminary financial commitment for what is being proposed. If the commitment is in the form of a preliminary funding letter for the project, that is acceptable.

- 6) Please confirm the due date for the submission.

Please see Addendum #2, Schedule of Submission & Review section.

- 7) When is it due to submit all the documents for the RFP round 1?

On or before August 10, 2023

- 8) What percentage of MWSBE you need for the project?

Midtown Redevelopment Authority has a 30% MWBE goal which requires good faith efforts.

- 9) What Percentage of Section 3 you need for the project?

Midtown Redevelopment Authority has no goal for Section 3; however, good faith efforts are encouraged.

10) Exhibit I is requesting SQFT, but of the condition or total SQFT?

Include house total square footage on Exhibit I