

**MRA/CCPPI**

**THIRD WARD COMPLETE COMMUNITY**

**AFFORDABLE HOMES FOR-SALE PROJECT**

**REQUEST FOR PROPOSALS**  
**#2022-01**

**ADDENDUM #1**

**ISSUED BY:**



**midtown**  
HOUSTON

**Midtown Redevelopment Authority**



**Center for Civic and Public Policy Improvement**

# RFP #2022 – 01

## Addendum #1

This Addendum is being issued to provide answers to the questions received and to amend Sections 6, 7 and 9 and Exhibits A & B of the RFP. :

### Section A. Answers to Questions Received

No.	Question	Answers
1.	For Exhibit G – Home Cost & Sales Price Worksheet:	
	a. Under Sales Price Breakdown, there is no item for Closing Cost of the House. Where do we need to account for that cost?	See Section III Finished Lot Costs item (b).
	b. On page 12, paragraph H , you require Exhibit G to be filled out for each plan type. For the sales price of each plan type, do we use the Sales Price for Households at 90% - 110% AMI or Sales Price for Households Below 90% as indicated on Page7, Table 1? Or do we need to provide Exhibit G / Plan / Household income?	Table 1 reflects 16 Home Plan types, 8 of which are at >90% AMI and 8 at 90% - 110% AMI. The respondents must propose for an entire Cluster and must identify the home unit type for each lot. In addition, Table 3 identifies the requirements for the distribution of homes to serve households below 90% AMI and the number of homes at 90% to 110% AMI in each Cluster. Exhibit G is Per Home Plan type, to be used for each home type within the Cluster. Respondent is responsible for identifying in Exhibit G the Cluster Identification, the housing type (1-16) and all addresses with this housing type.
	c. Are you going to provide a spreadsheet to be used for Exhibits G, H and J for everyone to use, or each developer make their own based on your model?	Please go to <a href="http://www/ccppi.org">www/ccppi.org</a> website and click on Development and Contract Opportunities. Exhibit D, F, G, H, I and J are posted for your use in preparing submittals.

	<p>d. We understand the sales prices are very attractive &amp; we should not any problems selling these houses. But based on the past experience of MRA/CCPPI's of similar project, once the house(s) are finished &amp; ready to sell, are there enough potential qualified buyers for these homes? This makes a difference in our Carrying Cost(Financing Cost) and proposed timing for number of homes we can start or offer for sale per month.</p>	<p>The Scope of Work of successful respondents to this RFP includes the marketing and sale of the homes. In fact, the RFP calls for submission of a Marketing Plan. The Houston Area Urban League has over 1,000 clients that were income qualified that have not purchased homes to date. CCPPI will arrange for housing fairs to take place where successful respondents may present their homes.</p>
2.	<p>On page 10 "Effective Period for Sales Price Proposed". Could you elaborate: Proposed Sales Price is fixed, no matter when the actual house is build &amp; presented for sale, as long as MRA/CCPI accepts our proposal is accepted within 6 month of proposal submission?</p>	<p>Effective Period for Sales Price Proposed means that for six months no price increases will be considered.</p>
3.	<p>For Exhibit J, do we need to fill out one sheet per Cluster separately?</p>	<p>Yes</p>
4.	<p>Page 14, Section 9.0 : Is total of 50 sheet collectively for the whole proposal or 50 Sheet per Cluster?</p>	<p>Please see Addendum #1. The 50 sheet limitation has been changed to 60 sheets for submissions proposing on one Cluster. For submissions proposing on more than 1 Cluster and additional 15 pages per Cluster may be added.</p>

5.	Just to reconfirm, as provided in table # 3 on page 8, for the number of homes below 90% AMI and at 90%-110% AMI, we should use the ratio as provided on Table # 3 for additional homes we are able to offer. More specifically for example for Cluster A:	Yes, if the number of homes in a Cluster exceeds the number of homes in Table 3 for the Cluster, please use the methodology identified below in 5.a to determine the number of homes below 90% AMI and the number of homes at 90% AMI – 110% AMI.
	a. If we are able offer Total of 12 Homes in Cluster A instead of 11 Homes: then We need to offer $12 \times 36.36\% = 4.36$ (Rounded to 4 Homes for below 90%) and offer $12 \times 63.64\% = 7.63$ (Rounded to 8 Homes at 90%-110%). Is this correct?	See above answer.
	b. If we are able offer Total of 13 Homes in Cluster A instead of 11 Homes: then We need to offer $13 \times 36.36\% = 4.72$ (Rounded to 5 Homes for below 90%) and offer $13 \times 63.64\% = 8.27$ (Rounded to 8 Homes at 90%-110%). Is this correct?	See above answer.
6.	Is there any difference in scoring using a non-profit vs. a profit developer?	No
7.	Is there any limit on the number of clusters that any one developer can bid on?	No. However, the respondent must demonstrate experience completing a project of similar size and scope.
8.	Does it make any difference if the developer has not previously transacted with MRA or CCPPI?	No
9.	Expediency: what is the length of time for each project as dictated by MRA?	Completion by December 31, 2023

10.	Exhibit C: is there any preference to slab on grade vs. pier and beam? Pier and beam is more in keeping with the surrounding homes.	No preference.
11.	Submissions are limited to 50 pages; therefore, is it necessary to submit separately for each cluster or simply include Exhibit G worksheets under a single submission?	Please see Addendum #1. Exhibit G, H, and J must be submitted for each Cluster.
12.	Evaluation Process: How long is the process following the 7/20 submission date and what is the expected length of time for MRA ultimately conveying the land to the developer?	It is the intent to make recommendations of award at the August Board Meeting of MRA. Subsequent to approval, documents will be prepared for conveyance.
13.	Will the Buyers of the homes receive any HCAD exemption at all?	No. HCAD exemptions are tied to this program.
14.	<p>I have reviewed the RFP for Third Ward Complete Community. While we are interested in the project. The lack of subsidies to offset build costs make the sales price unrealistic. Have I missed something? The developer is responsible for all CoH costs, permits, water capacity, sewer and water connections. The average new home in this area is 350,000 to the mid 400,000 range.</p> <p>Please let me know what, outside of free or low cost land, is available to help bring build cost to the required 157,000 - 207,000 range?</p>	You are correct that this program has a land subsidy only at this time.

## Section B

Section 6. F (Floor Plans/Renderings) is amended as follows:

### 6.F. FLOOR PLANS/RENDERINGS

Please attach one or more sheets labelled “Attachment E: Floor Plan/Renderings/Design Approach.” Please attach a floor plan for each home plan type with applicable street addresses and indicate the numeric designation for the home type from Table 1 thereon. Also submit a rendering for each home plan type labelled with the applicable street addresses. **If the proposal includes more than one Cluster, please provide these documents for each Cluster.**

## Section C

Section 7.0 (Scoring) is amended as follows:

### 7.0 SCORING

Responses to this RFP will be scored by an Evaluation Committee that consists of MRA and CCPPI representatives, as well as any affordable housing contractors engaged by MRA or CCPPI. This committee will review submissions for the purpose of evaluating the proposal based on the submitted requirements in Section 6 of this RFP. **Each Cluster submission may receive 100 maximum points. Points associated with Home Costs and Sales Price (Exhibits G & H), the floor plans and renderings (Attachment E), and affordability will be awarded for each Cluster. Therefore, if more than one Cluster is proposed, Exhibits G and H and Attachment E must be included for each Cluster. All other required submittals are to be submitted once.** The maximum points that may be achieved for each requirement are as follows:

- A. Project Description (2 Points)**
- B. Development Experience (10 points)**
- C. Roles and Responsibilities (10 points)**
- D. Home Costs and Sales Price (20 points) Scored for each Cluster**
- E. Affordability (10 points) Scored for each Cluster**
  - Five (5) points if additional homes for households below 90% AMI are included beyond the required minimum.
  - Five (5) points if sales prices are at least 5% below the applicable maximum sales price.
- F. Evidence of Preliminary Financial Commitment (5 points)**
- G. Project Timing (10 points)**
- H. Floor Plans (10 points) Scored for each Cluster**
- I. M/WBE Plan (10 points)**
- J. Section 3 Plan (5 points)**
- K. Marketing Plan (8 points)**

## Section D

Section 9.0 (Proposal Format) is amended as follows:

### 9.0 PROPOSAL FORMAT

Responses to this RFP shall include a title page that includes “Response to Third Ward Complete Community Affordable Homes For Sale Project,” the submission date, the names of the organizations to whom the proposal is being submitted (Center for Civic and Public Policy Improvement and Midtown Redevelopment Authority), and the name of the Respondent. The title page does not count against the page number limit.

- A. Proposals shall not exceed 60 pages in length, including required attachments for proposals including only one Cluster. For proposals submitting on more than one Cluster, an additional 15 pages per Cluster may be added. For these purposes, a page is one side of a single sheet of 8½” x 11” paper. Text shall be single spaced, using not smaller than an 11-point font, and containing margins at the top, bottom, and sides of no less than one inch in width. Foldouts containing art and spreadsheets are permissible *and will be included in the page count*. Oversize exhibits are discouraged.
- B. All proposal pages must be consecutively numbered, including attachments.
- C. All information must be incorporated into a response to a specific requirement and clearly referenced. Any information not meeting these criteria will be deemed extraneous and will in no way contribute to the evaluation process.
- D. All information presented in response to this RFP must be included in the submitted response. There can be no information that is linked to a website that requires reviewers to access the website for consideration of content. Any such conditions will not be considered as part of the Respondent’s proposal.

## SECTION E

Exhibits A & B are amended to remove 3022 Tuam and replace it with 3016 Anita (Cluster ID# E3) and 2901 Brailsfort is replaced with 3013 Beulah (Cluster ID# E5). Both amended Exhibit A and Exhibit B are attached hereto.

**EXHIBIT B**

<b>CLUSTER ID</b>	<b>ADDRESS</b>	<b>SQFT</b>	<b>HCAD #</b>
A1	2408 SAUER ST	4561.96	631660010029
A2	3011 BREMOND ST	4898.19	0372170000008
A3	0 BREMOND ST	4862.69	372170000009
A4	2420 SAUER ST	4532.39	0631660010013
A5	3002 MCILHENNY ST	4746.97	0372170000005
A6	3006 MCILHENNY ST	4764.04	0372170000004
A7	3019 TRULLEY ST	5105.93	0572130000017
A8	3010 MCILHENNY ST	4778.3	0372170000003
A9	3025 MCILHENNY ST	4999.93	0372150000006
A10	3029 MCILHENNY ST	4999.88	372150000007
A11	2422 SAUER ST	4686.23	0631660010014
B1	3101 BREMOND ST	4985.18	0372190000006
B2	3106 BREMOND ST	4974.53	0372260000004
B3	3038 BREMOND ST	4989.79	0372270000001
B4	3103 BREMOND ST	4982.74	0372190000007
B5	3102 BREMOND ST	4979.05	0372260000005
B6	3123 MCILHENNY ST	5014.32	0372130000006
B7	3106 MCILHENNY ST	4974.75	0372190000004
C1	0 MCGOWEN	4995.44	0372290000004
C2	3037 MCGOWEN ST	5004.62	0372270000009
C3	3002 MCGOWEN ST	4991.83	0372290000005
C4	3028 MCGOWEN ST	4974	0372300000004
C5	3106 DENNIS ST	4973.83	0372380000004
C6	3102 MCGOWEN ST	4983.99	0372310000005
C7	3005 TUAM ST	4999.82	0372410000008
C8	3015 DREW ST	5026.82	0372400000009
C9	3101 DENNIS ST	5026.27	0372310000006
C10	3104 MCGOWEN ST	4981.55	0372310000004
D1	2520 NAGLE ST	4998.79	0190030000003
D2	2715 NAGLE ST	5000	0190490000003
D3	2620 NAGLE	2500	0190450000006
D4	2811 NAGLE ST	4984.87	0190480000003
D5	2810 ANITA ST	4999.81	0190990000009
D6	2418 ANITA ST	4999.93	0191120000005
D7	2804 DREW ST	4999.98	0190440000018
D8	2717 NAGLE ST	4999.99	0190490000004
D9	2614 NAGLE ST	4999.99	0190450000007
D10	2610 DREW ST	5012.03	0190470000009
E1	3013 FRANCIS ST	5040.34	0191540000011
E2	3114 TUAM ST	4985.61	0510240000003



E3	3016 ANITA ST	5000	0510320000005
E4	2903 PAIGE ST	5009	0190970000008
E5	3013 BEULAH ST	5000	0510330000010
E6	3124 TUAM ST	4994.44	0510310000009
E7	3005 PAIGE ST No	5067.95	0510240000005
E8	address in HCAD	5048.7	0190960000007
E9	3413 SAUER ST	3608.38	0391820000002
E10	2822 FRANCIS ST	4749.43	0530160030012
F1	3622 SAUER ST	3972.66	0191490000025
F2	3509 BASTROP ST	5009.08	0191980000013
F3	2817 HOLMAN ST	5000.05	0192160000003
F4	3624 SAUER ST	3948.1	0191490000012
F5	3519 PALMER ST	4640.24	0191980000014
F6	2825 HOLMAN ST	3943.49	0192000010007
F7	2704 BERRY ST	3973.62	0191490000010
F8	2828 FRANCIS ST	5080.89	0192030030003
F9	2618 BERRY ST	3470.33	0191490000008
F10	2701 WINBERN ST	5067.59	0192030040007
F11	0 HOLMAN	5084.84	0192030030021
F12		6249.99	0192160000011

