



The City of Houston
Housing and Community Development Department

Single-Family Stella Link Development Project

Solicitation ID: 060724

Agenda

- i. Introductions**
- ii. Funding and Solicitation Schedule**
- iii. Stella Link NOFA Overview**
- iv. Compliance Requirements**
 - i. Environmental Review**
 - ii. MWSBE/Section 3/Pay or Play**
 - iii. Davis Bacon and Related Acts**
 - iv. Complaints and Appeals**
- v. Accessing the NOFA**
- vi. Submitting an Application**
- vii. Comments / Questions**



Funding and Solicitation Schedule

Linsi Broom

Funding

Community Development Block Grant Disaster Recovery 2017 (CDBG-DR 17) funding available for Stella Link.

- Approximately \$11,590,957.00* for land infrastructure and/or home construction.
- \$13,970,540.11 in land acquisition and due diligence.

2024 Estimated Timeline

NOFA Issued	June 7, 2024
Pre-Application Conference	June 11, 2024
Question Submittal Deadline	July 3, 2024
Application Deadline	July 12, 2024

Mail to: HCD_NOFA@houstontx.gov



Single Family NOFA Overview

Devon Dale

Project Summary

- The objective is to develop as many lots as feasible.
- Seeking 2, 3, and 4-bedroom units with 2 bath and 2 car garage.
- At least 51% of total homes must be at affordable prices to Low-to-Moderate Income (LMI) Homebuyers.
- City seeks to convey land and potentially finance a portion of infrastructure and/or construction costs.
- The land grant and potential forgivable loan for infrastructure and/or home construction.

Reference Materials

- Harvey Single Family Development Program Guidelines
- Stella Link Solicitation Files
- New Homes for Stella Link (Community Feedback)
- City of Houston Hurricane Harvey website: <https://recovery.houstontx.gov/>
- Texas GLO Hurricane Harvey website <https://www.glo.texas.gov/recovery/index.html>
- Environmental Phase I (2022)
- Environmental Phase II (2022) Soil Sample

Proposed Development Timeline

Stella Link Estimated Timeline	2024												2025												2026												2027											
	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec			
NOFA Issue (HCDD)	█																																															
Developer Selection (HCDD)							█																																									
Developer Agreement Finalized (HCDD / Developer)										█																																						
Project Design (Developer)												█																																				
Infrastructure Development (Developer - Reimbursed by HCDD)														█																																		
Construction of Homes (Developer)																			█																													
Sale of Homes (Developer)																									█																							

Stella Link Site

- Located alongside Stella Link Rd, Willowbend Avenue, Hwy 90.
- Approximately 12.22 acres
- \$13.9 will factor into the number of lots created for this project.
- Above ground detention for this project is preferred.



Site-Noise Assessment Analysis & Results

- Noise Attenuation required
- Federal requirement noise level not to exceed more than 65 decibels (dBA)
- City to provide Noise Mitigation Study



Preliminary Community Design



Eligible Project Criteria

- No smaller than 2-bedroom and no larger than 4-bedroom
- Affordable Homes must be of equivalent size, quality, materials, and finishes as Market Rate Homes
- Project development to include homes of mixed income levels
- At least 51% of homes built sold to households at or below 80% AMI
- HCD will verify incomes based on current year HUD Income limits

Area Median Income (AMI) Chart

2024 Houston/The Woodlands/Sugar Land Region HUD Maximum Annual Household Income Limits*

Household Size	80% Area Median Income (AMI)	120% Area Median Income (AMI)
1-person	\$53,000	\$79,450
2-person	\$60,600	\$90,800
3-person	\$68,150	\$102,150
4-person	\$75,700	\$113,500
5-person	\$81,800	\$122,600
6-person	\$87,850	\$131,700
7-person	\$93,900	\$140,750
8-person	\$99,950	\$149,850

*Effective as of May 1, 2024. Household income limits are subject to annual changes.

Loan Terms

*Not applicable to PSH

- Awards to be structured as a Developer Loan Agreement for the purpose of constructing infrastructure for the development of single-family homes for sale to LMI homebuyers.
- Minimum 5-year loan term.

THRESHOLD ITEMS

- Not debarred or suspended
- In good standing with the City
- Certificate of Account Status from Texas Comptroller
- 501(c)(3) tax exempt status from Internal Revenue Service, if applicable
- Demonstrate 5 years of proven experience as a Developer and evidence of financial capacity to successfully complete the proposed project at-scale

Scoring Criteria (Maximum 157 points total)

Developer Capacity (25 points)

- Developer Overall Experience (5pts)
- Developer Capacity and Staffing Experience (5pts)
- Developer Financial Capacity (5pts)
- Developer Financial Strength (5pts)
- Developer Prior Experience with Affordable Housing (5pts)

Resilient Home Design (15 points)

Energy Efficiency Attributes of Homes (10 points)

Community Feedback and Priorities (57 points)

- Green Space Design (10pts)
- Home Design and Sustainability (20 pts)
- Neighborhood Mobility (10pts)
- Neighborhood Safety (12 pts)
- Homeowner Associations (5pts)

Affordability Value (25 points)

Applicant Proposed Development of Mixed Affordable Units (15 points)

Developer Marketing and Sales Timeline (10 points)

Compliance Requirements



Environmental



Minority Women Owned Small
Business Enterprise (MWSBE)



Uniform Relocation Act (URA)



Pay or Play (POP)



Davis-Bacon Act (DBRA)



Section 3: Economic
Opportunities



Complaints and Appeals



Environmental Requirements

HUD 24 CFR Part 58
Melissa Lahey

Environmental Applicability

- An environmental review under 24 CFR Part 58 is required for this project due to the use of federal CDBG-DR17 funds.
 - Construction activities are likely to require an Environmental Assessment level of review, and an Authority to Use Grant Funds (AUGF) will be required prior to the performance of any physical work.

Environmental Review

- A current ASTM-certified Phase I Environmental Site Assessment (ESA) is recommended.
- Limited areas on the Stella Link site are subject to elevated noise levels (>65 dB) and require mitigation. Noise must be attenuated using HUD-approved methods as outlined in the HUD Noise Guidebook.
- HUD and non-HUD funds cannot be committed on any activity until HUD issues the Authority to Use Grant Funds (AUGF) or clearance.
 - Non-HUD funds can be used to undertake some activities of the project but with limitations.
 - 24 CFR § 58.22 details choice-limiting actions

The image displays two HUD forms. The top form is the 'Request for Release of Funds and Certification' (OMB No. 2501-0087), which includes a title block, a purpose statement, and a grid for program details. The bottom form is the 'Authority to Use Grant Funds' (HUD-7015-18), which includes a title block, a request for release of funds, and a signature section.

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2501-0087 (Rev. 08/11/2023)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for the collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s)	7. HUD/State Identification Number	8. Recipient Identification Number (optional)
4. OMB Catalog Number(s)	6. Name and address of responsible entity	
5. For information about the request, contact (name & phone number)		
3. HUD or State Agency and office unit to receive request	7. Name and address of recipient (if different than responsible entity)	

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following:

9. Program Activity/Project Name(s)	10. Location (Street address, city, county, State)

11. Program Activity/Project Description

We received your Request for Release of Funds and Certification, Form HUD-7015-18 on _____
Your Request was for HUD/State Identification Number _____

All objectives, if received, have been considered. And the minimum waiting period has transpired
You are hereby authorized to use funds provided to you under the above HUD/State Identification
File this form for proper record keeping, audit, and inspection purposes.

Signature/Name of Authorizing Officer _____ Signature of Authorizing Officer _____ Date (mm/dd/yyyy) _____
Title of Authorizing Officer _____ X _____

Form HUD-7015-18 (2024)
ref. Handbook 0513.01

Previous editions are obsolete.

Environmental Review

- The 24 CFR Part 58 environmental review for development activities may be completed in one of two ways:
 - An outside environmental consultant of the developer's choice after which HCD will adopt
 - HCD can complete the Part 58 environmental review in-house with information provided by the developer
- Timing of the environmental review process and receipt of the AUGF varies greatly and depends on level of preparation by the developer. A minimum expectation for an EA-level review would be approximately 90 days.

We're Here To Help!

THE CITY OF HOUSTON | HOUSING AND
COMMUNITY DEVELOPMENT DEPARTMENT

WE OFFER

ENVIRONMENTAL TEAM

CONTACT

US NOW



+ 832-392-6200
(Ask for the environmental team)



hcdenvironmental@houstontx.gov



2100 Travis St. 9th floor. Houston,
TX 77002

<https://houstontx.gov/housing/>



TECHNICAL ASSISTANCE

Provide technical assistance to internal/external customers regarding environmental compliance



ENVIRONMENTAL REVIEWS

Complete environmental review process in compliance with HUD Environmental Guidelines



GUIDANCE

Help and advice about how to address possible concerns related with environmental compliance

BUILDING A MORE EQUITABLE CITY



Davis Bacon and Related Acts (DBRA)

24 CFR Parts 1,2,3,5,7, and 9

Michelle Perales

DBRA GUIDANCE

- The slides provide information about the applicability and enforcement of the Davis-Bacon and Related Acts (DBRA). It's important to note that the Texas General Land Office (GLO) has verbally confirmed that DBRA is applicable to this development. However, the Housing and Community Development (HCD) is seeking further guidance on whether DBRA applies to the entire project or only to a portion, such as site utilities.

DBRA General Guide



Purpose

To protect communities and workers from non-local contractors underbidding local wage levels.

Acts

- Davis Bacon Act
- Contract Work Hours and Safety Standards Act
- Copeland (Anti-kickback) Act
- Fair Labor Standards Act

Costs

- Labor
- Administrative oversight

Applicability

- Contracts that exceed \$2,000
 - Note: All requirements apply to lower-level contracts independent of the amount.
- Alterations, repairs, decorating, etc.
- All work incidental to the project

Prevailing Wage Rates

- Prevailing wage rates are issued before the Pre-Bid meeting.
- Rates are locked-in by the bid opening date subject to the execution of a general construction contract.
- Exceptions apply.

DBRA Overview

Contractors and sub-contractors including lower tier sub-contractors must:

- Notify and pay construction workers the hourly prevailing wage based on their trade
- Pay weekly and have verifiable proof of payment that itemized the rate of pay based on all hours worked
- Submit weekly certified payroll through the **LCP Tracker** web portal, which is accessible via phone, tablet and PC.
- Submit all initial required compliance documents prior to starting work
- Submit payroll and supporting documents; such as proof of payment, timesheets, itemized fringe benefits plans/programs, etc.)

DBRA Mandated Contract Documents

- Federal Labor Standards Provisions (HUD Form 4010)
- General Wage Determination (GWD); more commonly referred to as the prevailing wage rates.

DBRA Required Meetings

- **Pre-Bid Meeting for competitively procured contracts:** This is best time to provide the bidding contractors an overview of the prevailing rates and our requirements.
- **Pre-Construction Meeting:** In accordance with 29 CFR Part 5, a preconstruction conference must be held with prior to the commencement of construction work.
- **Onboarding:** Before construction starts, the contract administrator must complete the onboarding training session.

Department of Labor Final Rule

After Contract Award

Prevailing rates are subject to change when a contract or order is amended to:

- includes additional, substantial construction not within the scope of work, or
- perform work for an additional time period not originally obligated, including when an option is exercised on a contract or order.

DBRA Contact Information

- hcddbraz@houston.tx.gov
- houston.tx.gov/housing
- 832-394-6200



MSWBE Program Requirements

24 CFR 85.36 Chapter 15 Ordinance Part V

Lakesha Tates

MWSBE Compliance Requirements

Construction projects will be advertised with a 29% MWBE goal (21% MBE and 8% WBE).

MWBE Primes are allowed to meet advertised goals by self-performing up to 50% of the total contract goal(s). MWBE Primes will have to choose which goal they would like to receive credit for on construction projects (MBE or WBE). Once a goal type for participation is selected, the Primes participation credit will be capped at the proposed percentage or the approved goal, whichever is lower.

The Prime Contractor shall make Good Faith Efforts to award subcontracts or supply agreements to MWSBEs to achieve goal requirements.

Only firms certified through the City of Houston, Office of Business Opportunity can be used to meet MWBE goal requirements.

For more information about the City of Houston MWSBE certification process, visit:



Section 3 Program Requirements

24 CFR Part 75

Lakesha Tate

Section 3 Compliance and Numerical Goals Requirements

Section 3 compliance applies to **all contracts in excess of \$100,000.00** for housing construction, rehabilitation, or public construction.

If "new" contracting or employment opportunities arise, contractors are required to meet the following Numerical Goal Requirements:

- 10% of the Construction "hard cost" budget must be directed to Section 3 Businesses.
- 3% of the Non- Construction "soft cost" budget must be directed to Section 3 Businesses.
- 30% of new employment opportunities must be directed to Section 3 Workers.
- 25% of labor hours performed must be by Section 3 Workers and Targeted Workers.

Section 3 Business

- At least 51 percent (51%) of the business is owned and controlled by low or very low-income persons;
- Over 75 percent (75%) of the labor hours performed over the prior three-month period are performed by Section 3 Workers; or
- At least 51 percent (51%) of the business is owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

Section 3 Worker

A Section 3 Worker is any worker who currently fits, or when hired within the past five years fit, at least one of the following criteria:

- A worker's income for the previous or current calendar year is below the income limit established by HUD;
- Employed by a Section 3 Business; or
- A Youth Build participant.

Section 3 Targeted Worker

A Section 3 targeted worker for Housing and Community Development Financial Assistance projects is a Section 3 worker who:

- (1)** Employed by a Section 3 Business Concern; or
- (2)** A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:
 - (i) Living within the service area or the neighborhood of the project, as defined in 24 CFR § 75.5; or;
 - (ii) A YouthBuild participant.

Section 3 Certification Processes



To receive credit towards numerical goal requirements, businesses and workers must be certified through the City of Houston, Housing and Community Development Department.



Certification process takes 5 to 7 business days once all requirements are met.



Complete the online Section 3 Business application here: <https://hcdsection3.gob2g.com/>



Section 3 Worker applications may be submitted to: HCDContractCompliance@houstontx.gov or completed digitally at: <http://arcg.is/LWXaf>



For more information visit: <https://houstontx.gov/housing/section3.html#section3>



Pay or Play (POP) Program

Executive Order 1 – 7 and Ordinance 2007 - 534

Lakesha Tates

Covered Contracts

*Subcontracts valued at or above \$200K
including contingencies, amendments,
and supplemental terms;*

*Professional Service, Construction, and
Service type contracts*

Covered Employees

The program applies to employees of a covered contractor or subcontractor, including contract labor, who are:

- *Over the age of 18*
- *Work at least 30 hours per week*
- *With any amount of time under a covered city contract or sub-contract.*

Pay Option

“Pays” by contributing \$1.00 per covered employee per regular hour for work performed under the contract with the City; and

Funds are deposited in the Contractor Responsibility Fund.

Play Option

“Plays” by providing health benefits to covered employees. Health benefits must meet or exceed the following standards;

The employer contributes no less than 75% of the total premium costs per covered employee per month toward the total premium cost; and

The covered employee contributes, if any amount, no greater than 25% of the total monthly premium costs.

POP Additional Information

HCD provides POP-related help, POP forms, and all POP-related updates through their website

<https://www.houstontx.gov/obo/popforms.html>



Complaints and Appeals

Kris Robinson / Stephan Loston

Complaints & Appeals



	Complaint*	Appeal**
Grievance Type	HCDD Operations	HCDD Program Determination
Common Types	<ul style="list-style-type: none">• Processing Time• Status Update• Program Requirements• Conflict of Interest	<ul style="list-style-type: none">• Non-receipt of an award• Denial of services• Denial of a Resolution• Procedural error
Est. Written Response	15 days	30-45 days
Resources	https://houstontx.gov/housing/complaints.html	https://houstontx.gov/housing/appeals.html

*No Complaints will be accepted for NOFAs during the No Contact Period.

**Appeals cannot be filed until after a determination is made.

Basics of Filing Complaints & Appeals

Who can file a Complaint or an Appeal?

	Complaint	Appeal
Any member of the public	✓	✗
Program Participants*	✓	✓

**Program participants includes program applicants, developers, contractors, agencies, bidders, vendors, and subrecipients.*

Complaint or Appeal Filing Requirements?

- First and Last Name
- Address
- Name of Project/NOFA/RFP
- Phone Number
- Preferred Contact Method
- Reason for Complaints or Appeal

Appeals

Appeal Tier Reviews

- Tier I: Program Area
- Tier II: Appeals Review Committee
- Tier III: State Escalation*

Important Timelines

- Appellant **MUST** file Appeal **in writing** within 30 days of award determination
- HCD acknowledges receipt within 1 business day
- Appellant has 5 days to submit supporting documentation
- HCD renders an Appeal Determination Letter within 45 days for NOFAs.

*DR-17 Funded programs ONLY

HOW TO APPEAL A DECISION

FOR HURRICANE IKE, 2016 FLOODING AND HURRICANE HARVEY

WHAT YOU NEED TO KNOW BEFORE YOU FILE AN APPEAL

1. All applicants have the right to appeal a determination made by the Housing and Community Development Department (HCD). Appeals are accepted in writing via email, in person or in person via our online appeal form. To be considered complete, a request must include:
 - Project address
 - Project number (if applicable)
 - Name of appeal
 - Nature of appeal
2. You must provide all **supporting documentation** if applicable with your appeal request.
3. Appeals on basis of a level: first level, second level, and state escalation level.

WHAT ARE THE GROUNDS FOR APPEAL?

The Applicant may appeal on any of the following grounds:

- *Repealment of an award through Appeal or other process*
- *Denial of services through any of HCD's discretionary or discretionary counterpart*
- *Discretionary withdrawal of its Certificate of Occupancy or its Certificate of Occupancy for its program*
- *Program award withdrawal*
- *Repealment program determination of damages that results in withdrawal of award*
- *Unlawful award where any application was not processed in program area in accordance with the program guidelines*
- *Violation or violation of its housing*

For Tier 1 and Tier 2, send request by the following options:
Mailing Address: City of Houston Housing and Community Development Department
ATTN: Complaints and Appeals Administrative, Complaints and Appeals
1501 Texas Street, 10th Floor, Houston, TX 77002
In person: During our business hours from 9am-5pm
Email: hcd@houston.gov or appeals@houston.gov
Online submission: houston.gov/housingandcommunitydevelopment/appeals-requests-form.html

For Tier 3, send requests to:
Mailing Address:
Texas General Land Office
ATTN: TLGLO
1400 Ross Street, Austin, TX 78701-2593
Phone: 817-865-8932 or 512-475-6000
Email: tlglo@houston.gov
business hours: Mon-Fri, 9am-5pm

APPELLANTS MUST FOLLOW THESE TIERS IN ORDER.

FIRST LEVEL APPEAL (TIER 1)

The Program Area will review all documentation submitted and either approve or deny your appeal and render the determination. Appeals should be received within **30 calendar days** from the date of the determination letter.

SECOND LEVEL APPEAL (TIER 2)

If you do not agree with the decision made in the first appeal, you have the right to request a second appeal. You have **30 calendar days** from the date of Appeal Determination letter to request. The Appeals Review Committee will review all documentation and the supporting documentation provided to support your appeal. We will make a second determination letter.

STATE ESCALATION LEVEL (TIER 3)

If you do not agree with the decision made by the Appeals Review Committee in the second Appeal, you have the right to appeal to the Texas General Land Office (TLGLO). You have **10 calendar days** from the date of Appeal Determination letter to request. The Texas General Land Office will review all information and make a determination within three (3) business days.

If you need assistance, please call the Complaints and Appeals team at 832-394-6200 ext. 8

For more information visit
<https://houstontx.gov/housing/appeals.html>

Filing Information

Hours of Operation: Monday – Friday 8am - 5pm



Hotline*

832-394-6200 ext. 2



Email

HCDDComplaintsAppeal@houstontx.gov



In-Person or Mail

Housing and Community Development
ATTN: Complaints & Appeals
2100 Travis Street, 9th FL
Houston, TX 77002

*For complaints **ONLY**

HOW TO APPEAL A DECISION

FOR HURRICANE IKE, 2016 FLOODING AND HURRICANE HARVEY

WHAT YOU NEED TO KNOW BEFORE YOU FILE AN APPEAL

1. All appeals must be filed on or before 5:00pm on the second business day after the date of the decision. If you have a hardship, you may file an appeal on the following business day, but you must file a hardship affidavit with your appeal.
2. Appeals must be filed on or before 5:00pm on the second business day after the date of the decision. If you have a hardship, you may file an appeal on the following business day, but you must file a hardship affidavit with your appeal.
3. Appeals must be filed on or before 5:00pm on the second business day after the date of the decision. If you have a hardship, you may file an appeal on the following business day, but you must file a hardship affidavit with your appeal.

WHAT ARE THE GROUNDS FOR APPEAL?

- The HOA did not take action on any of the following grounds:
- Unlawfulness of the action through HOA bylaws or articles.
- Careless, negligent, or unjust application of the governing documents.
- Unreasonable action or delay in the disposition or assessment of a claim or demand.
- Improper or unreasonable exercise of the HOA's powers.
- Unlawful or unreasonable exercise of the HOA's powers.
- Unlawful or unreasonable exercise of the HOA's powers.
- Unlawful or unreasonable exercise of the HOA's powers.

For Tier 1 and Tier 2, send requests by the following options:
Mailing Address: City of Houston Housing and Community Development Department
2100 Travis Street, Houston, TX 77002
In-person: 2100 Travis Street, Houston, TX 77002
Email: hcddcomplaintsappeal@houstontx.gov
Online submission: www.houstontx.gov/housing/complaints

If you need assistance, please call the Complaints and Appeals team at 832-394-6200 ext. 8

APPELLANTS MUST FOLLOW THESE TIERS IN ORDER

FIRST LEVEL APPEAL (TIER 1)

The HOA must take action on your appeal within 30 calendar days from the date of receipt of your appeal. If the HOA does not take action within 30 calendar days, you may file a second level appeal.

SECOND LEVEL APPEAL (TIER 2)

If you do not agree with the decision made at the second level, you may file a third level appeal within 30 calendar days from the date of receipt of your second level appeal. If the HOA does not take action within 30 calendar days, you may file a state escalation level appeal.

STATE ESCALATION LEVEL (TIER 3)

If you do not agree with the decision made at the second level, you may file a third level appeal within 30 calendar days from the date of receipt of your second level appeal. If the HOA does not take action within 30 calendar days, you may file a state escalation level appeal.

For Tier 3, send requests to:

Mailing Address:
Texas General Land Office
4001 North Loop West
Houston, TX 77002
Phone: (713) 401-2000
Email: landoffice@texas.gov
Online: www.texas.gov

HOW TO FILE A COMPLAINT



CAN I FILE A COMPLAINT?

Yes, if you are a resident of the public area, a developer, contractor, subcontractor, etc.

HOW WE RECEIVE COMPLAINTS

BY PHONE

Call the Complaints and Appeals team at 832-394-6200 ext. 8. We will take your complaint and provide you with the appropriate party.



BY MAIL

Mail your complaint to:
2100 Travis St., 9th Floor
Houston, Texas 77002
Attn: CGA Complaints and Appeals



IN PERSON

Visit our office at 2100 Travis Street, Houston, TX 77002.



BY EMAIL

Send your complaint to:
hcddcomplaintsappeal@houstontx.gov



HOW WE PROCESS COMPLAINTS



FOR MORE INFORMATION VISIT

houstontx.gov/housing/complaints.html





Accessing the NOFA

Linsi Broom

Accessing the NOFA

<https://houstontx.gov/housing/funding.html#nofa>



FUNDING/CONTRACT OPPORTUNITIES

This page contains information on ongoing Request for Proposals and other funding opportunities.



HOUSING DEPARTMENT FUNDING

For ongoing Request for Proposals and other funding opportunities related to the Housing department in general

[REQUEST FOR PROPOSAL \(RFP\) / REQUEST FOR QUOTATION \(RFQ\)](#)

[NOTICE OF FUNDING AVAILABILITY \(NOFA\)](#)

[UNSOLICITED GRANT PROPOSALS](#)

[AWARDED CONTRACTS](#)

[UPCOMING FUNDING OPPORTUNITIES](#)



HARVEY RECOVERY FUNDING OPPORTUNITIES

For ongoing Request for Proposals and other funding opportunities related to Hurricane Harvey

[REQUEST FOR PROPOSAL \(RFP\) / REQUEST FOR QUOTATION \(RFQ\)](#)

[NOTICE OF FUNDING AVAILABILITY \(NOFA\)](#)

[AWARDED CONTRACTS](#)

[UPCOMING FUNDING OPPORTUNITIES](#)



2100 Travis Street, 9th Floor

DEPARTMENT INFORMATION

[About the Department](#)
[Leadership Team](#)
[Press Releases & Media Inquiries](#)
[Work at HCD](#)

CONNECT WITH HCD



Accessing the NOFA



CDBG DR 17 STELLA LINK DEVELOPMENT PROJECT

The City of Houston, Housing and Community Development Department (HCD) seeks applications from qualified for-profit and nonprofit developers to build single-family homes that serve eligible low-to moderate income (LMI) Homebuyers. Applicants must demonstrate a capacity to design, construct, market, and sell new single-family homes on a specific site selected by the City. Applications will be reviewed, underwritten, and scored to select one Applicant based on a predetermined set of criteria outlined in the NOFA.

[VIEW NOFA](#)

PRE-APPLICATION CONFERENCE

JUNE 11, 2024 | 10 AM

[JOIN VIA MICROSOFT TEAMS](#)

Meeting ID: 275 171 182 08

Passcode: r2VTSH

Or call in (audio only)

+1 936-755-1521

Phone Conference ID: 498 422 044#

APPLICATIONS DUE

JULY 12, 2024

NOFA DOCUMENTS

[VIEW DOCUMENTS](#)

[SUPPLEMENTAL DOCUMENTS](#)

[HCD DOCUMENT SUBMISSION PORTAL](#)

Accessing the NOFA



CDBG DR 17 STELLA LINK DEVELOPMENT PROJECT

The City of Houston, Housing and Community Development Department (HCD) seeks applications from qualified for-profit and nonprofit developers to build single-family homes that serve eligible low-to moderate income (LMI) Homebuyers. Applicants must demonstrate a capacity to design, construct, market, and sell new single-family homes on a specific site selected by the City. Applications will be reviewed, underwritten, and scored to select one Applicant based on a predetermined set of criteria outlined in the NOFA.

[VIEW NOFA](#)

PRE-APPLICATION CONFERENCE

JUNE 11, 2024 | 10 AM

[JOIN VIA MICROSOFT TEAMS](#)

Meeting ID: 275 171 182 08

Passcode: r2VTSH

Or call in (audio only)

+1 936-755-1521

Phone Conference ID: 498 422 044#

APPLICATIONS DUE

JULY 12, 2024

NOFA DOCUMENTS

[VIEW DOCUMENTS](#)

[SUPPLEMENTAL DOCUMENTS](#)

[HCD DOCUMENT SUBMISSION PORTAL](#)

Accessing the NOFA



City of Houston, Housing and Community Development Department (HCD) seeks applications from qualified for-profit and non-profit developers to build single-family homes to serve eligible low-income households. The City reserves the right to reserve the capacity to design and build homes based on the information submitted by the City.

NOFA DOCUMENTS

Search:

Title	View
Anti-Collusion Statement	View
Application Checklist	View
Application Workbook	View
Certification for Contracts, Grants, Loan and Cooperative Agreements	View
Certification Regarding Debarment, Suspension and other Responsibility Matters	View
HCD Conflict of Interest Form - Business Entities	View
Ownership Form	View

Showing 1 to 7 of 7 entries

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Accessing the NOFA



CDBG DR 17 STELLA LINK DEVELOPMENT PROJECT

The City of Houston, Housing and Community Development Department (HCD) seeks applications from qualified for-profit and nonprofit developers to build single-family homes that serve eligible low-to moderate income (LMI) Homebuyers. Applicants must demonstrate a capacity to design, construct, market, and sell new single-family homes on a specific site selected by the City. Applications will be reviewed, underwritten, and scored to select one Applicant based on a predetermined set of criteria outlined in the NOFA.

[VIEW NOFA](#)

PRE-APPLICATION CONFERENCE

JUNE 11, 2024 | 10 AM

[JOIN VIA MICROSOFT TEAMS](#)

Meeting ID: 275 171 182 08

Passcode: r2VTSH

Or call in (audio only)

+1 936-755-1521

Phone Conference ID: 498 422 044#

APPLICATIONS DUE

JULY 12, 2024

NOFA DOCUMENTS

[VIEW DOCUMENTS](#)

[SUPPLEMENTAL DOCUMENTS](#)

[HCD DOCUMENT SUBMISSION PORTAL](#)

Accessing the NOFA



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[HCD DOCUMENT SUBMISSION PORTAL](#)



Submitting an Application

Linsi Broom

Applications will only be received online via [HCD Document Submission Portal](#)

Using the OnBase Portal



<https://bit.ly/NOFA-DocumentPortal>

A screenshot of a web browser displaying the "HCD Document Submission Portal". The browser address bar shows the URL "prodhcdep4.imagesoftcloud.com/AppNet/UnityForm.aspx?key=UFKey". A yellow warning banner at the top reads "Please enter Project or Solicitation Number. This field is required." The page title is "HCD Document Submission Portal" and features the City of Houston Housing and Community Development logo. Below the logo, the text reads "HCD DOCUMENT SUBMISSION PORTAL" and "This Document Submission Portal Program is designed to allow HCD external partners, vendors and contractors to upload required documents for RFP, RFQ, NOFA, bid processes, housing projects and other related matters." The form contains a dropdown menu for "Are document(s) for a NOFA Submission? If Yes, Please enter Solicitation Number below." with "Yes" selected. A red arrow points to this dropdown with the text "Must enter 'yes' here". Below this is a "Project Information" section with several input fields: "Please enter Project or Solicitation Number.*" (with a red arrow pointing to it and the text "NOFA Title" above it), "NOFA Title" (with a red arrow pointing to it and the text "Enter solicitation number here" above it), "NOFA Status", "Division", "Project Name*", "Project City*", and "Project Address*".

Using the OnBase Portal



HCD Document Submission Portal



HCD DOCUMENT SUBMISSION PORTAL

This Document Submission Portal Program is designed to allow HCD external partners, vendors and contractors to upload required documents for RFP, RFQ, NOFA, bid processes, housing projects and other related matters.

Are document(s) for a NOFA Submission? If Yes, Please enter Solicitation Number below.*

Yes

Project Information

Please enter Project or Solicitation Number.*

N060724

NOFA Title

STELLA LINK DEVELOPMENT PROJECT

NOFA Status

ACTIVE

Division

SINGLE FAMILY

Project Name*

Project Address*

Project City*

Houston

Project State*

TX

Project Zip*

Organization Information

Legal Name of Entity*

Type of Organization*

Contact Name*

Contact Title*

Contact Phone Number*

Contact Email*

Address*

City*

Houston

State*

TX

Zip Code*

Using the OnBase Portal



Please select below for Uploading Documents

NOFA Required Application Content (0)

NOFA--Application Checklist

[Attach NOFA--Application Checklist](#)

NOFA--Application Workbook

[Attach NOFA--Application Workbook](#)

NOFA--Company Bio

[Attach NOFA--Company Bio](#)

NOFA--Developer Capacity Narrative

[Attach NOFA--Developer Capacity Narrative](#)

NOFA--Past Development Experience Narrative

[Attach NOFA--Past Development Experience Narrative](#)

NOFA--Key Personnel Resumes

[Attach NOFA--Key Personnel Resumes](#)

NOFA--Letters from financial institution demonstrating previous construction financing

[Attach NOFA--Letters from financial institution demonstrating constr financ](#)

NOFA--Attach Conditional Letter of Commitment from a financial institution or written letter from CPA

[Attach NOFA--Conditional Letter of Commitment from financial or CPA letter](#)

NOFA--Affordable Housing Experience Narrative

[Attach NOFA--Affordable Housing Experience Narrative](#)

NOFA--Preliminary Site Plan for Housing Mix

[Attach NOFA--Preliminary Site Plan](#)

NOFA--Project Description Narrative

[Attach NOFA--Project Description Narrative](#)

NOFA Required Application Content (0)

NOFA--Community Feedback and Priorities Narrative

[Attach NOFA--Community Feedback and Priorities Narrative](#)

NOFA--Home Affordability Plan for LMI Homebuyers

[Attach NOFA--Home Affordability Plan](#)

NOFA--Marketing and Outreach Strategy

[Attach NOFA--Marketing and Outreach Strategy](#)

NOFA--HCDD Conflict of Interest Form

[Attach NOFA--HCDD Conflict of Interest Form](#)

NOFA--Certification Regarding Debarment, Suspension, and Other Responsibility Matters

[Attach NOFA--Certification Regarding Debarment, Suspension, and Other Resp](#)

NOFA--Certification for Contracts, Grants, Loan, and Cooperative Agreements

[Attach NOFA--Certification For Contracts, Grants, Loans, Cooperative Agree](#)

NOFA--Anti--Collusion Statement

[Attach NOFA--Anti--Collusion Statement](#)

NOFA--Ownership Form

[Attach NOFA--Ownership Form](#)

NOFA--List of Board of Directors, Owners, Officers

[Attach NOFA--Board Of Directors, Owners, Officers](#)

NOFA--Articles of Incorporation or Partnership documents

[Attach NOFA--Articles of Incorporation or Partnership documents](#)

NOFA--Bylaws Or Rules

[Attach NOFA--Bylaws Or Rules \(If Applicable\)](#)

- All communication must be sent in writing to HCD_NOFA@houstontx.gov
- **NO DIRECT CONTACT WITH THE PROGRAM AREA**
- **3 business days to correct and/or address any deficiencies**

No Contact Period

- Neither Applicant(s) nor any person acting on Applicant(s)' behalf shall attempt to influence the outcome of the award by the offer, presentation, or promise of gratuities, favors, or anything of value to any appointed or elected official or employee of the City, their families or staff members.
- All inquiries regarding the solicitation are to be directed to the designated City Representative identified on the first page of the NOFA.

No Contact Period

- With the exception of Applicant's formal response to the solicitation and written requests for clarification during the period officially designated for such purpose by the City Representative, neither Applicant(s) nor persons acting on their behalf shall communicate with any appointed or elected official or employee of the City, their families, or staff through written or oral means in an attempt to persuade or attempt to persuade or influence the outcome of the award or to obtain or deliver information intended to or which could reasonably result in an advantage to any Applicant from the time of issuance of the solicitation through the pre-award phase and up to the date the City Secretary publicly posts notice of any City Council agenda containing the applicable award.

No Contact Period

- However, nothing in this paragraph shall prevent an Applicant from making public statements to the City Council convened for a regularly scheduled session after the official selection has been made and placed on the City Council agenda for action, or to a City Council committee convened to discuss a recommendation regarding the Application.

QUESTIONS & COMMENTS

THANK YOU



2100 Travis Street, 9th floor, Houston, TX 77002
832-394-6200 | www.houstontx.gov/housing