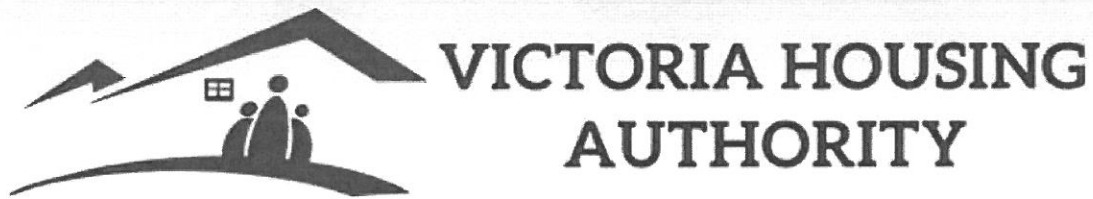


VICTORIA HOUSING AUTHORITY

Request for Qualifications
Public Housing Repositioning Co-Development Partner
RFQ #2025-003



Issued by: Victoria Housing Authority (Texas)

Project: Public Housing Repositioning

Services: Co-developer services for the repositioning of public housing properties

Issue Date: January 15, 2025

Pre-proposal Conference Date: February 04, 2025, 10:30AM

Email Tammy Emerson temerson@victoriahousing.org for link to meeting
or if interested in attending in person.

RFQ Questions Due: March 05, 2025, 4:00PM

Attn: Candice Clay, Procurement Assistant

Proposals Due: March 14, 2025, at 4:00 p.m. CST. Late submissions will not be accepted.

Submit Proposals To: 4001 Halsey St. Victoria TX 77901

RFQ Contact: Candice Clay, cclay@victoriahousing.org, 361-575-3682, ext. 341

Document Availability: [Procurement | Victoria Housing Authority & Housing Agency Marketplace](#)

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I. Introduction

A. Notice

The Victoria Housing Authority (VHA) requests statements of qualifications from affordable housing development firms (“Co-Developer”) to provide co-development services and consulting services related to repositioning public housing.

VHA reserves the right to reject any and all proposals and waive any and all formalities in the best interest of the authority.

Proposals must be received by March 14, 2025, 4:00 pm CST. Proposals must be submitted in paper format to Victoria Housing Authority, Attn: Candice Clay, 4001 Halsey St, Victoria, TX 77901 (mailed or delivered in person). Proposals received after the deadline will not be considered.

The RFQ document is posted to the VHA website at (www.victoriahousing.org) and the Housing Agency Marketplace website at ([Housing Agency Marketplace](#)). Proposal documents can be viewed and downloaded from these sites. Proposers may check the Housing Agency Marketplace site for any addendums before submitting their proposal.

B. Victoria Housing Authority

Established in 1950, the Victoria Housing Authority (hereafter “VHA”) provides affordable housing opportunities to serve residents of the City of Victoria in Texas. VHA is headed by an Executive

Director, governed by a five-member Board of Commissioners, and provides housing for low-income families. VHA owns and manages 321 Public Housing Units and administers 359 HCV (Housing Choice Vouchers), also known as the Section 8 Program. VHA has a property management and maintenance team.

The mission of the Victoria Housing Authority is to enhance the Victoria community by creating and sustaining decent, safe, and affordable living environments for lower-income families, the elderly and persons with disabilities; and to foster stability, self-sufficiency and a sense of community and pride in neighborhoods where they reside.

The Victoria Housing Authority currently has 2 non-profit subsidiaries, which can be used as project owners in a tax credit scenario. VHA is also open to setting up new non-profit entities if its co-developer partner determines this would be in the best interest of the development.

C. Portfolio Repositioning: Overview and Goals

VHA has set out to reposition its public housing portfolio. Many housing authorities, like VHA, are pursuing repositioning to exit the public housing program. Repositioned housing units receive Section 8 project-based vouchers to replace the lost subsidy. This lets PHAs unlock conventional financing, allowing them to recapitalize their housing developments and fund needed repairs.

Through 2024, VHA undertook an analysis of its public housing portfolio in partnership with Dominion Due Diligence Group (D3G). That review identified opportunities and strategies for repositioning VHA's 321 public housing units, including new construction and rehabilitation through HUD repositioning tools such as Section 18 Demolition-Disposition and RAD/Section 18 Small PHA Blend. The review also indicated VHA's financial capacity to address current and projected capital needs and repairs while also strengthening its overall long-term financial position.

VHA's current public housing portfolio consists of 9 developments:

1. Anna Blackley Apartments
2. Crestwood Apartments
3. Fillmore Apartments
4. Griffith Terrace Apartments
5. Leary Lane Apartments
6. Lova Apartments I
7. Lova Apartments II
8. Lova Apartments III
9. Mary Krenzler Apartments

These 9 developments are made up of one hundred ten (110) one- to two-story apartment buildings, mostly duplex or townhome building types. The properties feature a total of three hundred twenty-one (321) multifamily dwelling units. According to VHA records, the buildings were constructed in 1953, 1974, 1982, and 1985, feature a total gross area of approximately 134,714 square feet and are situated upon a total of 33.60 acres. The properties are in fair to poor physical condition. (See descriptions below for property details and Appendix 1 for maps of the current public housing properties.)

The D3G repositioning analysis conducted in 2024 called for VHA to reposition the entire public housing portfolio. Implementation of this strategy would rely on a Section 18 strategy that would demolish and/or dispose of all 321 units. (VHA is also open to considering RAD/Section 18 Small PHA Blend if advantageous.) D3G recommended grouping several developments together to meet physical obsolescence requirements and increase project rent potential. VHA anticipates closing out its public housing portfolio at the conclusion of its repositioning efforts.

The recommended groupings are as follows:

1. Crestwood + Leary Lane + Lova I + Lova II + Lova III
 - a. **Recommended Strategy:** Section 18 Demo/Dispo with new construction and significant rehabilitation. New construction and financing can take place over 2-3 phases.
2. Anna Blackley + Griffith Terrace + Mary Krenzler
 - a. **Recommended Strategy:** Section 18 Dispo with significant rehabilitation
3. Fillmore –
 - a. **Recommended Strategy:** Section 18 Dispo with minimal to moderate rehabilitation

VHA commissioned D3G in 2024 to produce two Section 18-compliant Physical Needs Assessments (PNAs) using the first two groupings to determine physical obsolescence justification. Both PNAs passed the physical obsolescence threshold, meaning that receiving HUD’s Special Applications Center approval – necessary to remove the properties from the public housing program – is likely after VHA submits the Section 18 applications. The PNAs go into detail sufficiently to modify the proposed groupings if it is determined that a different grouping would be more advantageous from a redevelopment perspective, without needing to start from scratch. In the event that Section 18 approval is not granted by HUD-SAC or is no longer advantageous, VHA will explore using a RAD/Section 18 Blend to accomplish its repositioning goals.

General Property Description

Project Name: Victoria Housing Authority: AMP 1
Address: Multiple Addresses, Victoria, TX 77901
Property Type: Multifamily Apartments
Dates of Construction: 1953 to 1985
Combined Land Size: 33.60 Acres
Total Number of Apartment Buildings: One Hundred Eight (108)
Total Number of Accessory Buildings: Nine (9)
Gross Building Area: approximately 134,714 Square Feet
Total Number of Dwelling Units: Three Hundred Twenty-One (321)

Individual Property Descriptions

Property Name: Anna Blackley Apartments
Addresses: 701 E Second St, Victoria, TX 77901
Property Type: Multi-Family Apartments
Dates of Construction: 1953
Land Size: 1.83 Acres
Apartment Buildings: Four (4) - 2-Story Apartment Buildings
Accessory Buildings: Zero (0) Accessory Buildings

Gross Building Area: approximately 20,541 Square Feet
Total Number of Units: Twenty-Eight (28) Dwelling Units

Property Name: Crestwood Apartments
Addresses: 3904 Azalea St, Victoria, TX 77901
Property Type: Multi-Family Apartments
Date of Construction: 1953
Land Size: 7.09 Acres
Apartment Buildings: Fifteen (15) - 2-Story Apartment Buildings
Accessory Buildings: Four (4) - 1-Story Accessory Buildings
Gross Building Area: approximately 10,654 Square Feet
Total Number of Units: One Hundred Two (102) Dwelling Units

Property Name: Fillmore Apartments
Addresses: 802 Fillmore Ave, Victoria, TX 77901
Property Type: Multi-Family Apartments
Dates of Construction: 1982
Land Size: 3.08 Acres
Apartment Buildings: Thirteen (13) - 1-Story Apartment Buildings
Accessory Buildings: Zero (0) Accessory Buildings
Gross Building Area: approximately 16,536 Square Feet
Total Number of Units: Twenty-Four (24) Dwelling Units

Property Name: Griffith Terrace
Addresses: 102 Griffith Dr, Victoria, TX 77901
Property Type: Multi-Family Apartments
Date of Construction: 1953
Land Size: 4.21 Acres
Apartment Buildings: Eleven (11) - 1- and 2-Story Apartment Buildings
Accessory Buildings: One (1) - 1-Story Accessory Building
Gross Building Area: approximately 2,880 Square Feet
Total Number of Units: Thirty (30) Dwelling Units

Property Name: Leary Lane Apartments
Addresses: 2309 Leary Lane, Victoria, TX 77901
Property Type: Multi-Family Apartments
Date of Construction: 1974
Land Size: 4.92 Acres
Apartment Buildings: Eighteen (18) – 1-Story Apartment Buildings
Accessory Buildings: Zero (0) Accessory Buildings
Gross Building Area: approximately 34,426 Square Feet
Total Number of Units: Thirty-Six (36) Dwelling Units

Property Name: Lova Apartments I
Addresses: 1609 Lova Dr, Victoria, TX 77901
Property Type: Multi-Family Apartments
Date of Construction: 1974
Land Size: 4.56 Acres
Apartment Buildings: Thirteen (13) - 1-Story Apartment Buildings
Accessory Buildings: Zero (0) Accessory Buildings
Gross Building Area: approximately 11,232 Square Feet
Total Number of Units: Twenty-Six (26) Dwelling Units

Property Name: Lova Apartments II
Address: 1801 Lova Dr, Victoria, TX 77901
Property Type: Multi-Family Apartments

Date of Construction: 1982
Land Size: 4.50 Acres
Apartment Buildings: Fourteen (14) - 1-Story Apartment Buildings
Accessory Buildings: One (1) - 1-Story Accessory Buildings
Gross Building Area: approximately 6,868 Square Feet
Total Number of Units: Twenty-Eight (28) Dwelling Units

Property Name: Lova Apartments III
Address: 1805 Lova Dr, Victoria, TX 77901
Property Type: Multi-Family Apartments
Dates of Construction: 1985
Land Size: 2.00 Acres
Apartment Buildings: Nine (9) - 1-Story Apartment Buildings
Accessory Buildings: Zero (0) - 1-Story Accessory Buildings
Gross Building Area: approximately 3,820 Square Feet
Total Number of Units: Seventeen (17) Dwelling Units

Property Name: Mary Krenzler Apartments
Address: 4101 Halsey St, Victoria, TX 77901
Property Type: Multi-Family Apartments
Dates of Construction: 1974
Land Size: 1.41 Acres
Apartment Buildings: Eleven (11) - 1-Story Apartment Buildings
Accessory Buildings: One (1) - 1-Story Accessory Buildings
Gross Building Area: approximately 11,117 Square Feet
Total Number of Units: Thirty (30) Dwelling Units

II. Authority's Reservation of Rights

1. The VHA reserves the right to reject any and all proposals, to waive any informalities in the RFQ process, or to terminate the RFQ process at any time if deemed by the VHA to be in its best interest.
2. The VHA reserves the right to not award a contract pursuant to this RFQ.
3. The VHA reserves the right to terminate a contract awarded pursuant to this RFQ, at any time for its convenience upon ten (10) days written notice to the successful proposer.
4. The VHA reserves the right to determine the work schedule and locations that the successful proposer shall provide the services described in the RFQ.
5. The VHA reserves the right to retain all proposals submitted and not permit withdrawal for a period of sixty (60) days after the deadline for receiving proposals without the written consent of the VHA.
6. The VHA reserves the right to negotiate the fees proposed by the proposer entity as described in the RFQ.
7. The VHA reserves the right to reject and not consider any proposal that does not meet the requirements of this RFQ, including but not necessarily limited to, incomplete proposals and/or proposals offering alternate or non-requested services.
8. The VHA shall have no obligation to compensate any proposer for any costs incurred in responding to this RFQ.
9. The VHA shall reserve the right to, at any time during the RFQ or contract process, prohibit any further participation by a proposer or reject any proposal submitted that does not conform to any of the required details herein.

III. Scope of Services

VHA is seeking proposals from qualified, experienced developers to provide full-service portfolio restructuring and oversee renovations and possible new construction. The firm selected will be a direct advisor to VHA and is expected to work in partnership with VHA staff, other development partners if applicable, HUD representatives, VHA's Counsel, Bond Counsel, lenders, investors, residents, and other relevant community partners.

VHA leadership developed the following guidelines to be used to inform its repositioning implementation decisions:

1. Continue to primarily serve low-income households in these communities
2. Improve the physical and financial condition of the properties
3. Maintain ownership and control of the properties as feasible
4. Serve as the property management and LIHTC compliance entity for the properties

A. Co-Developer Roles

The Co-Developer to be selected must have experience with developing housing with the Low-Income Housing Tax Credits (LIHTCs) and repositioning public housing using HUD's Section 18 Demolition-Disposition and/or RAD/Section 18 Blend process. Experience with LIHTC and development in Texas preferred. The Co-Developer will join VHA in the co-development and sharing a stake in the ownership entity, as necessary, to carry out the plans for redevelopment of VHA properties. The selected co-developer will be encouraged to offer creative development and financing options. VHA prefers a Co-Developer willing to be a turn-key developer, meaning they are not in the long-term ownership structure, but may be in the ownership to cover certain tax credit guarantees.

It is anticipated that VHA and the Co-Developer will enter into a Master Development Agreement ("MDA") defining the respective roles and responsibilities, fee structure and provision of guarantees. VHA anticipates using the same Co-Developer for repositioning its entire portfolio over a four-to-five-year timespan from Section 18 application to completing new construction and rehabilitations.

VHA anticipates the Co-Developer scope of services may include, but is not limited to, the following:

- 1. Staffing & Capacity:** Provide the necessary staffing, expertise, supervision, and organizational capacity required to implement all aspects of VHA's portfolio redevelopment.
- 2. Development Team & Consultants:** Provide all consultants and contractors necessary to implement the redevelopment. These should, at a minimum, include full service architectural and engineering teams, general contractor, survey, market study, appraisal and environmental consultants and contractors.
- 3. Capacity Building:** Support capacity-building opportunities for VHA staff and Board during the predevelopment and construction, conversion to permanent financing, and management of the redevelopment.

4. Communication: Establish regular team meetings with VHA and members of the wider consulting team as needed, submit periodic progress reports on project status, budget, and schedule.

5. Scheduling Management: Create and maintain a project schedule that includes critical tasks from predevelopment through permanent loan conversion. Specific schedules focused on discrete tasks, such as LIHTC applications, design process, HUD approvals and relocation will also be necessary.

6. Pre-Development: Coordinate pre-development activities including environmental and geotechnical testing, architectural and engineering work, analysis of the condition of existing utilities at the site, site analysis, rezoning (if necessary), market analysis, land acquisition opportunities and financial feasibility.

7. Resident Engagement: Maintaining a positive relationship with the residents is of great importance to VHA. VHA will maintain the primary relationship with residents; however, the Co-Developer is expected to foster a positive working relationship with residents to successfully implement the repositioning plans. Engagement with residents on design input for new construction and rehab work will be critical.

8. Design Development: Lead the effort to create a design plan for each site which reflects general development goals, resident input, modernization, physical needs, and financial feasibility. VHA and Co-Developer will jointly participate in design meetings. Co-Developer and VHA will review and approve any final site designs plan, unit mix, unit/building designs and building material selections.

Developers must identify with their submittal the design team responsible for planning and architecture of all buildings. Identification of other team members is not required at this time. VHA reserves the right to approve development team members.

9. Land Use, Permits and Regulatory Approvals: Seek and obtain all necessary approvals related to land use and entitlements, public works and building permits where applicable.

10. Finance & Guarantees: Prepare and update a financial plan for development(s) that includes pre-development expenses, reasonable rehab cost estimates, architectural design services, relocation, and all other necessary soft costs. Sources of funds are anticipated LIHTC, permanent debt, other federal, state, local or private funding as is available. Co-Developer is responsible for understanding current market conditions reflecting pricing and terms of financing, techniques to optimally structure financing, identifying newly created or otherwise available development subsidies and creating and implementing a viable financial plan.

Prepare and submit LIHTC application(s). Advise VHA on QAP and application process.

Solicit and negotiate pricing and terms with lenders and investors for any construction loans, permanent loans, equity investments, or other sources of funding. VHA and the Co-

Developer will review and approve any investment terms. Co-Developer is responsible for securing the necessary commitments, providing partial guarantees, and closing financing.

11. Construction: Responsible for the successful completion of construction projects. This includes all pre-construction management work with the general contractor, negotiating a construction contract with guaranteed maximum price, responsible for all change management during construction, responsible for delivering the approved project on schedule and on budget.

10. **Relocation:** Responsible for recommending and procuring a relocation consultant that will create a relocation plan, educate residents, train VHA staff, assist with relocation budgeting, and develop a resident relocation phasing plan used during renovations.

B. VHA Roles

1. Staffing & Capacity: Assign lead contact(s) to the Co-Developer to allow for clear engagement. VHA will be responsive to requests and make decisions timely in support of the project schedule.

2. Capacity Building: Engage in the development process with a focus on building organizational skills and capacity necessary to understand decisions about the subject properties and to successfully complete future LIHTC-focused developments.

3. Development Team: Approve the following key members of the development team: architect, consultants, general contractor, and partnership legal counsel, among others.

4. Communication: Participate in project meetings throughout the development process. Provide timely responses and convey important information relevant to a successful repositioning. Take lead on communication with resident council, Board of Commissioners, local government, and other local stakeholders.

5. Resident Engagement: VHA will be the primary point of contact and lead resident engagements.

6. Relocation: VHA will work with a relocation team or consultant to provide necessary tenant information or communications. VHA can lead relocation efforts after plans and policies are established by consultant.

7. Design Development: In conjunction with the selected firm, develop a comprehensive master plan for the communities including site layout, unit mix and configuration, amenities, and other physical and environmental design aspects. VHA requests final approval over designs and materials specified. Oversee design, construction, and quality control of the development. Comply with Section 504 of the Rehabilitation Act, as amended, and the rules and regulations there under, with regard to provision of accessible housing.

8. Land: Provide the land for the developments.

9. Finance & Guarantees: Provide 50% of pre-development expenses, up to \$250,000. Provide seller financing in an amount and terms to be determined as part of the financing plan development. Subject to change, considering providing some guarantees limited to lease up and stabilization. Establish a financial structure that allows VHA to participate in a stream of income from the development, including the developer's fee, cash flow, and incentive management fees.

10. HUD Approvals: Cooperate with Co-Developer or selected Section 18/RAD Consultant to facilitate HUD approvals. For RAD, assist with RAD application through CHAP issuance, concept call, financing plan submittal, RCC issuance, closing and all other follow-through with HUD Recap and Field Office. Coordinate with Local HUD Field Office. For Section 18, assist with the submission of Demo-Dispo application requirements, SAC approval, TPV issuance, and resident relocation.

11. Ownership: VHA (and perhaps its nonprofit affiliate) to participate in the ownership entity in a form acceptable to investors and Co-Developer. It is VHA's goal to partner with turn-key developer and maintain management responsibilities as a managing general partner in the ownership entity, including holding the Right of First Refusal and Option to purchase the properties at the end of the LIHTC compliance period.

12. Operations and Property Management: Continue to provide property management and maintenance services to the existing property/residents through conversion from public housing to full repositioning and LIHTC compliance.

13. PBVs: VHA can provide a portion of PBVs from its regular voucher authority as available. VHA will administer any PBVs, or TPVs associated with repositioning.

IV. Submission Requirements

It is each proposer's responsibility to be aware of and to abide by all dates, times, conditions, requirements, and specifications set forth within all applicable documents issued by VHA, including the RFQ, Attachments, and any addenda. By virtue of completing, signing, and submitting the completed documents, the proposer is stating his/her agreement to comply with all the conditions and requirements set forth within those documents.

To provide all responding firms equal consideration and opportunity to be evaluated fairly, submissions must be formatted as described below. The sections that must be included in the written submission are below and must be clearly labeled and assembled in the order provided below. Responses that do not include all required information may be deemed unresponsive. Concise and clear submissions are encouraged. If necessary, VHA may seek clarification after submission.

Respondents must submit one (1) original and two (2) copies in paper format to VHA at 4001 Halsey St. Victoria TX 77901 by March 14, 2025, at 4:00 PM EST. Late submissions will not be accepted.

TAB 1: Cover Letter

Respondent's submittals shall be accompanied by a Cover Letter on the respondent's letterhead. The letter should state that the proposer understands the scope of services, the commitment to perform the services expeditiously, and a brief statement indicating why the respondent believes they are best qualified to perform the engagement. Briefly describe all members of the development team being proposed. The letter should be signed by an authorized representative of the Co-Developer's entity or partnership.

TAB 2: Organizational Description(s) and Key Personnel

A general description of the respondent including the nature of the business or organization, a brief summary of its history and its size. Describe the philosophy, approach and preferred methods for meeting requirements requested in the scope of services. Describe how the respondent intends to meet the VHA request to have a "teaching spirit" which guides, coaches, and develops capacity of key VHA staff through the revitalization, financing, and compliance phases.

Names and resumes of key personnel who will constitute the development team under this request. This shall include, but not be limited to: an organizational chart providing the identity of interest corporations that may participate in this project; Directors and Officers of each identified corporation; disclosure of any overlapping ownership or directorship interests and/or of any conflicts; subcontractors or other affiliated participants with a description of their relationship; a narrative statement describing previous collaboration and/or interaction of team members; and, the address of the principal office and branch offices, if any.

Note the VHA desires to participate in the selection of some team members, therefore responses are not required to include all fields and disciplines or functions such as environmental technicians, engineers and construction contractors.

Certify that all key staff will be available to start immediately or describe existing time commitments which would impair the respondent's ability to proceed expeditiously.

TAB 3: Proposed Services

Include in this section documentation further explaining the proposer's services and showing how the proposer's team intends to fulfill the requirements in the Co-Developer Roles section. Detail division of work as necessary among team members.

TAB 4: Current Project Descriptions

A description of all projects that are currently under contract or are anticipated to be under contract during the next 12 months including estimated time, scope, number of units, type and timing of funding applications and anticipated overall cost.

TAB 5: Past Project Descriptions

A description of the scope and nature of affordable, mixed-income, or RAD/Section 18 residential development experience. Attempt to provide the most recent projects and the most pertinent to VHA's scope combining RAD or Section 18 and 4% LIHTC. Provide a listing of all development projects over the past five years with the following information: name and location of development; general project description; team members directly involved, including corporate and individual; number of residential units; total project development costs; total project construction costs; type

of housing; financing methods and funding sources; commencement and completion dates; name and complete contact information of client/owner; and, any ongoing professional relationship that continues to exist with the development. If you have participated in a co-developer relationship with a Public Housing Authority, please provide an overview of that arrangement.

TAB 6: Financing Knowledge

A description of the applicant's knowledge of, and experience with, real estate financing methods, including the use of funding tools such as low-income housing tax credits, FHA insured mortgages, CDFI funding sources, HOME funds, CDBG funds, development funds, and private mortgages. Describe any experience with Texas LIHTC financing and QAP. Speak to any creative financing plans that do not rely heavily on PHA funding contributions.

TAB 7: References

Provide 3-5 former or current client references, including PHAs, for whom the proposer has performed services similar to those sought by VHA. Please include: the entity's name with the specific contact person's name, email address and telephone number.

TAB 8: MBE/WBE Plan

Minority and Women Business Participation: Proposals submitted in response to this solicitation must include an MBE/WBE participation plan which, at a minimum demonstrates "best efforts" have been taken to achieve compliance with MBE/WBE goals. The response should include a discussion of the approach and methods your team will use to assure efforts to include participation by local businesses, including minority-owned and women-owned businesses. To the extent that such businesses are included in the team or committed to part of the development, they should be identified.

TAB 9: Section 3 Plan

Provide detailed narrative on how the Respondent will assist the VHA to comply with HUD's Section 3 requirements for hiring Section 3 residents and/or local disadvantaged individuals and businesses. Speak of any recent success stories or creative strategies pursued.

TAB 10: Business Terms and Fees

The respondent must include its proposed business terms for the development partnership, including:

1. Propose a specific role VHA (and perhaps its non-profit affiliate) will have in the ownership entity.
2. Propose terms for covering pre-development expenses knowing that VHA can contribute up to \$250,000 in funds toward pre-development.
3. Co-Developer's proposed development fee split and timing for payment of those development fees
4. Propose how guarantees could be provided. Further details of the guarantees will be negotiated and included in the Master Development Agreement.
5. Add other business terms or ideas Co-Developer proposes to make partnership and repositioning successful.

TAB 11: HUD Forms

All forms attached and/or required to be attached to the RFQ as throughout this request, including but not limited to: HUD Form 5369 B, HUD Form 5369 C, HUD Form 5370 C, Certification Regarding Debarment, Suspension, Proposed Debarment, and Non-Collusion Affidavit.

TAB 12: Statement of Non-Debarment

Respondents must attest that the responding entity and each and all of its principals are not and have never been: 1) suspended or debarred from contracting with any federal, state, municipal or quasi-municipal agency or 2) convicted of any crime chargeable as a felony.

TAB 13: Litigation

A description of any current, pending or threatened litigation involving the applicant related to any development project or other related business activity. The applicant must attest to having no litigation pending or contemplated with or against VHA or any related entity.

TAB 14: Audit Report

The most recent audited annual corporate financial statements and unaudited year to date financial statements for the most recent month end for all entities comprising the development team. The statement shall show assets, liabilities, and net worth of the entity.

V. Evaluation Criteria

Respondents' submittals will be evaluated based on the criteria listed in this section and further described above. In preparing the submittal to VHA, it is for respondents to clearly demonstrate their expertise and qualifications in the areas described in this solicitation.

Respondents are encouraged to identify and clearly label in their submittal how each criterion is being fully addressed. Evaluation of responses to this solicitation will be based only on the information provided in the submittal package, and if applicable, interviews, and reference responses. The VHA reserves the right to request additional information or documentation from the firm regarding its submittal documents, personnel, financial viability, or other terms to complete the selection process. If a responding firm chooses to provide additional materials in their submittal beyond those requested, those materials should be identified as such and included in a separate section of the submittal.

The following factors will be used by the VHA to evaluate each submission received. Award of points for each listed factor will be solely based upon the submitted documentation:

Factor 1—Experience and Qualifications— 25 points

- Years of experience and demonstrated knowledge in performing all aspects of a Section 18 Demolition/Disposition for either a rehabilitation or redevelopment project of public housing, specifically experience with Section 18 deals and securing tax credits in the State of Texas.
- Years of experience and demonstrated knowledge in performing all aspects of a RAD/Section 18 Blend for either a rehabilitation or redevelopment project of public housing.

- Years of experience working collaboratively with residents and other community stakeholders as determined through references.
- Philosophy, approach, and preferred methods of project management that align with VHA goals/values.
- The degree to which the respondent demonstrates successful experience working with PHAs or similar entities in an affordable housing development of similar size.
- Past performance in quality of work, cost control and compliance with performance schedules and regulatory requirements

Factor 2—Development Capacity—20 points

- Proposal completeness and responsiveness to all requirements and priorities of the VHA.
- Qualifications, experience, and expertise of each team member assigned to project
- Ability to obtain, structure and implement layered financing for similar projects, including low-income housing tax credits, private and other public financing, particularly with HUD, Local governments, and the Texas HFA.
- Financial capacity as evidenced by financials statements and/or the firm’s most recent audit.
- A proven track record of creative and viable financial plans that do not rely heavily on PHA contributions.
- Ability for all key staff to be available to start immediately.

Factor 3—PHA Collaboration— 20 points

- Respondent clearly articulates its willingness, agreement and demonstrates past experience in collaboratively working with PHAs and non-profits in the planning and implementation of development programs.
- The degree to which the respondent demonstrates a “teaching spirit” to develop capacity with the VHA staff in all stages of the project from implementation to ensuring successful operations post-completion.
- The degree to which the respondent demonstrates coherent and creative approaches to solving issues.
- Respondent articulates its willingness and agreement to promote business opportunity to disadvantaged businesses and demonstrates past experience in working with M/WBE organizations.

Factor 4— Business Terms— 20 points

- The extent to which the business terms recognize the goals and objectives of the VHA including reasonable sharing of roles and fees with the VHA.
- The degree to which respondent’s business terms response is clear, responsive, and innovative and meets the needs of the VHA.

Factor 5—Quality of References —15 points

- The extent to which the references state the ability and capacity of the responding firm to collaborate with the PHA, community stakeholders and residents to be successful in development or revitalization efforts

VI. Selection Process

Proposals must be received by March 14, 2025, 4:00 pm CST. Proposals must be submitted in paper format to Victoria Housing Authority, Attn: Candice Clay, 4001 Halsey St, Victoria, TX 77901 (mailed or delivered in person). Proposals received after the deadline will not be considered.

Each proposal received will first be evaluated for responsiveness to the submission requirements.

VHA anticipates that it will convene a selection committee with up to 5 people to evaluate each of the responsive submittals. The selection committee will evaluate and award points based on the factors and points above. Upon final completion of the evaluation process, a competitive range will be established. Proposers in the competitive range will be invited to an interview with the selection committee. The purpose of the interview is to seek additional information to aid in the selection process.

Following the evaluation, interviews and reference checks, the selection committee will recommend a top-ranked proposer. At the conclusion of the solicitation process, the selected respondent will be invited to enter into a period of exclusive negotiations with the goal of arriving at a mutually acceptable agreement. If the evaluation was performed to the satisfaction of the VHA Executive Director, the recommendation may be forwarded to the VHA Board of Commissioners for approval.

The VHA reserves the right to make its final selection based solely upon those initial steps. If the VHA determines that another step is necessary to narrow the field of qualified respondents, a select number of respondents will be notified, and additional information may be requested and/or second interviews may be held to determine the final selection.

The VHA reserves the right to conduct reference checks at any point in the review and evaluation process. In the event that information obtained from the reference checks reveals concerns about the proposer's past performance and their ability to successfully perform the contract to be executed based on this solicitation, the VHA may, at its sole discretion, determine that the respondent is not a responsible Co-developer and may select the next highest-ranked respondent whose reference checks validate the ability of the respondent to successfully perform the contract to be executed based on this solicitation. In conducting reference checks, the VHA may include itself as a reference if the respondent has performed work for the VHA, even if the respondent did not identify VHA as a reference.

By submitting in response to this solicitation, the respondent accepts the procurement method used and acknowledges and accepts that the evaluation process will require subjective judgements by the VHA and the evaluation panel.

VII. Statements and Required Information

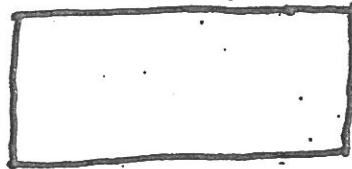
- HUD Form 5369 B
- HUD Form 5369 C

- HUD Form 5370 C
- Certification Regarding Debarment, Suspension, Proposed Debarment
- Non-Collusion Affidavit

VIII. Attachments

Crestwood Apts.

TEX 85-1



2	A
2	B
2	C
3	D
3	E
3	F
2	G
2	H

#1402 - BLDG #3

2	A
2	B
3	C
3	D
3	E
3	F
2	G
2	H

#1401 - BLDG #4

2	A
2	B
2	C
2	D
2	E
2	F

#1406 - BLDG 5

2	A
2	B
2	C
2	D
2	E
2	F

#1502 - BLDG 6

2	1	4	4	1	2
A	B	C	D	E	F

#4005 - BLDG 7

2	1	4	4	1	2
F	E	D	C	B	A

#4003 - BLDG 8

2	2	3	3	2	2
A	B	C	D	E	F

#1504 - BLDG 9

MELROSE

2	2	2	1	3	3	2	2
H	G	F	E	D	C	B	A

#1403 - BLDG #2

3	3	3	3	3	3
A	B	C	D	E	F

#3905 - BLDG 1

1	2	2	2	2	1
B	F	E	D	C	A

#1503 - BLDG #15

2	2	3	3	2	2
A	B	C	D	E	F

#3906 - BLDG #14

2	F
2	E
3	D
3	C
2	B
2	A

#1507B - 506E #

AZALEA

2	2	3	3	3	3	2	2
H	G	F	E	D	C	B	A

#1507B - 406E #

2	2	3	3	3	3	2	2
A	B	C	D	E	F	G	H

#1504 - BLDG #12

2	F
1	E
4	D
4	C
1	B
2	A

#1507B - 106E #

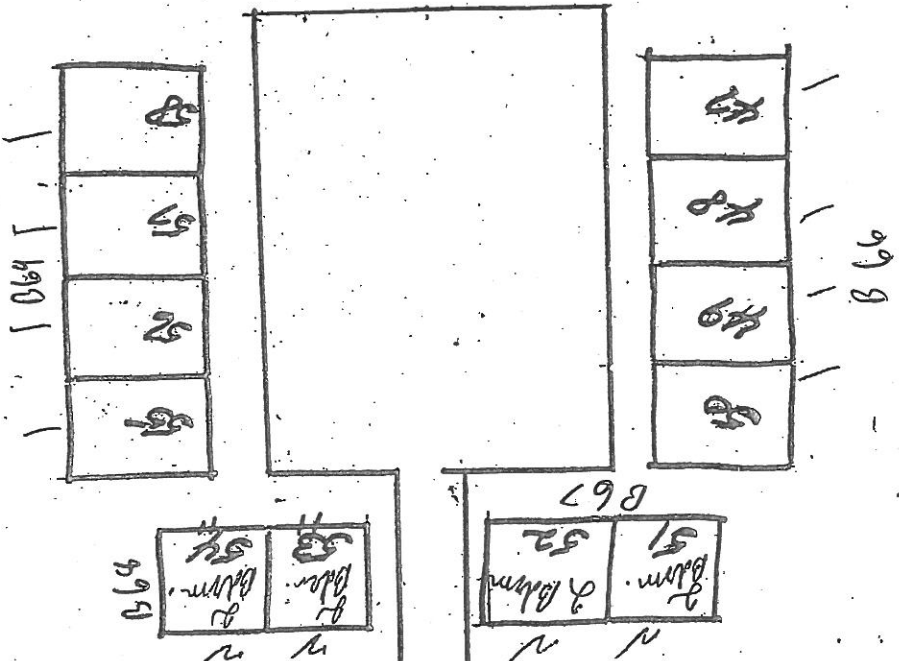
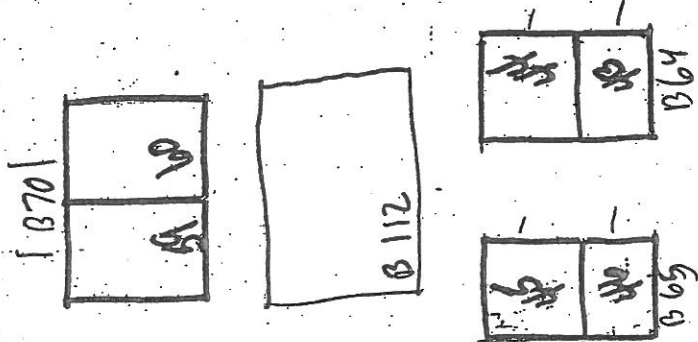
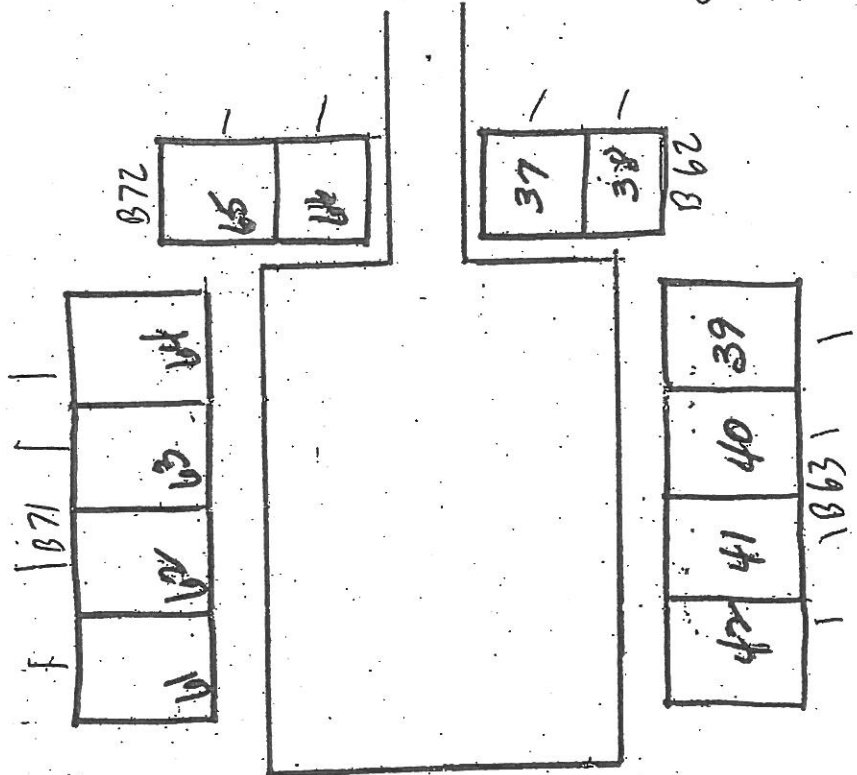
DAY CARE

OFFICE

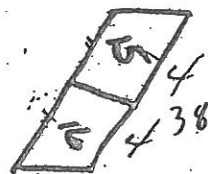
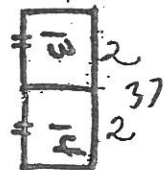
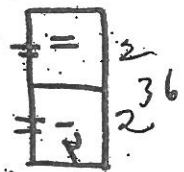
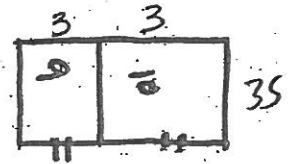
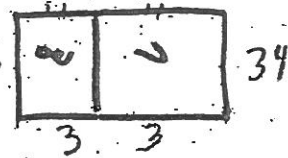
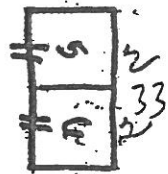
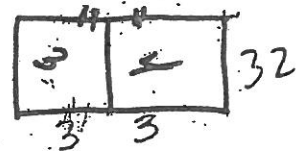
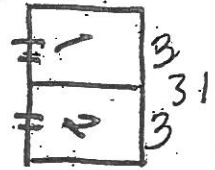
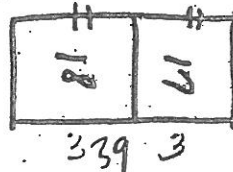
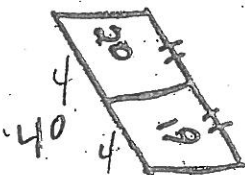
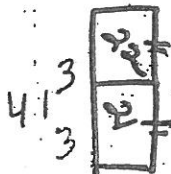
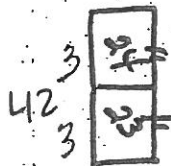
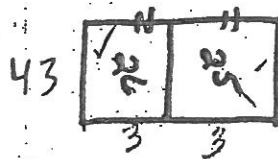
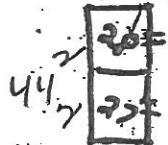
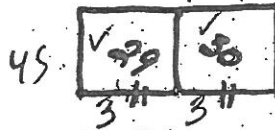
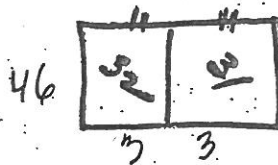
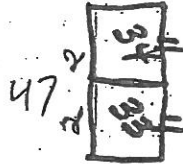
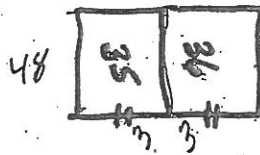
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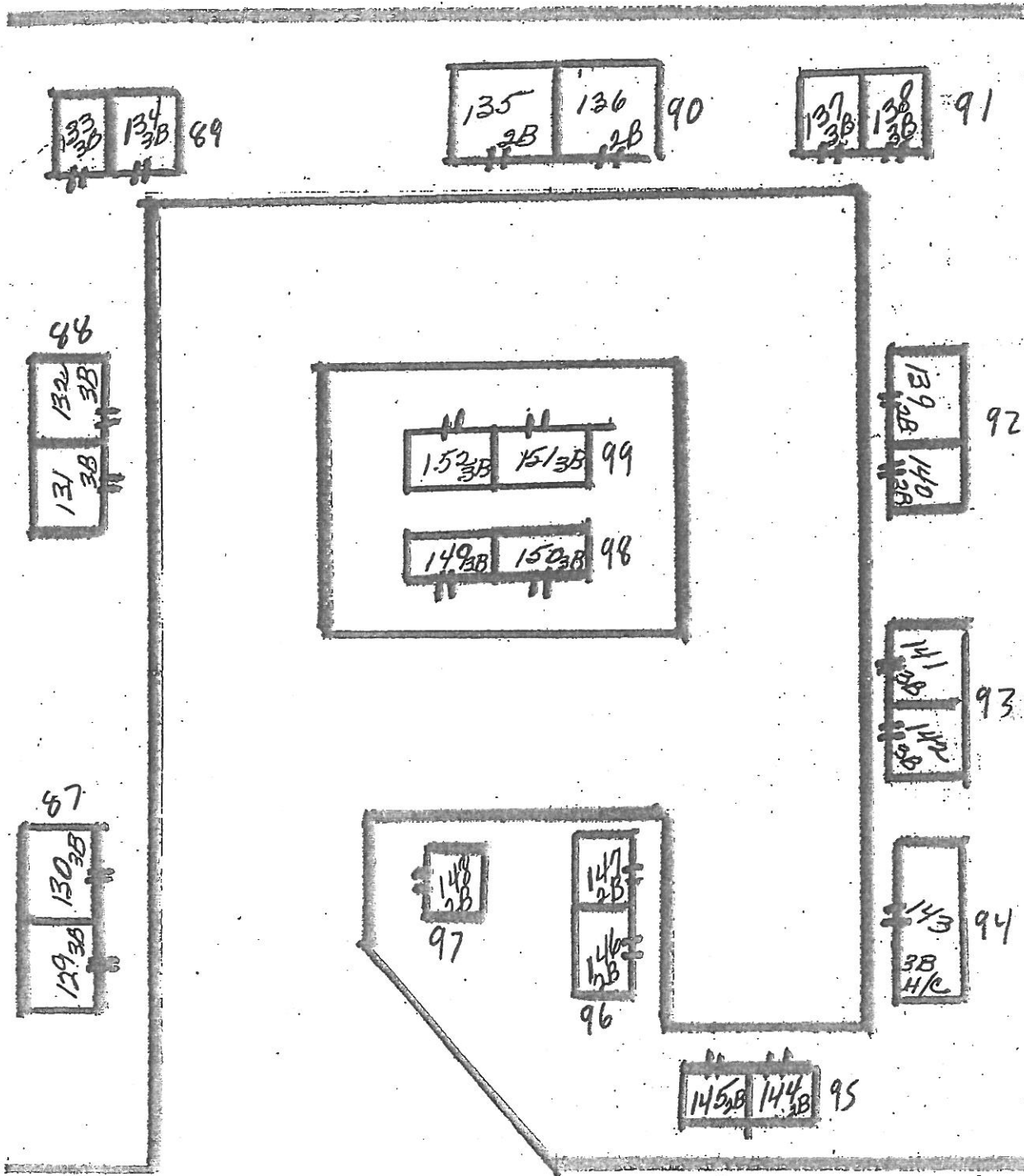
M.K Villa

Gabsy Street



Leary Lane
2309 Leary Lane



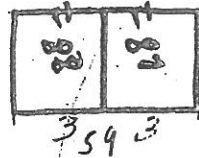
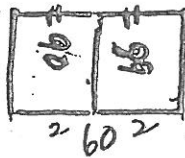
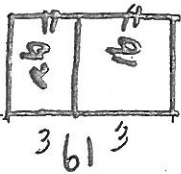
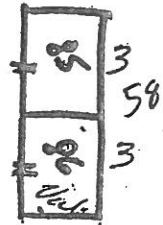
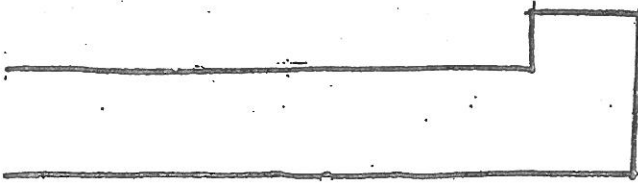
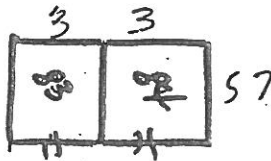
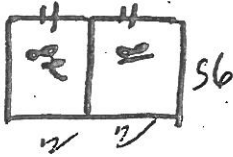
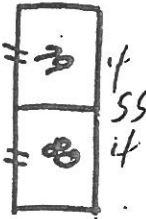
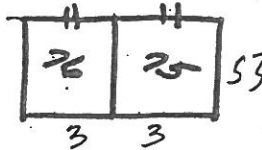
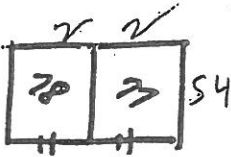
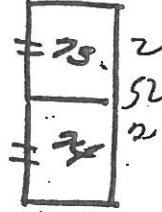
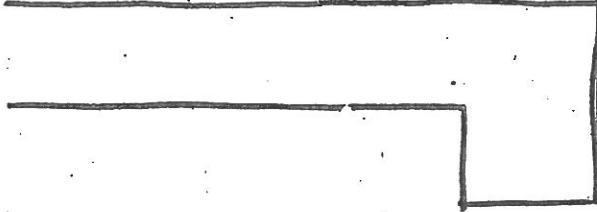
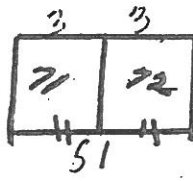
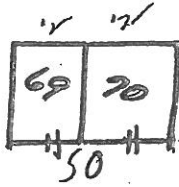
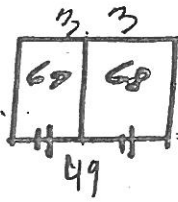


FILLMORE

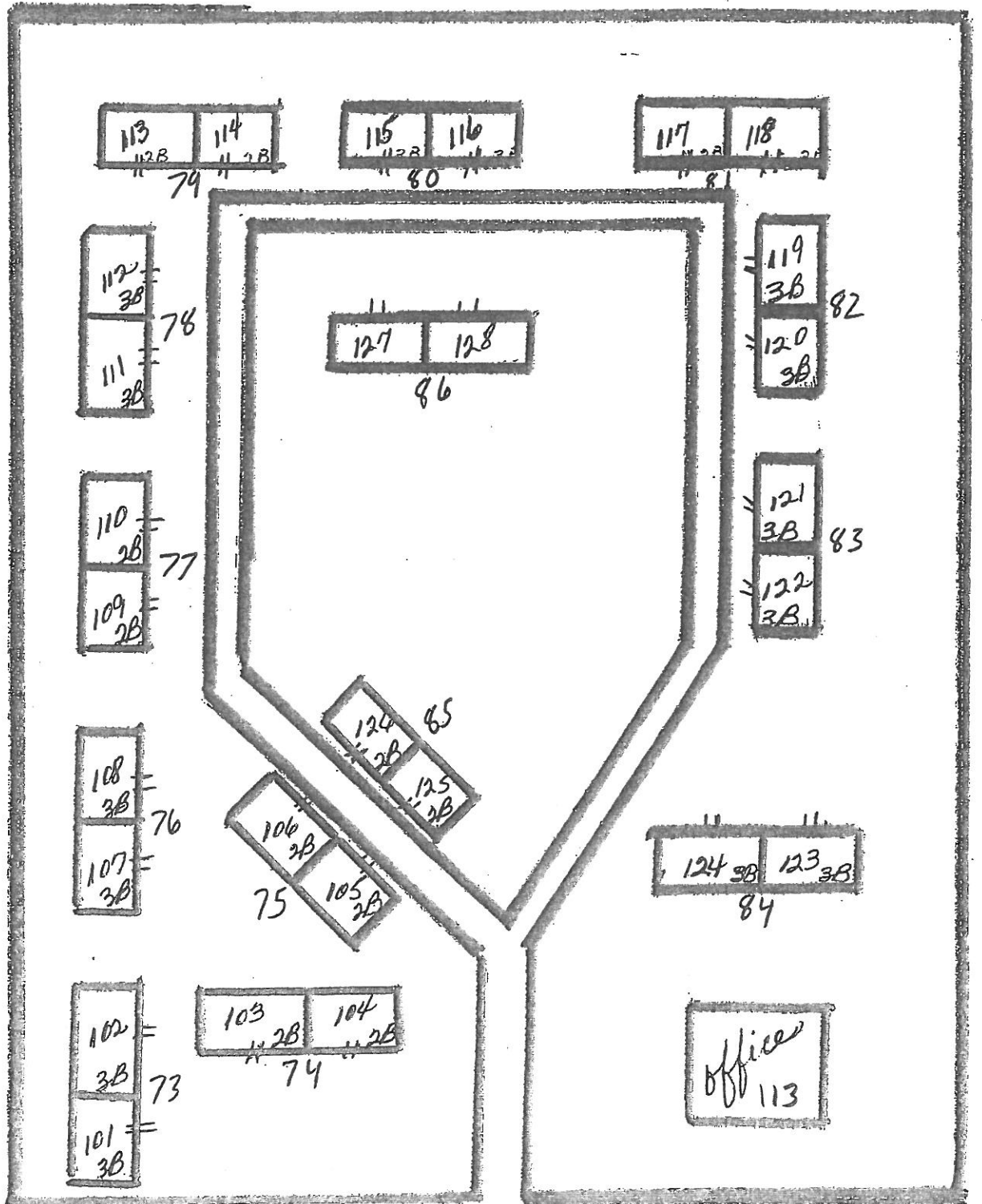
802 - Fillmore

Loval 1

1609 LOVA DR.

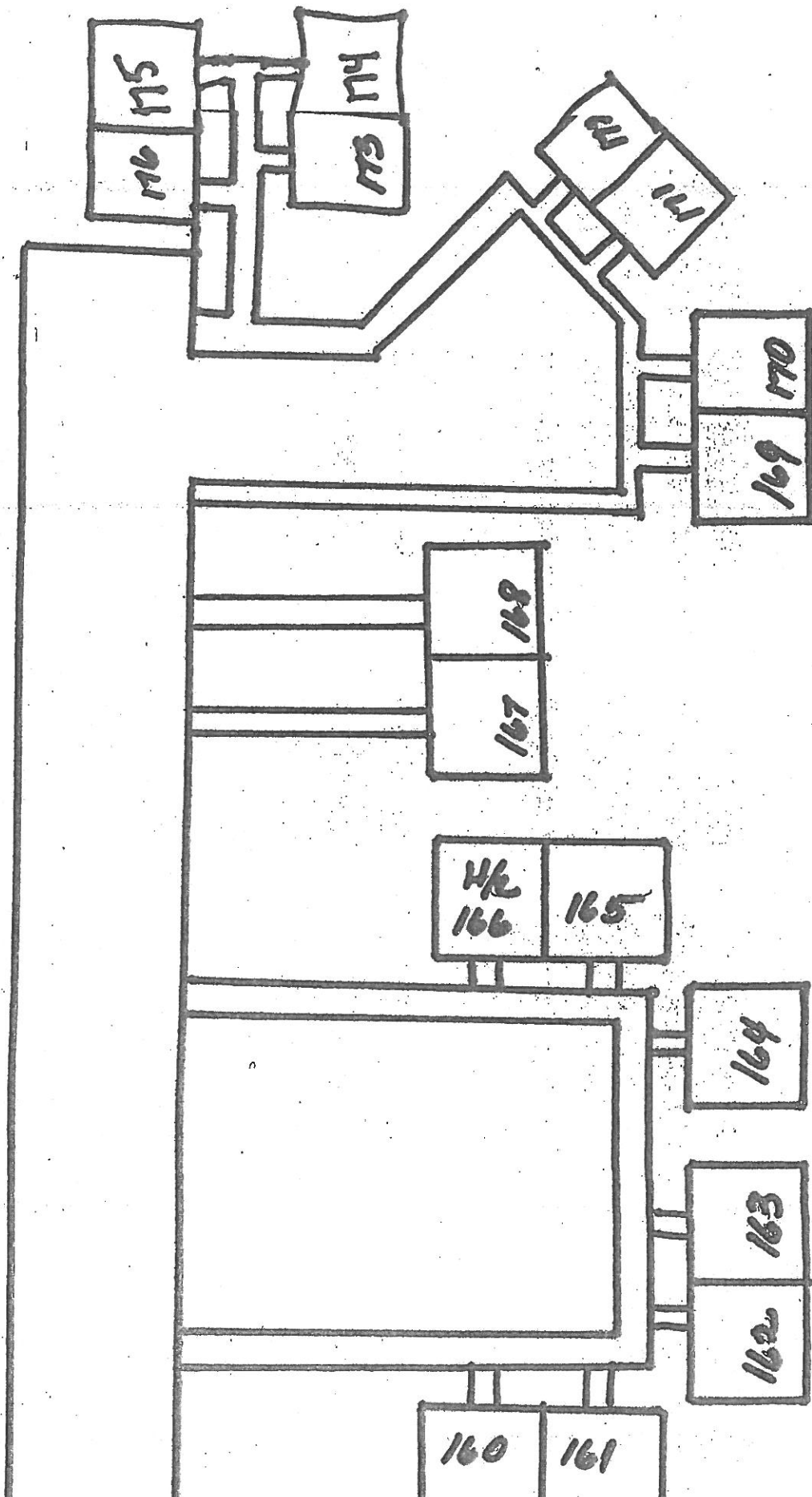


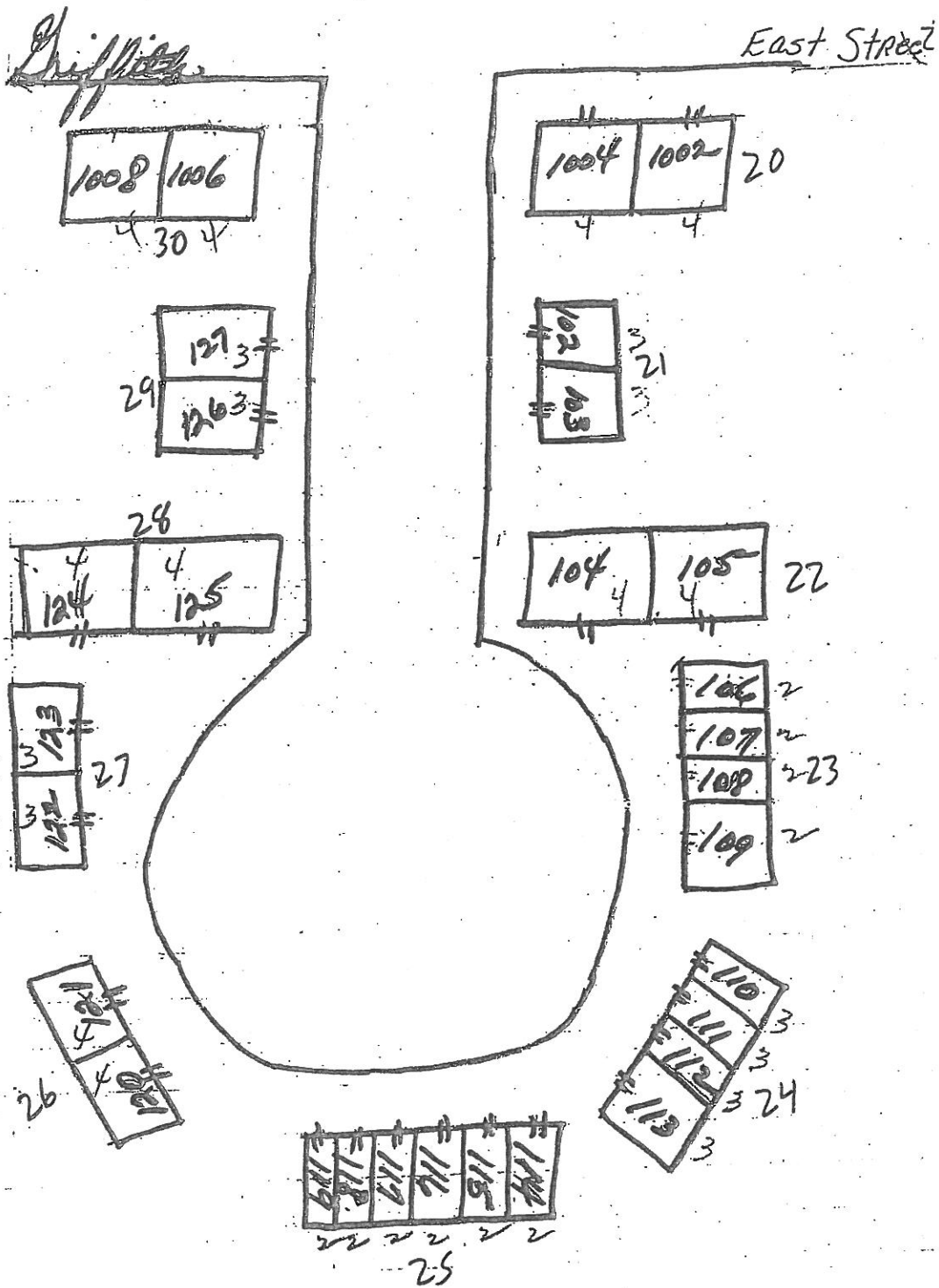
1801 LOVA DR.



LOVA II

Lova III





Anna Blackley Apartments

West on Crestwood to Navarro (second traffic light). Turn left (South) onto Navarro. Continue south to Water Street. Cross Water street, to four way stop sign (Navarro/South). Turn left (West) on South. Next block is Anna Blackley Apartments.

Griffith Terrace Apartments

Continue west on South Street. For two more blocks. Turn left (North) onto East Street. Griffith Terrace Apartments are at the intersection of East/Griffith.

*Anna
Blackley*

Second

701	703	705	707	709	711
3	3	3	3	3	3

19

Depart

700	701	702	703	704	705	706	707	708	709	710	711
2	2	2	2	2	2	2	2	2	2	2	2

26

1001	1003	1005	1007	1009	1101
2	2	3	3	2	2

18

Camera

702	704	706	708	710	712	714	716
2	2	3	3	3	3	2	2

17

South