



HCD MULTIFAMILY HOME

NOFA

**NOTICE OF FUNDING AVAILABILITY
AT OUR
PRE-APPLICATION
CONFERENCE**

THURSDAY, APRIL 11 | 10AM



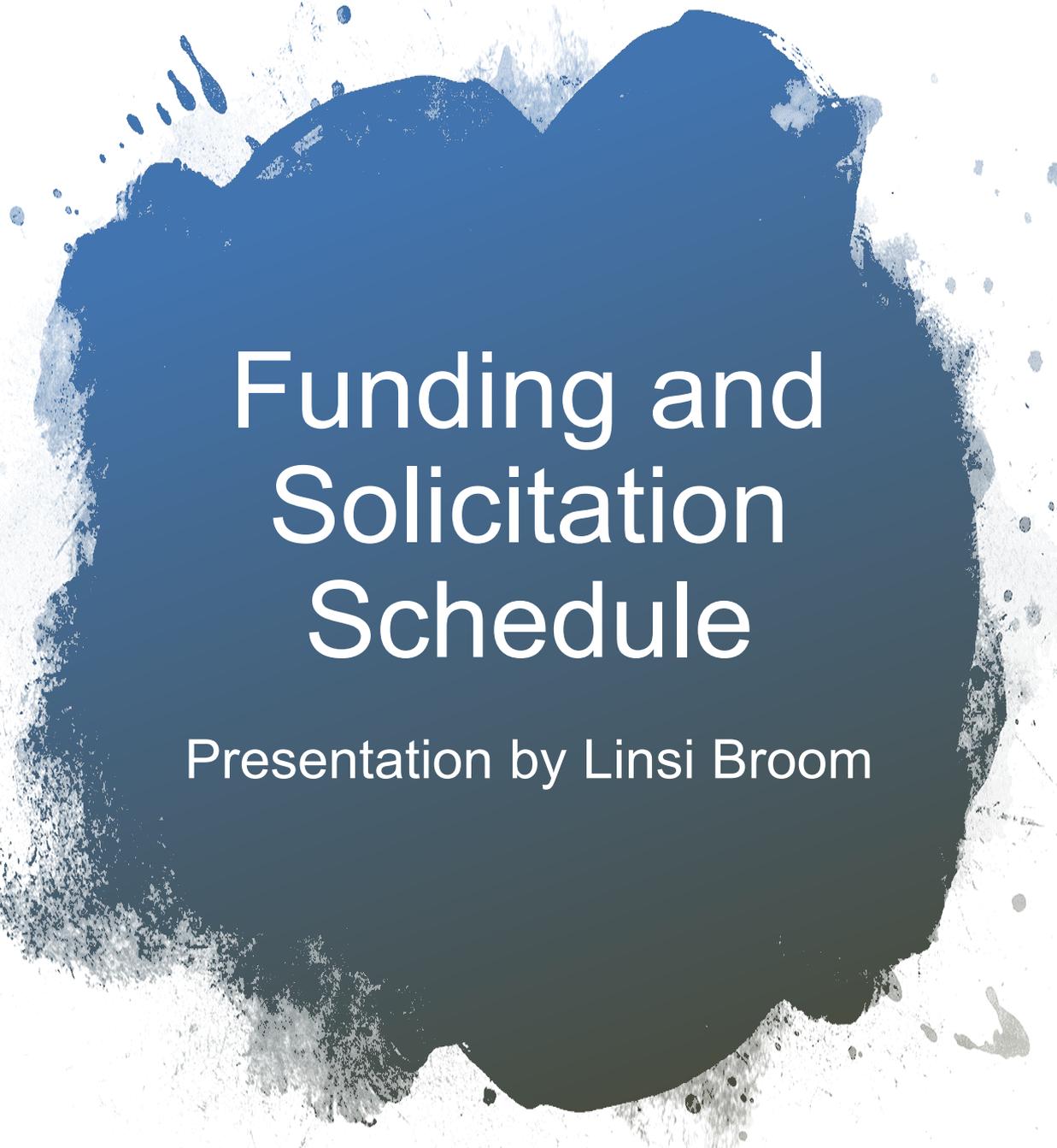
John Whitmire, Mayor



Michael C. Nichols, Director

AGENDA

- Introductions
- Funding and Solicitation Schedule
- Multifamily NOFA Overview
- ADA Accessibility Standards
- Compliance Requirements
 - Environmental Review
 - MWSBE/Section 3/Pay or Play
 - Davis Bacon and Related Acts
 - Uniform Relocation Assistance and Real Property Acquisition Act(URA)
 - Complaints and Appeals
- Accessing the NOFA
- Submitting an Application
- Comments & Questions



Funding and Solicitation Schedule

Presentation by Linsi Broom

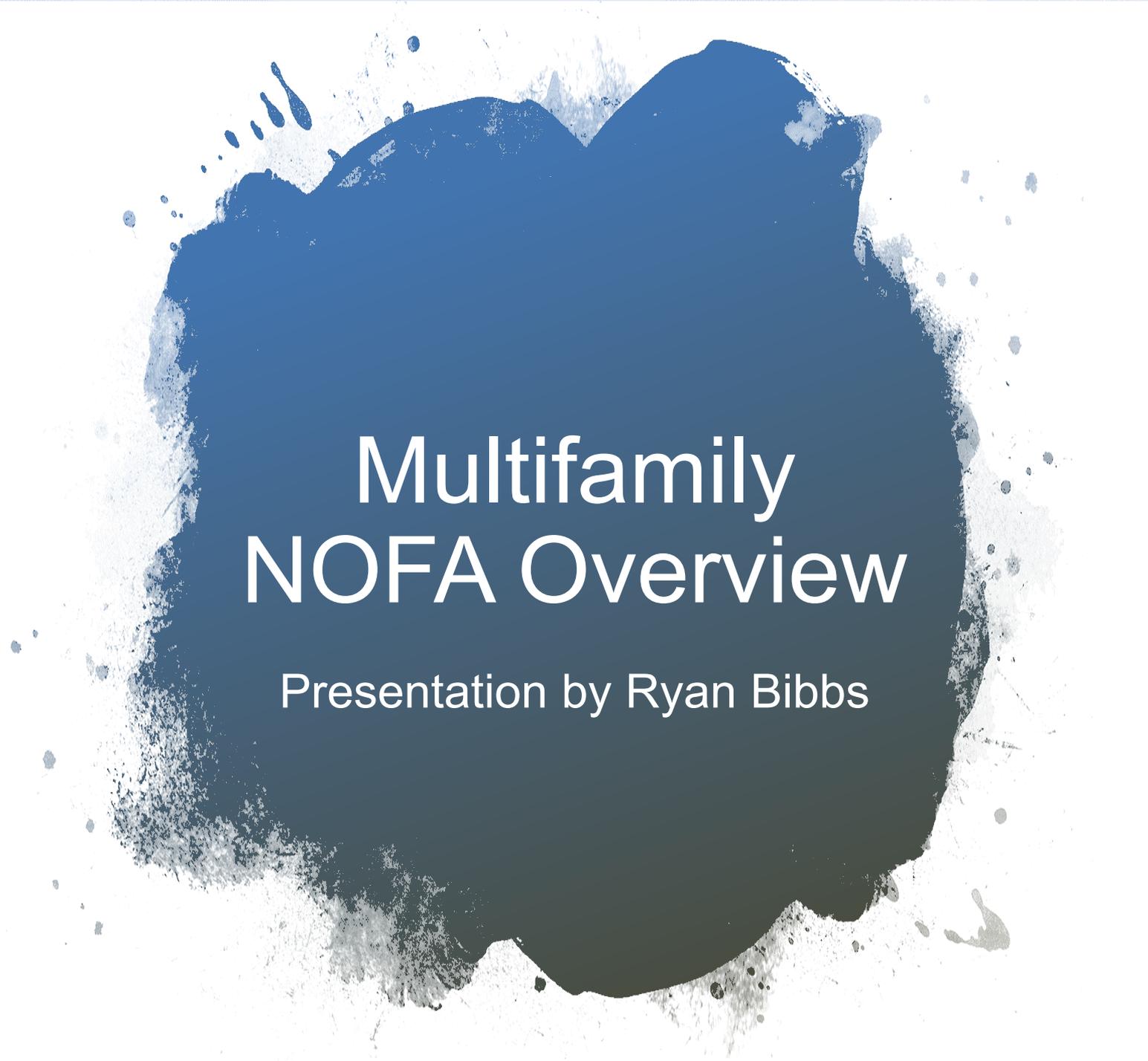
Funding

- Approximately \$20,000,000 of HOME Investment Partnership (HOME) funding available

2024 Estimated Timeline

NOFA Issued	April 8, 2024
Pre-Application Conference	April 11, 2024
Question Submittal Deadline	April 18, 2024
Application Deadline	April 26, 2024

Mail to: HCD_NOFA@houstontx.gov



Multifamily NOFA Overview

Presentation by Ryan Bibbs

Loan Terms

- Awards to be structured as non-amortized loans payable at maturity subordinated to senior debt*
- Repayment obligation in event of sale or refinance
- 1% interest only* (subject to cash flow)
- Minimum 20-year loan term and LURA
- LURA senior to all other liens

*Not applicable to PSH

Eligible Activities

New Construction

Rehabilitation of multifamily properties

Demolition (with reconstruction)

Project-related soft costs

Permanent Supportive Housing Units

THRESHOLD ITEMS

- ✓ 2023 or earlier 9% tax credit award, 4% tax credit award, or a current active bond reservation for 4% tax credits
- ✓ Located within the Houston City Limits
- ✓ Census tract poverty rate for new construction cannot exceed 25% or must be mitigated by CRA designation
- ✓ In good standing with the City
- ✓ Site control
- ✓ Minimum of 64 units
- ✓ Demonstrate successful development of a minimum of 5 affordable housing developments
- ✓ Request must be a minimum of \$1,500,000 and cannot exceed \$3,000,000
- ✓ Application Fee - \$1500
- ✓ Not debarred or suspended
- ✓ Not located in the 100-year flood plain

Scoring Criteria (Maximum 100 points total)

Organization Experience (25 points)

- Organization Experience
- Real Estate Experience
- Financial Capacity

Site Location (25 points)

- Concerted Revitalization Area
- Deconcentration of Poverty
- Access to Local Transit
- School Performance
- Neighborhood Amenities
- Employment

Project Information (25 points)

- Project Readiness
- Sources and Uses
- Market Rate Composition
- Housing for special needs
- Energy Efficiency and Resilient Design
- Resident Services
- Local Support
- Quality Onsite Educational Programming

Financial Analysis (25 points)

- Proforma Analysis
- Debt Coverage
- Cost Analysis
- Leverage and Gap Analysis
- HOME Match Funds

Development Standards and Accessibility

Presentation by
Mike Firenza

HCD Accessibility Standards



EQUAL HOUSING
OPPORTUNITY

FAIR HOUSING IS THE LAW!

HCD enforces 2010 ADA
Standards for Accessible
Design with 11 HUD
Exceptions



Green Building Standards

- Energy Star (applicable to construction)
- Enterprise Green Communities
- LEED (any level)
- IC-700 National Green Building Standard
- Rehabs – Meet HUD CPD Green Building Checklist
- Documentation certifying green standards required at application

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

Presentation by Melissa Lahey

Environmental Applicability

- Environmental analysis is required for projects with a federal nexus, meaning projects that receive some form of federal funding or assistance
 - Has no federal funding threshold
 - When federal funds are used in whole or part
 - Is subject to any part of the entire project

Environmental Review

- A current ASTM-certified Phase I Environmental Site Assessment (ESA) is required.
- Phase I/II Environmental Site Assessment (ESA) should not be older than 6 months at the time of public notice, in particular when the site has not yet been acquired.
- 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
- An option agreement on a proposed site is allowable prior to the completion of the AUGF issuance in order to establish site control before issuance of environmental approval.

Request for Release of Funds and Certification U.S. Department of Housing and Urban Development Office of Community Planning and Development OMB No. 2506-0087 (exp. 05/31/2023)

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 this collection of information is estimated to average 36 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)	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s)	5. Name and address of responsible entity	
6. For information about this request, contact (name & phone number)		
8. 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(ies)/Project Name(s)	10. Location (Street address, city, county, State)
11. Program Activity/Project Description	

To: (name & address of Grant Recipient)

Authority to Use Grant Funds

We received your Request.
Your Request was for HUD.

All objections, if received,
You are hereby authorized.
File this form for proper use.

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

Previous editions are obsolete. Form HUD-7915.14 (09/4) ref. Handbook 0513.01

Environmental Review

- If the AUGF includes mitigation conditions, these conditions must be followed in order for the property to be eligible for federal funding, and documentation of said mitigation must be provided to the HCD Environmental Team and other appropriate parties to the project.
- Lower-level projects, for example, minor to moderate repairs without acquisition, may be environmentally clearable in-house without having to secure the AUGF from HUD if no mitigation measures are required and the scope of work meets all applicable requirements found at 24 CFR 58.35(a).
 - However, the full scope of the project must be submitted for environmental review regardless of what percentage or what portions of the project are completed with federal funds. This is known as project aggregation and is required under 24 CFR § 58.32. Activities cannot be partitioned.

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

Presentation by
Michelle Perales

DBRA General Guide

Purpose

- Protects 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

Applicability

- Contracts in excess of \$2,000
- Alterations, repairs, decorating, etc.
- All work incidental to the project

Costs

- Labor
- Administrative oversight

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 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.



DBRA Overview

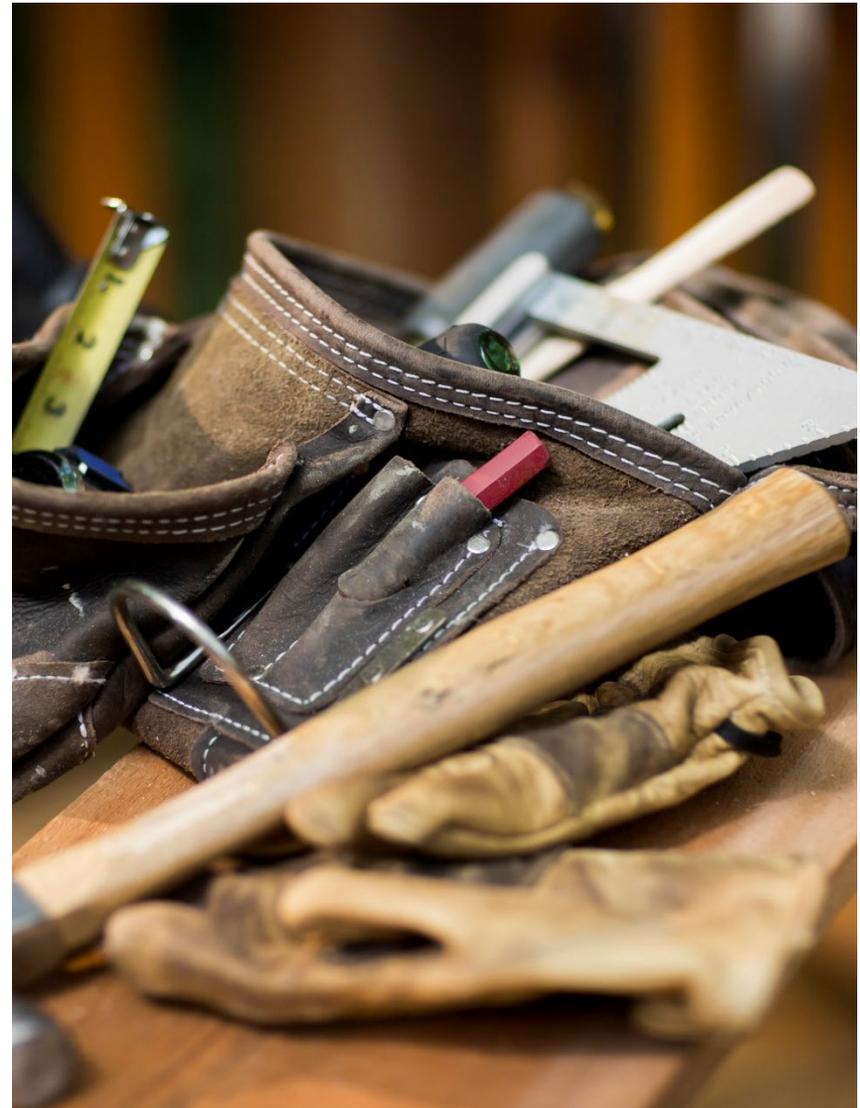
Contractors and sub-contractors including lower tier sub-contractors must:

- 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-supporting documents; such as proof of payment, timesheets, itemized fringe benefits plans/programs, etc.)



DBRA Contact Information

- hcddb@houstontx.gov
- houstontx.gov/housing
- 832-394-6200



A photograph of several brown cardboard boxes of various sizes stacked on a light-colored surface. The boxes are arranged in a way that some are in front of others, creating a sense of depth. The background is a plain, light color.

UNIFORM RELOCATION ASSISTANCE & REAL PROPERTY ACQUISITION ACT OF 1970, AS AMENDED (URA)

Presented by Kristal Scruggs

URA Threshold

- URA has no monetary threshold.
- URA applies to the project independent of how federal funds are used.
- Triggering activities are acquisition (transfer of title), rehabilitation, new construction, and demolition/conversion.

URA STAGES



Application Stage

Acquisition

- URA Assurance Letter
- Notice to Seller
- Seller's Occupancy Certification
- Initial Title Commitment

Relocation

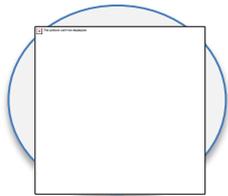
- Relocation Plan
- Relocation Budget
- Initial Rent Roll
- Template General Information Notice (GIN)

Relocation Administrator
must be knowledgeable
with the URA the HUD
Way and HUD Handbook
1378.

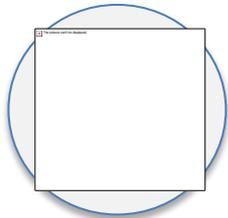
IMPORTANT NOTICE



Approved General Information Notice are issued within 30 – 45 days of the proposal submission

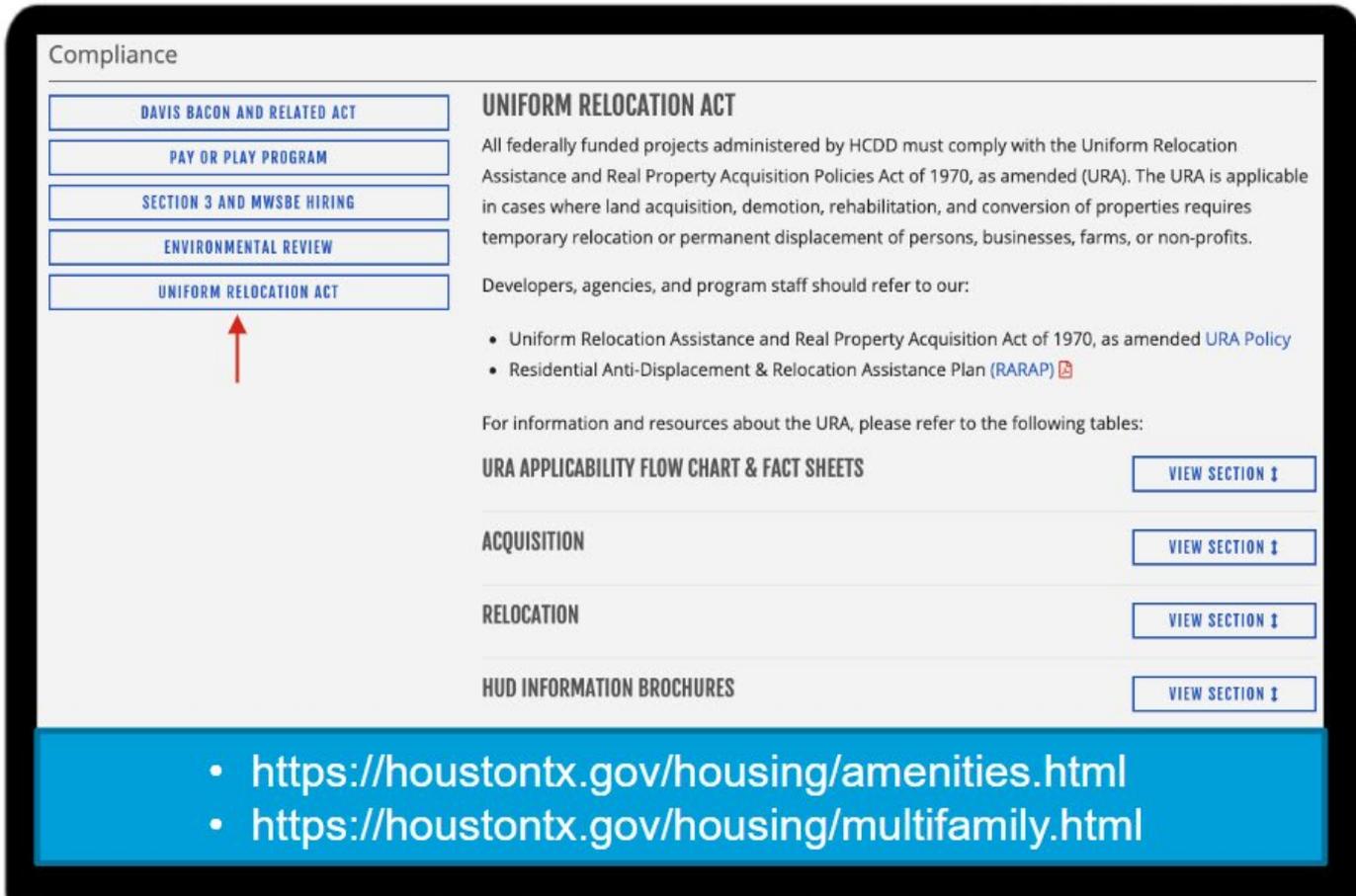


Monthly Rent Rolls and Tenant Status Reports **start** once the application proposal is submitted



Do not relocate tenants until the City Council has approved the project

URA Resources



Compliance

- DAVIS BACON AND RELATED ACT
- PAY OR PLAY PROGRAM
- SECTION 3 AND MWSBE HIRING
- ENVIRONMENTAL REVIEW
- UNIFORM RELOCATION ACT**

UNIFORM RELOCATION ACT

All federally funded projects administered by HCDD must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). The URA is applicable in cases where land acquisition, demotion, rehabilitation, and conversion of properties requires temporary relocation or permanent displacement of persons, businesses, farms, or non-profits.

Developers, agencies, and program staff should refer to our:

- Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended [URA Policy](#)
- Residential Anti-Displacement & Relocation Assistance Plan ([RARAP](#))

For information and resources about the URA, please refer to the following tables:

URA APPLICABILITY FLOW CHART & FACT SHEETS	VIEW SECTION ↓
ACQUISITION	VIEW SECTION ↓
RELOCATION	VIEW SECTION ↓
HUD INFORMATION BROCHURES	VIEW SECTION ↓

- <https://houstontx.gov/housing/amenities.html>
- <https://houstontx.gov/housing/multifamily.html>

MWSBE Program Requirements

24 CFR 85.36

Chapter 15 Ordinance Part V

Presentation by Lakesha Tate

MWSBE Compliance Requirements

Construction projects will be advertised with a 38% MWBE goal (30% 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: <https://houston.mwdbe.com/>

Section 3 Program Requirements

24 CFR Part 75

Presentation by 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

A Section 3 Business Concern is a business meeting at least one of the following criteria, documented within the last six-month period:

- 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: HCDDContractCompliance@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

Presentation by 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

Presented by Kris Robinson

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Program Participants*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**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

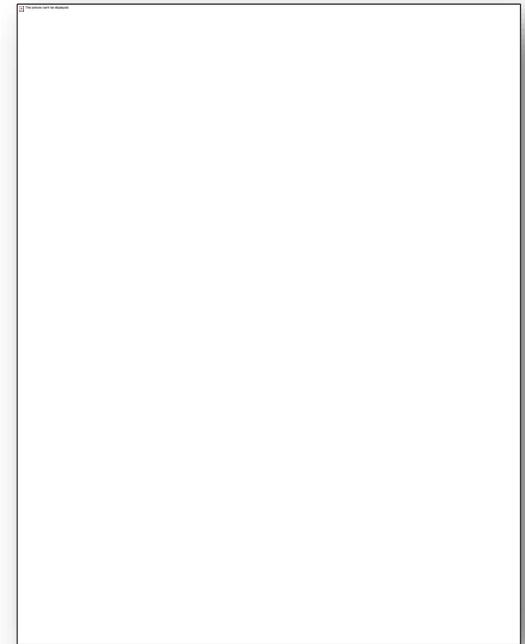
Appeal Tier Reviews

- 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**



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

List all the items that you wish to appeal on the appeal form and include a clear photo of the item. If you are appealing a decision on a property, you must include the following information:

1. Address number
2. Parcel number (APN)
3. Date of appeal
4. Name of owner

WHAT ARE THE GROUNDS FOR APPEAL

1. Inequity of the assessed value (APN) or other items
2. Change in the assessed value (APN) or other items
3. Change in the assessed value (APN) or other items
4. Change in the assessed value (APN) or other items
5. Change in the assessed value (APN) or other items
6. Change in the assessed value (APN) or other items
7. Change in the assessed value (APN) or other items
8. Change in the assessed value (APN) or other items
9. Change in the assessed value (APN) or other items
10. Change in the assessed value (APN) or other items

APPELLANTS MUST FOLLOW THESE TIERS IN ORDER:

FIRST LEVEL APPEAL (TIER 1)

You must file an appeal with the City of Houston, Texas, within **30 calendar days** from the date of the original decision. The appeal must be filed with the City of Houston, Texas, within **30 calendar days** from the date of the original decision.

SECOND LEVEL APPEAL (TIER 2)

If you are not satisfied with the decision of the City of Houston, Texas, you may appeal the decision to the State of Texas, within **30 calendar days** from the date of the original decision.

STATE ESCALATION LEVEL (TIER 3)

If you are not satisfied with the decision of the State of Texas, you may appeal the decision to the United States Supreme Court, within **30 calendar days** from the date of the original decision.

For Tier 1 and Tier 2, send request by the following address:
Housing and Community Development
2100 Travis Street, 9th FL
Houston, TX 77002

For Tier 3, send request to the following address:
Texas General Land Office
1100 R. L. Briles Building
1000 R. L. Briles Building
Austin, TX 78702

If you need assistance, please call the Complaints and Appeals team at 832-394-6200 ext. 2.

Accessing the NOFA

Presented by Linsi Broom

Accessing the 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

NOTICE OF FUNDING AVAILABILITY (NOFA)

[VIEW DR-17 NOFAS](#)

FEATURED NOFAS

MULTIFAMILY HOME INVESTMENT PARTNERSHIP GRANT

The Housing and Community Development Department of the City of Houston (HCD) oversees a number of programs intended to help low to moderate-income citizens improve and strengthen their neighborhoods. Under the HOME Investment Partnership Grant Program (HOME), the City seeks to build safe and affordable homes across our city where people can thrive and leverage public and private resources to maximize development and renovation efforts throughout the city.

HCD seeks to procure applications from developers of multifamily housing to finance construction, reconstruction, rehabilitation or acquisition of multifamily properties to provide affordable housing within the corporate boundaries of the City of Houston. Applicants must demonstrate a capacity to construct, or rehabilitate, and operate multifamily housing that benefits low-income individuals.

Eligible applicants must have a 2023 or earlier 9% tax credit award, 4% tax credit award, or a current active bond reservation for 4% tax credits. Note: Applicants who have (1) 9% tax credit awards from 2023 or earlier will be prioritized.

[VIEW NOFA](#)

PRE-APPLICATION CONFERENCE

April 11, 2024 at 10:00am

<https://bit.ly/HOMEMultifamily2024>

Meeting ID: 297 900 169 337

Passcode: MoLDsh

Or call in (audio only) +1 936-755-1521

Phone Conference ID: 725 374 041#

NOFA DOCUMENTS

[VIEW](#)

[HCD DOCUMENT SUBMISSION PORTAL](#)

All NOFAs

Accessing the NOFA

NOTICE OF FUNDING AVAILABILITY (NOFA)

[VIEW DR-17 NOFAS](#)

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NOFA DOCUMENTS

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[HCD DOCUMENT SUBMISSION PORTAL](#)

Accessing the NOFA

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NOFA DOCUMENTS

[VIEW](#)

[HCD DOCUMENT SUBMISSION PORTAL](#)

Accessing the NOFA

The screenshot displays a web application interface for accessing NOFA documents. A modal window titled "NOFA DOCUMENTS" is open, featuring a search bar at the top right. Below the search bar is a table with two columns: "Title" and "View". The table lists seven documents, each with a "View" link and a document icon. The documents are: "Agreements and Certification Form", "Application Workbook", "Certification for Contracts, Grants, Loan and Cooperative Agreements", "Certification Regarding Debarment, Suspension and other Responsibility Matters", "HCD Conflict of Interest Form", "Indemnity Agreement", and "Ownership Form". At the bottom of the table, it says "Showing 1 to 7 of 7 entries". Navigation links for "Previous" and "Next" are visible, with "1" indicating the current page. A "CLOSE" button is located at the bottom right of the modal. The background shows a blurred view of the main website with text like "OF FUND", "CONFERENCE", and "MISSION PORTAL".

Title	View
Agreements and Certification Form	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	View
Indemnity Agreement	View
Ownership Form	View

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CLOSE

Accessing the NOFA

NOTICE OF FUNDING AVAILABILITY (NOFA)

[VIEW DR-17 NOFAS](#)

FEATURED NOFAS

MULTIFAMILY HOME INVESTMENT PARTNERSHIP GRANT

The Housing and Community Development Department of the City of Houston (HCD) oversees a number of programs intended to help low to moderate-income citizens improve and strengthen their neighborhoods. Under the HOME Investment Partnership Grant Program (HOME), the City seeks to build safe and affordable homes across our city where people can thrive and leverage public and private resources to maximize development and renovation efforts throughout the city.

HCD seeks to procure applications from developers of multifamily housing to finance construction, reconstruction, rehabilitation or acquisition of multifamily properties to provide affordable housing within the corporate boundaries of the City of Houston. Applicants must demonstrate a capacity to construct, or rehabilitate, and operate multifamily housing that benefits low-income individuals.

Eligible applicants must have a 2023 or earlier 9% tax credit award, 4% tax credit award, or a current active bond reservation for 4% tax credits. Note: Applicants who have (1) 9% tax credit awards from 2023 or earlier will be prioritized.

[VIEW NOFA](#)

PRE-APPLICATION CONFERENCE

April 11, 2024 at 10:00am

<https://bit.ly/HOMEMultifamily2024>

Meeting ID: 297 900 169 337

Passcode: MoLDsh

Or call in (audio only) +1 936-755-1521

Phone Conference ID: 725 374 041#

NOFA DOCUMENTS

[VIEW](#)

[HCD DOCUMENT SUBMISSION PORTAL](#)

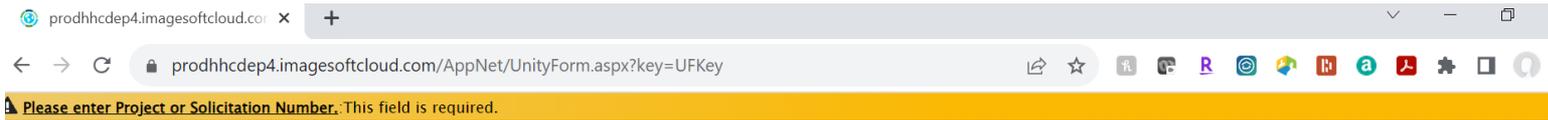
Submitting an Application

Presented by Linsi Broom

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

Using the OnBase Portal

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



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

Must enter "yes" here

Project Information

Please enter Project or Solicitation Number. *

[Redacted field]

NOFA Title

Enter solicitation number here

[Redacted field]

NOFA Status

[Redacted field]

Division

[Redacted field]

Project Name *

[Redacted field]

Project Address *

[Redacted field]

Project City *

- All communication must be sent in writing to HCD_NOFA@houstontx.gov
- NO DIRECT CONTACT WITH THE PROGRAM AREA

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.

Comments & Questions



THANK YOU



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

HOUSTONHOUSING.ORG