



CITY OF HOUSTON

Housing & Community Development Department

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Date: November 9, 2022

Subject: Letter of Clarification for Large Tract CDBG DR 17 Cityscape Notice of Funding Availability (NOFA) - T32509

To all prospective Applicants:

This Letter of Clarification is issued for the following reason:

- To replace the SFDP Guidelines - Version 1 to the most current GLO-approved SFDP Guidelines - Version 2. The new guidelines have been uploaded to https://purchasing.houstontx.gov/Bid_Display.aspx?id=T32509
- To make the following changes to Part II-Community Feedback and Priorities (page 8):
 - A Homebuyer may choose to participate in any down payment assistance offered by the City. To prevent duplication of benefits, the Homebuyer will not qualify for the HSFD Homebuyer Assistance.
- To make the following changes to Part II-Community Feedback and Priorities (page 9):
 - The warranty periods are: 1 year (365 calendar days) for workmanship and materials; 2 years (730 calendar days) for mechanical or delivery systems, including electrical delivery systems, plumbing delivery systems, ventilation, heating and air conditioning systems; and 10 years (3,650 calendar days) for the structural warranty covering the major structural components of a Housing Unit.
- To make the following changes to Part III-Evaluation and Selection Process (page 22):
 - The project site is not within the 100-year floodplain.
- To make the following changes to Part II-Scope of Work (page 5):
 - The Loan component, which may be up to \$4,630,107, will be provided as a forgivable loan, and may be disbursed pursuant to the terms of a Loan Agreement, for actual, incurred, CDBG-DR-eligible costs.
- To make the following changes to NOFA Letter of Clarification Dated 10/20/22:
 - Q.10 - NOFA state funds must be expended by Aug. 2024. Is this specific to only the CDBG portion of funds:
 - A: August 31, 2024. The project's LMI National Objective must be met by Aug 31 2024...

- To make the following changes to NOFA Letter of Clarification Dated 10/20/22:
 - Q.13 - Is there a projected price point for the 51% affordable homes for the 80% and below AMI?
 - A: In the NOFA package, we will provide a supplemental form (NOFA Application Workbook) which is based on the current AMI levels for the City of Houston and that will also be based on the household size, 3- and 4-bedroom homes...
- To make the following changes to NOFA Letter of Clarification Dated 10/20/22:
 - Q.14 - What is the stance regarding garages, covered parking? Mandatory or Optional?
 - A. The cost to construct garages is not be a GLO-approved expense.

This Letter of Clarification will be considered part of the solicitation referenced on the first page of this document.

It is the responsibility of the Applicant to ensure that it has obtained all such letter(s). By submitting application on this project, Applicants shall be deemed to have received all Letter(s) of Clarification and to have incorporated them into their applications.

Thank you,

Linsi Broom
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