

Housing Authority of the City of Baytown  
RFQ/P 02-2025  
Request for Qualifications and Proposals For  
Developers of Multi-Family Housing  
Using Low-Income Housing Tax Credits

The Brown Stone Group  
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1. Where is the 4.6-acre tract that has been purchased for this project? LIHTC scoring is heavily location dependent, so a precise location is needed to determine the likelihood of an allocation.

The 4.6-acre tract is located just off the Northeast intersection of North Main Street and Hartman Drive. Please see the attached survey and legal description of the property.

2. When did the disposition of the 44 units occur?

Most current demo/dispo date is April 2019. Please note that our Faircloth limit is 50 units.

3. Would the Housing Authority be interested in a larger LIHTC project than the 22 duplexes mentioned in the RFQ?

As indicated by the Faircloth limit, yes. However, due to several local city ordinances imposed on this subject site, 22 duplexes would be permitted. Please keep in mind that the BHA also desires to convert an existing public housing community of 20 units to PBVs and another possible 18 public housing units.

HSA  
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1. How should the response be submitted—is email submission acceptable or must a hard copy be submitted?

Please submit one hard copy and one digitized copy, such as an email.

2. Can the Hartman Drive site be identified more specifically? Will BHA consider redeveloping on sites other than Hartman?

The 4.6-acre tract is located just off the Northeast intersection of North Main Street and Hartman Drive. Please see the attached survey and legal description of the property. Yes, the BHA may consider other sites.

3. How did BHA determine its preference for 44 units? Will BHA consider developing more than 44 units and/or using other rent sources (market units, other PBVs, etc)?  
Due to several local city ordinances imposed on this subject site, 22 duplexes would be permitted. The BHA desires to build more than 44 units as HSA has indicated, however, such a development may not be possible on the current secured site.
4. Will BHA consider repositioning other units beyond the 20 identified?  
BHA currently has 20 units located at 1200 Marian Street (Olive Court). There are 10 buildings (duplexes) with a total of 20 units. Another PH community would be Edison Court located at 1100 N. 10<sup>th</sup> Street, with a total of 42 units (note, these are all efficiency type units and do house elderly residents). There are 18 PU units at Alexander Place located at 2400 N. Alexander Drive. This community is a tax credit development going on its 12<sup>th</sup> year.
5. Does BHA have a desired Unit-Mix for the development? Does BHA have any target rents for the property? Utility allowance estimate?  
Yes, there is a desire for unit-mix development, however, the City Council may need to approve such development. BHA desires to replace the loss of PH units and convert them into PBVs. Therefore, depending on the type of conversion, there may be a rent schedule governance. Currently, the BHA adopts the Harris County UA schedule (attached).
6. What is meant by the Income Structure and Use Restrictions section II of Developer's Role—does this mean that BHA seeks to house residents from a range within the low-income spectrum?  
The BHA targets families of 30% to 80% of the AMFI, not necessarily only within the low-income spectrum. Such targets would be subjected to the funding source(s).
7. What is meant by Tab 6 Letter of Non-Syndication Fees? Is this similar to HUD's anti-kickback rules?  
Yes.