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**REQUEST FOR QUALIFICATIONS
FOR
DEVELOPMENT ENTITIES**

SINGLE FAMILY/MULTIFAMILY DEVELOPMENTS

REQUIREMENTS

PLEASE DELIVER 2 COPIES TO: STRATEGIC HOUSING FINANCE CORPORATION
2200 E. MARTIN LUTHER KING, JR. BLVD.
AUSTIN, TX 78702

ATTN: MR. KEITH HOFFPAUR
VICE PRESIDENT
512-480-8245 EXTENSION 20

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BACKGROUND OF THE STRATEGIC HOUSING FINANCE CORPORATION

The Housing Authority of Travis County, Texas created the Strategic Housing Finance Corporation of Travis County (“Corporation”) as a self-sustaining public entity to facilitate the provision of affordable housing for low income Texans who do not have comparable housing options through conventional financial channels. Enabling legislation, as amended, may be found in the Texas Local Government Code, Chapter 394. All operations of the Corporation are conducted within the state of Texas. Corporate offices are located in Austin, Texas. A seven-member board of directors appointed by the Travis County Commissioners Court oversees the business of the Corporation. The Corporation does not receive funding through the legislative appropriations process. More information about the Corporation and its programs can be found on the Corporation’s website at www.hatctx.com.

PROGRAMS

Single Family Housing

In an effort to serve families seeking to purchase a home in Travis County and who are not able to meet the traditional lending requirements, the Corporation developed the SFHC Lease Purchase Program. The Lease Purchase Program, developed through a partnership between Freddie Mac and the Corporation, provides borrowers with an affordable mortgage financing option that will allow them the opportunity to achieve the dream of homeownership. As a result of this partnership, \$35 million for the origination of mortgage loans and down payment/closing cost assistance has been made available.

Multifamily Housing

The Corporation seeks opportunities for multi-family development in an effort to achieve our commitment to provide safe, decent, and affordable rental housing to Texans. Primary avenues of accomplishing this goal currently come from participation in Housing Tax Credit developments and developments funded through Private Activity Bonds. The SHFC does not currently have the capacity to provide equity funding internally but is willing to seek external funding. The Corporation also has the ability to serve as Issuer on multifamily bond transactions as long as the Corporation will be the owner of the development. Currently the Housing Authority owns and manages 3 multifamily public housing properties (105 units), a market rate multifamily development (152 units), 8 affordable duplexes (16 units), and an affordable seniors development (33 units). The Corporation is currently in the process of developing a 208 unit affordable seniors community.

REQUEST FOR QUALIFICATIONS

Key Points

- This RFQ does not commit the Corporation to enter into contract with any entity that responds (“Respondent”) or to pay any costs incurred in the preparation or mailing of a Respondent's proposal (“Proposal”) or in participating in this RFQ process. The Corporation reserves the right to waive minor deficiencies and informalities if, in the judgment of the Corporation, its best interest will be served. In addition, the Corporation reserves the right to accept or reject any or all Proposals received as a result of this RFQ, to obtain information concerning any or all Respondents from all sources, and to request an oral presentation from any or all Respondents. In addition, the Corporation expressly reserves the right to negotiate with some, all, or none of the Respondents with respect to any term or terms of the Proposals or contracts.
- Proposals that do not comply with the conditions specified in this RFQ may be rejected. The Corporation also may reject a Proposal that does not include all requested information.
- The Corporation retains the discretion not to utilize the services of any selected Developer or to terminate any selected Developer without cause and without penalty.
- This RFQ will expire at 5:00 pm (CST) on June 1, 2007 and shall be considered open-ended until its expiration date. Proposals may be submitted at any time prior to the RFQ expiration date and will be considered on a first-come first-served basis.

SCOPE OF SERVICES

Services to be provided by the Developer shall include, but are not limited to, the following:

- A. Identifying and proposing opportunities for the development of safe, decent, and affordable housing.
- B. Proposing financing structures that would provide the most economical, stable, and profitable operation of the development.
- C. Providing all necessary financial guarantees required to secure financing for, construct, and operate the development through lease-up.
- D. Providing opportunities for the Corporation to participate in the Developer fee and cash flow.
- E. Providing the Corporation with the opportunity for ownership.

F. Attending meetings of the Board and its committees, and other meetings, as requested by the Corporation or other entities critical to the success of the development.

D. REFERENCES

Provide five references with contact persons and telephone numbers.

INFORMATION REQUESTED FROM RESPONDENTS

All general information requested at the time of submitting a proposal shall be provided to the Corporation by completing either the Financial Participation Application for Bond Transactions or the Financial Participation Mini-Application. Applicants may request the appropriate Application by contacting the Corporation (See “Further Information” section).

In providing the requested information, restate each item and sub-item (with its letter and number). Proposals to the questions should be included immediately after the restated question. If the Proposal is a joint proposal submitted by more than one Developer, then all applicable items must be submitted as to all Developers that are participants in the Proposal. In such case, the question should be restated only once and the complete Proposal to such question must follow that one restatement.

FINAL DEVELOPMENT STRUCTURE AND TERMS SHALL BE SUBJECT TO NEGOTIATIONS.

CONFLICT OF INTEREST

To avoid all possibility of conflict of interest, the Respondent must certify that none of the owners, officers, or stockholders of the Respondent and none of their families are related within the third degree of consanguinity or the second degree of affinity to any Corporation employee or any member of the Board of Directors.

RFQ REVIEW

Certain Respondents may be asked to make oral presentations to the Corporation’s staff. If so, those Respondents will be given not less than three (3) business days notice along with the date, time and place for the oral presentation.

SELECTION CRITERIA

The Corporation will make its selection based upon its perception of the demonstrated competence, financial capability, experience, knowledge and qualifications to perform the services and on the reasonableness of the proposed development structure. The Corporation will

not base its selection decision entirely on fees. By issuing this RFQ, the Corporation has not committed itself to employ a Developer for any or all of the above-described matters.

The Corporation reserves the right to negotiate all elements that comprise the Proposal of the Respondent to insure that the best possible consideration be afforded to all concerned. The Corporation reserves the right for any reason to reject any and all Proposals and to re-solicit.

The Corporation reserves the right to select a Respondent for specific purposes or for any combination of specific purposes and to defer the selection of any Respondent to a time of the Corporation's choosing.

FURTHER INFORMATION

To obtain further information about the Corporation or this RFQ, you may contact the Corporation at (512) 480-8245 (Keith Hoffpauir extension 20/ Cindy Noland extension 19).

ADMINISTRATIVE INFORMATION

Costs Incurred in Responding. All costs directly or indirectly related to preparation of a Proposal or any oral presentation required to supplement and/or clarify a Proposal which may be required by the Corporation shall be the sole responsibility of and shall be borne by Respondent.

Proposal Acceptance Period. All Proposals must include a statement that they are valid for a period of one hundred and twenty (120) days subsequent to the submission date.

Release of Proposal Information and Proprietary Information. If a Respondent submits proprietary information in the Proposal, and does not want it to be disclosed, all proprietary information must be identified and submitted concurrently with submission of the Proposal. If the Respondent fails to identify proprietary information, submission of the Proposal shall cause all such data to be deemed non-proprietary and it will be made available upon public request pursuant to the Public Information Act after the review process has been completed.

Reporting Responsibilities. The Developer shall provide all reports deemed necessary by the Corporation.

Period of Performance. The period of performance will be subject to periodic review by the Corporation.

Indemnification. If selected as a Developer, Respondent agrees to indemnify, defend and hold harmless the Corporation, the State of Texas, its officers, agents and employees from any and all claims and losses accruing or resulting from the Developer's performance.

FEDERAL, STATE, LOCAL REQUIREMENTS

If selected as a Developer, the Respondent will be responsible for both Federal and State Unemployment Insurance coverage and standard Workers' Compensation Insurance coverage. The Developer must comply with all Federal and State tax laws and withholding requirements. The Corporation will not be liable to the Developer or its employees for any Unemployment or Workers' Compensation coverage or Federal and State tax withholding requirements. Developer shall indemnify the Corporation and pay to the Corporation any costs, penalties or loss whatsoever occasioned by Developer's omission or breach of the requirements of this section.

CERTIFICATION

The following shall be repeated in your Proposal and signed by an individual authorized to bind your firm.

"I agree to abide by all conditions of this RFQ and certify that all information provided in this Proposal is true and correct, that I am authorized to sign Proposals for the Respondent and that the Respondent is in compliance with all requirements of the RFQ, including the certification requirements stated in this RFQ."

Authorized Signature (Manual)

References will be checked separately.