



# 7811 HARRISBURG

PRE-BID PRESENTATION

March 13, 2026



# ABOUT LAND BANKS

## Texas State Bill 1679



Governed by Board of Directors



Land Bank Powers



Property Uses:  
To serve a wide range of local needs



HLB Professional Services

## LAND BANKS ARE A PARTNER TO ACTIVATE LAND SERVICES:

### Pre-Development



Community Engagement



Market & Feasibility Studies



Land Assemblage & Banking



Proforma Analysis



Environmental Review & Screening



Master Planning

### Construction & Disposition



Master Developer



Lot & Home Disposition

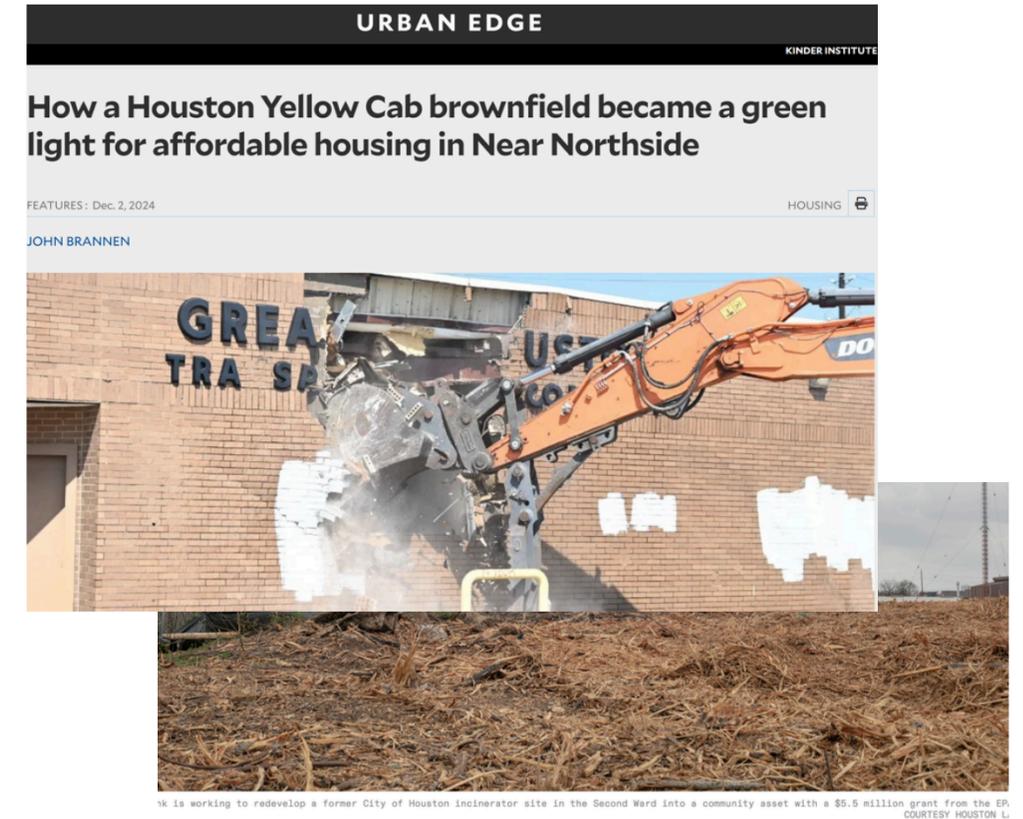
### Operations



Asset Management



Property Management



## HLB TO ADAPT INCINERATOR SITE

Words by Florence Tang

In Houston's Second Ward, a former incinerator site south of Buffalo Bayou operated from the 1920s to 1960s to burn off the City of Houston's municipal waste, leaving environmental toxins in its wake. Heavy metals, dioxins, lead,





# HOUSTON LAND BANK MISSION



The Houston Land Bank's mission is to strategically acquire, dispose of, and steward vacant, abandoned, and damaged properties, convey them to productive use, and catalyze transformative community and economic development for the City of Houston.

The Houston Land Bank has five focus areas for these properties' next phase of use.



Housing



Parks & Public Spaces



Conservation & Resiliency



Economic Development



Food Access Solutions



**\$50 Mil in subsidies to HLB builders**

**\$100M Property Value back into the market**

**1000+ homes sold**

# The Opportunity



1.67 Acres (1 parcel).  
Former site of the ILA Local 24  
Headquarters.



Directly on the METRORail  
**Green Line.**  
Two bus stops on-site.  
14,297 Annual Average Daily Traffic.



Located in the Magnolia Park-  
Manchester neighborhood.



**Clean slate.**  
Phase I (2020) and Phase II  
(2022/2023) ESAS completed.  
Status: No Further Action Required.



# The Community's Vision

## (Dec 2024 Mar 2025 Engagement)

**1.**

We need high-quality, affordable housing that supports multi-generational living



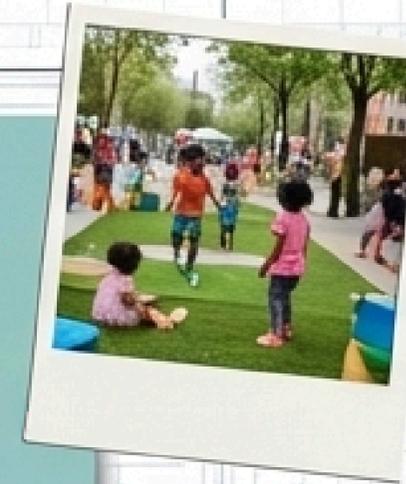
**2.**

Keep the single-family character. No townhome typologies.



**3.**

We want green spaces, parks, and shared public amenities.

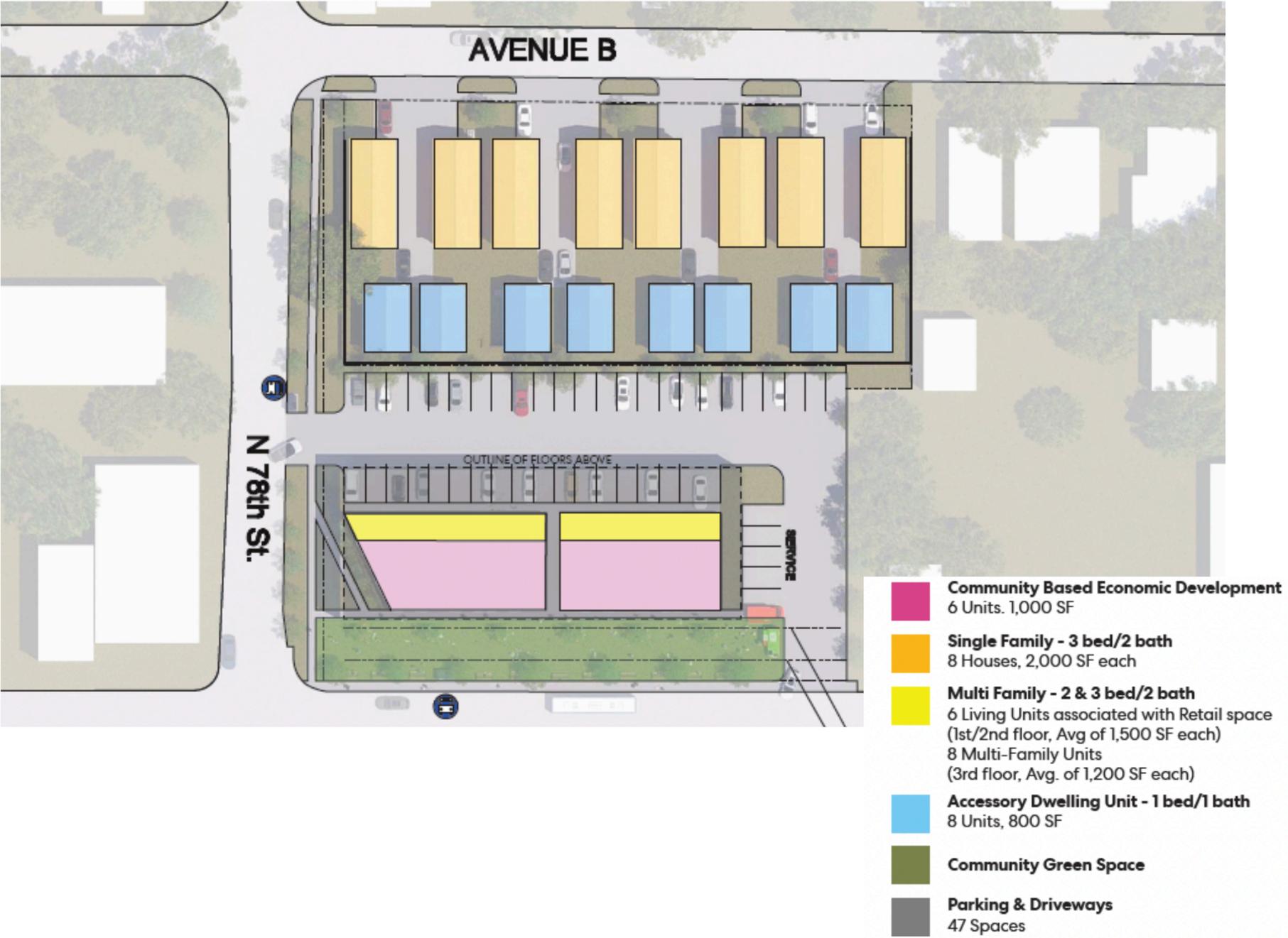


**4.**

Bring in community-serving retail or flexible spaces like food trucks along Harrisburg.



# Community's Preferred Site Plan



# The Market Reality in Magnolia Park

**53%**

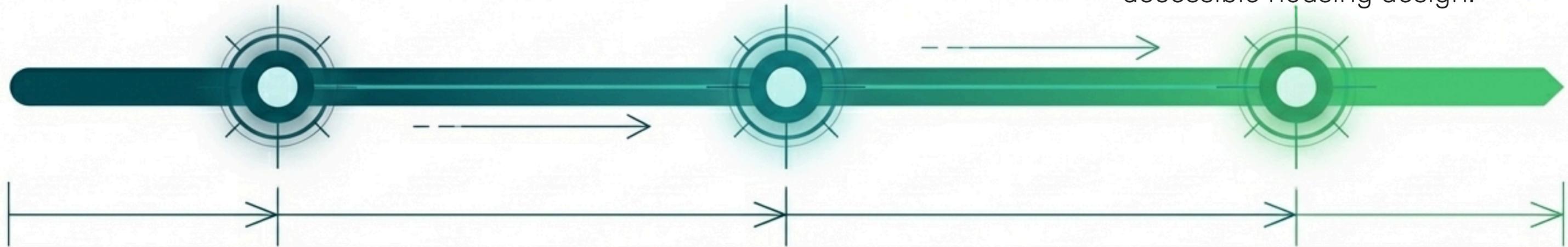
of Magnolia Park renters (and 39% of owners) are rent-burdened, spending over 30% of their income on housing.

**HIGH**

Despite lower rents than the Houston average, local occupancy levels remain substantially higher. Demand outstrips supply.

**28%**

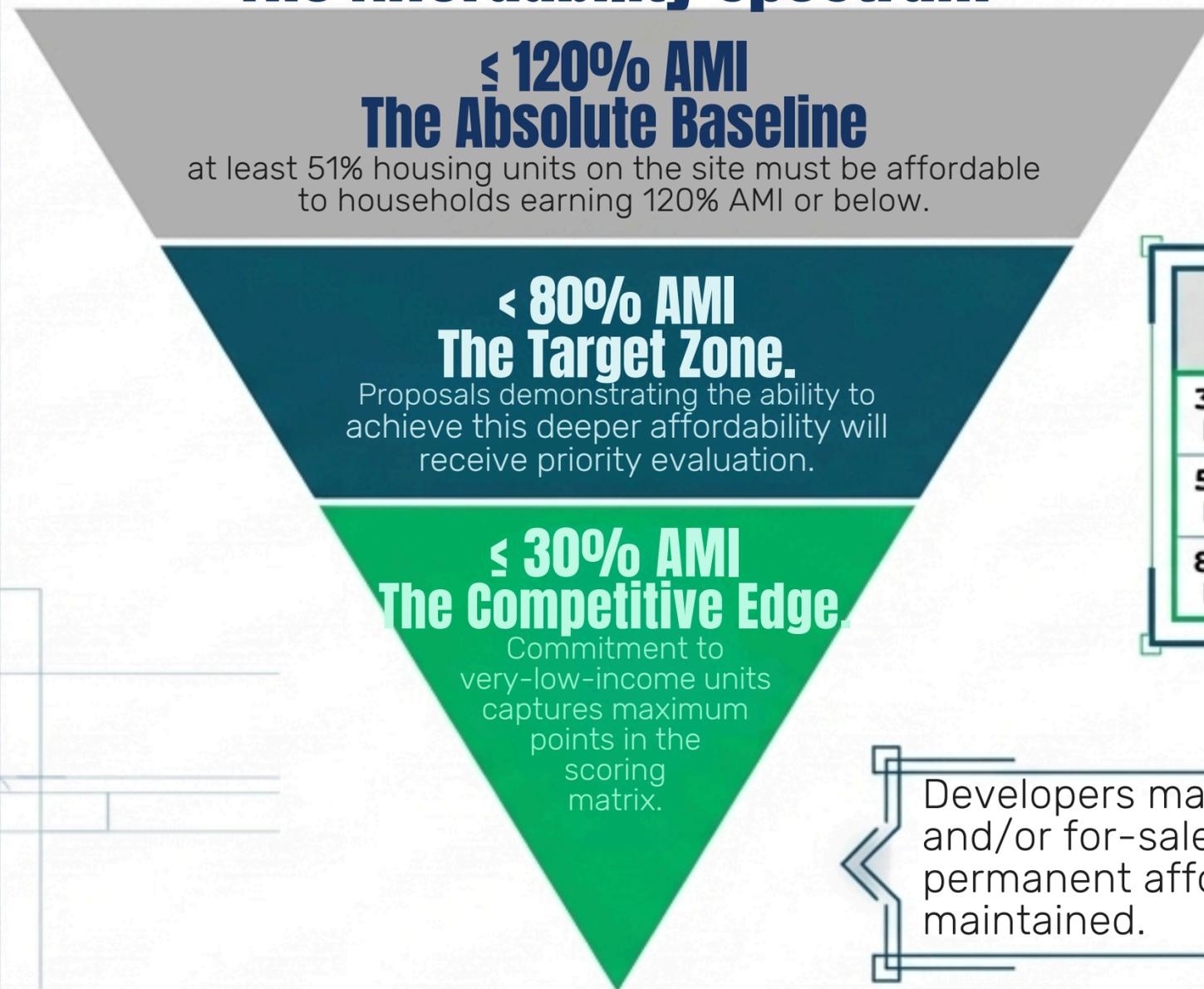
of the local population will be over the age of 55 by 2029, driving the strict requirement for multi-generational and accessible housing design.



The data confirms the community's voice:  
7811 Harrisburg must deliver deep affordability and on over living and coliveg  
affordability and flexible living structures.

# The Affordability Mandate

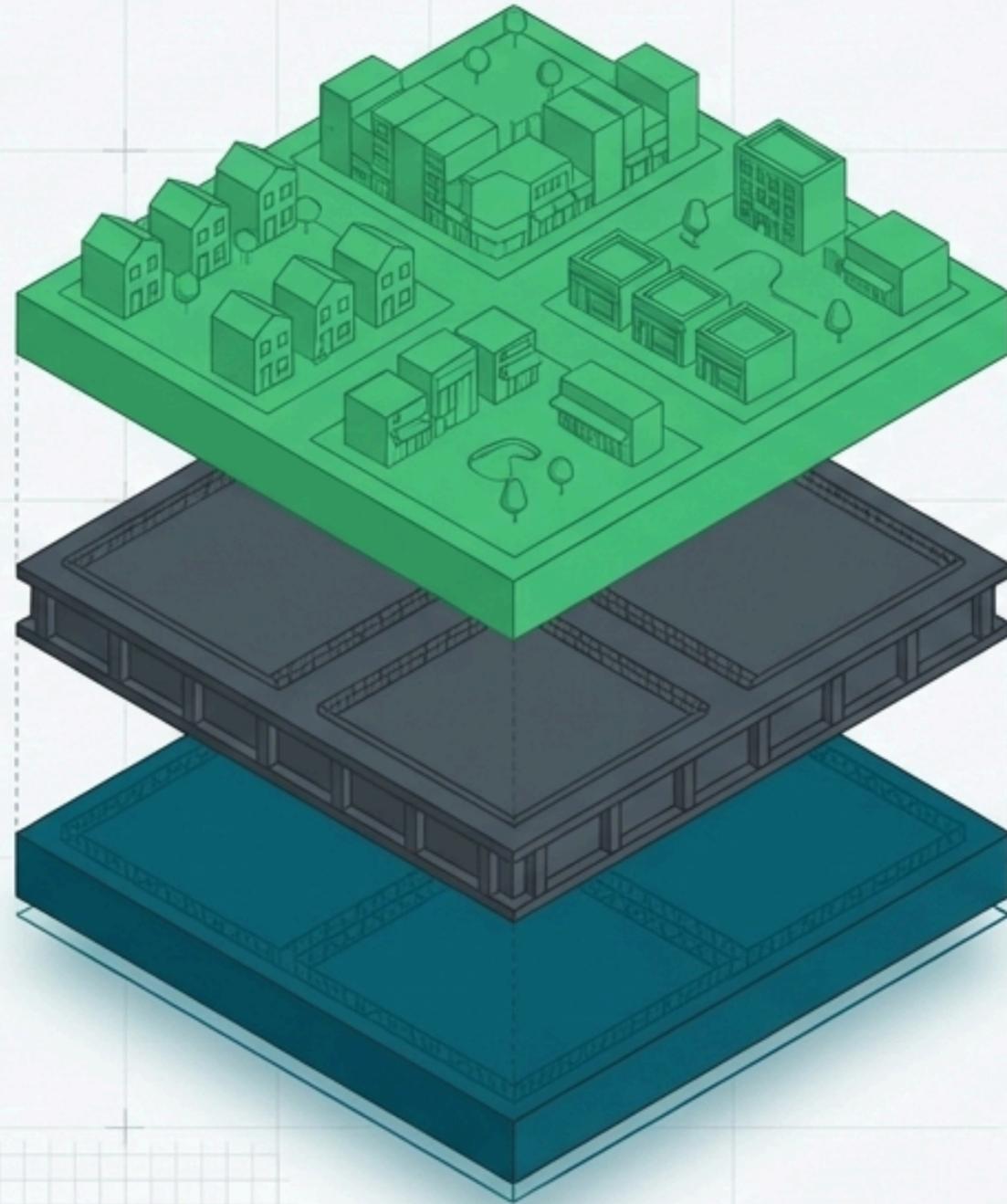
## The Affordability Spectrum



	Persons in Family							
	1	2	3	4	5	6	7	8
<b>30% AMI Income</b>	\$21,250	\$24,300	\$27,350	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
<b>50% AMI Income</b>	\$35,400	\$40,450	\$45,500	\$50,550	\$54,600	\$58,650	\$62,700	\$66,750
<b>80% AMI Income</b>	\$56,650	\$64,750	\$72,850	\$80,900	\$87,400	\$93,850	\$100,350	\$106,800

Developers may propose a mix of rental and/or for-sale housing, provided the permanent affordability covenant is maintained.

# Deal Architecture & Responsibilities



## **Mixed-Use Community Asset**

Minimum 25 units + ground floor retail + public amenities, subject to final design approval by HLB and the community.

## **Financing & Construction Risk**

Held entirely by the Development Partner  
Developer secures all predevelopment, construction, and permanent financing (private equity, debt, LIHTC, etc.). HLB provides zero financial guarantees.

## **Permanent Affordability Covenant**

Held and enforced by HLB  
This is recorded prior to construction, regardless of whether the land is leased or sold.

# Land Disposition Pathways

	 <b>Long-Term Ground Lease</b>	 <b>Fee Simple Sale</b>
Land Ownership 	HLB retains fee simple ownership.	Ownership transfers to Developer's entity.
Payment Structure	Capitalized payments at construction start/completion, followed by annual lease payments based on negotiated % of Net Operating Income (NOI).	Upfront purchase price.
Financing Guarantor	Developer / Affiliate (No HLB guarantees).	Developer / Affiliate (No HLB guarantees).
	 <b>The Affordability Covenant.</b> A permanent affordability covenant is recorded on the property prior to construction in both scenarios.	



# Proposal Submission Requirements



## Team Qualifications

Identify Master Developer, Architect, GC, and Property Manager.

Must show prior success in affordable, mixed-income, or LIHTC developments.

Inclusion of MWBE/HUB partners is highly encouraged.



## Financing Strategy

Submit a detailed sources-and-uses budget.

Must provide preliminary pro forma showing ability to cover debt service.

Provide recent certified financial audits (past 2 years) for the guarantor entity.



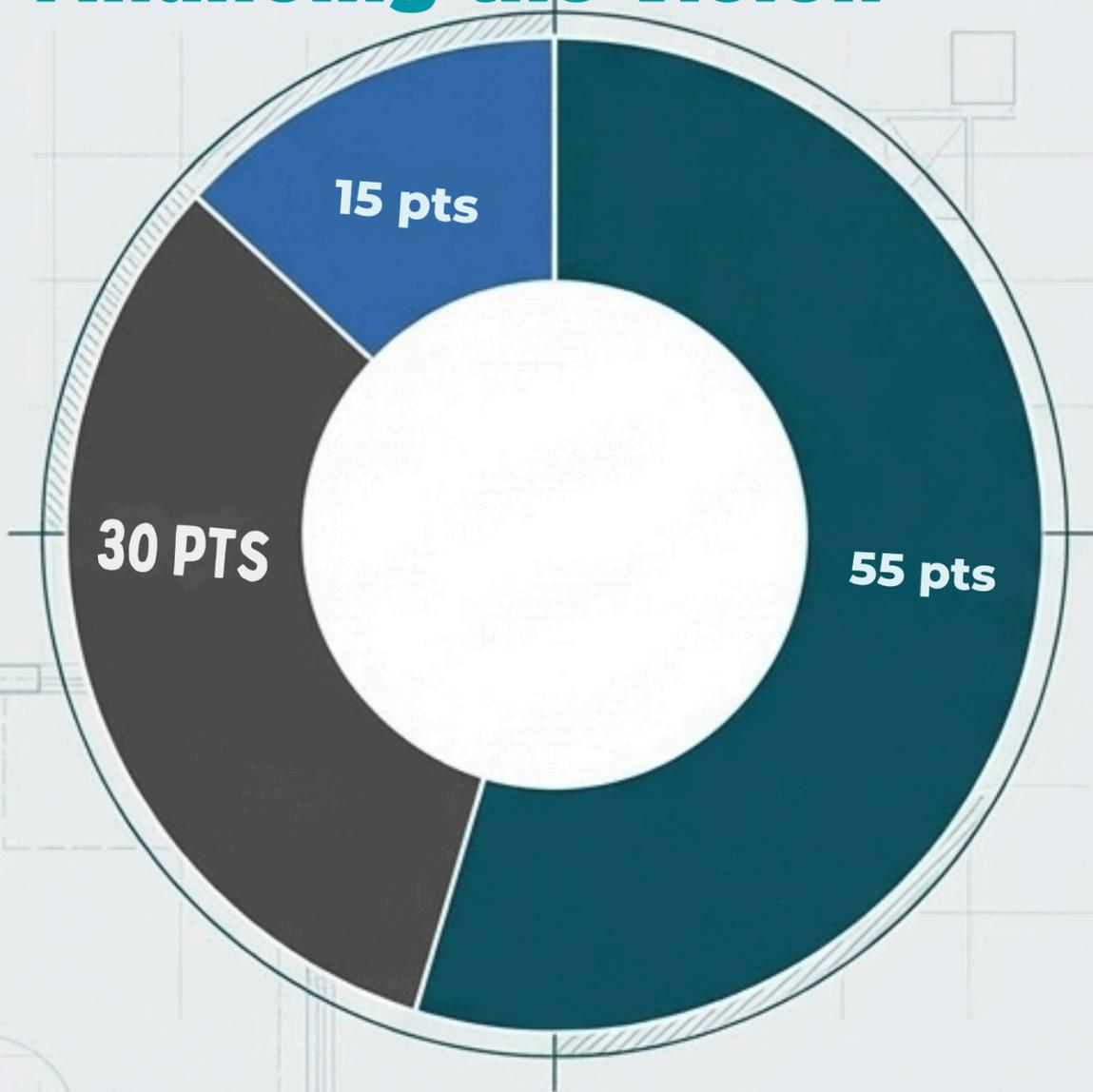
## Community Integration

Must outline a robust pre-development engagement plan.

Requires a minimum number of meetings, including one at least two weeks prior to major funding applications.

# The Selection Rubric:

## Financing the Vision



### Section 1: Human & Community Impact (55 Points)

Project Concept, Design & Program (20 pts): Single-family character, retail, green

Affordability & Housing Mix (20 pts): Depth of AMI, mix of rental/for-sale.

Community Engagement (15 pts): Robust local partnerships, MWBE inclusion.

### Section 2: Financial Mechanics (30 Points)

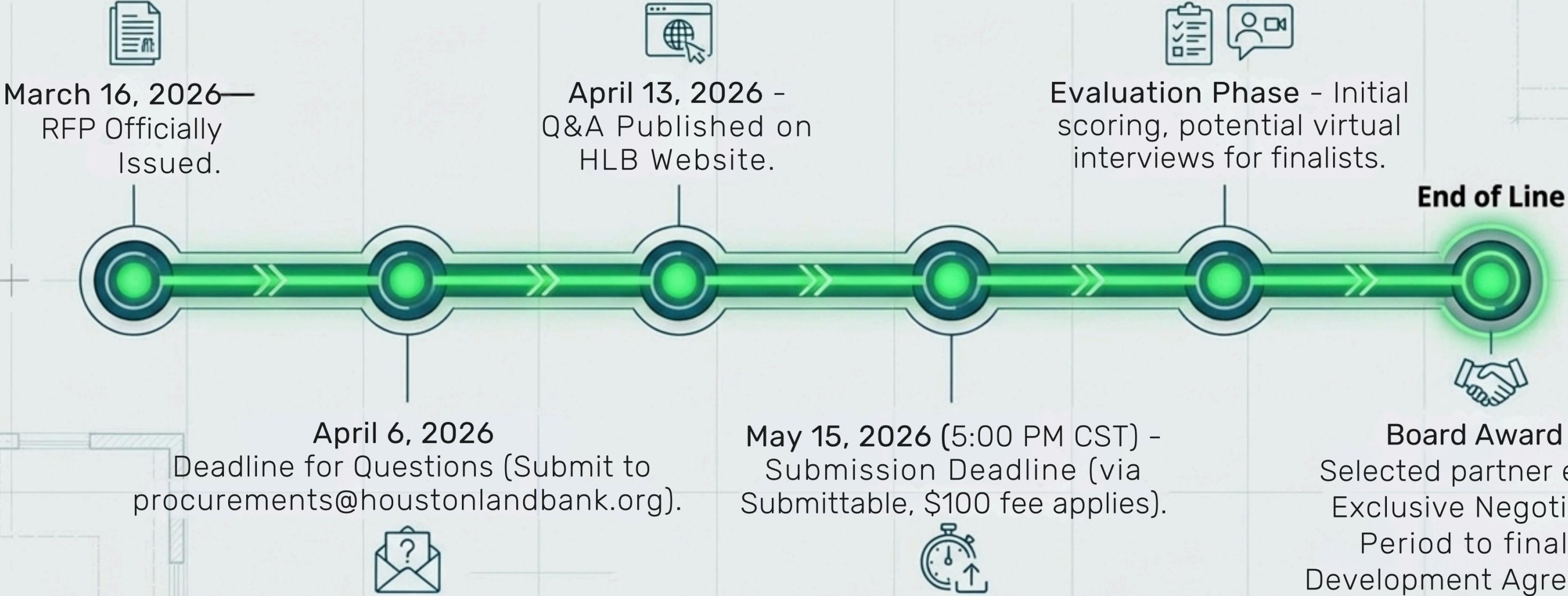
Financing Strategy & Cost (20 pts): Strength of pro forma, closed funding gaps.

Implementation Readiness (10 pts): Realistic schedule, risk mitigation.

### Section 3: Execution Capacity (15 Points)

Team Qualifications & References (15 pts).

# The Route to Groundbreaking



Submittals that are late or do not follow requirements will be rejected without review.

**Q&A**