

# HOUSTON LAND BANK

## BUILDER'S FORUM

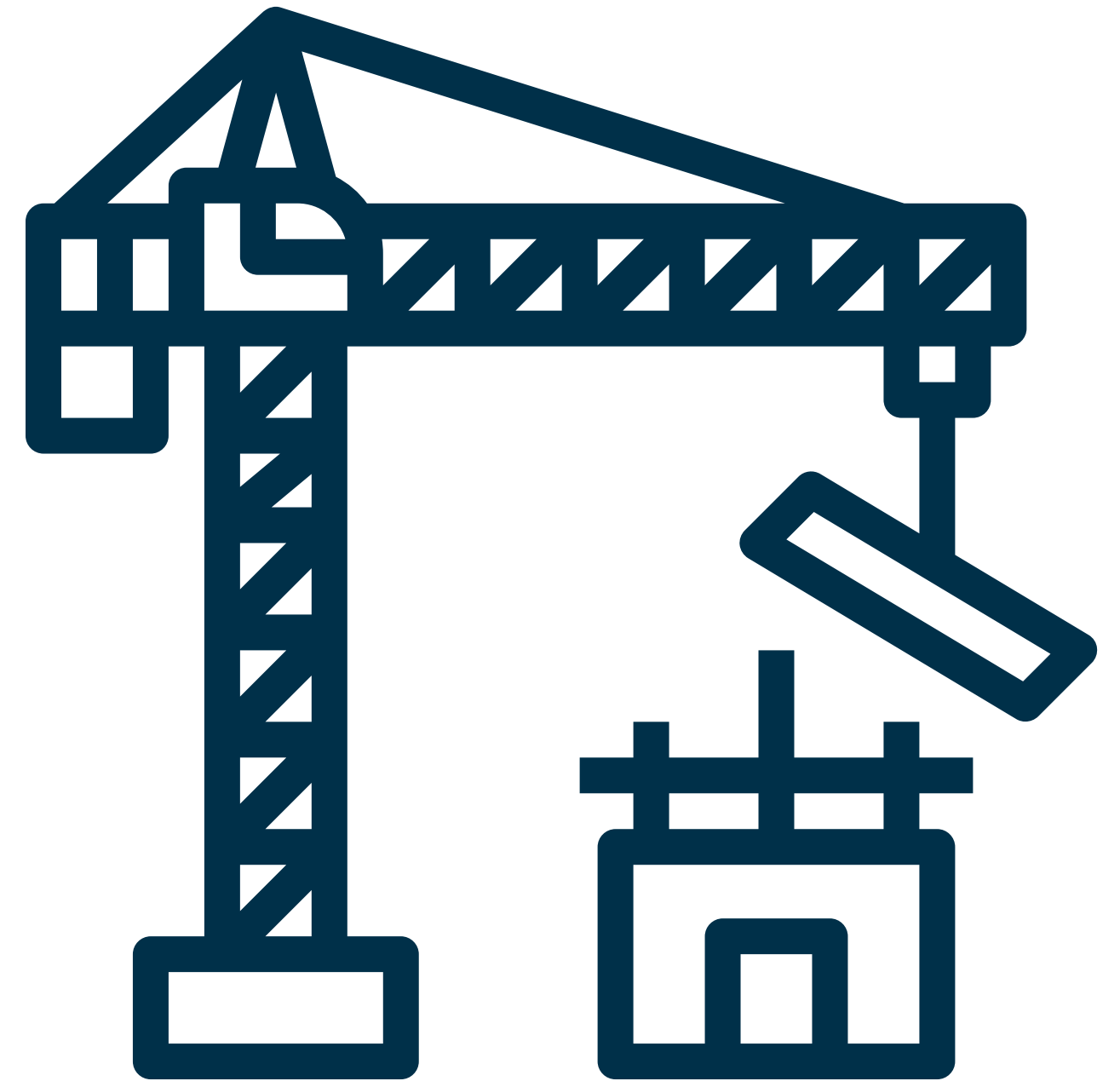
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11.03.2022

# Agenda

- HLB Overview
  - Builder RFQ
  - Program Guidelines
- 



# Christa Stoneham, CEO/President Houston Land Bank

## Personal & Professional Responsibility

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- To serve the public interest
- To be conscious of others rights
- To be timely, adequate, clear, & accurate
- To provide the opportunity to have a meaningful impact on plans and programs.
- To be inclusive



Established as a City of Houston Program housed within the Housing and Community Development Department in 1999



Expanded as Local Government Nonprofit Corporation in 2018 and 501c-3 Nonprofit Organization in 2022

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



Flood conservation  
& control areas



Parks &  
Public Spaces



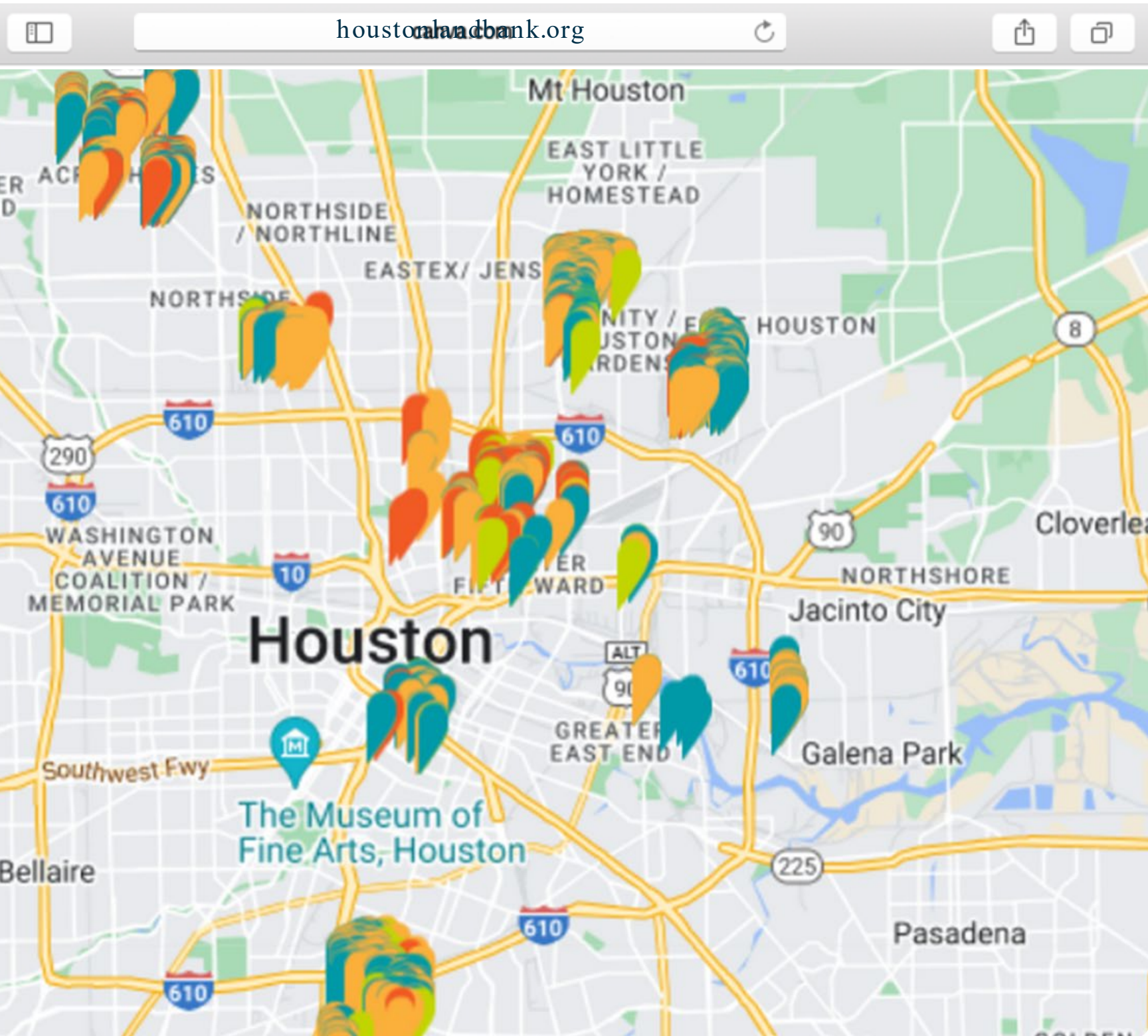
Housing



Food Desert  
Solutions



Economic  
Development



The Houston Land Bank has reactivated

**\$96 mil+**

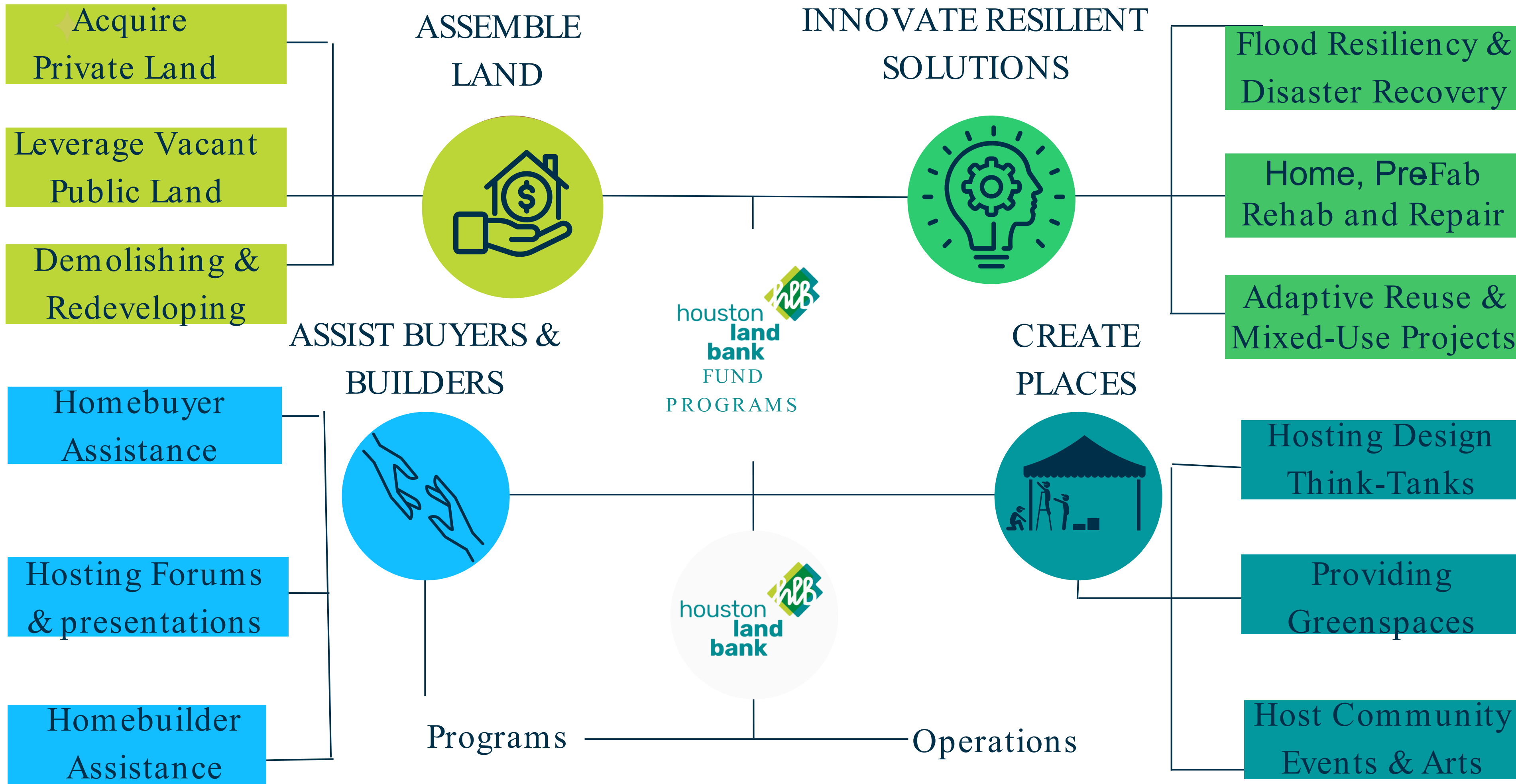
of property since 1999

**\$5 mil**

to HLB builders since 2019

**\$2.9 mil+**

into small & minority businesses since 2019





# RFQ Opens: November 7, 2022

Q&A Session December 7, 2022

Final Submittals January 9, 2023

<https://houstonlandbank.org/resources/>



# HLB Traditional Home RFQ Submittal

- **Responsiveness of Submittal (Pass/Fail):** Cover Letter • Statement of Qualifications Recent and Demonstrated Experience • References • Service Approach • Financials • Insurance/Bonding • Proforma



# HLB Traditional Home RFQ Submittal

Qualifications (30 points):  
Evidence of having built the  
required minimum projects as  
the prime contractor, addresses  
and duration of each project or  
time to completion •  
Subcontractors/partners'  
qualifications • Organization  
chart



# HLB Traditional Home RFQ Submittal

- Experience and Track Record (30 points):  
Past performance on similar projects over the past five years. • Experience working with qualified LMI home buyers and programs. • Experience meeting with MWBEs, HUBs or local small businesses with similar designations. • Scattersite development experience. • Professional references (must include three letters).



# HLB Traditional Home RFQ Submittal

**Capacity to Perform (40 points)**

- Financial and bonding capacity to begin construction/development in a timely manner and demonstrate in a statement from a certified bonding company
- Ability to provide quality construction/buildings in support of neighborhood values and plans.
- Innovation in building materials and systems
- Capacity to execute when awarded lots, within contract-specified timeframe.
- Sample pro forma for typical home construction





# HLB BUILDS

- Master Community Builder: small to mid-size development districts
- Established Builder: 5-10+ units
- Startup Builder: 1-4 units
- Rehab/Reconstruction services: single family and multi-family homes.
- Neighborhood Commercial Builder: smaller-scale commercial development and be responsive to community needs and plans.

- Established Builder- Limited to 12 lots.
- Start-Up Builder-Limited to 4 lots.
- Submittal Items
  - Proposed plans & specifications
  - Construction timeline & proforma
  - Financing & Insurance commitments
  - Proof of Ownership and Officers of Corporation, Corporate Entity Documents

# Traditional Home Program Guidelines

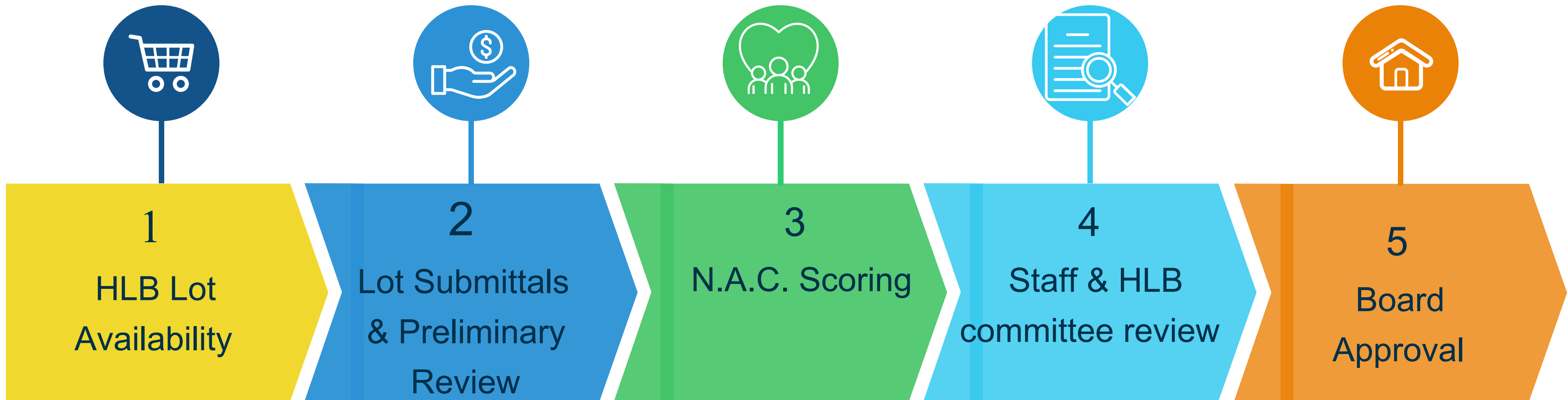


# Traditional Home Program Scoring

- 50 points total
  - \*\*\*Neighborhood Design  
Appropriateness: 15 points
  - Home enhancements: 15 points
  - Sales price per square foot: 15 points
  - Track Record: 5 points



# HLB TRADITIONAL HOME PROGRAM DEVELOPMENT PROCESS







## The Neighborhood Advisory Committee (NAC) will :

- Represent Neighborhood Design Appropriateness for the Traditional Home Program.
- Provide guidance to the public engagement approach in the community.
- Assist in outreach on HLB programs, projects, events and updates.



# HLB Traditional Home Program Standard



\$115K-  
\$165k

- 750 – 1100 SF
- min. 2 bed/ 1 bath,
- Carport
- Central HVAC
- energy efficient windows
- Insulation requirements
- some appliances



\$165K-  
\$225k

- 1101 – 1400 SF
- min. 3 bed/ 2 bath,
- Carport or 1 car garage
- Central HVAC
- energy efficient windows
- Insulation requirements
- some appliances
- granite or stone materials



\$255K -  
\$285k

- 1401+ SF
- min. 3 bed/ 2 bath,
- 2 car garage
- Central HVAC
- energy efficient windows
- Insulation requirements
- some appliances
- granite or stone materials

# Traditional Home Program Compliance

- Submit monthly online updates into HLB's property management system: EPP
- Current property taxes business or personal income taxes and existing HLB contracts
- No reassigning of ownership of a lot purchased from HLB to anyone not approved by HLB.
- No deviating from
  - Approved constructions plans,
  - final sales price to the homebuyer
  - Lot configuration (Re-plating or subdividing without HLB approval)



# ADA ACCESSIBILITY

- Main entrance 36” width/clearance
- Hallways to accommodate wheelchair (36” wide)
- At least one bathroom w/ 60” turning radius
- Toilet must be 16” – 18” from side wall
- Toilet must be 17” – 19” above finished floor
- Kitchen/common area w/ 60” turning radius

# SIGNAGE & HOMEBUYER SALES

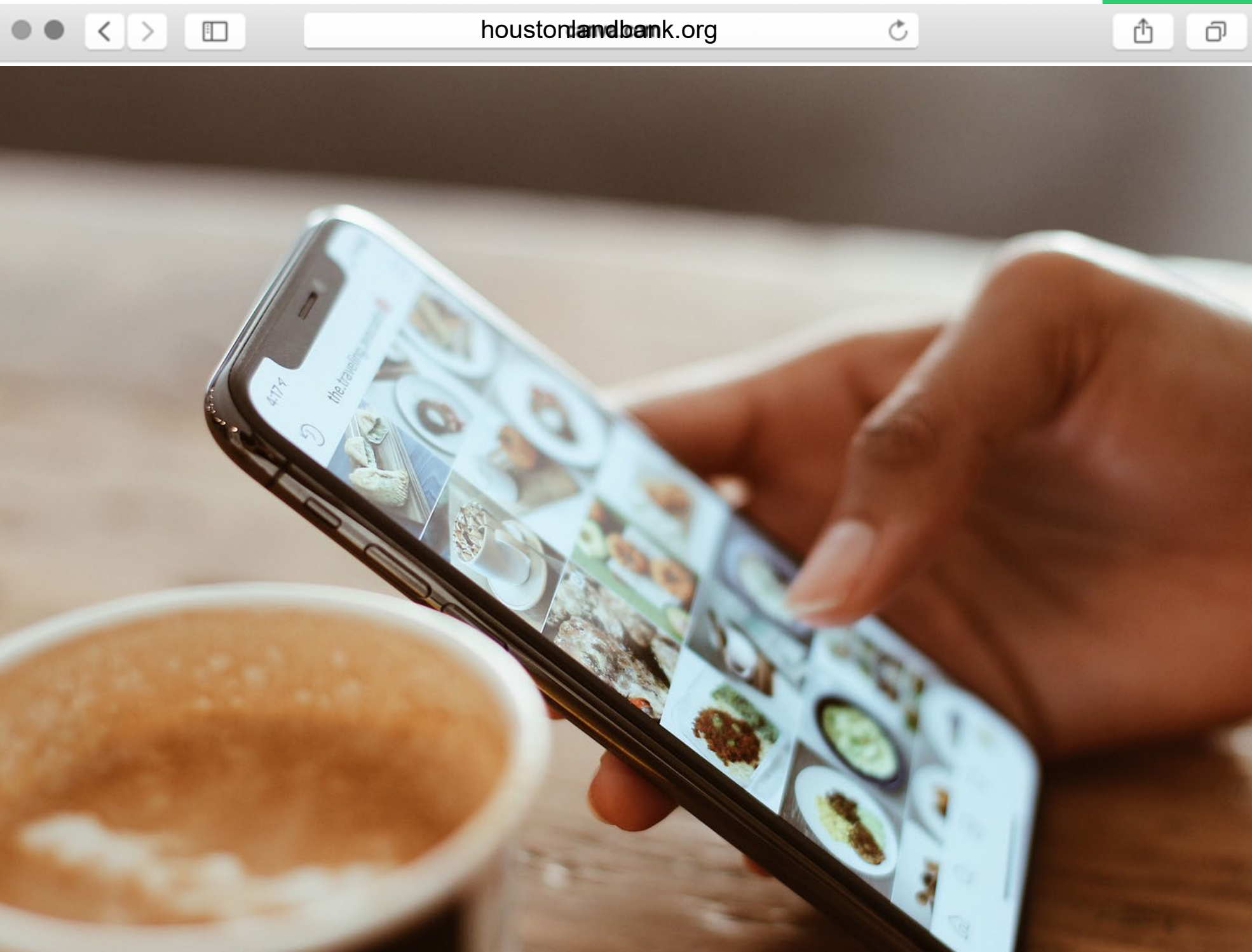
72" x 36"

**Another affordable home  
being built by:  
Stoneham Builders  
(in partnership with Houston Land Bank)**

**For Information:  
713.777.7777**

**www.stonehambuilders.com  
e-mail: stoneham@builders.com**





# Contact Us



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