

Solicitation for Harris County - Hardy Yards Development

Harris County Housing Finance Corporation

C/O Harris County Housing & Community Development

1111 Fannin St 9th Floor

Houston, Texas 77002

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Project Summary

The Hardy Yards Workforce Housing Project is a catalytic mixed-use development opportunity led by the Harris County Housing Finance Corporation (HCHFC). Located at 800 Burnett Street in Houston's Near Northside, the project will transform a 4.1-acre tract into a vibrant, transit-oriented community. **The development allows for either (1) a LIHTC affordable-mixed income rental model (min. 250 units), or (2) a workforce housing model under House Bill 21 (2025), which may not use tax credits** as well as 30,000 square feet of ground-floor retail/commercial space, with direct access to METRO light rail and bus lines.

The project is part of a broader multi-phase vision for the 10.679-acre Hardy Yards site, which includes future commercial, residential, and transit-integrated development. With walkable connections to UH Downtown, the Heights Hike & Bike Trail, and Buffalo Bayou greenways, the site is positioned to become a hub of inclusive, sustainable urban living. HCHFC seeks a development partner to help realize this vision through innovative design, financing, and execution strategies.

Executive Summary

On behalf of the Harris County Housing Finance Corporation ("HCHFC"), instrumentality and public non-profit corporation created by Harris County in 1980, CBRE is pleased to issue this solicitation inviting interested parties ("Proposers") to submit a Statement of Qualifications (Step 1 – RFQ) and Proposals (Step 2 – RFP) for the development, financing, and construction of a mixed-use, **multi-phase workforce housing project** on a site owned by HCHFC at 800 Burnett Street in Houston, Texas. The Project is intended to fulfill HCHFC's mission of delivering high-quality, affordable housing through an innovative execution model, with the selected Proposer serving as the long-term ground lessee and development partner.

The Project will serve as a catalyst for equitable development in the Near Northside neighborhood, delivering at least 200 units of affordable workforce rental housing and 30,000 square feet of ground-floor retail/commercial space. The development will be part of a broader master plan that includes shared green space, transit connectivity, and future phases of residential and commercial development.

To identify the most suitable development partner(s), HCHFC is executing a two-step qualifications and proposal process. HCHFC has taken significant steps to reduce predevelopment risk for potential partners, including acquiring the site using ARPA SLFRF funds, completing due diligence, and engaging Gensler Architects and EHRA Engineering to prepare preliminary site plans and conceptual designs. These efforts are intended to streamline the development process and support a successful execution of the Project.

The selected partner will be expected to enter into a limited partnership with an HCHFC affiliate, ground lease the property, and deliver a turn-key development that meets HCHFC's affordability, design, and sustainability goals. The Project should reflect a commitment to high-quality construction, long-term affordability, and integration with the surrounding community.

HCHFC encourages Proposers to submit a qualifications packet in Phase 1 and engage with HCHFC and CBRE to explore this opportunity. In Phase 2, selected respondents will be invited to submit proposals, provide design and financial feedback, and participate in interviews and site tours. HCHFC welcomes creative, inclusive, and financially sound proposals that advance its vision for a vibrant, mixed-use community at Hardy Yards.

Solicitation Schedule

Tours by appointment only. Please do not enter property without permissions of CBRE.

Process Steps	Date
Request for Qualifications Release	July 29, 2025

Deadline for Questions	August 12, 2025 to HCDHardyYardsRFQ2@harriscountytexas.gov , CC peter.jansen@cbre.com and maggie.norman@cbre.com . Answers will be posted on the HCHFC Website: https://harriscountyhfc.org/ via addendum as well as this landing page hardy-yards.com
Step 1 – Qualifications Packet Due	September 9, 2025 by 2:00PM CST to HCDHardyYardsRFQ2@harriscountytexas.gov and CC peter.jansen@cbre.com and maggie.norman@cbre.com .
Review and Identification of Qualified Respondents	September 22, 2025
Step 2 – Request for Proposal Release	September 29, 2025
Pre-submittal Conference	October 7, 2025
Proposals Due	November 7, 2025
Interviews	November 18, 2025
HCHFC Board of Directors Selection	[TBD]
Exclusive Negotiation Period	January 2026 – June 30, 2026
Closing Deadline (ARPA / Ground Lease)	December 31, 2026
Construction Completion	December 31, 2028