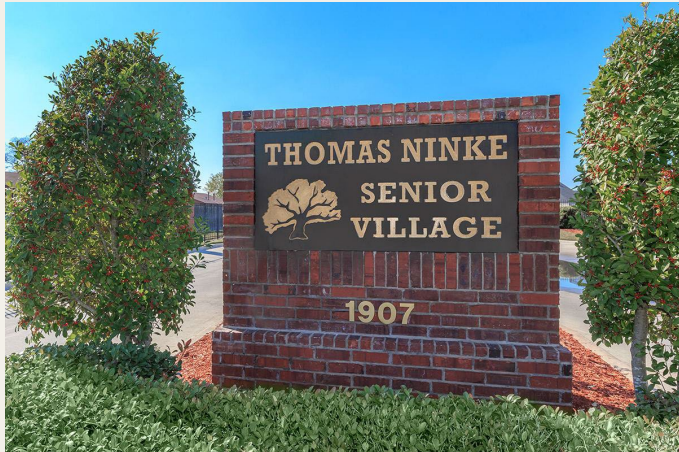


**Request for Qualifications
(RFQ 2026-001NP)**
Development Partner for Affordable
Multi-Family Housing
Thomas Ninke Senior Village
Refinance • Re-Syndication • Sale Options



Issued by
Victoria Affordable Housing Corporation #2
Pre-Proposal Conference
March 16, 2026




Victoria Affordable Housing Corporation #2 is a nonprofit instrumentality of the Housing Authority of the City of Victoria.

MISSION

Enhance the Victoria community by creating and sustaining:

- Safe housing
- Decent housing
- Affordable housing

For:

- Low-income individuals
 - Families
 - Seniors
 - Persons with disabilities
- 

Housing Portfolio

Current properties owned and managed include:

- Thomas Ninke Senior Village
- North Street Apartments

The organization remains committed to **long-term affordable housing preservation in Victoria.**

Project Overview



Property: Thomas Ninke Senior Village

Location:
Victoria, Texas

Property condition: **Fair to Good**

Key Property Details

80 total units

68 one-bedroom units

12 two-bedroom units

20 four-plex residential buildings

1 community building

Built in 2008

8.48 acres

Approximately 58,533 sq. ft.

Current Financing

Existing Mortgage Details

Loan Type: Fannie Mae Multifamily Mortgage

Original Loan: \$1,980,000

Current Balance: ~\$1,382,305

Interest Rate: 7.07%

Loan Maturity: **June 1, 2027**

Because of this upcoming maturity, **a strategic decision must be made regarding the future of the property.**

LIHTC Status

The property was financed using the Low-Income Housing Tax Credit program.

Key Milestones:

- Initial Compliance Period: 15 years
 - NOTE - Initial Compliance Period has ended
- Extended Use Period: Through **December 2040**
- As the property approaches the end of its initial compliance period, the organization is evaluating potential strategies to **preserve the asset and ensure long-term financial sustainability.**

Purpose of this RFQ

The purpose of RFQ 2026-001NP is to select an **experienced affordable housing development partner** to assist with evaluating and implementing one of the following strategies:

- Refinance the property
- Re-syndicate the property using new LIHTC financing
- Evaluate potential sale of the property
- The selected partner will provide **consulting, financial, and development services.**

Role of the Development Partner

The selected partner will assist with:

- Strategic financial analysis
- Development planning
- Identifying financing sources
- Structuring LIHTC applications (if applicable)
- Negotiating with lenders and investors
- Managing the overall transaction process

The partner will work **collaboratively with the Housing Corporation and its advisors.**

Partnership Structure

The selected partner will:

- ❖ Work under a **Master Development Agreement**
- ❖ Potentially share ownership in the development entity
- ❖ Assist with securing financing
- ❖ Provide partial guarantees as needed
- ❖ Support implementation of the final strategy
- ❖ Victoria Affordable Housing Corporation #2 intends to **maintain participation in ownership and long-term oversight.**

Key Submission Requirements

Proposals must include:

- Organizational description
- Key personnel and team structure
- Proposed services
- Current and past project experience
- Financing knowledge and experience
- References
- MBE/WBE participation plan
- Section 3 plan
- Proposed business terms and consulting fees
- Financial statements and certifications

Detailed submission requirements are outlined in the RFQ.

Evaluation Criteria

Submissions will be evaluated based on:

- Experience and Qualifications – 25 points**
- Development Capacity – 20 points**
- Partner Collaboration – 20 points**
- Business Terms – 20 points**
- Quality of References – 15 points**
- Shortlisted firms may be invited to **interview with the selection committee.**

Key Dates

RFQ Issued: March 2, 2026

Pre-Proposal Conference:
March 16, 2026

RFQ Questions Due:
March 27, 2026

Proposals Due: April 13, 2026
4:00 PM CST

Submit proposals to:

Victoria Affordable Housing Corporation
#2
4001 Halsey Street
Victoria, Texas 77901

NOTE: *Proposals (one (1) original and two (2) copies) must be submitted in paper format (mailed or delivered in person). Proposals received after the deadline will not be considered.*

Questions

Thank you for your interest in partnering with
Victoria Affordable Housing Corporation #2.

Tammy Emerson, Executive Director

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