



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 21

Agenda Date: June 13, 2024

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Construction Contractors for Minor Repair of Older Housing Stock Through REHABARAMA Program.

SUMMARY:

An ordinance approving the selection of seven qualified contractors for the rehabilitation of various residential properties for an estimated value not to exceed \$500,000. Funding is available in the General Fund FY 2024 Adopted Budget.

BACKGROUND INFORMATION:

Administered by the Office of Historic Preservation, REHABARAMA is a housing preservation program focused on prolonging the useful life of San Antonio's older housing stock. Approximately 25% of San Antonio's existing housing was constructed prior to 1960. Our older housing stock provides a higher proportion of “naturally occurring” affordable housing that remains largely unsubsidized and unprotected.

REHABARAMA focuses on building the hands-on preservation trades and emphasizes retention and preservation of original building materials and architectural character. Qualified homeowners are eligible to receive assistance with home repair and maintenance projects focused on prolonging

the useful life of the home and maintaining a living environment that is safe, dry, and warm. Projects include partial home rehabilitation to address building envelope, structural, or property maintenance code issues such as foundation or skirting repair, structural reinforcement, siding repair, window repair and weatherization, or porch repair.

The program goals include:

- Preserve historic and aging housing stock to allow for aging in place & generational wealth
- Leverage volunteer and sponsor contributions to expand value of projects
- Integrate trades education and learning opportunities

Prioritizing repair and maintenance programs for our older housing stock is supported by the City's Strategic Housing Implementation Plan as an environmentally and economically sustainable method of housing preservation.

ISSUE:

The selected contractors will perform rehabilitation work as determined in the scope of work developed by City staff. Rehabilitation work will vary in scope but not exceed \$25,000 per property. Contractors shall be selected for placement on the pre-approved list for an initial term of one (1) year. The City will enter into funding agreements with qualified homeowners to fund City-approved rehabilitation work that meets applicable federal, state and local requirements.

Homeowners will contract directly with a qualified contractor from NHSD's approved list developed from this Request for Qualifications (RFQ) to perform the scope of work as approved by the City.

This program is in addition to other existing programs administered by the Neighborhoods and Housing Services Department such as the Owner-Occupied Rehabilitation and Reconstruction, Minor Repair Program, and the Under 1 Roof Program. An estimated 25 homes will be completed through the available funding in FY24.

Procurement of Services

A Request for Qualifications (RFQ) was released on February 21, 2024, in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business Daily, on TVSA, and through the online bidding website Civcast. Responses were due on March 22, 2024, and nine (9) submittals were received. A selection committee consisting of representatives from the Office of Historic Preservation Department (OHP) and Neighborhood & Housing Services Department (NHSD) evaluated and ranked the submissions and scored the submittals. Scoring was based on the published evaluation criteria, which included Experience, Background, Qualifications of Respondent, Key Personnel, and Key Sub-Consultants; Understanding of the Project and Proposed Management Plan; and Experience in the San Antonio Region and Past Performance.

These contracts will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the

amount of small, minority, and women-owned business participation on the contract.

These contracts were developed utilizing a formal Request for Qualifications (RFQ) process; therefore, as required by the Ethics Ordinance, Contracts Disclosure Forms have been included herein as an attachment.

ALTERNATIVES:

Rejecting the recommended selection of contractors would prevent rehabilitation projects from moving forward.

FISCAL IMPACT:

Funding up to \$500,000 is available in FY24 through general fund dollars in the NHSD budget. Funds are not encumbered by this ordinance. All expenditures will be in accordance with the Department's adopted budget approved by City Council. Purchases made by the Department are as needed and dependent upon available funds within their adopted budget.

RECOMMENDATION:

Staff recommends selection of seven (7) qualified construction contractor firms for the REHABARAMA program.