Audit and Accountability Committee



Pre-Solicitation Briefing for Affordable Homeownership Housing Development Funding

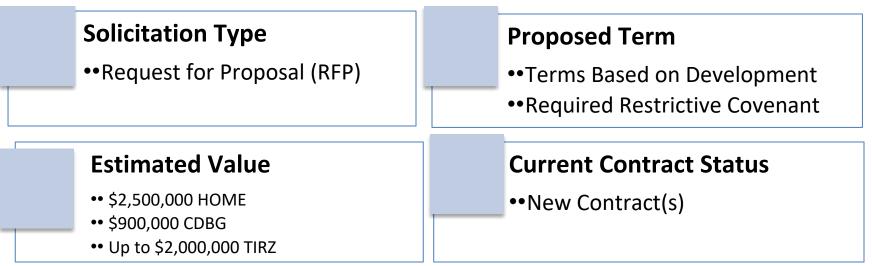
Date: August 20, 2021

Presented by: Verónica R. Soto, FAICP Director, NHSD

Project & Solicitation Overview

Project Scope/Overview

HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds are set aside for affordable single-family homeownership housing activities. The activity is designed to provide gap funding subsidies for both new construction and rehabilitation/preservation of affordable housing units for lowincome households at or below 80% AMI.



Affordable Homeownership Housing Development Solicitation Overview

Outreach		Voting Members
NIGP Codes Identified	 909-23: Building Construction, Residential 	Lori Houston, Assistant City Manager, City Manager's Office
		Verónica Soto, Director, NHSD
Number of Vendors to be Notified	8 ,	Edward Gonzales, Assistant Director, NHSD
		lan Benavidez, Assistant Director,
Advertising	 TVSA Channel 21 COSA Bidding Opportunities website San Antonio Express News Grants Monitoring & Administration Website 	NHSD
		TBD, Grants Administrator, NHSD

Solicitation Requirements – Homeownership

Evaluation	Experience & Capacity: 15 points	
Criteria	Project Readiness: 20 points	
	Project Site Characteristics and Amenities: 25 points	
	HUD Regulatory Conditions: 5 points	
	Efficient Use of Funds: 5 points	
	Underwriting: 30 points	

Additional		SBEDA Program: Waiver Approved
	Requirements	Local Preference Program: Not Applicable
		Veteran Owned Small Business Preference Program: Not Applicable
		Audited Financial Statements: Required

Project Timeline - Homeownership

Pre-Solicitation Briefing:

 August 20, 2021

Release Date: ■ August 27, 2021 Pre-SubmittalConference:September 8,2021

Deadline for Questions: September 24, 2021

Due Date: • October 18, 2021 Evaluation Complete: November 15, 2021

Post –

Solicitation

Post-Solicitation Briefing: December 21, 2021 Planning & Community Development Committee Consideration: January 10, 2022

Finalization

City Council Consideration: January 20, 2022

Contract Start Date:Negotiated

Audit and Accountability Committee



Pre-Solicitation Briefing for Affordable Rental Housing Development Funding

Date: August 20, 2021

Presented by: Verónica R. Soto, FAICP Director, NHSD

Project & Solicitation Overview

Project Scope/Overview

HOME and CDBG funds are set aside for gap financing of proposed affordable multifamily rental residential developments. These funds may be used for land acquisition, new construction, or rehabilitation of existing rental housing properties to create or preserve affordable rental housing units for low-income households at or below 60% AMI with a focus on proposals with units at or below 30% AMI.

Solicitation Type

••Request for Proposal (RFP)

Estimated Value

- •• \$3,000,000 HOME
- •• \$1,000,000 CDBG
- •• Up to \$2,000,000 TIRZ

Proposed Term

- ••Terms based on development
- ••Required Restrictive Covenant

Current Contract Status

••New contract(s)

Affordable Rental Housing Development Solicitation Overview

Outreach		Voting Members
NIGP Codes Identified	 909-23: Building Construction, Residential 	Lori Houston, Assistant City Manager, City Manager's Office
		Verónica Soto, Director, NHSD
Number of Vendors to be Notified	Veteran Owned Small Business	Edward Gonzales, Assistant Director, NHSD
		Ian Benavidez, Assistant Director,
Advertising	 TVSA Channel 21 COSA Bidding Opportunities website San Antonio Express News Grants Monitoring & Administration Website 	NHSD
		TBD, Grants Administrator, NHSD

Solicitation Requirements – Rental Housing

Evaluation Criteria	Experience & Capacity: 15 points Project Readiness: 20 points Project Site Characteristics and Amenities: 25 points HUD Regulatory Conditions: 5 points Efficient Use of Funds: 5 points Underwriting: 30 points
Additional Requirements	SBEDA Program: Waiver Approved Local Preference Program: Not Applicable Veteran Owned Small Business Preference Program: Not Applicable Audited Financial Statements: Required

Project Timeline – Rental Housing

Pre-Solicitation > Solicitation

Pre-Solicitation Briefing:

 August 20, 2021

Release Date: • August 27, 2021 Pre-SubmittalConference:September 8,2021

Deadline for Questions: September 24, 2021

Due Date: • October 18, 2021 Evaluation Complete: November 15, 2021

Post –

Solicitation

Post-Solicitation Briefing: December 21, 2021 Planning & Community Development Committee Consideration: January 10, 2022

Finalization

City Council Consideration: January 20, 2022

Contract Start Date:Negotiated