



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 6

Agenda Date: January 9, 2024

In Control: Audit Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Post-Solicitation High Profile Briefing for Affordable Single-Family & Multi-Family Gap Funding

SUMMARY:

The Neighborhood and Housing Services Department (NHSD) solicited proposals for the selection of projects in need of gap funding for affordable single-family homeownership housing development and affordable multi-family rental housing development. The gap funding for these awards will utilize HOME Investment Partnership (HOME) and Community Development Block Grant (CDBG) funding from the United States Department of Housing and Urban Development (HUD). The four projects recommended for award will add 39 single-family units and 151 multi-family housing units to the community.

BACKGROUND INFORMATION:

On October 6, 2023, two Request for Proposals (RFP) solicitations were released seeking Affordable Single-Family Development Gap Funding under one solicitation and Multi-Family Development Gap Funding under the other solicitation. City Council approved the FY 2024 HUD Annual Action Plan on August 3, 2023, and allocated approximately \$8,214,218 in CDBG & HOME funds for these gap funding activities. Contract terms will vary depending on the construction timelines associated with each project.

On November 20, 2023, two single-family affordable development proposals were received, and five multi-family affordable development proposals were received. All proposals were deemed responsive to move forward for evaluation. The evaluation committee representatives for both solicitations consisted of Lori Houston, Assistant City Manager, City Manager's Office; Veronica Garcia, Director, Neighborhood and Housing Services Department; Veronica Gonzalez, Assistant Director, Neighborhood and Housing Services Department; Sandip Sen, Director of Service Planning & Scheduling, VIA Metropolitan Transit; Golda Obinzu, Energy Manager, Office of Sustainability; and Colton Powell, Grants Manager, Neighborhood and Housing Services Department.

The evaluation committee met to discuss and score all seven responsive proposals on December 12, 2023. The committee recommended awarding two contracts to both Respondents from the Affordable Single-Family Development Gap Funding RFP and awarding two contracts to the two highest-ranked Respondents from the Affordable Multi-Family Development Gap Funding RFP.

This item is scheduled for PCDC briefing on January 23, 2024 followed by Council consideration on February 1, 2024.

ISSUE:

For briefing purposes only.

FISCAL IMPACT:

For briefing purposes only.

ALTERNATIVES:

For briefing purposes only.

RECOMMENDATION:

Staff recommends approval to proceed with funding award recommendations for City Council consideration to provide gap funding to four affordable housing development projects with an estimated total value of \$7,024,532 with term based on development schedule.