

Pre-Solicitation Briefing for Affordable Housing Development Gap Funding



Audit Committee

September 12, 2023

Presented by: Veronica Garcia, Director, NHSD

Background



Annual solicitation for HUD-funded rental and for-sale housing development

- Supports the priorities approved in the HUD 2022-2026 Consolidated Plan and the FY 2024 Annual Action Plan
- HOME Investment Partnership Program (HOME) and Community Development Block Grant (CDBG) funds are set aside for gap financing of proposed affordable multifamily and single-family residential development
- Two (2) upcoming Request for Proposals (RFP) seeking proposals from non-profit and for-profit developers
 - **Multi-family developments (rental)** primarily serve households up to 60% of AMI with priority to serve families earning up to 30% of AMI
 - **Single-family developments (homeownership)** serve households up to 80% of AMI

Solicitation Overview



Solicitation Type

- Request for Proposal (RFP)

Proposed Term

- Term based on development
- Restrictive Covenant Required

Estimated Value*

- \$4,214,248 (Rental)
- \$4,200,000 (Homeownership)

Current Contract Status

- New contract

*Plus any available program income or savings from current projects

Outreach

NIGP Codes Identified	<ul style="list-style-type: none"> • 909-23: Building Construction, Residential
Number of Vendors to be Notified	<ul style="list-style-type: none"> • Central Vendor Registry: 169 • Veteran Owned Small Business (SBA/SCTRCA): 290 • Targeted Vendor Outreach: 197
Advertising	<ul style="list-style-type: none"> • TVSA Channel 21 • COSA Bidding Opportunities website • <i>San Antonio Express News</i> • Targeted NHSD partner outreach

Evaluation Voting Members

Lori Houston, Assistant City Manager, CMO

Veronica Garcia, Director, NHSD

Veronica Gonzalez, Assistant Director, NHSD

Christopher Lazaro, Grants Administrator, NHSD

Sandip Sen, VIA Metropolitan Transit

Golda Obinzu, Office of Sustainability

Solicitation Requirements



Evaluation Criteria	Points
Affordability	30
Development Experience	15
Gap Request, Project Readiness, and Underwriting Review	15
(Rental) Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline, and Sustainability	15
(For-Sale) Design Priorities, Project Timeline, and Sustainability	
(Rental) Displacement and Resident Protections, Amenities/Resident Services	10
(For-Sale) Displacement, Location, and Equity	
Non-Profit Status	10
Veteran-Owned Small Business	5

Additional Requirements

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

Project Timeline



Pre-Solicitation	Solicitation	Post – Solicitation	Finalization
Audit Committee Briefing <ul style="list-style-type: none">▪ September 12, 2023 Housing Commission September 27, 2023 PCDC Briefing <ul style="list-style-type: none">▪ September 28, 2023 Release Date: <ul style="list-style-type: none">▪ September 29, 2023	Pre-Submittal Conference <ul style="list-style-type: none">▪ October 11, 2023 Deadline for Questions <ul style="list-style-type: none">▪ October 27, 2023 Proposals Due <ul style="list-style-type: none">▪ November 14, 2023	Evaluation Panel Convenes <ul style="list-style-type: none">▪ December 11, 2023 Audit Committee Briefing <ul style="list-style-type: none">▪ January 9, 2024 Housing Commission <ul style="list-style-type: none">▪ January 2023	PCDC Consideration <ul style="list-style-type: none">▪ January 25, 2024 City Council Consideration <ul style="list-style-type: none">▪ February 1, 2024 Contract Start Date <ul style="list-style-type: none">▪ Negotiated based on underwriting review



Thank You

September 12, 2023

Veronica Garcia, Director, NHSD