

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 low-income households at or below 80% AMI.

Solicitation Type

- Request for Proposal (RFP)

Proposed Term

- Terms Based on Development
- Required Restrictive Covenant

Estimated Value

- \$2,500,000 HOME
- \$900,000 CDBG
- Up to \$2,000,000 TIRZ

Current Contract Status

- New Contract(s)

Affordable Homeownership Housing Development Solicitation Overview

Outreach		Voting Members
NIGP Codes Identified	<ul style="list-style-type: none"> 909-23: Building Construction, Residential 	Lori Houston, Assistant City Manager, City Manager's Office
Number of Vendors to be Notified	<ul style="list-style-type: none"> Central Vendor Registry: 118 Veteran Owned Small Business (SBA/SCTRCA): 2,574 Targeted Vendor Outreach: 184 	Verónica Soto, Director, NHSD
Advertising	<ul style="list-style-type: none"> TVSA Channel 21 COSA Bidding Opportunities website San Antonio Express News Grants Monitoring & Administration Website 	Edward Gonzales, Assistant Director, NHSD
		Ian Benavidez, Assistant Director, NHSD
		TBD, Grants Administrator, NHSD

Solicitation Requirements – Homeownership

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 - Homeownership

Pre-Solicitation	Solicitation	Post – Solicitation	Finalization
<p>Pre-Solicitation Briefing:</p> <ul style="list-style-type: none"> ▪ August 20, 2021 <p>Release Date:</p> <ul style="list-style-type: none"> ▪ August 27, 2021 	<p>Pre-Submittal Conference:</p> <ul style="list-style-type: none"> ▪ September 8, 2021 <p>Deadline for Questions:</p> <ul style="list-style-type: none"> ▪ September 24, 2021 <p>Due Date:</p> <ul style="list-style-type: none"> ▪ October 18, 2021 	<p>Evaluation Complete:</p> <ul style="list-style-type: none"> ▪ November 15, 2021 <p>Post-Solicitation Briefing:</p> <ul style="list-style-type: none"> ▪ December 21, 2021 	<p>Planning & Community Development Committee Consideration:</p> <ul style="list-style-type: none"> ▪ January 10, 2022 <p>City Council Consideration:</p> <ul style="list-style-type: none"> ▪ January 20, 2022 <p>Contract Start Date:</p> <ul style="list-style-type: none"> ▪ Negotiated

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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 multi-family 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)

Proposed Term

- Terms based on development
- Required Restrictive Covenant

Estimated Value

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

Current Contract Status

- New contract(s)

Affordable Rental Housing Development Solicitation Overview

Outreach		Voting Members
NIGP Codes Identified	<ul style="list-style-type: none"> 909-23: Building Construction, Residential 	Lori Houston, Assistant City Manager, City Manager's Office
Number of Vendors to be Notified	<ul style="list-style-type: none"> Central Vendor Registry: 118 Veteran Owned Small Business (SBA/SCTRCA): 2,574 Targeted Vendor Outreach: 184 	Verónica Soto, Director, NHSD
Advertising	<ul style="list-style-type: none"> TVSA Channel 21 COSA Bidding Opportunities website <i>San Antonio Express News</i> Grants Monitoring & Administration Website 	Edward Gonzales, Assistant Director, NHSD
		Ian Benavidez, Assistant Director, 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

