

Audit and Accountability Committee



Pre-Solicitation Briefing for Homeownership Housing Development Funding

Date: October 20, 2020

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

Project & Solicitation Overview

Project Scope/Overview for Homeownership

Home Investment Partnerships Program (HOME) funds are set aside for homeownership housing activities. The program provides gap funding for both new construction and rehabilitation of affordable homeownership housing units for low-income households at or below 80% AMI.

Solicitation Type

- Request for Proposal (RFP)

Proposed Term

- Terms Based on Development
- Restrictive Covenant Imposed

Estimated Value

- \$1,250,000 HOME

Current Contract Status

- New Contract

Homeownership Housing Development Solicitation Overview

Outreach		Voting Members
NIGP Codes Identified	<ul style="list-style-type: none"> • 909-23: Building Construction, Residential • 911-15: C.I.P., Construction / Rehabilitation • 910-65: Building Remodeling and Alteration Services 	Lori Houston, Assistant City Manager, City Manager's Office
Number of Vendors to be Notified	<ul style="list-style-type: none"> • Central Vendor Registry: 149 • Veteran Owned Small Business (SBA/SCTRCA): 2,092 • Targeted Vendor Outreach: 156 	Verónica Soto, Director, NHSD
Advertising	<ul style="list-style-type: none"> • TVSA Channel 21 • COSA Bidding Opportunities website • Express News • Conduct Public Participation Campaign 	Edward Gonzales, Assistant Director, NHSD
		Ian Benavidez, Assistant Director, NHSD
		Laura Salinas-Martinez, 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



Audit and Accountability Committee



Pre-Solicitation Briefing for Rental Housing Development Funding

Date: October 20, 2020

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

Project & Solicitation Overview

Project Scope/Overview for Rental Housing

This RFP will provide gap financing that may be used to develop affordable rental housing through acquisition of land, new rental housing construction, or rehabilitation of existing rental housing properties to create or maintain affordable rental housing units for low-income households at or below 80% AMI with a focus on units at or below 60% AMI.

Solicitation Type

- Request for Proposal (RFP)

Estimated Value

- \$1,250,000 HOME

Proposed Term

- Terms are Based on Development Deal
- Restrictive Covenant Imposed

Current Contract Status

- New Contract

Rental Housing Development Solicitation Overview

Outreach		Voting Members
NIGP Codes Identified	<ul style="list-style-type: none"> • 909-23: Building Construction, Residential • 911-15: C.I.P., Construction / Rehabilitation • 910-65: Building Remodeling and Alteration Services 	Lori Houston, Assistant City Manager, City Manager's Office
Number of Vendors to be Notified	<ul style="list-style-type: none"> • Central Vendor Registry: 149 • Veteran Owned Small Business (SBA/SCTRCA): 2,092 • Targeted Vendor Outreach: 156 	Verónica Soto, Director, NHSD
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		Ian Benavidez, Assistant Director, NHSD
		Laura Salinas-Martinez, 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

