



**Audit and Accountability
Committee**

August 23, 2018

Pre Solicitation Briefing for Homeownership Housing and Rental Housing Development

Presented by
Verónica R. Soto, AICP
NHSD Director

Solicitation Overview



Originating Department

- Neighborhood & Housing Services



Solicitation Type

- Request for Application



High Profile Designation

- Over \$1 million



Estimated Value

- \$7.5 Million (for both programs)



Current Contract Status

- Not Applicable



Proposed Term

- Affordability period imposed
- Contract includes restrictive covenant

Homeownership Housing Development Project Overview



- Affordable Housing Homeownership opportunities for low income families
- Household incomes at or below 80% AMI



- HUD funded
- HOME or CDBG



- Low interest loan to developer
- Forgivable over time

Homeownership Housing Development Project Scope

**construction
zone**



- New construction or
- Rehabilitation



- Single family homes
- May be 1-4 units



- Single development site ex; subdivision or
- Scattered site

Homeownership Housing Development Eligible Costs



- Acquisition
- Site preparation



- Construction hard costs
- Construction soft costs



- Architecture & Engineering
- Relocation costs

Homeownership Housing Development Solicitation Requirements

Evaluation Criteria

Experience, Background, Qualifications: 100 Points

Proposed Plan: 120 Points

Additional Requirements

Local Preference Program: Not Applicable

Veteran Owned Small Business Preference Program: Not Applicable

SBEDA Subcontracting Requirements: Waived

Audited Financial Statements: Required

Homeownership Housing Development Outreach Efforts

NIGP Codes Identified

- 909-23: BUILDING CONSTRUCTION, RESIDENTIAL
- 911-15: C.I.P., CONSTRUCTION/REHABILITATION
- 910-65: BUILDING REMODELING AND ALTERATION SERVICES

Number of Vendors to be Notified

- Central Vendor Registry: 135
- Section 3 Businesses
- Targeted Vendor Outreach: 58

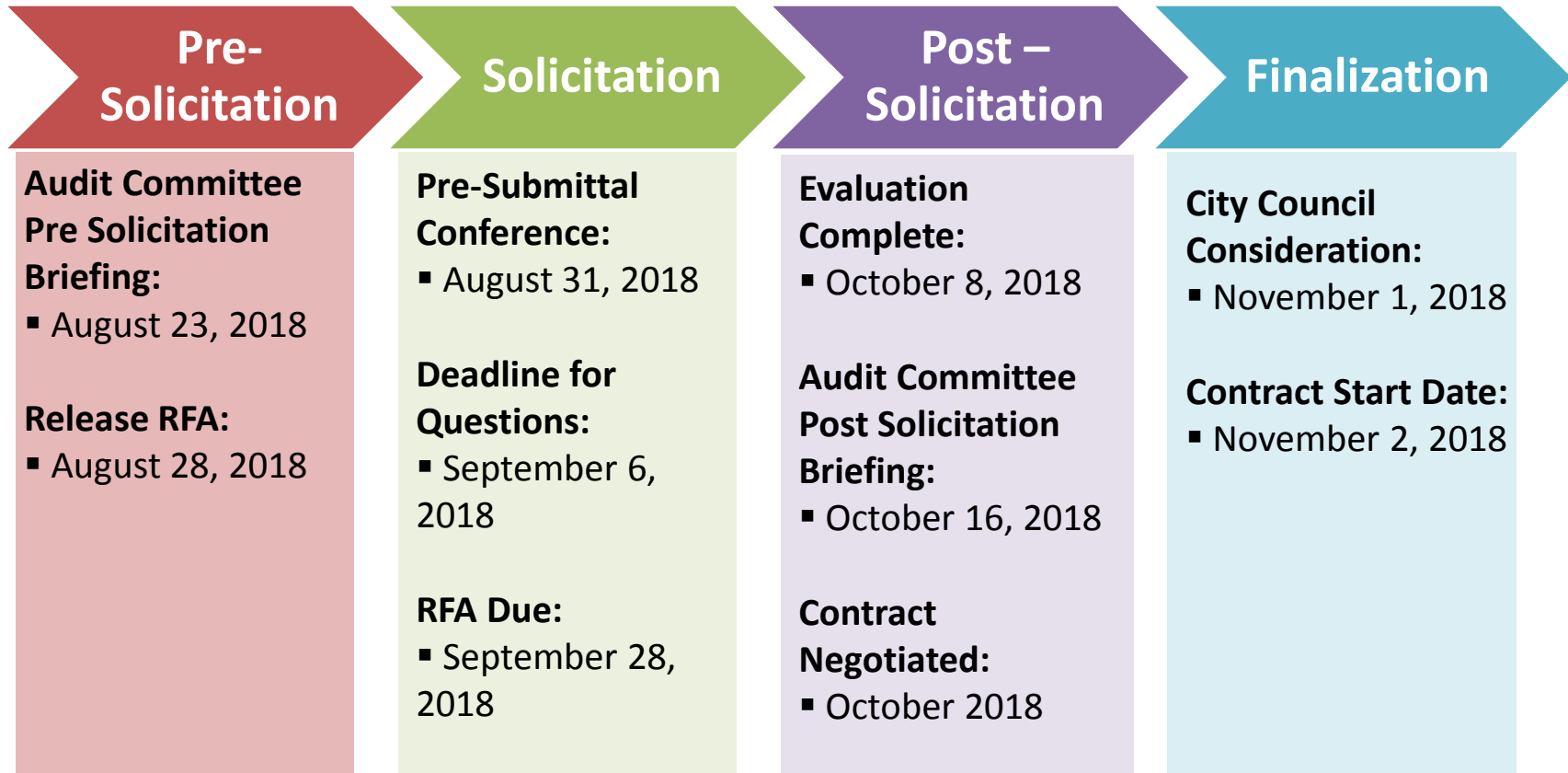
Advertising

- TVSA Channel 21
- COSA Bidding Opportunities website
- Express News

Homeownership Housing Development Project Evaluation Committee

Voting Members	Advisory Members
Peter Zanoni, Deputy City Manager	Edith Merla, NHSD Contracts Manager
Verónica R. Soto, NHSD Director	Nancy Sheppard, NHSD Economic Development Manager
Michael Rodriguez, NHSD Assistant Director	Christopher Folmar, NHSD Senior Management Analyst
Michael Etienne, NHSD Assistant Director	
Patricia Santa Cruz, NHSD Interim Grants Administrator	

Homeownership Housing Development Project Timeline



Rental Housing Development Overview



- Affordable rental housing for low income residents



- HUD funded
- HOME, CDBG, NSP



- Gap financing
- Low interest loan

Rental Housing Development Scope

**construction
zone**



- New Construction or
- Rehabilitation



- Single family or
- Multi family



- Mixed use allowed
- Accessible units required

Rental Housing Development Eligible Costs



- Acquisition
- Site preparation



- Construction hard costs
- Construction soft costs



- Architecture & Engineering
- Relocation costs

Rental Housing Development Solicitation Requirements

Evaluation Criteria	Experience, Background, Qualifications: 20 Points Efficient Use of HOME Funds: 20 points Project Feasibility: 25 points COSA Loan Maturity: 20 points Project Site Characteristics: 25 points Project Readiness: 20 points Residential Services: 5 points Section 3 Utilization Plan: 14 points
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Additional Requirements	SBEDA Program: Waived Audited Financial Statements: Required
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Rental Housing Development Outreach Efforts

NIGP Codes Identified

- 909-23: Apartment Building Construction
- 909-23: Building Construction, Residential
- 911-15: C.I.P., Construction/Rehabilitation
- 910-65: Building Remodeling and Alteration Services

Number of Vendors to be Notified

- Central Vendor Registry: 157
- Veteran Owned Small Business (SBA): 0
- Targeted Vendor Outreach: 58

Advertising

- TVSA Channel 21
- COSA Bidding Opportunities website
- San Antonio Express News

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Rental Housing Development Project Timeline





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