



# **Audit and Accountability Committee**

**August 23, 2018**

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## **Pre Solicitation Briefing for Neighborhood Improvements Bond Program – 1409 Buena Vista Street**

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Presented by

Verónica R. Soto, AICP, NHSD Director

# Solicitation Overview



## Originating Department

Neighborhood & Housing  
Services



## Solicitation Type

Request for Proposal  
(RFP)



## High Profile Designation

Contract value over \$1M



## Estimated Value

\$1.1M



## Current Contract Status

New Contract



## Proposed Term

Development of affordable  
housing within 3 years

# Project Overview

## Overview

- Neighborhood & Housing Services is accepting proposals from qualified developers to construct a rental housing complex that meets the requirements of the Council-adopted Urban Renewal Plan

## Background

- May 2017 voters approved \$20M for Neighborhood Improvements as part of the larger 2017-2022 General Obligation Bond Program
- Neighborhood Improvements is to assist with funding the gap to construct affordable/Workforce housing

# Project Scope

## Development of 1409 Buena Vista Street

- Successful developer will develop and construct a rental housing development at 1409 Buena Vista Street in accordance with the Council-adopted Urban Renewal Plan
- The development will provide at a minimum half of the units serving families at 80% AMI (Area Median Income) or less
- The City's funding serves as a gap financing tool to provide affordable/Workforce Housing

# Solicitation Requirements

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**Evaluation  
Criteria**

Development Experience: 20 points  
Financial Capacity and Capacity: 5 points  
Project Site Plan and Timeline: 10 points  
Other Public Benefit: 5 points  
Affordable Housing: 50 points  
SBEDA Program: 10 points (SBE Prime Contract – 5 points; MWBE Prime Contract – 5 points)

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**Additional  
Requirements**

SBEDA Subcontracting Requirements: 25% MWBE, 5% AABE  
Audited Financial Statements: Required

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**Goal Setting  
Committee  
Members**

Verónica R. Soto, Director, Neighborhood & Housing Services  
Razi Hosseini, Assistant Director, Transportation & Capital Improvements  
Michael Sindon, Assistant Director, Economic Development Department  
Nikki Ramos, Goal Setting Committee Chair  
Lester Bryant, Citizen Member  
Linda Lopez-George, Citizen Member

# Outreach Efforts

## NIGP Codes Identified

- 90976: Site Work
- 91223: Construction, General: Backfill Services, Digging, Ditching, Road Grading, Rock Stabilization, etc.
- 91276: Striping: Streets, Parking Facilities, Lane Divisions, Paint, etc.
- 91347: Construction, Sidewalk and Driveway, Including Pedestrian and Handicap Ramps
- 91394: Paving and Resurfacing, Alley and Parking Lot
- 91897: Utilities: Gas, Water, Electric Consulting
- 96239: Hauling Services
- 98852: Landscaping, Including Design, Fertilizing, Planting, etc., Not Grounds Maintenance or Tree Trimming Services
- 90923: Building Construction, Residential, Apartments, etc.

## Number of Vendors to be Notified

- Central Vendor Registry: 830
- Veteran Owned Small Business (SBA): N/A
- Targeted Vendor Outreach: N/A

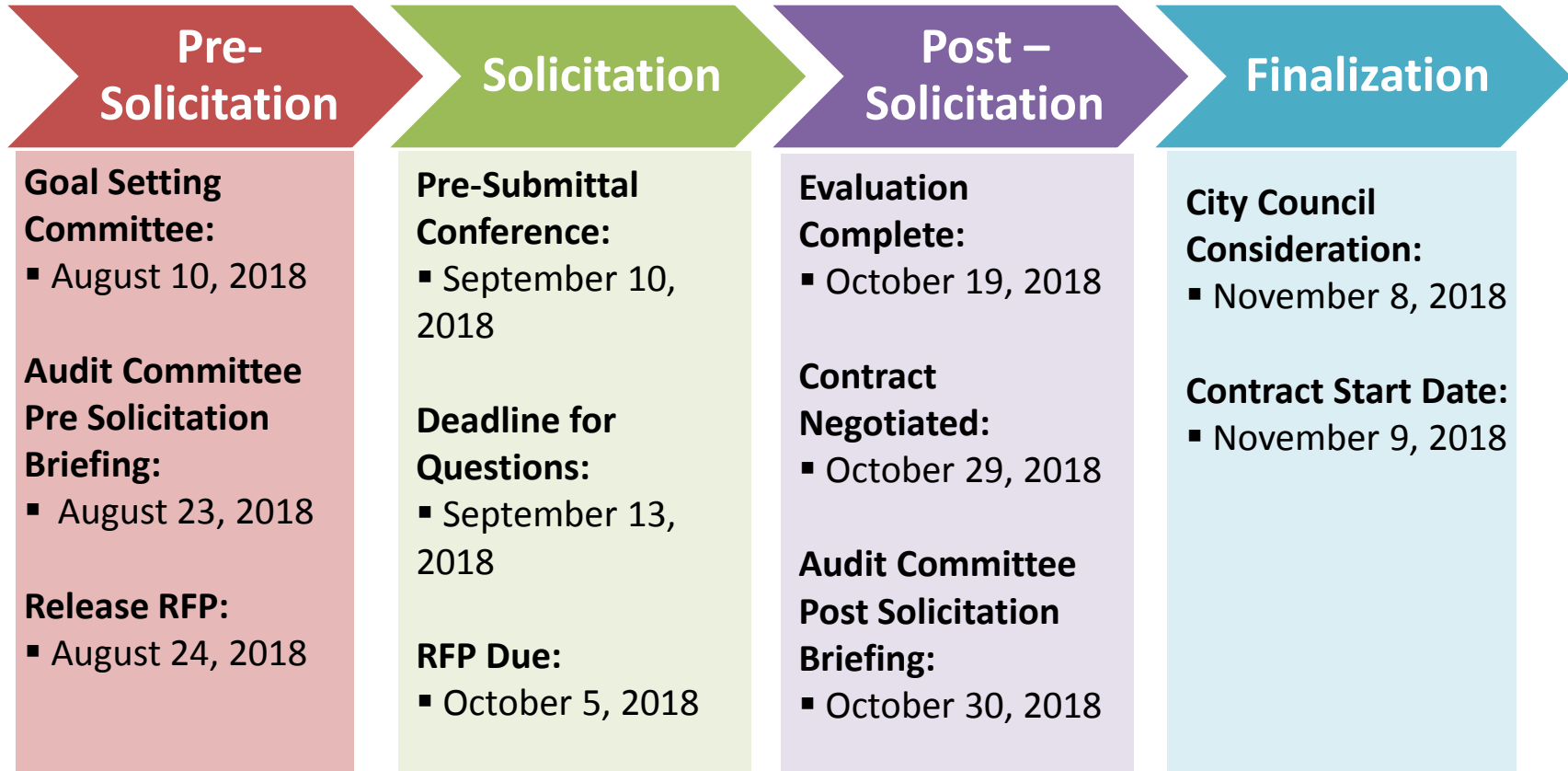
## Advertising

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

# Project Evaluation Committee

Voting Members	Advisory Members
Peter Zanoni, Deputy City Manager	Jaime Lalley Damron, Neighborhood & Housing Services
Verónica Soto, Neighborhood & Housing Services, Director	
David Rodriguez, OUR SA Chair	
Cynthia Alejos, D5 Rep., Neighborhood Improvements Advisory Committee	
Alice Salinas, Local Initiatives Solutions	

# Project Timeline





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