

Audit and Accountability Committee




Post Solicitation Briefing for Rental Housing Development

November 13, 2018

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Rental Housing Development Solicitation Overview



CDBG and HOME funds will be utilized to provide gap financing for the construction of affordable rental housing units for low income households.

Eligible costs for financing include acquisition, site preparation, architecture and engineering, and construction hard and soft costs.



Solicitation Type

- Request for Applications



Estimated Value

- \$4.5 Million



Proposed Term

- Affordability period ranging from 5 – 35 years

Recommended Award

Rental Housing Development Funding Recommendations

Funding Availability	
HOME	CDBG
\$ 1,250,000	\$ 3,250,000

Preliminary Underwriting Review

Developer	Self Score	Project Viability	Gap Funding Need	Staff Ranking	Funding Request	Funding Recommendation
Firm 1	146	Yes	Yes	1	\$ 3,300,000	\$ 2,350,000
Firm 2	125	Yes	Yes	2	\$ 900,000	\$ 900,000
Firm 3	140	Yes	Yes	3	\$ 1,250,000	\$ 1,250,000
Firm 4	141	No	No	4	\$ 1,250,000	-
Firm 5	126	No	No	5	\$ 1,250,000	-
Totals					\$ 7,950,000	\$ 4,500,000

Due diligence conducted for the respondents to the above solicitations included a search of federal and state debarment lists, prohibited political contributions, conflicts of interest, delinquent City/County taxes, outstanding payments to the City, payment of state franchise fees as well as search of the internet for pertinent business information. No findings were noted that would prevent the City from awarding to the selected vendors.

Staff recommendations were based on scoring and underwriting review. Staff recommends committee approval to proceed with scheduling this item for full City Council consideration.

SBEDA Subcontracting Requirements: Not Applicable

Due Diligence

Finance and Audit Departments – Due Diligence Results

Rental Housing Development	
Number of vendors notified:	196
Number of vendors at pre-submittal conference:	4
Number of responses received:	5
Results of Minimum Requirements Review	No Findings
Results of Due Diligence Review	No Findings