# **Audit and Accountability Committee**



# Pre Solicitation Briefing for S. San Pedro Affordable Housing Redevelopment Project

Date: November 19, 2019

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

# **Project & Solicitation Overview**

## Project Scope/Overview

Seeking a developer to develop and construct a rental housing development at 419 and 425 San Pedro Avenue in accordance with the Council-adopted Urban Renewal Plan. The solicitation scoring will incentivize or request that the development utilize 9% LIHTC competitive scoring to include income averaging with the goal of 10% of the units at 30% AMI and 40% of the units at 50% AMI. The City's bond contribution of land and site readiness serves as a gap financing tool to provide affordable/Workforce Housing.

## Solicitation Type

• Request For Proposal (RFP)

## **Estimated Value**

- \$2.00M Land
- \$2.00M Eligible Reimbursements

## Proposed Term

• Development within 3 years

## **Current Contract Status**

New Contract

## **Solicitation Overview**

Outreach	
NIGP Codes Identified	91356: Construction, Utility and Underground Project 90976: Site Work 98852: Landscaping, Including Design, Fertilizing, Planting, etc., Not Grounds Maintenance or Tree Trimming Services
Number of Vendors to be Notified	Central Vendor Registry: 634 Veteran-Owned Small Businesses (SBA): 2,091
Advertising	TVSA Channel 21 COSA Bidding Opportunities website Hart Beat Express News

## **Evaluation Voting Members**

Lori Houston, Assistant City Manager

Verónica R. Soto, AICP, Neighborhood & Housing Services, Director

Tom Heger, District 1 Representative, Neighborhood Improvements Advisory Committee

Maria Nelson, Office of Urban Redevelopment San Antonio

# **Solicitation Requirements**

#### **Evaluation Criteria**

10 Points – Development Experience

30 Points - Gap Request, Non-Profit Status/Partnerships, Underwriting and Financial Capacity

15 Points – Unit Specifications, Project Site Plan and Timeline

5 Points – Amenities and Sustainability

15 Points - Affordability

10 Points - Local Preference

5 Points - Veteran Owned Small Businesses

10 Points - SBEDA Program

(5 Points – SBE Prime Contract | 5 Points – MWBE Prime Contract)

## Additional Requirements

SBEDA Subcontracting Requirements: 30% MWBE, 5% AABE

**Required Audited Financial Statements** 

#### Goal Setting Committee Members

Verónica R. Soto, Director, Neighborhood & Housing Services

Razi Hosseini, 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

# **Project Timeline**

**Pre-Solicitation** 

**Solicitation** 

Post – Solicitation

**Finalization** 

**Goal Setting** 

Committee:
November 8, 2019

Audit Committee Pre Solicitation

**Briefing:** 

November 19, 2019

**Release Date:** 

■ December 5, 2019

**Pre-Submittal** 

**Conference:** 

■ January 7, 2020

Deadline for **Questions:** 

■ January 8, 2020

**Due Date:** 

■January 23, 2020

**Evaluation Complete:** 

■February 21,2020

Contract

Negotiated:

■ February 2020

Audit Committee Post Solicitation Briefing:

■ March 17, 2020

City Council Consideration:

■ April 16, 2020

**Contract Start Date:** 

■ May 16, 2020