

Audit and Accountability Committee



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

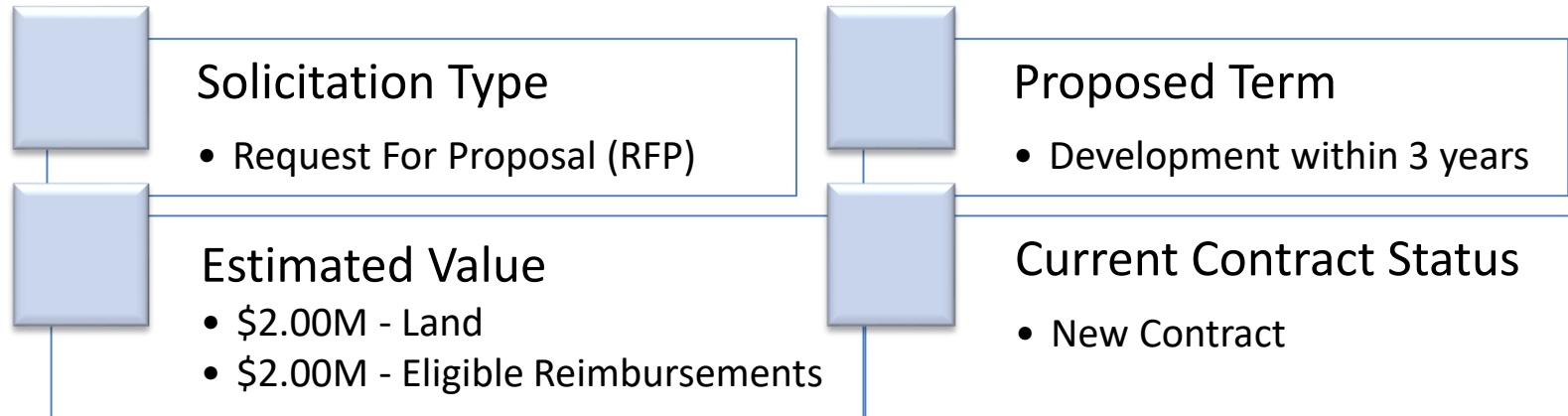
Date: November 19, 2019

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 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

