## **Audit and Accountability Committee**



## Pre Solicitation Briefing for Neighborhood Improvements Bond Program - S. San Pedro Affordable Housing Project

Date: October 20, 2020

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

## **Project & Solicitation Overview**

#### Project Scope/Overview

Seeking a developer to develop and construct a rental housing development at 419/425 San Pedro Avenue in accordance with the Council-adopted Urban Renewal Plan. The solicitation will require half the units be affordable at or below 80 AMI, but will strongly incentivize through the scoring criteria that all units be affordable to families at or below 60% AMI. The City's 2017-2022 Neighborhood Improvements Bond Program 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 • \$2M - Land

#### 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: 440 Veteran Owned Small Business (SBA/SCTRCA): 4,776 Targeted Vendor Outreach: 296
Advertising	TVSA Channel 21 COSA Bidding Opportunities website Express News

## **Evaluation Voting Members**

Lori Houston, Assistant City Manager, City Manager's Office

Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services Department

Tom Heger, District 1 Representative, Neighborhood Improvements Advisory Committee

Maria Nelson, Secretary, Office of Urban Redevelopment San Antonio

# **Solicitation Requirements**

Evaluation Criteria	Development Experience: 10 points  Gap Request, Non-Profit Status/Partnerships, Underwriting and Financial Capacity: 30 points  Unit Specifications, Project Site Plan and Timeline: 15 points  Amenities and Sustainability: 5 points  Affordability: 15 points  SBEDA Program: 10 points (5 pts – SBE Prime; 5 pts – M/WBE Prime)  Local Preference Program: 10 points  Veteran Owned Small Business Preference Program: 5 points
Additional Requirements	SBEDA Subcontracting Requirements: 25% M/WBE, 4% AABE Audited Financial Statements: Not Required
Goal Setting Committee Members	Verónica R. Soto, Director, Neighborhood & Housing Services Nikki Ramos, Goal Setting Committee Chair Shuchi Nagpal, Interim Assistant Director, Small Business Office Denise Gomez, Procurement Administrator, Finance Department Linda Lopez-George, Citizen Member

## **Project Timeline**

## **Pre-Solicitation**

## **Solicitation**

## Post – Solicitation

## **Finalization**

## Goal Setting Committee:

■ October 6, 2020

#### **Release Date:**

■ October 12, 2020

# Audit Committee Pre Solicitation Briefing:

October 20, 2020

## **Pre-Submittal**

#### **Conference:**

October 21, 2020

## Deadline for

**Questions:** 

■ October 28, 2020

#### **Due Date:**

■ November 12, 2020

## **Evaluation Complete:**

■ December 7, 2020

### Contract

#### Negotiated:

■ January 6, 2021

## **Audit Committee Post Solicitation**

#### **Briefing:**

■ January 19, 2021

## City Council Consideration:

■ February 4, 2021

#### **Contract Start Date:**

■ March 4, 2021