

Audit and Accountability Committee



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

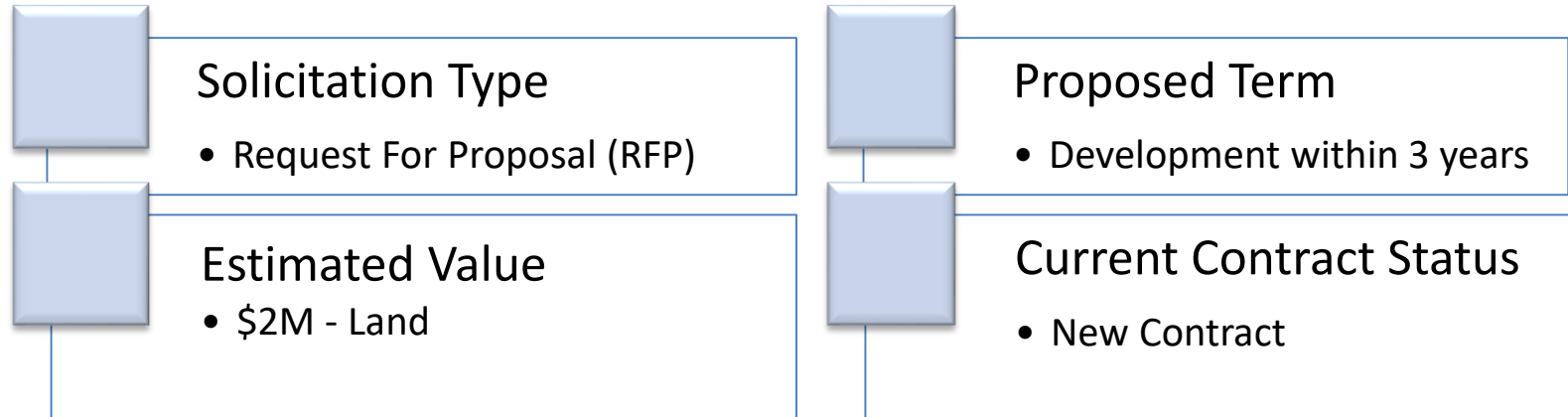
Date: October 20, 2020

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 Overview

Outreach		Evaluation Voting Members
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	Lori Houston, Assistant City Manager, City Manager's Office
Number of Vendors to be Notified	Central Vendor Registry: 440 Veteran Owned Small Business (SBA/SCTRCA): 4,776 Targeted Vendor Outreach: 296	Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services Department
Advertising	TVSA Channel 21 COSA Bidding Opportunities website Express News	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
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Additional Requirements	SBEDA Subcontracting Requirements: 25% M/WBE, 4% AABE Audited Financial Statements: Not Required
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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
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Project Timeline

