

Audit and Accountability Committee



Post Solicitation Briefing for Affordable Rental Housing Development

February 16, 2021

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

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 include acquisition, site preparation, predevelopment costs, soft costs, and construction hard costs.

Solicitation Type

- Request for Proposals (RFP)

Estimated Value

- \$2 Million - CDBG
- \$3.15 Million - HOME

Proposed Term

- Affordability period ranging from 5-20 years

Recommended Awards

Rental Housing Development			Funding Requests		Funding Recommendation	
Developer	Score	Staff Ranking	CDBG	HOME	CDBG	HOME
Alamo Community Group	85	1	-	\$1,200,000	-	\$1,200,000
Prospera	81.5	2	-	\$1,250,000	\$500,000	\$750,000
NRP Group	80	3	-	\$1,200,000	-	\$1,200,000
Howard D. Cohen Trust	74.5	4	-	\$500,000	\$500,000	-
Cohen-Esrey Real Estate	65	5	\$1,000,000	-	\$1,000,000	-
Totals			\$1,000,000	\$4,150,000	\$2,000,000	\$3,150,000

SBEDA Program: Waiver Approved

Local Preference Program: Not Applicable

Veteran Owned Small Business Preference Program: Not Applicable

Funding Recommendation – Unit Mix

Rental Housing Development					Unit Mix					
Project Name (Developer)	CD	Fund	Tax Credit	Award	80%	50% - 60%	30% - 50%	30%	Market	Total
Arbors at West Avenue (Prospera HCS)	1	HOME CDBG	4%	\$1,250,000	69	24	124	17	0	234
Cattleman Square Lofts (Alamo Community Group)	5	HOME	4%	\$1,200,000	45	39	31	23	0	138
Hamilton Wolfe Lofts (NRP Group)	8	HOME	9%	\$1,200,000	0	36	30	8	0	74
Loma Vista Lofts (Cohen Esrey Real Estate)	5	CDBG	4%	\$1,000,000	19	156	6	0	0	181
Vista at Everest (Howard Cohen Trust)	1	CDBG	9%	\$500,000	0	41	16	7	0	64
Total				\$5,150,000	133	296	207	55	0	691

HOME Rent Limits by AMI				
AMI	80%	50% - 60%	30% - 50%	30%
Rental Rates	\$1,008 - \$1,498	\$756 - \$1,123	\$630 - \$936	\$378 - \$562

Due Diligence

Finance and Audit Departments – Due Diligence Results

Number of vendors notified:	2,397
Number of vendors at pre-submittal conference:	5
Number of responses received:	7 (2 proposals were withdrawn due to new tax credit bill which eliminates previous financial gap)
Results of Minimum Requirements Review:	No Material Findings
Results of Due Diligence Review:	No Material Findings

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Post Solicitation Briefing for Affordable Homeownership Housing Development

February 16, 2021

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

Homeownership Housing Development Solicitation Overview

- CDBG and HOME funds will be utilized to provide gap funding for the construction of homeownership housing units for low-income households.
- Eligible costs include acquisition, site preparation, predevelopment costs, soft costs, and construction hard costs.

Solicitation Type

- Request for Proposals (RFP)

Estimated Value

- \$1 Million - CDBG
- \$2.62 Million - HOME

Proposed Term

- Affordability period ranging from 5-15 years

Recommended Awards

Homeownership Housing Development			Funding Requests		Funding Recommendation	
Developer	Score	Staff Ranking	CDBG	HOME	CDBG	HOME
Habitat for Humanity	75	1	\$1,000,000	\$2,000,000	\$1,000,000	\$2,000,000
NHS of SA	71	2	-	\$275,000	-	\$275,000
Our Casas Resident Council	70.5	3	-	\$351,669	-	\$351,669
Totals			\$1,000,000	\$2,626,669	\$1,000,000	\$2,626,669

SBEDA Program: Waiver Approved

Local Preference Program: Not Applicable

Veteran Owned Small Business Preference Program: Not Applicable

Funding Recommendation – Unit Mix

Homeownership Housing Development				Unit Mix
Project Name (Developer)	CD	Fund	Award	<u>80%</u>
Rancho Carlota Subdivision, Phase III (Habitat for Humanity)	4	CDBG HOME	\$1,000,000 \$2,000,000	45
Scattered Sites Infill (Neighborhood Housing Services of SA)	2 & 3	HOME	\$275,000	9
Zarzamora Houses (Our Casas Resident Council)	5	HOME	\$351,669	5
Total			\$3,626,669	59

Due Diligence

Finance and Audit Departments – Due Diligence Results

Number of vendors notified:	2,397
Number of vendors at pre-submittal conference:	3
Number of responses received:	3
Results of Minimum Requirements Review	No material findings
Results of Due Diligence Review	No material findings