



# City of San Antonio

## Agenda Memorandum

**File Number:20-7468**

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**Agenda Item Number:** 12.

**Agenda Date:** 1/19/2021

**In Control:** Audit and Accountability Committee

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**CITY OF SAN ANTONIO  
NEIGHBORHOOD & HOUSING SERVICES DEPARTMENT  
INTERDEPARTMENTAL CORRESPONDENCE**

**TO:** Erik Walsh, City Manager

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

**COPY:** Audit and Accountability Committee; Ben Gorzell, Jr, CPA Chief Financial Officer; Kevin Barthold, City Auditor; Troy Elliot, CPA Deputy Chief Financial Officer; Lori Houston, Assistant City Manager

**SUBJECT:** Post-Solicitation Briefing for Neighborhood Improvements Bond Program - S. San Pedro Avenue Affordable Housing Redevelopment Project

**DATE:** January 19, 2021

The City of San Antonio solicited proposals from developers to construct an affordable/workforce housing development consistent with the voter-approved Neighborhood Improvements Bond Program in accordance with the Urban Renewal Plan approved by City Council on February 2, 2017 and Chapter 374 Urban Renewal Statute. Development and subsidy will be in accordance with the Urban Renewal Plan and incentivizes, through the scoring criteria, that units be affordable to families making 60% of the Area Median Income or less.

On October 12, 2020, a Request for Proposal (RFP) was released seeking qualified and experienced firms to purchase and develop an approximately 0.95-acre tract of vacant land located at 419/425 San Pedro Avenue. The estimated contract value for this project is \$4.65 million with a \$350,000 contingency in affordable housing gap financing for a three year development agreement.

On November 18, 2020, one response was received and deemed eligible for evaluation. The evaluation committee representatives were Lori Houston, Assistant City Manager, City Manager's Office; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services Department; Ramon Flores, Vice President, Neighborhood Improvement Advisory Committee; and Maria Nelson, Our SA Board Member.

The evaluation committee elected to interview the sole respondent on December 8, 2020. After the interview, the committee finalized discussion, and by consensus, recommends awarding contract to the sole responsive firm.

This item is scheduled for Council consideration on February 4, 2021.