



City of San Antonio

Legislation Details (With Text)

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Type: Staff Briefing - Without Ordinance

In control: Audit and Accountability Committee

On agenda: 12/11/2018

Title: Neighborhood Improvement Bond Program - 3830 Parkdale Drive [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Postsolicitation Presentation - 3830 Parkdale

Date	Ver.	Action By	Action	Result
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CITY OF SAN ANTONIO NEIGHBORHOOD & HOUSING SERVICES DEPARTMENT INTERDEPARTMENTAL MEMO

TO: Sheryl Sculley, City Manager

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

COPY: Audit and Accountability Committee; Ben Gorzell, Jr., CPA, Chief Financial Officer; Kevin Barthold, City Auditor; Troy Elliott, CPA, Deputy Chief Financial Officer, Peter Zanoni, Deputy City Manager

SUBJECT: Post-Solicitation Briefing for Neighborhood Improvements Bond Program - 3830 Parkdale Drive

DATE: December 11, 2018

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 City Council-approved Urban Renewal Plan and Chapter 374 Urban Renewal Statue. Development and subsidy will be in accordance with the Urban Renewal Plan and incentivizes, through the use of the scoring matrix, that units be affordable to families making 60% of the Area Median Income.

On September 30, 2018, a Request for Proposal (RFP) was released seeking qualified and experienced firms to purchase and develop 3830 Parkdale Drive, an approximately 7.1 acre tract of vacant land. The estimated contract value of this project is \$6.87 Million in affordable housing gap financing.

The RFP was advertised on the City's website on September 30, 2018. Responses were due November 2, 2018 and a total of three (3) responsive firms responded to the RFP. A selection committee consisting of the following members evaluated and ranked the submissions: Peter Zaroni, Deputy City Manager; Verónica R. Soto, AICP, Neighborhood & Housing Services Director; Alice Salinas, Sr. Program Office, Local Initiatives Support Corporation; Michael Hargrave, Neighborhood & Housing Services Design & Development Assistant; Susan Wright, OUR SA Vice Chair.

The selection committee evaluated and scored the proposals based on the published criteria in the RFP, which included: Development Experience (15 points), Financial Capacity and Capability (10 points), Project Site Plan and Timeline (10 points), Other Public Benefit (5 points), Affordable Housing (50 points), SBEDA Program - SBE Prime Contract (5 points), MWBE Prime Contract (5 points).

This item is tentatively scheduled for Council consideration in January 2019.