



# City of San Antonio

## Agenda Memorandum

**File Number:**18-6476

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**Agenda Item Number:** 8.

**Agenda Date:** 12/11/2018

**In Control:** Audit and Accountability Committee

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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 Zaroni, 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 Statute. 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.