



City of San Antonio

Agenda Memorandum

File Number:19-5951

Agenda Item Number: 10.

Agenda Date: 8/30/2019

In Control: Audit and Accountability Committee

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

TO: Erik Walsh, 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, Lori Houston, Assistant City Manager

SUBJECT: Post-Solicitation Briefing for Neighborhood Improvements Bond Program - Southeast Service Center

DATE: August 30, 2019

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 criteria, that units be affordable to families making 60% of the Area Median Income or less.

On April 19, 2019, a Request for Proposal (RFP) was released seeking qualified and experienced firms to purchase and develop an approximately 9.38 acre tract of vacant land located at 7402 S. New Braunfels Ave. The estimated contract value of this project is \$4.39 Million in affordable housing gap financing.

The RFP was advertised on the City's website on April 19, 2019. Responses were due June 19, 2019 and a total of three (3) firms responded to the RFP and were deemed responsive. A selection committee consisting of the following members evaluated and ranked the submissions: Lori Houston, Assistant City Manager; Verónica R. Soto, AICP, Neighborhood & Housing Services Director; Imelda Davis, Neighborhood Improvement Advisory Committee Member; Zar Haro, OurSA Member; Michael Taylor, Habitat For Humanity Vice President.

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 (10 points), Affordable Housing (45 points), SBEDA Program - SBE Prime Contract (5 points), MWBE Prime Contract (5 points).

This item is tentatively scheduled for Council consideration on September 12, 2019.