REQUEST FOR INFORMATION ("RFI")
for
AFFORDABLE HOUSING PROJECTS UTILIZING
NEIGHBORHOOD STABILIZATION PROGRAM (NSP) FUNDS

November 29, 2017
RFI Summary

- Approximately one million dollars ($1,000,000) available
- Fully or partially fund an Affordable Housing Project(s)
- Projects shall provide or improve permanent residential structures
- Must be in designated NSP target areas
- Must be occupied by a household whose income is at or below 120% of area median income
RFI Timeline

Issue Date: November 17, 2017

Pre-submittal: November 29, 2017

Final Questions: December 6, 2017

Final Responses: December 11, 2017

Due Date: December 15, 2017

Comprehensive Planning: January 17, 2018

City Council: February 8, 2018
Designate Project Type(s) (A,B,C,D,E)

Eligible Use “A”
- Establish financing mechanisms
- as soft-seconds
- loan loss reserves
- shared-equity loans

Eligible Use “B”
- Purchase and rehabilitate residential properties
  - abandoned or foreclosed
  - sell, rent, or redevelop

Eligible Use “C”
- Establish land banks for homes that have been foreclosed
  - maintain
  - assemble
  - facilitate redevelopment
  - market
  - dispose of the land-banked properties
Eligible Use “D”

- Demolish blighted structures
- may combine with Use “B” and “E”
- demolition of buildings and improvements;
- removal of demolition products
- removal/treatment of environmental contaminants
- Movement of structures

Eligible Use “E”

- Redevelop demolished or vacant properties
- fund sales costs
- fund closing costs
- reasonable developer’s fees
- new construction of housing
- building infrastructure
- redevelop property to be used as rental housing
To be Eligible for funding, the project must be located in one of these six target areas.

Provide a map Designating the target area.
RFI Response Components

**Budget**
- Total Cost Development Budget
- Total Cost Sources and Uses

**Target Demographic**
- No greater than 120% AMI
- Working families, Disabled, Elderly, etc.

**Timeline**
- Project Design Complete
- NSP Loan Closing
- Construction begins
- Marketing begins
- Sales begin
- Construction Complete
- Final house sold
Executive Summary

- project description including project renderings.
- brief history, goals, objectives, beneficiaries, number of persons/families being served.
- community impact or need/problem being addressed.
- community support, neighborhood coordination efforts, and local partnerships.

Use of NSP funds

- specific work to be performed.
- activities to be completed with the use of NSP funds.
- describe any use of Green Building standards and principles.

Marketing Plan

- Discuss in detail the strategy and a plan to market the affordable housing units.
Cost determination

- Describe how sales prices or rents will be determined for the affordable housing units.

Selection Process

- Describe your homebuyer or tenant selection process.

Local Housing Design Standards

- Discuss how the proposed project is consistent with housing design standards and features in the specific neighborhoods in which the homes will be located
- Housing design standards are unique to each neighborhood and can be found in the deed restrictions for any given property.
City Building Code

• Describe how your plan is consistent with the residential building code set forth by the City of San Antonio.

Affordable Housing Policy

• Describe how your plan is consistent with the current Affordable Housing Policy (AHP) set forth by the City of San Antonio.

Residential Construction Management Policy

• The RCMP establishes construction standards for all assisted housing activities and set forth the requirements that the housing must meet upon project completion.

Other Target Areas

• Inner City Reinvestment/Infill Policy (ICR/IP), Tax Increment Reinvestment Zone (TIRZ) area, Eastside CHOICE Neighborhood Transformation Plan, SA Tomorrow
Submit questions to:
Kimberly Flowers: kimberly.flowers@sanantonio.gov
Christopher Todd Folmar: christopher.folmar@sanantonio.gov

The deadline for submitting the RFI Response is:
2:00 p.m., Central Time, Friday, December 15, 2017.
Please submit your response in a sealed envelope marked:
“RFI AFFORDABLE HOUSING PROJECT UTILIZING NEIGHBORHOOD STABILIZATION PROGRAM (NSP) FUNDS.”

Submit to:
City Clerk’s Office
Attn: Neighborhood and Housing Services - Office of Grants Monitoring and Administration
100 Military Plaza
1st Floor, City Hall San Antonio, Texas 78205
QUESTIONS?