



ADDENDUM # 1

**To: File 1707-909-57-4691
RFP for: Development Partner for Alazan Apache**

Please add the following statement to the “Summary of Services” after the last sentence (Page 31):

“Regardless of the approval or disapproval of SAHA’s grant application SAHA may choose to proceed with the redevelopment project.”

The following questions have been asked:

Question 1: A transformational plan is referenced in the RFQ. Do you have a copy of that? Has a plan been created?

Answer 1: The Transformation Plan is what will be created by the Developer, SAHA and the community. It is essentially a comprehensive Master Plan that will transform the old development and surrounding community.

Question 2: Is a copy of SAHA’s previous CNI Planning Grant Application for this PHA site to HUD and/or a draft Transformation Plan available for review by prospective respondents?

Answer 2: See response to question #1

Question 3: The RFQ-P references the RenewSA Plan, the Avenida Guadalupe plans, and the Avenida Guadalupe Neighborhood Rebuilding Plans and in looking on line we could not find a plan more recent than 2009. Can you provide access to the most recent plans for the area in Attachment A-1?

Answer 3: These plans are established plans that have been filed with the City. SAHA is not in possession of any updated plans.

Question 4: Has SAHA and the City begun the stakeholder/plan partner process that would be basis for the People and Neighborhood plans in for a Choice Transformation Plan? And if so, can you provide a list of these stakeholders/plan partners?

Answer 4: SAHA has begun conversations with the City to discuss partners and roles however they were just preliminary. SAHA has however conducted the initial resident meeting on July 21, 2017 and has scheduled the first Community meeting for August 23, 2017. SAHA is currently developing a list and it will be shared with the selected development partner.

Question 5: In preparation for this planning effort, have the People and Neighborhood leads have been identified, and if so, who are they?

Answer 5: SAHA's Community Development Initiatives department will be the lead for the "People" component and SAHA Development Services and Neighborhood Revitalization will be the lead for the "Neighborhood" component.

Question 6: Under Attachment A: Scope of Services, Section IV. Role of Development Partner, Subsection B. Predevelopment Duties, the Master Planning Process paragraph sets forth the Development Partner's role to "Plan, coordinate and assist the comprehensive Transformation Master Planning Process that will solicit meaningful input from all Alazan residents, stakeholders, the City of San Antonio, and SAHA. It is anticipated the Master Planning Process will take several weeks with multiple charrettes and will require several versions of site plans, renderings and other media to clearly articulate the Master Planning options. In this section there is no reference to the planning that is related to the People and Neighborhood Plans. Who is responsible for leading the People and Neighborhood Plans of the Transformation Plan?

Answer 6: SAHA will lead the People and Neighborhood plans however the selected developer is required to participate in order to ensure all components are coordinated for the submission of the application. Upon selection of the development partner SAHA and the developer will work together on all components.

Question 7: Does SAHA or the City have other consultants procured for the application phase, and if so what are their roles?

Answer 7: As with the developer, SAHA is also in the process of procuring a grant writer to ensure all aspects of the NOFA are addressed and that a solid competitive application is prepared and submitted.

Question 8: Are there funds available from either SAHA, the City or any other agency/source for the effort to develop a comprehensive Transformation Plan?

Answer 8: Yes, SAHA is prepared to cover these costs.

Question 9: How much detail is required in the site plan?

Answer 9: A conceptual site plan illustrating the best use of the land the development currently occupies along with suggestions for possible off-site development is required. ("specific" off-site locations do not have to be identified but can be determined during the planning phase once a developer is selected)



Question 10: Will the City of San Antonio be a co-applicant with SAHA and its development partner on the CNI Grant Application?

Answer 10: We are currently in discussions with the City of San Antonio to determine financial commitments and roles.

Question 11: Has SAHA determined an estimate of the total new rental and SF for-sale housing units (including replacement units) it wants to see as a result of the CNI effort?

Answer 11: This has not been predetermined but will be developed with the selected developer as the transformation plan is created.

Question 12: Is it the desire of SAHA that all of the new housing units be located within the proposed CNI boundary or will SAHA and the City consider development sites that are located outside the boundary and council district #5? Would SAHA make available other properties it owns that are suitable for redevelopment as part of this CNI?

Answer 12: SAHA anticipates developing off-site replacement units as allowed by the Choice Neighborhood Implementation Grant NOFA. SAHA is open to utilizing real estate already owned by the agency.

Question 13: Will the respondents be required to provide full preliminary development and operating proforma for each proposed mixed-finance, mixed-income housing phase, as well as any proposed phases related to single family home ownership? Should the preliminary financing strategy include costs associated with demolition, remediation, site preparation as well as ROW public improvements?

Answer 13: Yes. SAHA wants to understand how the developer proposes to structure both the development and operating proformas. Your response to the RFQ should include the information you believe it would take to redevelop the site and any other sites that may be required to meet the grant requirements. Your response will be evaluated and scored based on the information requested in the RFQ and the information provided to express your ability and knowledge of implementing the transformation plan.

Question 14: I'm on a team for the Development Partner RFQ. I have a clarification question for the procurement schedule and the two step review of the criteria. It is unclear whether the entire submission is due on 8/22 or just qualifications, that would allow SAHA to short list. Is the Technical Response and Design Concepts (paragraph E) in Section C (Submission Tab 4) of the RFQ-P due on August 22nd or at a later date?



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Answer 14: All information is due on 8/22/2017

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