



818 S. FLORES ST. SAN ANTONIO, TEXAS 78204 www.saha.org

Procurement Department

## ADDENDUM # 2

To: File 1906-909-57-4940  
RFP for: Development Partner for Alazan Apache

***Please note the following change:***

**The due date and time are changed to September 4, 2019 at 2:00 pm.**

**The following questions were asked:**

**Question 1:** On page 4 of the RFP, a description of the site reads that Alazan Courts has 501 units on 33 acres, and Apache Courts has 184 units remaining on 15.6 acres. However in the next paragraph, the RFP seeks to develop a collaborative Transformation Plan (TP) for the Alazan Apache Courts Neighborhood [suggesting the combining of the two developments], containing strategies for implementing the public housing revitalization component of this 501 unit community as well as the “people” and “neighborhood” components. Elsewhere, the RFP mentions the requirement for a one-to-one replacement, yet,  $501 + 184 = 685$  units. So what is intended for the Apache Courts neighborhood? Why aren’t those units factored into the total? Is there another idea for that site?

**Answer 1:** The purpose of this RFP is to redevelop the Alazan Courts portion of the property only which is the area north of Guadalupe St where there is currently 501 units of public housing.

**Question 2:** What is the status of the Guadalupe Subdivision and why is it highlighted on the map? Is the respondent expected to address this neighborhood in some way?

**Answer 2:** Neither the Guadalupe Subdivision nor the Apache 184 units area are a part of this RFP. It was noted only to provide context as to the surrounding community. This RFP only includes the 501 unit area.

**Question 3:** On page 6 the RFP states, “The successful Respondent must demonstrate the ability and past experience working the significant involvement of SAHA to implement a site specific development plan”. Does that mean previous work with the San Antonio Housing Authority in particular is a necessary prerequisite for being selected?

**Answer 3:** We are open to any developer who has experience doing a development as described in the RFP.

- Question 4:** The RFP identifies Alazan Courts as a current LIPH that was originally constructed in 1940 and comprised of 501 total units. It was our understanding that SAHA will be going forward with a Demo/Dispo process in which case approximately 75% of the units will receive tenant protection vouchers. Please confirm the number of units that you would like reflected in the Applicant/Developer's redevelopment proposal is 381 total units.
- Answer 4:** The RFP is to redevelop the 501 unit area in Phases. SAHA is asking that the developer propose how to successfully redevelop the area in phases as a mixed-income community based on available funding, market demand etc.
- Question 5:** Can you provide the current unit mix breakdown for the existing Alazan Courts site? The information provided on HUD's website includes the Guadalupe subdivision which total 741 units. We understand that the site design could also include a Senior component, but the breakdown will help with replacing family units based on current housing needs.
- Answer 5:** The 501 units consist of the following:  
EFF = 40  
1BR = 16  
2BR = 412  
3BR = 33  
4BR = 0
- Question 6:** Can you confirm whether or not there have been any material changes to either the building exterior or interiors of the units for Alazan Courts?
- Answer 6:** The units have been maintained and in some cases slightly modified to accommodate special requests for ADA modifications when needed.
- Question 7:** Can you please provide a survey of all the land included? Will the survey include the building sizes on the 33 acres of land?
- Answer 7:** There is not a current survey of the land.
- Question 8:** The NOFA for the FY19 Choice Neighborhood Implementation (CNI) Grant Program was just released. Is it the SAHA's intent to file an application for the FY19 CNI Grant Program (due 11/4/19)?
- Answer 8:** No.
- Question 9:** Our understanding is that the SAHA has previously submitted an application for the CNI Grant Program (2017). Did the SAHA receive a debrief on their application? Can you make any debrief information available to the Respondents?
- Answer 9:** No. We were told there was a technical error with our submission so it was not considered, so there is no debrief information to share.



**Question 10:** Is the SAHA currently pursuing or planning to pursue other grant programs or funding sources for projects within the Alazan Choice Application Boundary (pp. 40-41)?  
**Answer 10:** No. We do ask for funding from the City and fee waivers on all projects.

**Question 11:** On page 40 of the RFP, the SAHA identifies three principal sites currently under its control: Alazan Courts, Apache Courts, and the Guadalupe Subdivision. Both on page 40 (map) and on page 6 (text), the Alazan Courts seems to be the principal targeted site for demolition and redevelopment. Is it the intent of the SAHA to make either of the two other sites (Apache Courts and Guadalupe Subdivision) available for redevelopment and/or other improvements under the scope of the RFP?  
**Answer 11:** No.

**Question 12:** In order to accomplish one-for-one replacement of public housing units (PHU), is it's the SAHA's expectation the successful Respondent(s) will acquire additional sites within the designated neighborhood, sites previously identified by SAHA (Medical Center, Culebra Road, South Downtown/Cevallos), or within the City at large, for possible relocation of PHUs? To what extent should the RFP submission specify this approach to potential additional sites? Should any potential additional sites lie within the Alazan Choice Application Boundary?  
**Answer 12:** We are open to acquiring new sites as needed. We are also open to other developments anywhere within SAHA's jurisdiction.

**Question 13:** Has the SAHA identified or has a preference for any of the following with respect to the replacement PHUs:  
• PHU number of bedrooms by size or type?  
• Number of parking spaces (per unit or number of bedrooms)?  
**Answer 13:** No to both.

By: Charles R Bode  
Charles Bode Asst. Director of Procurement

Date: August 27, 2019