

Transcription Details: RFQ # 2023- 1001 Pre-response Conference

Date: November 11, 2023

Speakers in the audio file:

Josh Collen-President - HRI Communities

Dimitria Williams, Amy Breen-HRI Communities

Amy Breen- Vice President of Development-HRI Communities

Ruben Esqueda-Blue Ridge Atlantic Development

Henry Alvarez- Executive Director New Braunfels Housing Authority

Mickey Lloyd- Programs Manager, New Braunfels Housing Authority

Ruben Esqueda:

What are the NBHA Goals for Design?

Is there a certain design you would like to see assuming there is a demolition to this that you would like to see at the end, when the project is complete? We want a little color of what the ideal structure or ideal project will look like at the end of the day.

Henry:

I think what the board is asking, is we will allow you to provide us with what the vast utility will look like before the sight, including the number of units, type of architecture, aesthetic colors, all those types of things.

The primary thing we want to make sure of is, that everyone is comfortable with is, we want to minimize displacement, minimize payment due to displacement.

And secondly, as you consider putting together your development proposal you consider some form of childcare product in the sight.

Josh:

You want the child care as part of the stimulant facility or is this part of a clubhouse?
And do we have an idea how many children you will be targeting?

Henry:

We are leaving that up to the developer. There will be 100 Units at the Laurel Plaza site and 35 Duplexes at the Villa Serena site and they are significantly underdense. There are 70 total Units at the Villa Serena site, on a little less than 16 acres.

I think at the end of the day what the Board will do is take the recommendation of the community or the panel we put together to evaluate these responses.

Josh:

Given the number of families, there would be as a preference 3 or 4-bedroom units is that correct?

Henry:

We are going to leave those types of elements to you. TX343 is (1) one HUD Project Number. They are just 2 different sites. One (1) site primarily efficiencies and 1 bedroom- (325-400 sq. feet).

Villa Serena 2 bedroom -100 sq ft.

3-bedroom 100 sq ft.

And a few 4 bedrooms.

What the RFP suggests is that the dynamics of how the development comes into play is completely up to you.

We are trying to find from you what you think is the best use of these 2 sites, given what you know of them in what we provided in the RFP and what you may do with them, based on your development experience.

Dimitrie:

What is the current occupancy of both sites?

Henry:

Both 100%

Dimitrie:

In the RFQ you want the developer to propose the relocation plan, is that correct?

Henry:

What we'd like is for the developer to propose a plan that minimizes or eliminates any relocation payments or any relocation activity. I think you will have to decide what is best for you, but I believe both of these products are underdense.

Ruben:

As far as engaging a HUD consultant to assist with the RAD or Section 18 paperwork. Is that something you would like to roll underneath us or is there a consultant that you have already engaged?

Henry:

We have not engaged in any consultants. The agency is going to rely on your expertise to tell us what in your expertise and your opinion is the best methods forward for us to either reposition, redevelop, or do whatever it is that you think would be necessary to create a more viable community here in New Braunfels that includes some measure of Affordable Child Care. It can be RAD, Section 18, Mixed Income Bonds, Tax Credits, and Bonds. You can decide what you believe would be best in the circumstances.

Ruben:

Is it fair to assume that there is no debt currently on either of these properties?

Henry:

Zero. However, the Housing Authority pays a Pilot in the Traditional HUD mechanism.

Ruben:

How would you like to see an ideal world of property management? Is the idea for you all to continue to manage it in the future or would you be comfortable with a 3rd party management Company?

Henry:

It would depend on the development scheme that the developer is more comfortable with. If you are more comfortable with a 3rd party manager, then by all means you should propose that.

If you have a sense that it would be more advantageous for the Housing Authority to continue to manage the properties, you certainly can propose that. It's really up to you. We don't want to tell you what to do. We want you to tell us.