

ADVERTISEMENT INFORMATION ONLY

Solicitation Type and Name: **Request for Proposals – Rental Acquisition, Rehabilitation and Preservation Funded Through 2022 Affordable Housing Bond**

Solicitation Number: RFP 24-080; RFx 6100017898

Description: The City is seeking a developer or development team (the “Successful Respondent”) with demonstrated experience and strong financial resources to acquire, rehabilitate or preserve affordable rental housing developments to prioritize public housing/income-based housing* for households making up to 30% AMI, this could include direct cost to buy down rents in existing developments. A successful proposal shall be a creative project that achieves the Project Goals set forth in Section II of this RFP and aligns with the 2022 Housing Community Bond Committee Parameters and the Housing Commission’s Bond Evaluation Framework and include a minimum of 10% of the units for households making up to 30% AMI.

The City of San Antonio, Texas (the “City”) is seeking development partners to implement the \$150 million voter approved 2022-2027 Affordable Housing Bond Program.

Applicable Product Categories: 90924 - Building Construction, Commercial and Institutional
90937 - Building Construction Services – Doors and Windows
90976 - Buildings – Site Work (incl. Site Clean Up)

Date Issued: March 1, 2024

Due Date & Time: April 17, 2024, 11:00 a.m. Central Time

Pre-Submittal Conference: Pre-Submittal Conference will be held at 9:00 a.m., Central Time, on March 15, 2024, via WebEx. Attendance at the Pre-Submittal Conference is optional, but highly encouraged.

Respondents may call the toll-free number listed below and enter access code to participate the day of the conference.

Dial-In Number: 1-415-655-0001 | **Access Code:** 2633 100 6888 | **Meeting Password:** COSA

Join from the meeting link:

<https://sanantonio.webex.com/sanantonio/j.php?MTID=m020bf78189879237b45c5e76d77f1287>

Evaluation Committee Voting Members:

Lori Houston, Assistant City Manager, City Manager’s Office

Mark Carmona, Chief Housing Officer, Neighborhood & Housing Services Department

Veronica Garcia, Director, Neighborhood & Housing Services Department

Cory Edwards, Deputy Historic Preservation Officer, Office of Historic Preservation

Jason Gray, Project Manager, Development Services Department

Channary Gould, Planning Coordinator, Planning Department

Amy Kastely, Citizens Bond Committee Member



Pursuant to Section 011 – Restriction on Communications and in accordance with and as authorized by Section 2-61 of the City Code, the following restrictions on communications apply to this solicitation: Respondents are prohibited from contacting 1) City officials, as defined by §2-62 of the City Code of the City of San Antonio, regarding the RFP or proposal from the time the RFP has been released until the contract is posted for consideration as an agenda item during a meeting designated as an A session; and 2) City employees from the time the RFP has been released until the contract is approved at a City Council “A” session.

Exceptions to the Restrictions on Communications:

Respondents may submit written questions concerning this RFP to the Staff Contact Person listed below until **4:00 p.m., Central Time, on March 19, 2024**. Questions received after the stated deadline will not be answered. All questions shall be sent by e-mail. Questions submitted and the City’s responses will be posted with this solicitation.

Stephen Muñoz, Procurement Specialist III
City of San Antonio, Finance Department – Procurement Division
stephen.muniz@sanantonio.gov

To view this solicitation, go to the SAePS portal; <https://supplierservice.sanantonio.gov/iri/portal>. If you have not completed the City’s SAePS Vendor Registration, you must do so in order to view the solicitation and submit a response. Once you have logged on to the SAePS portal, click on “My Bids” (first), if not viewable then click “Other Bids” (to view all already published competitive bids). Vendor Guides & Support can be accessed from this link:

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Resources/Guides-Support>

TO REGISTER: You will need to complete the vendor registration by accessing the SAePS Vendor Registration at:

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Become-a-Vendor>.

Questions regarding registration may be submitted to Vendor Support at (210) 207-0118 or by email at vendors@sanantonio.gov with “SAePS Portal” on the subject line so this can be expedited.

