

ADVERTISEMENT INFORMATION ONLY

Solicitation Type and Name: **Request for Proposals – Affordable Rental Housing Production, Rehabilitation, Preservation & Acquisition**

Solicitation Number: RFP 26-016; RFx 6100019401

Description: The City of San Antonio's Neighborhood & Housing Services Department (NHSD) (the City) is seeking proposals from non-profit and for-profit developers that need gap funding to produce, rehabilitate, preserve or acquire affordable rental housing developments. This may also include conventional affordable housing or permanent supportive housing projects located within the City of San Antonio. The proposed project should serve households at 60% of the area median income (AMI) with priority for public housing/income-based housing* and housing for families at 30% of the area median income (AMI). Projects shall also meet the HOME program objective to provide safe, decent, affordable housing to lower-income households. At the time of submittal, the organization should have secured site control and have conditionally secured all debt financing outside their proposed funding gap being sought via this proposal.

Applicable Product Categories:

83240 – Tape, Insulating, Electrical

90607 – Architect Services, Professional, (Not Otherwise Classified), Including Consulting

90923 – Building Construction, Residential, Apartments, etc.

90924 – Building Construction, Commercial and Institutional

90976 – Site Work

91468 – Plumbing

98852 – Landscaping, Including Design, Fertilizing, Planting, etc., Not Grounds Maintenance or Tree Trimming Services

Date Issued: December 2, 2025

Due Date & Time: January 16, 2026, 11:00 a.m. Central Time

Pre-Submittal Conference: Pre-Submittal Conference will be held at 10:00 a.m., Central Time, on December 12, 2025, 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:** 2333 913 2375 | **Meeting Password:** XGjAun3Ne28

Join from the meeting link:

<https://sanantonio.webex.com/sanantonio/j.php?MTID=m4f8c2ca3ed4bff9582b9f2391c51abb1>

Staff Contact Person: Gregory Desir, Procurement Specialist III, Gregory.Desir@sanantonio.gov

Evaluation Committee Voting Members:

John Peterek, Assistant City Manager, City Manager Office

Veronica Garcia, Director, Neighborhood and Housing Services Department



Mark Carmona, Chief Housing Officer, Neighborhood and Housing Services Department
Cory Edwards, Deputy History Preservation Officer, Office of Historic Preservation
TBD, Senior Architect, Public Works Department
Channary Gould, Planning Manager, Planning Department
Abigail Kinnison, Director of Capital Programs, VIA Transportation
Deborah Scharven, Accessibility Compliance Manager, Diversity, Equity, Inclusion & Accessibility
Jason Gray, Project Manager, Development Services Department
TBD, Citizens Bond Committee Rep
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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 December 17, 2025**. 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.

Gregory Desir, Procurement Specialist III
City of San Antonio, Finance Department – Procurement Division
Gregory.Desir@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.

