

ADVERTISEMENT INFORMATION ONLY

Solicitation Type and Name: **Request for Qualifications – Stay SA Density Bonuses**

Solicitation Number: RFQ 25-102; RFx 6100019084

Description: The City of San Antonio seeks the services of a qualified consultant or firm to conduct research, analysis and to provide recommendations for the development and implementation of a development bonus program. The objective is to incentivize affordable housing development within the municipality while ensuring that such bonuses align with the city's long-term urban planning goals and affordable housing needs. Both geographically specific and citywide development bonuses will be explored, with the purpose of addressing needs for housing at the deepest levels of affordability.

Applicable Product Categories: 90664 – Planning, Urban (Community, Regional, Area wide and State)
91812 – Analytical Studies and Surveys (Consulting)
91846 – Feasibility Studies
91858 – Governmental Consulting
91863 – Housing Consulting
91892 – Urban Planning Consulting
95296 – Urban & Regional Development
96129 – Economic Impact Studies

Date Issued: June 26, 2025

Due Date & Time: August 4, 2025, 11:00 a.m. Central Time

Pre-Submittal Conference: Pre-Submittal Conference will be held at 10:00 a.m., Central Time, on July 3, 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:** 2348 555 0829 | **Meeting Password:** COSA

Join from the meeting link:

<https://sanantonio.webex.com/sanantonio/j.php?MTID=mef6c82f2d1f2b07736d2d28318d77951>

Evaluation Committee Voting Members:

Catherine Hernandez, Director, Transportation Department

Ian Benavidez, Deputy Director, Neighborhood and Housing Services Department

Sara Wamsley Estrada, Housing Policy Administrator, Neighborhood and Housing Services Department

Jacob T. Floyd, Housing Policy Manager, Neighborhood and Housing Services Department

Jaco Howard, Senior Planner, Planning Department

Logan Sparrow, Development Services Administrator, Development Services Department



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 RFQ or proposal from the time the RFQ has been released until the contract is posted for consideration as an agenda item during a meeting designated as an “A” session or a City Manager Contract Approval Review meeting; and 2) City employees from the time the RFQ has been released until the contract is approved at a City Council “A” session or a City Manager Contract Approval Review meeting.

Exceptions to the Restrictions on Communications:

Respondents may submit written questions concerning this RFQ to the Staff Contact Person listed below until **4:00 p.m., Central Time, on July 7, 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.

Victor R. Costilla, Procurement Specialist III
City of San Antonio, Finance Department – Procurement Division
Victor.Costilla@sanantonio.gov

To view this solicitation, go to the SAePS portal; <https://supplierservice.sanantonio.gov/irj/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.

