



HOUSING DEPARTMENT

CITY-OWNED SITES REQUEST FOR PROPOSALS (RFP)

November 6, 2025

Housing Department Community Meeting

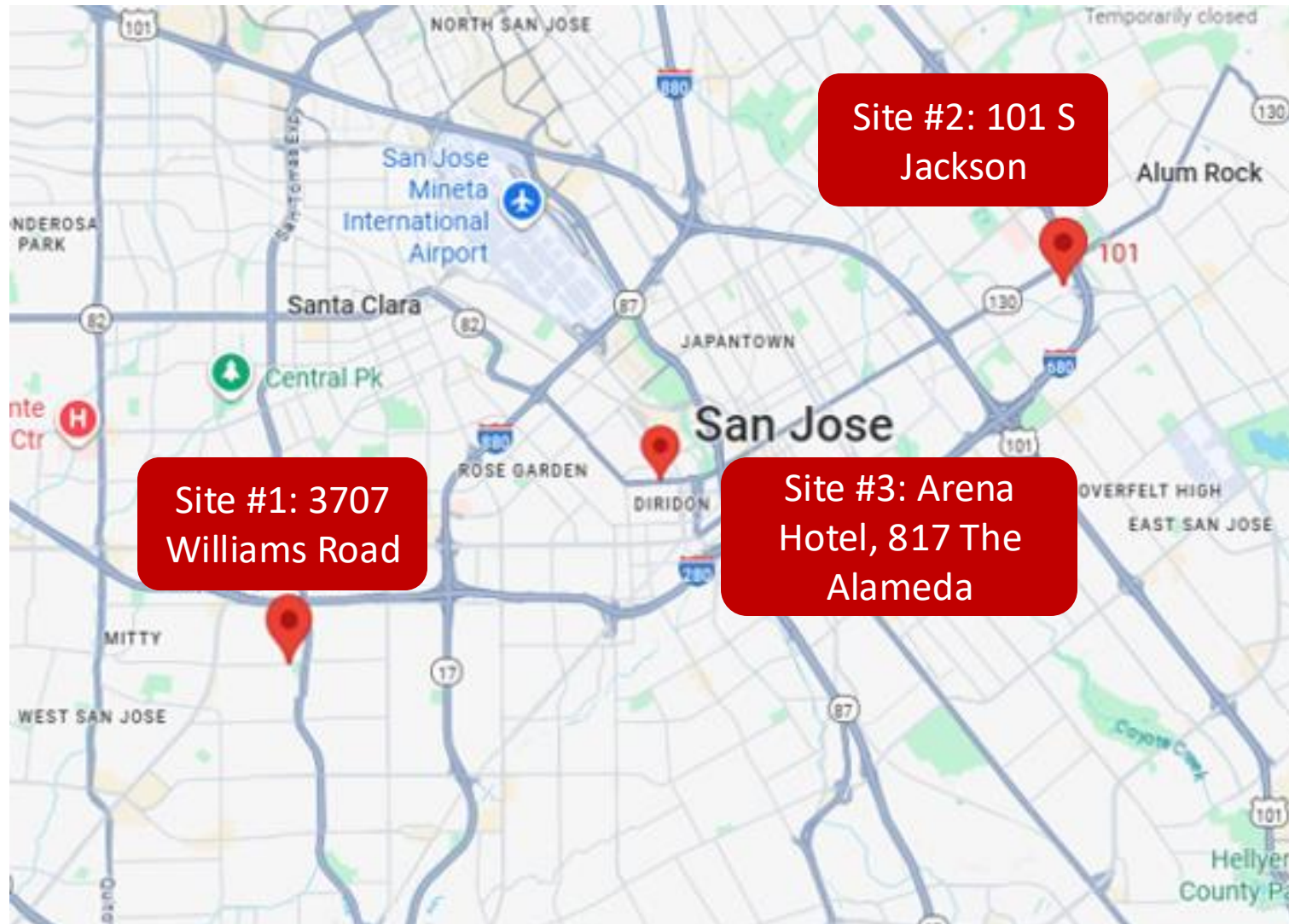
Banu San

Deputy Director, Production, Rent Stabilization & Asset Management

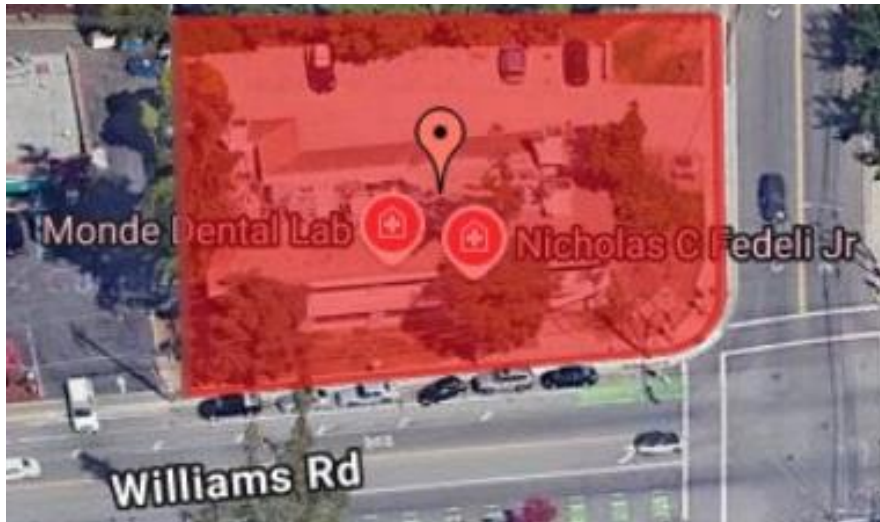
The City released the RFP on October 16, 2025

- The City is seeking developers, qualified for individual sites, to develop high-quality affordable and mixed-income housing on three City-owned properties.
- The goal is to utilize these Sites to advance the City’s 2025-2030 Consolidated Plan goals and expand housing opportunities for low- and moderate-income households.
- The City will select proposals:
 - That meet the requirements and maximize the use of each Site.
 - That deliver timely, cost effective, and sustainable housing.
 - That incorporate a mix of unit types and income levels and reflect community priorities.

City-Owned Sites

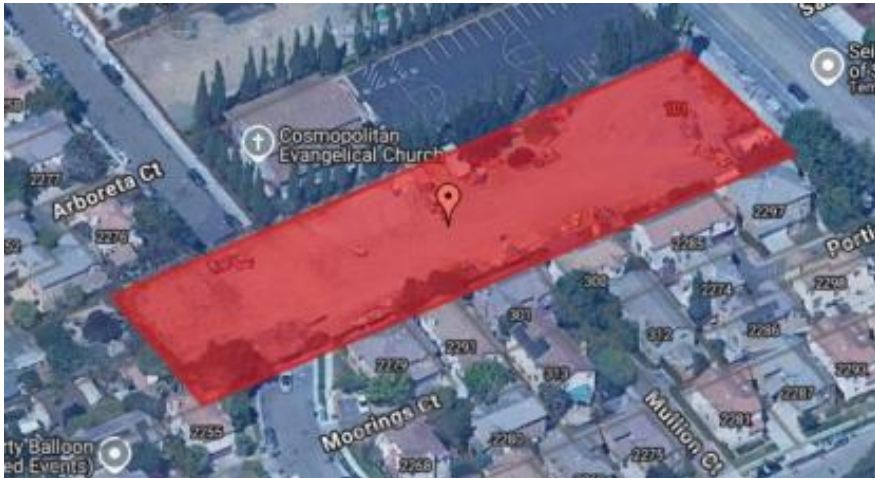


Site #1: 3707 Williams Road [APN: 299-32-074]



- Council District 1
- 0.47 acres (20,370 SQFT)
- **City Expectation:** Proposal with up to 85 units with individual bathroom(s) and a kitchen as well as reasonable parking.
- Ideal project may be an affordable housing development with a mix of affordability levels up to 60% AMI
- General Plan: PQP; must include 25% of the units to Permanent Supportive Housing

Site #2: 101 S Jackson [APN: 481-22-067]



- Council District 5
- 0.86 acres (37,460 SQFT)
- **City Expectation:** Family-centered community proposal that advances housing stability and equity while reflecting a commitment to community advancement aligned to a community driven plan.
- \$500,000 in predevelopment funding for the awarded proposal may be considered.

Site #3: Arena Hotel (817 The Alameda)

[APN: 261-01-007]



- Council District 6
- 1.39 acres (60,548 SQFT)
- **City Expectation:** Proposal with up to 200-234 units with income ranges between 30 – 80% AMI. Conversion of the existing hotel into permanent housing will also be considered, given each unit includes individual bathroom(s) and a kitchen.
- Currently a Homekey awarded Interim Housing site, to be redeveloped into permanent housing.

Proposal Document Requirements and Scoring

Proposers must meet all requirements detailed in Section 6 of the RFP, major items detailed below:

Evaluation Criteria Points	Maximum Points
1. Summary of Intent	10
2. Proposal	40
3. Experience and Qualifications	15
4. Schedule and Budget	25
5. Submission Quality	10
TOTAL SCORE	100

Timeline and Important Dates

- **RFP Structure:**
 - Active for 30 days (October 16, 2025 – November 17, 2025)
- **Important Dates:**
 - City Responses to Submitted Questions posted: 11/05/2025
 - Proposal Applications Due: **11/17/2025 by 4PM PT**
 - Notice of Intent to Award Letters Released: January 2026

Accessing the RFP and Biddingo Assistance

- **RFP Link:**

<https://www.biddingo.com/sanjose/bid/1/41213543/40860828/verification>

- **Registration Required:** Organizations must register on www.biddingo.com/sanjose to access and submit proposals.

- **Biddingo Customer Support:**

- Phone: (800) 208-1290
- Email: info@biddingo.com



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