

## Bid Detail

Project Title	Affordable Housing Development
Invitation #	RFP/NOFA 25-36-YT
Bid Posting Date	09/15/2025 5:35 PM (PDT)
Project Stage	Bidding
Bid Due Date	10/10/2025 2:30 PM (PDT)
Response Format	Electronic and Paper

Project Type	RFP (Request for Proposal)
Response Types	Response File Any additional documents
Type of Award	Lump Sum
Categories	236115 - New Single-Family Housing Construction (except Operative Builders) 236116 - New Multifamily Housing Construction (except Operative Builders) 624229 - Other Community Housing Services 91842 - Engineering Consulting 92500 - Engineering Services, Professional 90700 - Architectural And Engineering Services, Non-Professional 90638 - General Construction - Architectural 15500 - Buildings And Structures: Fabricated And Prefabricated 90657 - Land Development And Planning - Architectural 91827 - Community Development Consulting 91400 - Construction Services, Trade (New Construction) 91200 - Construction Services, General (Incl. Maintenance And Repair Services) 96128 - Economic Development, Domestic And Foreign 91863 - Housing Consulting 91831 - Construction Consulting

### License Requirements

Department	Purchasing
Address	1010 10th St. Suite 5400 Modesto, California 95354
County	Stanislaus

Bid Valid
Liquidated Damages
Estimated Bid Value
Start/Delivery Date
Project Duration

## Pre-Bid Meeting Information

Pre-Bid Meeting	Yes - Mandatory
Pre-Bid Meeting Date	09/24/2025 10:00 AM (PDT)
Pre-Bid Meeting Location	Refer to Section 2.2

## Online Q&A

Online Q&A	Yes
Q&A Deadline	09/26/2025 5:00 PM (PDT)

## Contact Information

Contact Info	Yer Tapia 209-525-4382 TapiaY@stancounty.com
Bids to Owner's Agent	

## Description

Scope of Services	The County of Stanislaus (County) is seeking qualified and experienced developers (“Proposer(s)”) to develop quality affordable rental housing in response to this Request for Proposals (RFP)/Notice of Funding Availability (NOFA) for the County’s Department of Planning and Community Development (Planning) located at 1010 10th Street Suite 3400, Modesto, CA 95354.
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Other Details	Submissions in response to this RFP/NOFA will henceforth be referred to as (“Proposal(s)”). Submissions must demonstrate the Proposer’s ability to:
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- Construct, acquire, and/or rehabilitate affordable rental housing developments;
- Maintain affordable rental housing developments for the time period required under the funding source requirements; and
- Adhere to all applicable federal, state and local program guidelines and funding requirements.

Projects considered for award must be leveraged with other funding sources, such as private equity loans from lending institutions, or funds from federal, state or local programs. Successful Proposers shall clearly demonstrate how their proposal will improve access to affordable housing and maintain restricted units, as applicable, for the duration of the affordability period.

Proposals which demonstrate readiness, such as having a significant portion of their funding committed and meeting other requirements, such as confirmed site control, land use entitlements approved, and environmental review completed are preferred.

Notes

Special Notices  
Local Programs & Policies