



ADDENDUM 1

(please sign and return with the submittal)

VENDOR'S INQUIRIES AND CITY'S RESPONSES

Please make the following changes to the above-referenced solicitation:

QUESTIONS AND ANSWERS:

Note: Spelling, grammar, and punctuation of the questions are shown exactly as submitted by the potential respondents.

No.	Question	Answer
1.	Does the City offer any low interest loans or incentives to build low income housing? I have a detached studio apartment in the back part of my property in Phx that I am trying to rebuild as it was burned down to the block structure back in 2018 before I bought it. It will require about 25k to rebuild it.	As part of this Call for Interest, you can apply for funding to build affordable housing. If your project is awarded, the funds are provided in the form of a low cost or forgivable loan. You can apply for up to \$2 million, although HOME funds are limited to a maximum of 90% of the project cost.
2.	Will there be a Zoning Form released as in similar years? If so, when?	Yes, this form is located as Appendix 8 in the application.
3.	Has the City set the timing yet for the Project Based Voucher Applications?	The City anticipates issuing an RFP for PBVs in January 2024.
4.	Will you accept experience from the owner of a development company?	We will consider experience from any principals or project level staff as long as they are engaged in work on the project specified in your application.
5.	Can we assume that you're using the same developer experience metrics as the QAP regarding developers and their consultants for City of Phoenix HOME? Meaning, can we assume you'll count experience of the developer consultant toward developer experience?	We will consider experience from any consultant, principal or project level staff listed as part of the development team as long as they are engaged in work on the project specified in your application.
6.	For the Special needs requirement do persons living with an SMI diagnosis qualify?	Yes, persons with SMI diagnosis may qualify for the special needs category for persons with disabilities.
7.	If you are not a nonprofit and don't currently do audited financials, can you get a waiver to provide CPA compiled financial statements?	We will accept financial statements reviewed and compiled by a CPA.



8.	Do you have a definition for frail elderly?	<p>The City uses HUD’s definition for frail elderly as defined in 24 CFR 891.205:</p> <p><i>“Frail elderly means an elderly person who is unable to perform at least three activities of daily living as defined in this section.”</i></p>
9.	Must proposed projects be 100% of 40% AMI or less?	<p>If you are choosing to designate your HOME units for 40% AMI households, all HOME units must serve that population.</p> <p>For example, if your project contains 10 units and you are planning to reserve 6 of them as HOME units, the 4 non-HOME units do not have to be restricted to 40% AMI.</p>
10.	<p>In reviewing the attached, there is little detail on the requirements for Community Outreach, which requires one meeting.</p> <ul style="list-style-type: none"> • Is there a recommended distance from our site that we should use to develop our mailing list to invite the community? • Is there a recommended format for the meeting invitation? • Can we hold this virtually or does it need to be in-person? 	<p>There is no required distance for the mailing list invite nor is there a recommended format for the meeting invitation. While there is no specific distance required by the Call for Interest, there should be an effort to contact all neighbors directly adjacent to the development and those impacted by the development as well as any neighborhood organization representing the project area or adjacent communities.</p> <p>The meeting can be held virtually or in person. The meeting must take place between May 12, 2023 and February 12, 2024.</p>
11.	Our board meets after the application deadline. Is there a provision for submitting a placeholder or interim document with the application until the board vote is completed? To that end, can this be included as an ‘Exception’ as outlined in the solicitation?	No, any Board approvals required by your agency to apply for this Call for Interest must be approved prior to the submission deadline.
12.	Given that the City’s Green Building Code is optional, what type of certification for adherence to the code will be accepted? Is it a matter of the City reviewing the scope for adherence, or, can a signed letter from an architect/professional	Yes, we can accept a signed letter from an architect/professional to show adherence to the Green Building Code.



	be included to show adherence to the Green Building Code?	
13.	As part of our ADOH requirements, our development will have to demonstrate a 15% reduction in energy consumption/usage. Can that certification be considered in the solicitation as part of the Energy Efficiency Accreditation scoring component?	No.
14.	<p>Questions RE: Energy Efficiency Components:</p> <p>a. Do thermostats need to be Energy Star, or is a comparable energy-efficient thermostat an acceptable substitution in the scope of work?</p> <p>b. Can City staff provide additional parameters re: the Blower Door Testing? Which doors would staff like tested: exterior doors leading outside, or individual interior doors at each unit? What percentage of interior doors would need to be tested?</p>	<p>a. The City will accept a comparable energy-efficient thermostat only if information can be provided showing how the thermostat meets Energy Star standards.</p> <p>b. The City' preference is that an exterior door be tested as that is the best indicator of the efficiency of the building envelope. If that is not feasible due to the building design, then testing of individual unit doors will be accepted. For testing of individual unit doors, the City defers to LEED standards which allow for testing of 1 in 10 units.</p>
15.	Regarding the AFHMP, we usually receive updated versions post-LIHTC award. We currently have an AFHMP for the property. Can we submit the existing one with the application and submit the updated version to the City after the LIHTC award?	The Affirmative Fair Housing Marketing Plan must be submitted with the application, and you will be allowed to submit an updated version post LIHTC award.
16.	If an applicant is a joint venture between a nonprofit entity and a for profit entity and only the nonprofit entity does annual audits of their corporate financial statements, can the for-profit entity provide CPA compiled financial statements rather than audited financial statements? In other words, if financial statements are provided for both general partners, is it acceptable for only 1 of the 2 general partners to have <u>audited</u> financial statements.	Yes, this would be acceptable.



17.	What percentage of parking spaces need to be covered in order to receive full points for covered parking under onsite amenities?	The City requires that all resident parking be covered to receive full points as an onsite amenity.
18.	For Energy Efficiency Accreditation, is ICC 700 National Green Building Standard (NGBS) an acceptable accreditation?	Yes.
19.	For Site Area Attractions do you measure “as the crow flies” or “walking distance” from the site to the site area attraction?	The City will measure Site Area Attractions “as the crow flies”.
20.	Would you either a Computer Lab or a Reading Room/Library for “Other” under onsite amenities?	The City does not have a preference for the type of on-site amenities. Amenities should be designed to best serve the intended resident population.
21.	On the application in Section IV, Submittals, Question 6, if an attorney formed the legal entities for the project or an attorney provided addresses/notifications to property owners around the project for the community meeting would you need to list those attorneys in this section? What about consultants who prepared architectural drawings or reports used in the application? I am assuming the answer is no, but want to confirm.	Yes, the City will require that those individuals are listed in Section IV, Submittals, Question 6.
22.	Does City of Phoenix offer Tax Incremental Financing? Or Tax Abatement?	<p>The City does not offer Tax Increment Financing. The only Tax Abatement tool the City uses is Government Property Lease Excise Tax (GPLET), but this is only applicable to properties owned by the government and located within the Downtown Redevelopment Area that overlaps the Central Business District. For more info, you can visit: https://www.investinphoenix.com/grow-expand/finance-solutions/gplet.</p> <p>There is also a state tax law that can assist affordable housing projects which does not involve government-owned property. For more info, you can visit:</p>



		https://codes.findlaw.com/az/title-42-taxation/az-rev-st-sect-42-11133.html .
<p>23.</p>	<p>If a developer has a project which was awarded in a previous Call for Interest and would like to resubmit the project in this year to increase the award amount, is that acceptable?</p>	<p>If a project was awarded an amount in a previous Call for Interest below the current \$2 million cap, the City will allow the project to be resubmitted this year to increase the award up to the \$2 million cap.</p> <p>The applicant will need to provide a statement of their intention to forfeit their previous award and elect to compete in the 23/24 Call for Interest as part of their application letter. Doing so will forfeit the previous award and subject the project to this year’s Call for Interest competition. The applicant will also need to provide documentation of the need for the additional funding, i.e., project cost increases, etc.</p>

The balance of the specifications and instructions remain the same. Bidder must acknowledge receipt and acceptance of this addendum by signing below and returning the entire addendum with the bid or proposal submittal.

Name of Company: _____

Address: _____

Authorized Signature: _____

Print Name and Title: _____