

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.	What is 250 pbv? Is that the Cities mandate on the number of projects that must be funded?	Project-based vouchers (PBVs) are a component of the City of Phoenix Housing Choice Voucher program. HUD allows Housing Authorities to project-base 20% of its allocation, plus an additional 10% for eligible units. The City received approval from HUD to award up to 250 PBVs which falls within the Program Cap Calculation percentages.
2.	How much per PBV? For example, we could house 100+ individuals for about \$15M (building/land purchase and construction) within 12 months.	Contract rents for PBV units can vary on several factors, such as reasonable rents, HUD's fair market rents, utility allowances, tax credits, etc. More guidance on the determination of contract rents can be found in the regulations in 24 CFR 983.301.
3.	Does the HAP subsidy program pay 100% of the HUD payment standards to the owner?	Contract rents for PBV units can vary on several factors, such as reasonable rents, HUD's fair market rents, utility allowances, tax credits, etc. More guidance on the determination of contract rents can be found in the regulations in 24 CFR 983.301.
4.	We have a 9% LIHTC project located in Phoenix, which is currently under construction. It is projected to finish construction in May 2024. Due to project funding, NEPA was not required on this development. Would this development be eligible to apply for vouchers under this RFP?	This solicitation is for new construction projects for units that are developed after the date of proposal selection pursuant to an agreement between the City of Phoenix and the project owner for use under the PBV Program.
5.	Are LIHTC projects that have already started construction eligible to apply? If so, will Davis-Bacon apply if the project is already under construction and not utilizing Davis-Bacon?	This solicitation is for new construction projects for units that are developed after the date of proposal selection pursuant to an agreement between the City of Phoenix and the project owner for use under the PBV Program.
6.	If a Part 58 Environmental Review and AUGF was completed previously for an award of	HOME-ARP is administered by a different section of HUD. Should a project in this



	HOME-ARP funding from ADOH, can the City rely on this report or will a new one need to be completed?	situation be selected for an award, we will need to examine the regulations to identify if this is feasible.
7.	Can these PBV units be layered on top of planned HOME-ARP units? I.e. If a project has 10 dedicated HOME units, can the HAP contract for 10 units be layered on the same units?	It may be possible to pair PBVs with HOME. Should a project in this situation be selected for an award, we will need to examine the regulations to identify if this is feasible.
8.	We have a 9% LIHTC project located in Phoenix, which is currently under construction. It is projected to finish construction in May 2024. Due to project funding, NEPA was not required on this development. Would this development be eligible to apply for vouchers under this RFP?	This solicitation is for new construction projects for units that are developed after the date of proposal selection pursuant to an agreement between the City of Phoenix and the project owner for use under the PBV Program.
9.	Are these vouchers available to permanent supportive housing projects that are under construction with an existing AHAP if that project shows a need and/ability to utilize the vouchers timely? Since the project under construction has an AHAP it meets the necessary environmental and other federal regulatory requirements. I have a project with an AHAP that will be ready to occupy units in June. I'd like to apply for additional vouchers for my 30% units. Please let me know if these are eligible.	This solicitation is for new construction projects for units that are developed after the date of proposal selection pursuant to an agreement between the City of Phoenix and the project owner for use under the PBV Program.
10.	Are existing projects that have already been placed in service eligible for these vouchers?	This solicitation is for new construction projects for units that are developed after the date of proposal selection pursuant to an agreement between the City of Phoenix and the project owner for use under the PBV Program.
11.	If all vouchers are not utilized, will the department consider allocating to existing projects already placed in service?	The City of Phoenix would have to evaluate the availability of unallocated PBVs for a possible future solicitation.
12.	The application notes that projects with supportive housing services on-site will receive higher scores. Are there preferred target populations? Are there preferred services?	There are no preferred target populations over other target populations. There are also no preferred types of supportive services over other types of supportive services.
13.	What is the impact on scoring if the applicant requests vouchers for more than 25% of the units?	If more than 25% of the units are requested because of "excepted units," they will be rated lower than project proposals with less than 25%. For projects for occupancy by elderly or

		families eligible for supportive services, the project proposals with the lowest percentage of units for PBV assistance will receive higher scores.
14.	If an application applies for "X" number of PBV's and aren't awarded that many because they account for more than 25% of the units, will CoP award a lesser amount or is the applicant not awarded any?	Should a project in this situation be selected for an award, the City may offer a lesser amount that corresponds with the solicitation.
15.	Will affordability of voucher units be considered for scoring?	Scoring will occur as outlined in the evaluation criteria for responses to the questionnaire of the solicitation.
16.	Am I reading this right than any development proposing to utilize these PBV would have to have at least 25 units each of 1, 2 and 3 bedroom units? In other words, any development with fewer than 25 of any would be ineligible to utilize the off-site PBVs? a. Or can a smaller development in proximity to the CNI area propose to utilize a portion of the 75 off-site PBVs?	Applications can propose to utilize a portion of the off-site Choice Neighborhoods PBV allocation, and we will evaluate the eligibility of those projects for off-site PBVs.
17.	Would the 25% PBV cap apply to a proposal utilizing the off-site PBVs? If so, does it follow that the proposed development must be of at least 300 units?	Applications can propose to utilize a portion of the off-site Choice Neighborhoods PBV allocation, and we will evaluate the eligibility of those projects for off-site PBVs.
18.	Would a proposal to utilize the off-site PBVs still be eligible for traditional PBVs if not selected for the off-site vouchers?	The responsive proposals received will be evaluated for the primary solicitation of awarding up to 250 PBVs.

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: _____