

ADDENDUM 2

(please sign and return with the submittal)

QUESTIONS AND ANSWERS:

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

No.	Question	Answer
1.	Are the rents for the 75 PBVs listed the Gross Rent including Utility Allowance?	The PBV Payment Standards include the rent plus utility allowance.
2.	Would the public amenity space be dedicated back to the city post-construction? Or would that space be maintained by the partnership?	The public amenity space would not be dedicated back to the City post-construction. The lessee would be responsible for maintaining the space.
3.	For the North-South and East-West connection, what are you looking for ideally? Where do you want the East-West connection to connect to on the East side? Can it be offset from the alley? Can it end at the North-South connection?	See Exhibit F in the RFP for a copy of Zoning Ordinance No. G-6627 for Rezoning Case No. Z-38-19-4 which contains the stipulations of approval. The City of Phoenix reviews for zoning stipulation compliance through the site plan review process.
4.	Do you have a preference as to how the City participates in the development? Would you prefer to set a larger portion of the developer fee or a higher ground lease payment or a low-cost transfer of improvements? Do you want to be a co-developer?	The City does not intend to be a co-developer on the project and therefore will not share in the developer fee. Also see Section 2.J. – City Roles and Responsibilities.
5.	For the City assistance, can we ask for subordinate financing? If so, what are the limits as to what can be reasonably requested?	There is currently no identified City funding available to directly allocate to the project, either for pre-development or development costs. If additional funding is needed, such as applying for subordinate financing, then proposals need to articulate that. There is no specific limit in the RFP for what a proposal can request. The evaluation panel would review requests as noted under the “Return to the City” criteria (Section IV.A. Tab 3 – Return to the City).
6.	Are there any provision in the current development code that would allow for reduced parking for affordable housing?	See Chapter 13, Walkable Urban Code, of the Phoenix Zoning Ordinance. Chapter 13, Section 1307 contains parking standards for the Walkable Urban Code and includes provisions regarding parking reductions for affordable housing. Zoning Ordinance Chapter 7, Section 702 refers to parking standards in the City generally.

7.	Can Fire Vehicles back onto the side streets and will large roll up doors be allowed on the public streets w/the WU Code	The Fire Department is capable of backing onto the side streets, through access is not needed. In the Walkable Urban (WU) Code, building elevations would be required to establish conformance with frontage requirements, which occurs as a standard part of the site plan review process. Access type, size, architectural embellishments, street type, and other factors may impact the permissibility of these types of doors. See Zoning Ordinance Chapter 13, Sections 1304 (General Site Development Standards), Section 1305 (Frontage Standards), and Section 1307 (Parking Standards) regarding relevant development standards and design guidelines.
8.	For the 75 PBVs: Given some of the large families that may be eligible for replacement housing are larger bedrooms like 4 bed or 5 bed needed or desired?	The HD is required to provide off-site Section 8 PBV (considered 'PBVs by Others') units in areas of opportunity for Edison-Eastlake Choice Neighborhoods residents who may choose to relocate to other areas of the city. This requirement specifies the bedroom sizes that need to be provided. The 75 PBVs need to support 1, 2, and 3-bedroom units as identified in the RFP.
9.	Fire Dept Needs: Can you tell us more about the needs for the meeting space/command center? Is there a preferred SF (<1,200 SF? For the garage storage, any more space needed?	There is no preferred square footage other than the minimum that is stated within the RFP (1,200 SF for meeting space, 1,000 SF for garage space). Other specific needs for the space include a dedicated restroom and kitchenette. Also see response to Question # 10.
10.	Fire Dept Needs: Any associated required off street parking needs?	In addition to the garage space, the Fire Department would need approximately 4-6 dedicated parking spaces.
11.	For Workforce Housing at site, are there any particular target industries or employers in mind?	There are no specific target industries for the workforce units beyond the stated 80-120% AMI.
12.	Do you have a cost estimate or a budget that is publicly available for the above project?	There is no cost estimate or budget for a project that could be built at this site.
13.	How was the lease amount determined? Is the payment amount negotiable?	See Section 2.D – Ground Lease and Addendum 1.
14.	Can you please detail requirements of the Fire Department for their space?	See the answers to Questions #9 and #10, in addition to the stated needs

		within the RFP (Section 2.G Fire Department needs).
15.	Is the City open to sharing predevelopment costs?	There is currently no identified City funding available to directly allocate to the project, either for pre-development or development costs.
16.	Does the City seek a portion of the Developer Fees and/or cashflow of the project?	See response to Question #4. At this time, the City is not seeking cashflow from the project, but proposals should indicate whether the proposed project contemplates City involvement within the ownership structure and cashflow of the project.
17.	Is there an ALTA survey for the site?	Staff is unaware of such surveys at this time.
18.	Are there utilities in the alley? Are the above ground electric poles active?	See Exhibit E in the RFP for the Water and Sewer Stipulations. Information contained includes existing system within the alley. The above ground electric poles are live and currently power the adjacent properties as well as nearby streetlights on Weldon and Columbus Avenues.
19.	Does the city housing department have a directory or POC to contact for Section 3 businesses that we may be able to reach out to, or, is this something at ADOH?	At this time, the City of Phoenix Housing Department does not have a directory.

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: _____