

**2017-2018 Downtown Development RFP**  
**RFP-CED17-DD**  
**Addendum 2**  
**Issued March 26, 2019**

**1. RFP – Schedule**

Please replace the following row in the schedule listed on page 1:

<b>ACTIVITY (All times are local Phoenix time)</b>	<b>DATE</b>
Final Proposal Deadline (by 11:00 a.m.)	December 31, 2019

**2. RFP – Return to the City**

Please replace the first paragraph of Section II (C) with the following:

In its proposal, each proposer shall detail its proposed return to the City. The return to the City is the combined value of proposed payments to the City (financial return) and other tangible public benefits, which may include one or more of the following: net new jobs, business opportunities, civic space, community amenities, bicycle facilities, shared public parking, workforce housing, pet friendly spaces, and/or public art. Proposals that include a rental residential use should include a minimum of 10% of the units, in a proportional mix of unit types, for workforce housing.

A workforce housing unit means a rental residential apartment unit that will be made available for lease exclusively to households that demonstrate current income of less than or equal to 80% of the Area Median Income Limits (AMI) annually published by the [U.S. Department of Housing and Urban Development \(HUD\) for the Phoenix-Mesa-Scottsdale, AZ Metropolitan Statistical Area \(MSA\)](#).

For purposes of calculating rental rates, the monthly rent for a workforce housing unit may not exceed 30% of the Income Limit for the respective household size divided by 12 and will be adjusted annually based on changes to the MSA listed above.

**3. RFP – Form of Proposals**

Please replace Section III (B) (2) (a) with the following:

- a. Completed REVISED Downtown Redevelopment Area Development Details Form (**Attachment C**)

#### **4. RFP – Form of Proposals**

Please add the following to Section III (B) (2) (b):

Proposals that include a rental residential use should also detail the product mix and specify the workforce housing unit sizes.

#### **5. RFP – Form of Proposals**

Please replace Section III (B) (5) (a) with the following:

- a. Describe the economic, fiscal, employment and other tangible public benefits, as defined in Addendum 2, generated by the proposed development.

#### **6. RFP – Evaluation Criteria**

Please replace the enumerated evaluation criteria with the following:

- 1. Concept to Activate the Site (0-300 points)**
- 2. Level of Return and Benefit to the City (0-275 points)**
- 3. Proposer’s Qualifications, Experience and Financial Capacity (0-225 points)**
- 4. Proposer’s Business Plan (0-200 points)**