



**HOUSING**  
*Phoenix*

# REQUEST FOR PROPOSALS

Disposition and development for  
affordable homeownership opportunities.

## Pre-Submittal Conference

In-person and via WebEx  
Wednesday, July 17, 2024



# HOUSEKEEPING

All questions must be provided in writing

- **In-person:** Fill out the form
- **Virtually:** Enter question in the chat

# RFP TIMELINE

Proposer's Inquiries

July 26, 2024, by 2:00 p.m. (see note)

Intent to Apply Deadline

August 19, 2024, by 2:00 p.m.

Deadline to Apply

August 26, 2024, by 2:00 p.m.

Selection of Proposals

September 2024\*

Council Approval

November/December 2024\*

\*Dates subject to change

**Note:** Responses to inquiries will be posted to the solicitation webpage, and an email notification will be sent out

# 27th Ave and Glendale Disposition and Development

## Solicitation Details

**Solicitation/Project Number**

RFP FY24-086-18 (MBT)

**Department**

Housing

**Contract Specialist/Procurement Officer**

Melanie Bynoe-Torzala

**Pre-Offer Conference/Pre-Submittal Meeting**

07/17/2024 9:00 AM

**Date Due**

08/26/2024 2:00 PM

**NIGP**

906-57 - Land Development and Planning - Architectural

## Additional Information

The City of Phoenix ("City") through its Housing Department ("HD") invites electronic proposals from qualified organization(s) for the disposition and development of the vacant City-owned property generally located at 27th Avenue and Glendale Avenue, Phoenix, Arizona 85051 for affordable homeownership opportunities.

## Associated Files

- [RFP FY 24-086-18 \(MBT\) 27th Avenue and Glendale Disposition and Development.pdf](#)  
(pdf)

# REQUEST FOR PROPOSALS WEBPAGE

<https://solicitations.phoenix.gov/Solicitations/Details/1852>

# APPLICATION

## Submittal Requirements

- Digital Submissions Only
- Submit an “Intent to Apply” by August 19<sup>th</sup>
- Receive a link for uploading application





ATTACHMENT A

**INTENT TO APPLY**

Submittal of this form is notification to the City of Phoenix of your intention to submit a proposal for homeownership development under Solicitation Number RFP FY24-086-18. The Procurement Officer will create a unique upload link for your proposal which will be used for submission of all materials. You will receive notification by email once this upload link has been created.

To participate in this solicitation, you are required to complete and submit this form to [hou\\_procurement@phoenix.gov](mailto:hou_procurement@phoenix.gov) by no later than **August 19, 2024, 2:00 p.m.** The upload link will remain active until **2:00 p.m.** Phoenix local time on **August 26, 2024.**

# INTENT TO APPLY

Project Name	
Proposer	
Email Addresses (you may provide access to multiple email addresses to upload documents)	
Email 1	
Email 2	
Email 3	
Email 4	
Email 5	
Email 6	

PRINT NAME TITLE

SIGNATURE DATE



# EVALUATION CRITERIA

1,000 Point Scale

Concept to Redevelop the Site 400 points

Return to the City 300 points

Proposer's Qualifications and Experience 300 points



# PROPOSAL REQUIREMENTS

No more than 100 pages, excluding the items listed for Tab 1 and other required forms.

Tab 1 – General Information (not to exceed 9 pages)

Tab 2 – Concept to Redevelop (not to exceed 30 pages)

Tab 3 – Return to the City (not to exceed 20 pages)

Tab 4 – Proposer's Qualification and Experience (not to exceed 50 pages)

*Please see the RFP for the page limit details*



HOUSING

Phoenix



# SOLICITATION TRANSPARENCY

Beginning June 28, 2024

**NO DIRECT OR INDIRECT CONTACT**

**Schedule a meeting**

Melanie Bynoe Torzala

Procurement Officer

602-262-4927

[hou.procurement@phoenix.gov](mailto:hou.procurement@phoenix.gov)

East of 27<sup>th</sup> Avenue &  
North of Glendale  
Avenue

0.6 total net acres

Zoned: C-2 & R-16

# SITE MAP



# MINIMUM QUALIFICATIONS

1. Completed one residential and/or multi-family development project in the last 5 years
2. Minimum purchase price per appraisal or public benefit if less than
3. All units to offer affordable homeownership at 80% AMI and below
4. Strategy to maintain homeownership and affordability restrictions

*Please see the RFP for the full minimum qualification language*





# DESIRED PROJECT

1. Single-family attached homeownership units
2. Transitions to buildings adjacent and character appropriate to surrounding neighborhood
3. 27th Avenue To Do List and Alhambra Village Character Plan
4. Minimal City assistance, if any

# QUESTIONS

**MELANIE BYNOE TORZALA**

City of Phoenix Housing Department  
251 West Washington Street, 4th Floor  
Phoenix, AZ 85003-1611

[hou.procurement@phoenix.gov](mailto:hou.procurement@phoenix.gov)

602-262-4927

# SITE TOUR

