



**City of Phoenix  
HOUSING DEPARTMENT**

**PUBLIC NOTIFICATION OF AWARD RECOMMENDATION**

**AWARD NOTICE DATE:** March 18, 2025

**SOLICITATION NUMBER:** CFI FY25-086-08

**SOLICITATION TITLE:** Proposals of Acquisition/Rehabilitation or New Construction of Affordable Rental Housing

**SOLICITATION DUE DATE:** February 12, 2025

**Recommendation**

Offers received in response to the above-referenced solicitation have been evaluated. The Evaluation Panel recommends that the following Offerors:

<b>Offeror Name</b>	<b>Score</b>
Bethel Development, Inc/Verano Terrace Phase II	912
Richman 41st & Thomas East, LLC/41st & Thomas - East	878
Northern Commons Apartments, LLC/Northern Commons Apartments	856
Alex Apartments LP/Alex Apartments	826
UMOM Housing 11 LLC/Salamanca Square	820

**Evaluation**

The offers were evaluated based on the minimum acceptable qualifications specified in CFI FY25-086-08 and responsiveness to all terms and conditions.

**Procurement File**

The procurement file for this solicitation is available as of the City Council award date and may be viewed at the Housing Department, Management Services Division, Procurement Section. Please contact the Procurement Officer listed below if you wish to access this file.

**Transparency Policy**

As set forth in the solicitation, offerors are reminded that the City's Transparency Policy governing communications between offerors (and their representatives) and City of Phoenix executives remain in effect through the date of the City Council Award. Offerors wishing to communicate with members of the City Council, the Mayor, or other city executives regarding this solicitation shall direct all such requests through the Procurement Officer identified below.

**Procurement Officer**

Melanie Bynoe Torzala  
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