

**24th Street and Broadway Development RFI
Questions & Answers
Issued March 24, 2021**

Question 1	Are there any Financial Programs already in place that would qualify for the neighborhood?
Answer	As stated in the RFI, there is currently no identified City funding for the development of this Site. One of the goals of this RFI is to understand what, if any, assistance is needed to develop this Site so please be specific in responding to Response Form Question 6.
Question 2	Is the city willing to waive or adjust any affiliated fees with affordable housing/low income housing?
Answer	Please see response to Question 1.
Question 3	Are there any additional incentives for low income housing?
Answer	Please see response to Question 1.
Question 4	Is the City willing to rezone for mixed use on approval of the design more quickly than the standard timeline?
Answer	If expedited rezoning is needed, please include this element of assistance when responding to Response Form Question 6.
Question 5	What are the height limitations for C2 & R1-6?
Answer	Please visit the following Phoenix Zoning Code sections: R1-6: https://phoenix.municipal.codes/ZO/613 C2: https://phoenix.municipal.codes/ZO/623
Question 6	Expected / anticipated timeline to go through all processes (Planning and Zoning, design review, entitlements, traffic, etc.)
Answer	The timeframes for the City processes vary based on the type and complexity of the development project; however, the City would share the developer's desire to move through these processes as expeditiously as possible. If a specific timeline is needed, please include this element of assistance when responding to Response Form Question 6.
Question 7	What was the source of funds to acquire the site?
Answer	The smaller parcel was acquired with Community Development Block Grant funds and the larger parcel was acquired with general obligation (GO) bond funds.
Question 8	I noticed some development to the south of the property. Do you know what that development is?
Answer	Residential development is occurring south of the Site on private property.
Question 9	When the community is requesting affordable and workforce housing, what are the actual rent ranges they want to see? For example, is a 1 BR \$800/month, \$1,000/month or much less?
Answer	The City refers to the U.S. Department of Housing and Urban Development (HUD) for affordable and workforce housing rent guidelines. Workforce housing is generally defined as targeting households between 80% and 120% of the HUD Area Median Income (AMI) and affordable housing to low income households are defined as targeted to 0% - 80% HUD AMI. To obtain information on rent levels related to their associated income levels, please visit: https://www.phoenix.gov/housingsite/Documents/Median Income Table dev.pdf.

Question 10	Does the city have a survey and a topography?
Answer	No survey of the property has been completed. Summaries of the most recent environmental assessment study are posted on the RFI webpage. Should the City issue a subsequent solicitation for this Site, any available environmental assessment studies will be provided to potential proposers.
Question 11	Does the city know why the property has not been developed over the past four decades?
Answer	The City acquired the small parcel for blight elimination in 1998 and the large parcel was acquired in 2010. Contributing factors for not developing the Site include lack of market interest and market conditions at the Site as well as resources being dedicated to other City-owned parcels.
Question 12	Is this about the entire property or can we submit something for partial development of the property?
Answer	Respondents can provide information for developing the entire Site or part of the Site.
Question 13	Are there plans for other City owned property in the vicinity?
Answer	There are no scheduled plans to dispose of other City-owned land located around 24th Street & Broadway Road. This status is subject to change based on interest. The City is also looking into options to dispose of the City-owned property located on the northeast corner of 16th Street & Broadway.
Question 14	Is the property in the process of being rezoned since it is not mixed-use?
Answer	No rezoning is currently underway. The City understands rezoning will be necessary and would be best pursued with the recommended proposer of a subsequent solicitation.
Question 15	Does the City have current AMI information for this area?
Answer	Please see the answer to Question 9.
Question 16	Do you have a link to the meeting notes from the community meeting you held before this RFI meeting?
Answer	To view the recording of the December 17, 2020 community meeting, please visit https://www.youtube.com/watch?v=vHWmnjLu54k