

**Jefferson Street Parcels at 14th Street RFP
Questions & Answers
Issued July 26, 2021**

Question 1	Will this [pre-proposal] meeting in fact be virtual or live?
Answer	The pre-proposal meeting will be virtual. Proposers may connect via webex or phone.
Question 2	On the definition of "workforce housing", it says rents have to be limited to 30% of ACTUAL tenant income. This means there can't be fixed rent because we won't know what any specific tenant's income may be. More typical is that rents are set at 30% of the restricted income level, whatever that is (say 30% of 80% of AMI.) Is that what is intended?
Answer	Please see Addendum 1.
Question 3	Will all 'affordable' units have project-based Section 8 vouchers?
Answer	No, there are currently no project-based vouchers assigned to this project. The successful proposer could become a landlord accepting Section 8 housing choice vouchers (current payment standards) and could respond to any future project based vouchers solicitations issued by the City's Housing Department.
Question 4	Does the lease have a maximum term? Could it be for, say, 75+ years?
Answer	As noted in Section V (D) of the RFP, the proposed lease will be reviewed by the Federal Aviation Administration (FAA). Typically, the FAA prefers leases for airport-owned properties limited to 50 years; however, longer terms may be considered. If necessary, the City will negotiate the lease term with the recommended proposer.
Question 5	Are you going to share this presentation online?
Answer	Yes, the pre-proposal meeting has been posted on the RFP webpage.
Question 6	Does our partner architectural firm or contractor qualify as a member of the proposing team for the purpose of satisfying Minimum Qualifications item #1?
Answer	Yes, the experience of any team member may be used to satisfy the minimum qualifications listed in this RFP.
Question 7	Will the City of Phoenix consider variance(s) related to the height density maximum of 56 feet for the proposed project? If so, will there be a cost other than the application for a variance?
Answer	Yes, the City will consider a change to the height. If the successful proposer requires additional height, it will be required to submit a rezoning request to the Walkable Urban Code at its cost.
Question 8	Will my participation on the Phoenix Land Reuse Strategy Oversight Taskforce be considered a conflict of interest that will affect a proposer's ability to complete the RFP process? If so, please let me know with whom I will need to speak to potentially resign from the taskforce.
Answer	Participation on the Phoenix Land Reuse Strategy Oversight Taskforce does not prohibit someone from participating on a proposing team as all Taskforce meetings were conducted in public and the Taskforce is not part of the RFP selection process. All proposers must comply with the Solicitation Transparency Policy described in Section V (A) of the RFP.

Question 9	What, if any, impact will the potential or actual co-development of other parcels included in the Spark 1 design? For example, the PRF property located at the NW corner of 14th Street and Jefferson.
Answer	Although Section III (B) (2) (e) of the RFP requires proposers to detail the “method of property control or acquisition for the Site plus adjacent site(s), should the proposed development include any,” this RFP does not include and will not award a lease for any city-owned property other than the parcels depicted as the Site in Attachment E.