



SOLICITATION ADDENDUM

Solicitation Number: CFI FY22-086-1, Addendum #1 Page 1 of 3

Solicitation Due Date: February 7, 2022, 2:00 p.m. Local Time

CITY OF PHOENIX
Housing Department
251 W. Washington Street
4th Floor
Phoenix, AZ 85003

Solicitation Name: Proposals of Acquisition/Rehabilitation or New Construction of Affordable Rental Housing

The following questions and answers are now incorporated as part of this RFP:

Question 1: Will there be any homeless and affordable housing funds earmarked for nonprofits as a whole, or just nonprofit CHDOs?

Answer 1: Funds are specifically earmarked for CHDO's, but all projects must serve a special needs population unless the non-profit is an eligible CHDO. See project type in the CFI document.

Question 2: If there is a two-phased project can a HOME funds application earn points for offering amenities that are located on the adjacent phase if there is a reciprocal use agreement?

Answer 2: If the amenities will be available to the residents in the first phase at lease up then the amenities can be counted as part of the project.

Question 3: How many applications per developer will be accepted?

Answer 3: One application per developer will be accepted.

Question 4: Are there CBDG funds for this or only Home funds. If so would the length of the forgivable loan change?

Answer 4: There are no CDBG funds planned for this RFP.

Question 5: Can a deferred developer fee loan be used for match?

Answer 5: Developer fees are not eligible for HOME match.

Question 6: Is it still possible to do acquisition with no rehab?

Answer 6: This RFP requires rehabilitation along with any acquisition.

Question 7: If an applicant applies for \$1,000,000 of HOME funds do they need to provide \$100,000 or \$250,000 in match for the points?

Answer 7: If an applicant is requesting \$1,000,000, they will be required to provide at least 10% (\$100,000) match as part of their application. The scoring criteria provides additional points if greater than 10% match is included. Maximum points are available for this category if greater than 10% match is included **and** the match is HOME eligible match as outlined in Appendix #10 to the RFP.

Question 8: Will you discuss match. Can this also be value of assets brought to the project

Answer 8: Match requirements and eligible match sources are covered in Appendix #10 of the RFP document. Additional guidelines can be found at 24 CFR § 92.220 219, 220, 221, and 222 as well as CPF 97-03.



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Question 9: 40 years is a long time and a lot can happen. Is there a point or a way to buy out a project in the distant future?

Answer 9: Projects can be sold and allowed to change ownership with City approval. The land use restriction which guarantees the affordability of the HOME units is conveyed to the new ownership in these transactions. The affordability restrictions are required for the entirety of the 40-year timeframe.

Question 10: Does ADU (accessory development unit) count as multi-family?

Answer 10: An accessory dwelling unit does not qualify as multi-family under the City's zoning ordinance because the units are not attached. Zoning ordinance defines multifamily as:

A building or buildings attached to each other and containing two or more dwelling units. The term "multifamily dwelling" is intended to apply to dwelling types as triplex, fourplex, and apartments where any dwellings have their primary access to a common hallway or corridor.

Question 11: Has the City considered allowing more than \$1,000,000 per project, due to the dramatic construction cost increases?

Answer 11: It has been considered but remains at the \$1,000,000 maximum for this award.

Question 12: Is the pre-submittal webinar recorded for information review?

Answer 12: The pre-submittal meeting was not recorded but the slides are available at [this link](#).

Question 13: Do affordable multi-family housing projects qualify for the general public to live in under this program or does it have to serve veterans or victims as mentioned earlier?

Answer 13: The HOME units will need to serve the Area Medium Income (AMI) Requirements for the HOME Program, HD underwriting guidelines, and adhere to the special needs population proposers identified in the application.

Question 14: Is there a guideline which indicates rents charged for the low income or can we set our own rental prices?

Answer 14: The current income and rent guidelines for the HOME program can be found on our [HOME Fact Sheet](#).

Question 15: How will the Build Back Better legislation in Washington affect this program?

Answer 15: We have not received any indication from HUD that the Build Back Better Legislation will affect HOME funding.

Question 16: Will The units funded by the HOME funds be limited to HOME rents?

Answer 16: All units designated as HOME units at the property will be limited to the HOME rents as listed on our [HOME Fact Sheet](#).



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Question 17: How many awards will be granted?

Answer 17: The number of awards will depend on the number of applications received, the amount of funding the awarded projects are requesting, and the availability of funds. The maximum award amount for this RFP is currently \$1,000,000 per project and we are projecting approximately \$6,000,000 in available HOME funds.

Question 18: For disabled, what is the required set-aside? Is it a unit count or a percentage?

Answer 18: As outlined Tab O and in the Evaluating and Scoring criteria, points are given based on the percentage of units that are adaptable to meet HUD's Section 504 disability standards. The maximum number of points in this category is 20 for 100% of the units being adaptable.

Question 19: I saw some workshops for LIHTC is that part of this program or different?

Answer 19: LIHTC is a separate program from the HOME funds in this RFP. LIHTC is a federal tax program for the creation of affordable housing. It run at the state level by the [Arizona Department of Housing](#). LIHTC can be paired with HOME funds in this RFP.

Question 20: I am reaching out to ask if this project have any addendum/addenda or a plan holder's list?

Answer 20: We do not have a set of plans and the requirements have been posted in the RFP and this addendum that you are reading. We do not have the ability to access a list outlining all parties that have viewed this solicitation. This addendum and any additional addendums that are posted must be signed and submitted with your proposal.

Question 21: What is the definition of Frail Elderly?

Answer 21: Frail elderly definition is per HUD (elderly person who requires assistance with 3+ activities of daily living – mental, physical, and/or developmental disabilities).

Name of Company: _____

Address: _____

Authorized Signature: _____

Print Name and Title: _____