

CALL FOR INTEREST

Proposals for Acquisition/Rehabilitation
or New Construction of Affordable Rental
Housing

Pre-Submittal Conference
December 4, 2025

2025-2026 CFI TIMELINE

Proposer's Inquiries

Intent to Apply Deadline

Deadline to Apply

Selection of Proposals

Support Letters for Tax Credit Apps

Additional Documents Due

Formal Council Approval

December 15, 2025, by 4:00 pm

February 2, 2026, by 3:00 pm

February 16, 2026, by 2:00 pm

March 13, 2026*

Prior to April 1, 2026

April 2, 2026

April 22, 2026*

*Dates subject to change

CALL FOR INTEREST WEBPAGE

To view the solicitation documents, and all addendums go to:
[Affordable Rental Housing Loan Program | City of Phoenix](#)

The City of Phoenix, Housing Department will only **accept** digital submissions.

Submissions will be facilitated through the Housing Department's file transfer site. All applicants are required to complete the 'Intent to Apply' form included in Section IV of the solicitation document and email it to david.wisniewski@phoenix.gov no later than February 2, 2026, 3:00 p.m.

Procurement Officer will then provide the applicant with an upload link unique to their offer.

Uploaded proposals will be received until 2:00 P.M. Local Time on Monday, February 16, 2026, through the Housing Department's file transfer site.

APPLICATION

Submittal Requirements

Digital Submission

Submit an “Intent to Apply”

Receive Link for uploading application



SECTION IV – SUBMITTALS

INTENT TO APPLY

Submittal of this form is notification to the City of Phoenix Housing Department of your intention to submit a proposal for the Acquisition/Rehabilitation or New Construction of Affordable Rental Housing under Solicitation Number CFI FY26-086-07. The Procurement Officer will create a unique upload link for your proposal, which will be used for the submission of all materials. You will receive a 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 david.wisniewski@phoenix.gov by no later than **February 2, 2026, 3:00 p.m.** The upload link will remain active until 2:00 p.m. Phoenix local time on **Monday, February 16, 2026.**

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

SOLICITATION TRANSPARENCY

Began November 17, 2025

NO DIRECT OR INDIRECT CONTACT

Schedule a meeting

David Wisniewski Procurement Officer

602-261-8619

david.wisniewski@phoenix.gov



WHO MAY APPLY?



The Reserve at Thunderbird – Atlantic Development.

COUNCIL PRIORITIES

Homeless

Special Needs

Community Housing Development
Organizations

Osborn Pointe - NAC

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ELIGIBLE HOUSING ACTIVITIES

Affordable Rental
Supportive Permanent
Supportive Transitional
Special Needs

THRESHOLD CRITERIA

Application submitted before deadline

HUD debarment list

Compliance with existing city loans

Minimum 3 Years Property Management Experience

THRESHOLD CRITERIA

COMPLETE APPLICATION

- Application Forms Completely Filled Out
- Signed Application Certification
- Completed Tab V (Proforma)
- Most Recent Audited Financial Statements
- Relocation Plan and Signed GINs
- Project Timeline
- Community Outreach – At Least 1 Meeting Must be Held
- Proof of Zoning
- Proof of Site Control

UPDATES/CHANGES

Community Meeting

Minimum 1 Meeting (Threshold)

Energy Efficiency Accreditation

Letter from a Licensed/Certified Rater

Developer Fee Calculation

If a LIHTC Project, use ADOH Criteria

Volume Cap

4% LIHTC/Bond Projects



Falcon Park - Palindrome

The background image shows a modern, multi-story building with a mix of brick and light-colored siding. A playground with a green slide and blue climbing equipment is in the foreground on a green lawn. The building has several balconies with railings and large windows. The scene is lit with warm outdoor lighting, suggesting dusk or dawn.

REMINDERS

BABA

- Will apply to projects awarded in this CFI

CHDO Applications

- If you are applying as a CHDO, contact Procurement Officer for application. Submit application with your proposal.

Termination for Convenience

- Language will not be removed from HOME loan agreements

La Esperanza Terrace - UMOM

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EVALUATION CRITERIA

1,000 Point Scale

Experience

260 points

Developer Capacity, Property Management Plan

Project Merits

430 points

Need, Energy Efficiency, Construction & Design, Project Readiness

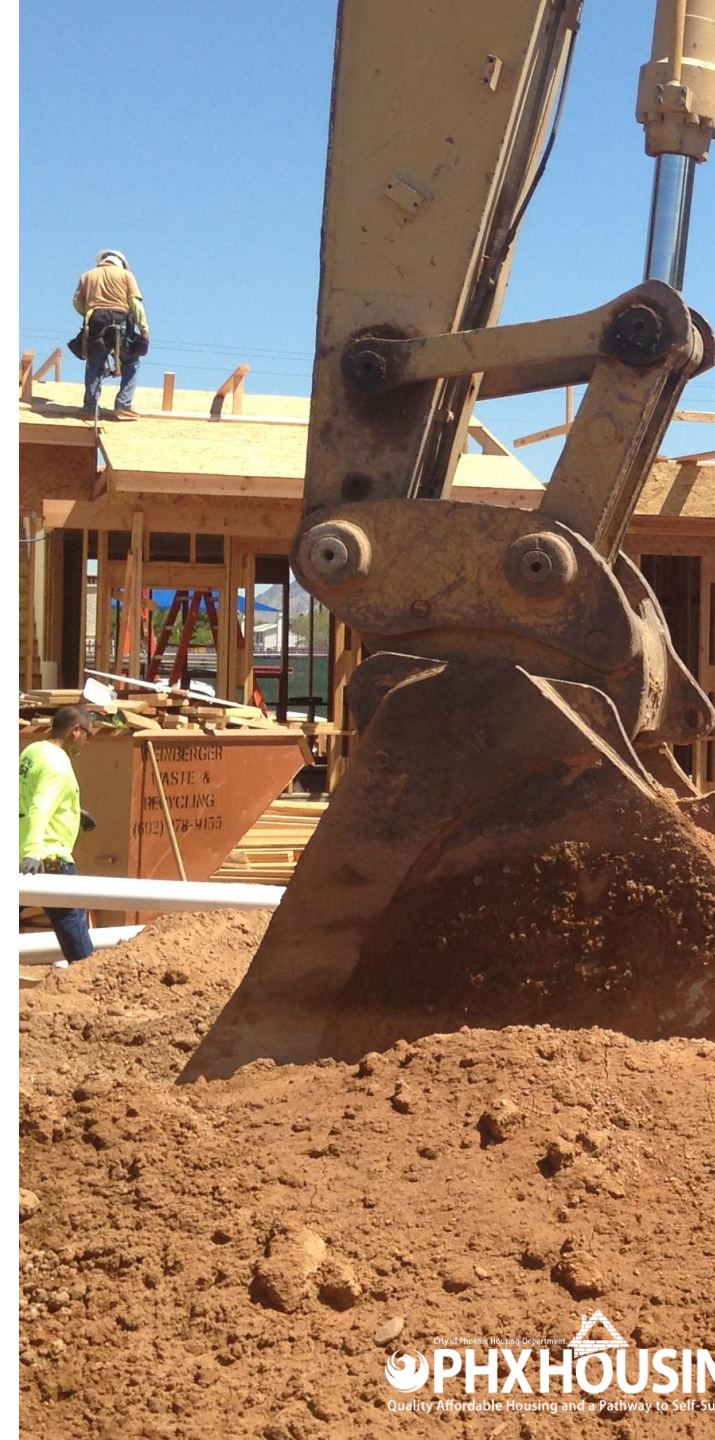
Financial Feasibility

260 points

Financing Plan, Mitigation of Risks, Leverage

Project Impact

50 points



ESTIMATED FUNDING*

2025-2026 Call for Interest

HOME

\$6,000,000

HOME (CHDO Only)

\$1,000,000

Maximum Award - \$2,000,000

*Not including a forward allocation

QUESTIONS

David Wisniewski, Procurement Officer

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

david.wisniewski@phoenix.gov

602-261-8619