

Thrive in the 05 Food Hub/Community-Serving Facilities Request for Proposals

1. Introduction

1.1. Summary

The City of Tucson, herein referred to as the City, is soliciting proposals from qualified organizations regarding partnerships to build and operate **COMMUNITY-SERVING FACILITIES** such as a Community Food Hub, Health Station, and/or food retail space in the Thrive in the 05 neighborhood in support of the City's Choice Neighborhoods Implementation Grant.

1.2. Background

The City of Tucson's Department of Housing and Community Development (HCD) is the department responsible for administering housing, community development and social services programs. With funding from the U.S. Department of Housing and Urban Development (HUD), HCD is responsible for operating housing programs that assist families throughout Tucson and Pima County.

In 2018, the City received a Choice Neighborhoods Planning Grant for the Thrive in the 05 neighborhood, a community experiencing decades of disinvestment just a mile north of downtown, roughly bound by Interstate-10, Speedway Blvd, Stone Ave, and Miracle Mile in Tucson, AZ. Through intensive community engagement and collaborative partnerships, the City drafted the Thrive in the 05 Transformation Plan to guide a decade of investment across multiple sectors in the neighborhood. In 2023, the City applied for and received a \$50 million Choice Neighborhoods Implementation (CNI) Grant from HUD to fulfill key components of the Transformation Plan. The Transformation Plan and accompanying appendices can be found at thriveinthe05.tucsonaz.gov.

Figure 1: All proposed projects must be within the Thrive in the 05 zone boundaries.

Funding from the grant will enable the complete renovation and preservation of 358 units of affordable housing for older adults at Tucson House (Phase 1), as well as new affordable and mixed-income developments including Sugar Hill on Stone (Phase 2 – 66 units), Amazon Flats (Phase 3 – 59 units), and Stone and Speedway (Phase 4 & 5 – 120+ units). In addition to investments in housing, the CNI grant provides funding for case management and wrap-around services for Tucson House residents.

The CNI grant also provides funding for neighborhood improvement projects known as Critical Community Improvements (CCIs). These neighborhood projects seek to implement key community-driven goals from the Transformation Plan.

An important component of the Thrive in the 05 economic development strategy is to capitalize on the unique economic drivers of the area. As a UNESCO designated City of Gastronomy, Tucson is known for its culinary scene and is primed to lead the nation in addressing climate change and developing food, agricultural, and sustainability focused businesses that highlight its rich cultural heritage and build off the City of Gastronomy designation.

Residents and stakeholders widely view the Thrive in the 05 area as a food desert that also lacks access to health services. The closest full-service grocery store is nearly two miles away from the Tucson House, outside the target area. Similarly, there is no urgent care or community health clinic within the Thrive zone. Without a vehicle, residents of the area must take a bus ride that requires at least one transfer and can take up to 45 minutes each way to access a grocery store. Community members pointed to the lack of neighborhood-scale amenities like grocery stores or a neighborhood market as a challenge.

2. Project

2.1. Project Description

As part of the CNI initiative, the City seeks proposals from qualified organizations, developers, nonprofits, health care providers, and operators of community-serving facilities to develop one or more of the following:

A Community Food Hub with potential uses to include kitchen incubator, culinary training, food-related entrepreneurship opportunities, emergency food or meals distribution, food pantry, and/or market or cafe. Applicants who propose a Community Food Hub are encouraged to include the development of a commercial kitchen space and a partnership with the City of Tucson's Small Business Team, which supports food businesses in their growth and development, helping restaurants, food carts, or catering services create or perfect a product to bring to market.

The City of Tucson Small Business Center aims to provide and coordinate technical assistance, business development support, licensing and permitting guidance, access-to-capital navigation, and food business training and incubation support. Applicants are strongly encouraged to work in coordination with the City of Tucson Small Business Center to deliver ongoing programming, community-serving activities, and a feasible long-term operating model. For more information on partnering with the City's Small Business Center, please contact Francisca Villegas at francisca.villegas@tucsonaz.gov or 520-488-3634.

A Health Station (primary care navigation, behavioral health services, preventative care, health screenings, wellness programming, or other models of service).

Neighborhood-serving retail and community services such as a grocery/market, coffee shop, and/or food retail.

2.2 Operation

The City is not seeking to operate these facilities directly, but rather to invest in redesigning or developing facilities and purchasing necessary equipment to establish new community services. Applicants responding to this RFP will be responsible for operations and sustaining community services.

2.3 Objectives

All proposals should align with the Thrive in the 05 Transformation Plan. Actions identified in the Thrive in the 05 Transformation Plan include:

- Promote safety and community cohesion through environmental design and creative placemaking (Neighborhood Strategy 3, Action C)
- Increase residents' health literacy, screening, access, and utilization of services (People Strategy 2, Action A)
- Address food insecurity and access to high quality, healthy food options (People Strategy 2, Action B)
- Develop community-based solutions to increase food security (People Strategy 2, Action C)
- Increase opportunities for safe, prosocial after-school opportunities for youth (People Strategy 3, Action C)
- Create a school and services hub to support collaborative, innovative learning (People Strategy 3, Action E)
- Create incubator and small business spaces for emerging entrepreneurs (Workforce and Economic Development Strategy 1, Action C)
- Revitalize and reactivate Drachman Street from Oracle and Main to Stone Avenue (Workforce and Economic Development Strategy 3, Action A)

- Recruit neighborhood-serving retail and businesses (Workforce and Economic Development Strategy 3, Action B)

2.4 Additional Priorities

Proposals are also encouraged to include one or more of the following:

- Collaboration with the City of Tucson's Small Business team to expand the food incubator program as described in Section 2.1 above.
- Participation of a Federally Recognized Tribe or an organization applying in collaboration with a Federally Recognized Tribe.
- Use of The Annex (see section 2.7.1) to provide services meeting the needs of Tucson House residents.
- Plans that leverage multiple partners or address multiple project objectives outlined in 2.3.

2.5. Available Funding

2.5.1 Estimated Available Funding

The City has set aside up to \$3.5 million of HUD CNI grant funds that can be used to facilitate projects proposed through this RFP.

2.5.2 Use of funds

Funds awarded through this RFP can be used for the renovation of physical spaces, purchase of equipment, interior improvements, exterior façade improvements, green infrastructure, and signage.

Funds are not available for ongoing administration and operations. Sustainable funding for operations must be identified in submitted proposals.

2.6. Project Requirements

2.6.1 Environmental Review

All projects selected for funding must work with the Housing and Community Development Department to complete the HUD required Environmental Review process. Environmental Review (NEPA, Part 58, etc) must be completed prior to project or program commencement. Costs and fees associated with Environmental Review must be paid by

the applicant, but some may be eligible soft costs that can be reimbursed with HUD CNI funds.

2.6.2 Davis-Bacon Compliance

This project is funded by the U.S Department of Housing and Urban Development's Choice Neighborhood Implementation Grant and subject to the Davis-Bacon Act (DBA). It applies to all prime contracts exceeding \$2,000 for construction, alteration, or repair.

Contractors and subcontractors must pay laborers and mechanics locally prevailing wages and fringe benefits, as determined by the U.S. Department of Labor (DOL).

Contractors must post wage rates on site. Non-compliance may lead to withholding of payments, contract termination, and potential debarment from future federal projects.

2.6.3 Build America, Buy America Act

This project is required to follow the Build America, Buy America Act. The Build America, Buy America Act (BABA) requires that all iron and steel, construction materials, and manufactured products used in federally-funded infrastructure projects are produced in the United States. This requirement, known as the "Buy America Preference" (BAP), is detailed in the Infrastructure Investment and Jobs Act, Pub. L. 117-58 and 2 CFR 184.

2.6.3 HUD Choice Neighborhoods Program Approval and Requirements

The funding to support this project is secured through a HUD Choice Neighborhoods Implementation grant. HUD requires the city to submit neighborhood investment plans for approval before funding can be released. Approval of all projects and associated funding selected by the City through this RFP process are subject to HUD approval. The successful proposer will also be required to comply with all requirements on the use of HUD funding as a funding subrecipient.

2.7. Available Sites

Applicants must identify a project site for facility improvements within the Thrive in the 05 zone. One City-owned site, the Tucson House Annex, is available for consideration for the uses described above. Applicants may propose a project that utilizes both the Tucson House Annex and/or another site.

2.7.1 Tucson House Annex

Location: 1475 N Oracle Rd. Parcel 115180220.

Current Status: Single-story office building. 5,640 square feet. Planned to be vacated by 2027 following relocation of current property management and resident services offices to

within Tucson House. Site includes 30-space parking lot with separate vehicular entrance from Oracle Road.

Zoning: OCR-1 within the Downtown Infill Incentive District

Options: Rehabilitation/tenant improvements or demolish and construct new

Historic Status: Determined by AZ State Historic Preservation Office (SHPO) as non-contributing to Miracle Mile Historic District

Timeline: The Tucson House Annex will be vacated by early 2027, at which time construction or demolition can begin.

Aerial image of the Tucson House Annex:

To schedule a site visit at The Annex, please reach out to Grae Pollard at Grae.Pollard@tucsonaz.gov.

2.7.2 Other Locations in Thrive Zone

Other sites within the Thrive in the 05 target area may be considered for the available funding. If submissions suggest a different site, they should discuss existing site control or a plan for acquisition in the application. Attachment 1 includes a detailed asset map of the Thrive in the 05 area.

2.8 Proposed Timeline

Dates and timelines are subject to change. Activity	Dates	Description
Release of RFP	May 11, 2026	