

December 27, 2023

To: All Potential Respondents

From: Lisa Connell, IEDA Issuing Officer

Subject: RFP 269-292 Zoning Ordinance Study (Iowa Zoning Atlas)

Addendum One Answers to Questions

Please amend the subject RFP to include answers to the following timely received questions:

Q1. Can you tell me if federal pass-through dollars will be used to fund the study? It affects the indirect cost rate we are required to work into our budgets.

A1. IEDA/IFA have not identified a source of funds for this study. Proposals may indicate any differences in budget that would be necessary if federal funds are utilized.

Q2. Does the IEDA/IFA have a budget target for the initial 10 county study and Atlas?

A2. No.

Q3. Does the project include analysis and/or written reports documenting findings related to the impact of zoning on housing production across 10 counties? If so, is the expectation that the written analysis will document findings for each city separately, or a summary of findings across all 10 counties?

A3. The selected consultant should be able to address the impact of local zoning ordinances on housing development. IEDA/IFA has not determined a format for providing this information. We suggest respondents propose a format(s) for providing findings.

Q4. Does the IEDA/IFA want the consultant to develop a common zoning lexicon to allow comparison of zoning regulations between cities and counties that have different zones?

A4. IEDA/IFA has not determined if a common lexicon is necessary. If respondents believe a common lexicon would be appropriate and useful, we encourage them to include this in their response.

Q5. Does the project include coordination with local jurisdictions? Are local jurisdictions able to support and answer technical questions related to GIS data and zoning regulations?

A5. The selected consultant will need to coordinate with local governments to collect local zoning data, as this is not information IEDA/ IFA can provide.

IEDA/ IFA is unable to make a determination regarding the capacity of local jurisdictions. However, we generally believe that local governments should be able to answer questions about their local ordinances.

Q6. Will staff be able to provide zoning data at the parcel level for all 10 counties, as GIS files or tables?
If yes, please confirm that all provided data is accurate, complete, and parcel-based with APNs.

A6. No. IEDA/IFA does not have local zoning data available to provide.