

NEW FOUNDATIONS

H O M E O W N E R S H I P P R O G R A M

Building Homeownership Opportunities for New Yorkers

REQUEST FOR PROPOSALS

Issue Date: Monday, August 29, 2005

Pre-Submission Conference Date: Wednesday, September 14, 2005

Proposal Submission Deadline: Friday, November 4, 2005



the new housing
MARKETPLACE
CREATING HOUSING FOR THE NEXT GENERATION



The City of New York
Department of Housing Preservation and Development
Office of Development
Division of Homeownership

Michael R. Bloomberg, Mayor
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Deputy Mayor for Economic Development and Rebuilding
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August 29, 2005

**NEW FOUNDATIONS HOMEOWNERSHIP PROGRAM
REQUEST FOR PROPOSALS (RFP)
ISSUED: MONDAY, AUGUST 29, 2005
ADDENDUM NO. 1**

Please note the following corrections to the RFP document.

RFP Text: Table of Contents, (page 1) is amended as follows:

TAB B: Financial Proposal (B1-B3) should read:

TAB B: Financial Proposal (B1-B2)

RFP Text: (page 22) is amended as follows:

B2: Financial Proposal Sources of Financing should read:

B2: Financial Proposal Development Costs (Page 2)

Disregard B3

RFP Text: (page 28) is amended as follows:

Disregard B3

Exhibit A: Site List, Brooklyn, is amended as follows:

Brooklyn CB 3, Cluster 2 (page 77)

Block 1514 Lot 59 should be referenced as site 1

Brooklyn CB 5, Cluster 7 (pages 132-137)

Block 4049 is not part of the RFP. Block 4050 Lots 22 and 25 (Page 133) should be referenced as Site 1, Block 4058, Lot 18 should be referenced as Site 2, etc)

Brooklyn CB 6, (pages 141-146)

Red Hook/Park Slope Sites make up one cluster

Brooklyn CB 8, (pages 147-149)

Crown Heights Sites make up one cluster

Bronx Cluster 2 (pages 165-167)

Page 165 should read Bronx, CB2, 3, Melrose Morrisania Cluster 2, Sites 1 – 2

Page 166 should read Cluster 2, Site 1

Page 167 should read Cluster 2, Site 2

RFP Exhibit F: (page 208) is amended as follows:

Tab B1 should read Tab B2



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I. INTRODUCTION

Pursuant to this Request for Proposals ("RFP") the City of New York ("City"), through its Department of Housing Preservation and Development ("HPD") is soliciting proposals for the construction of one-to-four family owner-occupied homes and cooperative/condominium units on 99 sites in 37 clusters of City-owned vacant land through HPD's New Foundations Homeownership Program ("Program"). The RFP will be issued by HPD, however proposals will be reviewed jointly by HPD and the non-profit Housing Partnership Development Corporation.

The Program is part of the Mayor's *New Housing Marketplace*, a plan that responds to the changing housing needs of the City's communities by committing to the new construction or rehabilitation of 65,000 homes and apartments in five years, from fiscal year 2004 through 2008. New Foundations serves the Plan's critical goals of making homeownership a reality for more New Yorkers, maximizing affordability, and, in turn, enhancing the City's community revitalization efforts. By capitalizing on the strong real estate market, created in part by previous and current HPD investment through the New Foundations program, the Housing Partnership Development Corporation and other City initiatives, the program targets infill sites in city neighborhoods to provide affordable homeownership opportunities. To accomplish this, assemblages ("Clusters") of City-owned vacant lots ("Sites") will be conveyed to qualified Respondents who will in turn construct one-to-four family homes or cooperative/condominium units and sell them to eligible low, moderate and middle-income purchasers.

HPD has made several programmatic changes from previous rounds of the New Foundations RFP to increase the opportunities for smaller, neighborhood-based developers as well as not-for-profits to participate in the Program and to maximize affordability. The changes are as follows:

- HPD is no longer requesting a competitive purchase price. All Sites will be transferred for \$1,000 per unit, making it easier for developers who may have less access to capital to submit a competitive response to the RFP.
- One third of all homes must be affordable to households up to 80 percent of Area Median Income ("AMI"). Greater consideration will be given to proposals that include additional tiers of affordability, serving households with incomes between 80 to 100 percent of AMI, and households with incomes between 100 to 130 percent of AMI. For some Sites, greater affordability mixes are required as noted on the site-specific tear sheets provided in **Exhibit A**.
- Preference will be given to projects that incorporate sustainable design elements.

New Foundations seeks to maximize both homeowner affordability and income diversity. Proposals should include sales prices that are affordable to a range of incomes and provide as many affordable units as is financially feasible for low, moderate and middle-income purchasers. As noted above, within a project at least one third of the homes must be affordable to households earning up to 80 percent of Area Median Income. Greater consideration will be given to those projects that include additional tiers of affordability to households earning between 80 and 100 percent of AMI and to households earning between 100 and 130 percent of AMI

Respondents are responsible for assembling a development team and undertaking the design, construction and marketing of the homes, and for obtaining or providing all necessary construction financing from private sources. City, State and/or Federal housing subsidies may be available, on a project-by-project basis, to enhance purchaser affordability. **Proposals that**

provide the greatest affordability using the least amount of subsidy will be given preference.

HPD will seek, subject to City Council approval, an Urban Development Action Area Project (UDAAP) Real Property Tax exemption to be phased over a twenty-year period. HPD will also work with the selected Respondents to expedite required regulatory approvals, if needed. For 15 years following the initial purchase from the Developer, including any subsequent purchases of the same home, at least one unit in the home must be owner-occupied.

To make homes affordable to the targeted income ranges, the City, through its capital budget and Federal funding sources, and the State, through the Affordable Housing Corporation (AHC), may provide subsidies. Site(s) will be transferred to Respondent(s) for the nominal cash payment of \$1,000 per unit, payable at the construction loan closing. The difference between the \$1,000 per unit paid at closing and the appraised land value is liened against the homes along with any City, State, or Federal subsidies as part of the Subordinated Debt, as appropriate. This Subordinated Debt will amortize as described in **Section III, Item F- Subsidy Funds**. Repayment of the Subordinated Debt, with the exception of any State and Federal subsidy, is required only if a profit is realized upon resale of the home or refinancing of the first mortgage, or upon a violation of the owner-occupancy restriction. Repayment requirements for State and Federal subsidies will be guided by the specific Federal, State and City program requirements for such funds.

A Respondent will be selected for each Cluster(s) based on an evaluation of the Respondent's qualifications, feasibility of development proposal, development experience and quality of proposed design as outlined in **Section III, Program Description and Guidelines**. A Respondent may be awarded more than one Cluster.

This RFP does not represent any obligations or agreement whatsoever on the part of the City. Any obligation or agreement on the part of the City may only be incurred after the City enters into a written agreement approved by the Mayor and the Corporation Counsel. A pre-submission conference will be held on **Wednesday, September 14, 2005 at 10:00 am at HPD, 100 Gold Street, Room 1R, New York, NY**. All Respondents are encouraged to attend.

Proposals are due by hand on **Friday, November 4, 2005, no later than 4:00 pm**. See **Section VI, Submission Requirements** for detailed instructions.

II. DEFINITIONS

Developer

The entity or entities selected by the City to commence negotiations regarding the development of the Development Site offered through this RFP. The entity or entities will provide equity, secure financing, assemble a development team, design, develop, build, market, and manage the Project.

Development Cluster

One or more contiguous or non-contiguous Sites being offered for development under this RFP as a single project, as described in **Exhibit A, "Site List"**.

Development Site

One or more contiguous or non-contiguous lots being offered for development under this RFP within a Development Cluster, as described in **Exhibit A, "Site List"**.

Development Team

The Developer and the professional, technical, and construction entities (e.g. general contractor, architect, engineer, legal counsel, marketing, and managing agents) that will participate in the design, development, construction, marketing, and/or management of the Project.

Principal

An individual, partnership, limited liability company, corporation, or other entity that will act as the general partner or managing member of the Respondent, or any entity, known limited partner, or other member that has at least a 10% ownership interest in the Respondent.

Project

The development of housing, commercial/retail space, accessory residential parking, and other uses permitted on the Development Site.

Respondent

An individual, partnership, limited liability company, corporation, joint venture, or other entity that submits a proposal in response to the RFP.

Subordinated Debt

The amount equal to the sum of:

- 1) the difference between the cash portion of the purchase price paid at closing and the appraised value of the Development Site; plus
- 2) the aggregate amount of any City, State, or Federal subsidies for the construction of the homes less the amount required to be repaid from proceeds from the sale of the homes; plus
- 3) the difference between the home sales price and the as-built market value of the Site and improvements, if any.

UDAAP

Urban Development Action Area Project. The designation of a UDAAP by the City Council authorizes the sale or lease of City-owned property for the purpose of developing a UDAAP Project.

PROGRAM DESCRIPTION AND GUIDELINES

A. Development Sites

This RFP contains 99 Sites in 37 Clusters. These Sites are located in the Bedford-Stuyvesant, Ocean Hill/Brownsville, East New York, Crown Heights, Williamsburg, Coney Island, and Red Hook neighborhoods in Brooklyn as well as in the Morrisania, Melrose Commons and East Tremont neighborhoods in the Bronx, all of which are areas that have benefited from significant public and private investment. Cluster and Site descriptions and maps are included in **Exhibit A**. In making decisions regarding the selection of Respondent, the Cluster preferences of Respondent will be considered to the extent possible. HPD reserves the right to offer another Cluster of which the size and difficulty of development are commensurate with a Respondent's experience and current capacity.

Exhibit A contains Cluster and Site information formatted in single-page "tear sheets" for each parcel offered. The Exhibit is organized by neighborhood to provide specific information on each Site, including:

1. Legal description (block and lot);
2. Key map;
3. Parcel size and dimensions;
4. Street address;
5. Community board and neighborhood;
6. Current and proposed zoning, if applicable;
7. Known environmental concerns and required review;
8. Building and neighborhood design guidelines, as appropriate;

Site-specific Conditions

Where available, site-specific information and notes are provided on each Site description sheet. In some cases, notes may include recommendations for building types or materials that are consistent with the neighborhood context.

Zoning Issues

1. Parcels Identified within Manufacturing Zones

Several Sites within Clusters are identified within Manufacturing (M) zones. For such Sites, Respondents are advised to calculate the yield and design the Site using the applicable Residential zone equivalent, if any, in accordance with the New York City Zoning Resolution. If no residential use is allowed as-of-right, the developer should expect to seek a variance, zoning override, or a site-specific rezoning. In such instances, HPD will work with the Developer to achieve all required land use approvals. It will be the responsibility of the Developer, however, to prepare and submit an application for all approvals.

2. Parcels within Boundaries of Proposed Rezoning Actions

Respondents applying for Clusters with Sites within areas that are being rezoned should be advised that their development timelines should take into account the period required

for the rezoning to take effect, which may take up to a year. Additionally, Developers may be required to alter their design proposals during the predevelopment phase to comply with new zoning regulations. Developers should submit designs under the existing zoning, unless the proposed zoning was made publicly available by the Department of City Planning prior to the release of this RFP.

B. Obligations of the Developer

During the entire development process, the Developer will be required to perform the following:

1. Assemble a Development Team including a contractor, architect and marketing agent, who will construct and sell the homes to individual homebuyers. The Developer is responsible for obtaining or providing construction financing.
2. Prepare preliminary schematic site plans, floor plans, elevations and engineering and on-site environmental studies as may be required by HPD and by construction lenders.
3. Provide a development schedule and a phasing plan (if applicable), including benchmarks for commencement and completion of plans and drawings, Department of Buildings plan approval, site preparation, construction, marketing, and occupancy of the Project.

The developer should submit final plans and specifications to HPD for review and approval within four (4) months of selection and be prepared to commence construction no later than nine (9) months from the date of the Negotiation letter, except in extraordinary circumstances such as a rezoning, where developers may propose longer timelines. Preference will be given to Respondents who propose a shorter, yet still reasonable, pre-development schedule.

The agency has specific expectations for construction timelines. Developers will be held accountable for the schedules outlined in their response to this RFP. Predevelopment schedules should reflect a reasonable term of between six (6) and nine (9) months, while construction build-out schedules should reflect a similarly reasonable term of twelve (12) to sixteen (16) months, for an overall development schedule of twenty-five (25) months. Strict timelines and penalties may be enacted in the event that predevelopment and build-out exceed an overall twenty-five (25) month project timeline.

4. Developers will be asked to undertake, and fund as feasible, all environmental testing and possible remediation. In cases where Sites are not subject to further environmental review, a Phase 1 to American Society of Testing and Materials ("ASTM") standards must be performed prior to UDAAP submission. Completion of environmental studies is required prior to the disposition of the Site(s) to the Developer. A Developer may wish to coordinate environmental review with their lender early in the negotiation process so that environmental obligations and costs are not duplicated.
5. Provide an equity contribution in the form of cash and/or payment of pre-development costs, secure private market construction financing, provide any

personal guarantees required, and meet any other terms and conditions required by construction lenders.

6. Pay all transfer taxes associated with the conveyance of the Development Site to the Respondent. Pay all transfer and recording taxes associated with project financing, where applicable.
7. Market the residential units in accordance with City requirements and policy as stated in **Section III, Program Guidelines, Item J - Marketing and Sales**.
8. Submit ongoing status reports regarding project development, financing, construction timelines and marketing.

C. Property Use

The Clusters must be developed for residential use only, either as one- to four-family homes or as cooperatives/condominiums in accordance with the proposal. Use of commercial overlays for mixed-use projects as per zoning will be reviewed on a case-by-case basis. Stand-alone commercial development is not permitted.

D. Disposition

Disposition of the Development Site(s) and Cluster(s) will be subject to the following:

1. The receipt of all public approvals required for the disposition of such Development Site(s) and the development of the proposed Project on such Development Site(s), including without limitation, approval by the City Council and the Mayor.
2. Following City Council approval of the project and Mayoral approval of the disposition, each selected Respondent must execute, acknowledge and deliver the documents necessary to complete the disposition process within a time period specified by HPD. These documents include, but are not limited to, a Land Disposition Agreement ("LDA") and a Site Development Agreement ("SDA"), as required.
3. The Development Site(s) will be conveyed in accordance with the LDA to be entered into between the Developer and HPD and will be conveyed in "as-is" condition. Among other terms, conditions and provisions, the LDA will contain covenants running with the land that require the Developer to develop the Development Site(s) in accordance with plans and specifications approved by HPD and may require accordance with various Urban Renewal Plans, where applicable.
4. The simultaneous closing of a bona fide construction loan required to finance the full development of such Development Site(s).

E. Disposition Price

Upon conveyance, the Developer will pay, in Cashiers check or Certified check, \$1,000 per unit and will deliver an enforcement note and mortgage in the amount equal to the Subordinated Debt.

The Subordinated Debt will be converted into an obligation on the purchasers who acquire the homes.

F. Subsidy Funds

Subsidy funds, including City Capital Budget Funds pursuant to New York State General Municipal Corporation Law Article 16 and subsidy from State and Federal funding sources, may be available to subsidize construction, subject to the availability of funds. In addition, subsidies may be available from the New York State Affordable Housing Corporation, subject to the availability of funds.

Any City, State or Federal funds made available for a Site will be part of the Subordinated Debt and converted into obligations of the purchasers at the time of sale. For purchasers who meet the eligibility requirements described in **Section III, Program Guidelines: Item G- Eligible Homebuyers**, the repayment of these funds will be deferred in order to write down the price of the homes. These funds, with the exception of State and Federal subsidies, will be secured by a 15-year subordinate lien on the property, which is due upon resale or refinancing and repaid from a portion of the profit realized upon such resale or refinance. The lien balance does not decline during years one (1) through five (5), then declines by 1/10th per year through years six (6) through fifteen (15) and is entirely forgiven fifteen (15) years after the original purchase. The use and recapture of any State and Federal funds subsidizing Sites will be guided by the specific City, State and Federal program requirements for such funds.

G. Eligible Homebuyers

Homeowners must agree to occupy at least one of the units in the building as a primary residence for up to 15 years following the initial purchase of the home. In addition, any resale of the home within the 15 years following the initial purchase of the home from the Developer must be to homebuyers who will be owner-occupants. If subsidies will be used to enhance project affordability there will be income restrictions on some of the purchasers. Homebuyers must meet the affordability criteria set forth in this RFP and proposed by the Developer in response to the RFP.

H. Housing Sales Prices

The sales prices of the homes projected in the proposal are to be determined by the Developer in negotiation with HPD. Sales prices for at least one third of the homes must be affordable to households earning up to 80 percent of Area Median Income. Developers may propose additional price tiers affordable to households earning between 80 and 100 percent of AMI, and affordable to households earning between 100 and 130 percent of AMI. The balance, if any, may be sold without income restrictions.

Developers should seek to achieve maximum affordability in a range of housing prices. Where necessary, and if feasible, City, State and/or Federal funding may be available to help write down the purchase price and enhance overall project affordability. **Proposals that provide the greatest affordability using the least amount of subsidy will be given preference.** Please refer to Tab C3, the Standard Affordability Analysis Worksheet, for the procedure to calculate the affordability of proposed sales prices.

I. Financing

1. Equity

The amount of the Developer's equity will be determined by the construction lender. Respondents should expect an equity requirement equal to at least ten percent of the total development cost of the Cluster(s) applied for.

2. Private and Other Sources of Construction and End Loan Financing

- a. It is the responsibility of the Developer to obtain construction and end loan financing from private lenders in amounts consistent with the proposal. Developers may use different private lenders for construction and end loan financing.
- b. Within 120 days of HPD's issuance of a Negotiation Letter, each selected Developer will be required to submit a commitment letter from a private lender for construction financing for the Cluster(s). The negotiations with the Developer may be terminated if the required commitment letter is not submitted within 120 days. Alternatively, the Developer may submit proof that he/she has the liquid assets necessary to self-finance the project.

J. Marketing and Sales

The marketing and sale of the homes to eligible homebuyers is the sole responsibility of Developers and their Development Teams. In carrying out these functions, the Developer must comply with HPD's marketing requirements, which are designed to ensure that the availability of the homes is disseminated as widely and fairly as possible.

The marketing requirements are stated in **Exhibit E, Marketing Requirements** of this RFP and will be part of the LDA that the Developer will execute. The marketing and sales of the homes will be monitored by HPD staff to ensure compliance with these requirements.

K. Resale, Refinancing and Recapture Restriction

Any resale within the 15 years following initial purchase of the home from the Developer must be to a buyer who will be an owner-occupant and who will maintain the home as his/her primary residence.

The Subordinated Debt assumed by the developer at conveyance will be converted into an obligation on the purchasers who acquire the homes.

As calculated in **Section III, Program Guidelines: Item E - Disposition Price**, the Subordinated Debt is apportioned pro rata to each home and may be unsecured at the time of sale based on the home's post-construction appraised value. Purchasers repay the Debt attributable to their homes by delivering a note(s) and mortgage(s) and/or conditional grant agreement(s) to the City, as appropriate. The Subordinated Debt, with the exception of State and Federal subsidies, in the sum evidenced by the note(s) and secured by the mortgage(s) remains constant for the first 5 years of a 15-year period and declines by 1/10th in years six (6) through fifteen (15), but will be forgiven after the

15th year of owner occupancy. The use and recapture of any State and Federal funds subsidizing Sites will be guided by the specific City, State and Federal program requirements for such funds.

Upon resale or refinancing, initial purchasers and subsequent owners are required to make payments to the City out of resale profits and refinancing proceeds, where applicable. During years 1 to 5, 100% of the resale or refinancing profits from the sale of the home must be paid up to the amount of the Subordinated Debt. During years 6 through 15, 50% of the resale or refinancing profits must be paid up to the amount of the outstanding subordinated debt.

The use and recapture of any State and Federal funds subsidizing Sites will be guided by the specific State and Federal program requirements for such funds.

L. Building Design and Zoning

1. The plans for the buildings developed on the Clusters must conform to the **Design Guidelines and Construction Requirements** outlined in **Exhibit B**, as well as the current New York City Zoning Resolution, the Building Code, and any applicable Urban Renewal Plan, as such may be amended from time to time, and all other applicable laws and regulations.
2. The selected Developers will be required to submit proposed layouts and elevations to HPD for review and approval.

M. Warranty Coverage

Homes must be sold with warranty coverage as required by HPD and which complies with Section 777 of the New York State General Business Law.

N. Real Property Taxes

1. Each Site may be eligible to receive, subject to City Council approval, a UDAAP Real Property Tax exemption pursuant to Article 16 of the New York State General Municipal Law. The exemption requires that the full amount of the New York City Real Property Tax on the land be paid each year, but the New York City Real Property Tax on the building/improvements is phased in over a twenty year period, pursuant to the following schedule:
 - First ten years fully exempt;
 - Gradual phase in of full taxes over next ten years (10% per year);
 - Full amount paid yearly after year 20.
2. Purchasers must pay the water and sewer taxes in full each year.

O. Equal Opportunity

Agreements resulting from this RFP will be subject to the provisions of Executive Order 50 and its implementing regulations as stated in **Exhibit C, Equal Opportunity (EO) Requirements**. A representative from each designated development entity will be required to attend a class administered by HPD outlining the requirements of Executive

Order 50 and to submit EO forms provided by HPD verifying their compliance with its provisions.

IV. REQUEST FOR PROPOSALS PROCESS

The RFP process consists of the following:

A. Submission

On or before the submission deadline, the Respondent must submit their proposals in accordance with the instructions and attachments contained in this RFP.

Submission of a proposal shall be deemed permission by the Respondent for HPD to make such inquiries concerning the applicant as deemed necessary. Proposals that are not complete or not in conformance with the requirements of this RFP will be eliminated from further consideration. Respondents should note carefully the submission requirements listed below in **Section VI, Submission Requirements.**

After submission, HPD will not accept additions or changes to the proposals. Upon review, however, HPD, at its discretion, may notify a Respondent that additional information or clarification is necessary.

HPD, in its sole discretion, may amend or withdraw this RFP at any time. In order to be considered, proposals must conform to any amendments issued for any Site.

B. Selection

Proposals and Respondents will be evaluated based on the criteria detailed below in **Section V, Developer Selection Process**, taking into account the information provided in the proposal, references, and any other information about the Respondent's performance available to HPD. Only proposals that meet all threshold requirements will be considered.

Proposals that meet all threshold requirements, based on HPD's sole judgment and discretion, will be evaluated, rated and ranked according to the **Section V, Developer Selection Process, Competitive Selection Criteria**. HPD may request additional information, site visits, interviews, or other presentations by the Development Team. HPD may disapprove the inclusion of any member of the Respondent's Development Team and/or require the selected Respondent to substitute other individuals or firms.

HPD reserves the right to award a Respondent only as many Clusters as HPD believes, based on the Respondent's organizational and financial capacity, the Respondent can develop within the proposed time frame. Decisions will be based on HPD's sole evaluation and judgment. Respondents may be awarded more than one Cluster.

Selection of a Respondent for a Cluster(s) under this RFP will mean only that HPD will commence negotiations with such Respondent regarding the development of such Cluster(s). Upon such selection, HPD will send a letter to the Respondent regarding the commencement of such negotiations ("Negotiation Letter"). This letter will set forth certain information regarding the project, program, and procedures that will form the basis of such negotiation. **Exhibit D**, contains a **Respondent's Letter** that describes this process. Each proposal must include this letter signed by an authorized representative of the Respondent.

Any Respondent who receives a Negotiation Letter from HPD must thereafter disclose all previous participation with City-assisted projects. Such entity and all principals thereof will each be required to submit the appropriate disclosure forms. Upon request at any time, HPD will provide a copy of the disclosure forms to any Respondent.

V. DEVELOPER SELECTION PROCESS

Each proposal will be evaluated by HPD in conjunction with the Housing Partnership Development Corporation according to the following criteria described in this section, taking into account the information provided in the proposal, references, and any other information available about the Respondent's performance available to HPD. **Only proposals that meet all threshold requirements will be considered.**

Proposals that meet all Threshold Requirements, based on HPD's and the Housing Partnership Development Corporation's sole judgment and discretion, will be evaluated, rated, and ranked according to the Competitive Selection Criteria below. HPD may request additional information, site visits, interviews, or presentations by the Development Team. The selected Developer will be chosen from among the highest rated and ranked proposals.

HPD may disapprove the inclusion of any member of the Respondent's Development Team and/or require the selected Respondent to substitute other individuals or firms.

THRESHOLD REQUIREMENTS

A. Completeness of Proposal

The proposal must contain **all documentation** required under **Section VI, Submission Requirements**. All the required forms must be fully completed and application requirements met at the time of submission. Upon review, however, HPD, at its discretion, may notify a Respondent that additional information or clarification is necessary.

B. Comparable Development Experience

At least one principal of the Respondent must have had prior development experience by successfully completing new construction and/or substantial rehabilitation of at least one project of comparable size to that of the Cluster(s) requested within the past 10 years. HPD will only consider similar projects completed in the New York metropolitan area or in a location comparable to the development Cluster(s).

C. Development Capacity and Current Workload and Timeline

Respondents must be capable of beginning construction no later than nine (9) months from the date of the Negotiation Letter, except in extraordinary circumstances such as a rezoning, where developers may propose longer timelines. HPD expects that the amount of time required for predevelopment can be as short as 6-9 months. A Respondent's current workload and other pending project obligations will be considered in assessing capacity for undertaking the development project proposed by the Respondent within the timeframe prescribed for development.

D. Ability To Finance

Respondents must demonstrate adequate financial resources to develop a project of the scope proposed in their submission. HPD will evaluate the Respondent's assets, bank or other lender references, and current commitments in order to assess the Respondent's capacity to secure private market construction financing, meet

construction lender's equity requirements, absorb any cost overruns, and commence and complete construction of Respondent's entire development project in a timely manner.

Estimated development costs must be within current industry parameters. Proposed sales prices for the housing units must be deemed realistic based upon proposal information and market conditions.

E. Affordability

Within a project, at least one third of the units must be affordable to households earning up to 80 percent of Area Median Income (AMI). Greater consideration will be given to those projects that target additional affordability tiers to households earning between 80 and 100 percent of AMI, and to households earning between 100 and 130 percent of AMI.

F. No Adverse Findings

1. A Respondent's proposal will be rejected if there are any adverse findings that would prevent the City from conveying a Site to the Respondent or any person or entity associated with the Respondent. Such adverse findings include, but are not limited to:
 - a. arson conviction or pending case;
 - b. harassment conviction or pending case;
 - c. City, State, Federal or private mortgage foreclosure proceedings or arrears;
 - d. In rem foreclosure or substantial tax arrears;
 - e. defaults under any City-sponsored program;
 - f. a record of substantial Building Code violations or litigation against properties owned by the Respondent or by any entity or individual that comprises the Respondent; or
 - g. conviction for fraud, bribery, or grand larceny.
2. In addition, HPD reserves the right not to evaluate proposals where the Respondent or part of the Respondent's team has been de-designated from any government sponsored or publicly assisted project.

COMPETITIVE SELECTION CRITERIA

Proposals that meet all Threshold Requirements, based upon HPD's sole judgment and discretion, will be evaluated and ranked according to the Competitive Selection Criteria described below. In evaluating proposals under these criteria, the combined experience and resources of all the principals of the Respondent will be considered. HPD may request additional information, site visits, interviews, or other presentations by the Development Team.

A. Development Experience and Capacity

1. Development Experience

At least one principal of the Respondent must have "Development Experience", which is defined as the successful completion, as a developer or general contractor, of the substantial rehabilitation and/or construction of at least one residential project within the past ten (10) years.

This previous development experience will be evaluated as it reflects the Respondent's ability to carry out a quality project in a timely manner. Among the factors that will be considered are:

- a. the quality of construction and design in projects completed or currently being built by the Respondent and/or its principals;
- b. the extent of the Respondent's experience, in terms of number, size and scale of projects completed; and
- c. Respondent's history of delivering projects on time and within budget.
- d. the absence of purchaser complaints.

HPD may give additional consideration to proposals where previous experience included developments that were:

- new construction buildings
- comparable in size, type, and scale to the project that is being proposed
- completed within the last 5 years

2. Current Capacity & Timeline

The Respondent's current workload and other pending project obligations will be considered in assessing its capacity to commence the development within less than nine (9) months of designation and complete construction within less than sixteen (16) months from construction commencement. HPD expects that the amount of time required for predevelopment can be as short as 6 to 9 months and construction can be completed within twelve (12) to sixteen (16) months from construction commencement. Additional consideration will be given to Respondents who propose and can evidence project readiness and the capacity to carry through with a shorter pre-development schedule and construction build-out schedule.

Provide a development schedule and, if applicable, phasing plan, including benchmarks for commencement and completion of plans and drawings, Department of Buildings plan approval, site preparation, construction, marketing, and occupancy of the Project. For purposes of receiving comparable RFP responses only, it is requested that Respondents assume Development Team designation on **January 30, 2006**.

B. Feasibility of Development Proposal

Estimated development costs must be within current industry parameters. An estimate of the square footage construction costs using both net and gross square footage should be provided along with the project budget.

C. Affordability

Given the nominal transfer price for land, purchaser affordability will be considered as a selection criterion in relationship to overall project feasibility. Affordability analysis must be provided using the standardized affordability analysis formulas provided at **Tab C, Items C1 and C2 and C3. Those proposals that maximize affordability with the least amount of subsidy, if any, will be given preference.**

As mentioned under Threshold Requirements, development proposals for any Cluster(s) should provide a mix of sales prices that meets the following income targets, at a minimum:

- At least one third of the total units must be available to households earning no more than 80 percent of Area Median Income;

Additional consideration will be given to those proposals that target:

- A tier of affordability targeting households earning between 80 and 100 percent of AMI.
- A tier of affordability targeting households between 100 and 130 percent of AMI.

D. Quality of Proposed Design

1. HPD will evaluate each project's site plan, the responsiveness of the project to the context of the neighborhood, and the project's potential for positive impact on community revitalization. Overall quality of housing design and construction will be given paramount consideration. HPD will review street wall elevations and interior layouts as well. Respondents should attempt to design structures that complement and elevate the level of urban design in each neighborhood, and to undertake creative and innovative ways to achieve that product. Respondents are encouraged to use new materials and techniques, a diversity of architectural styles and innovative site planning. HPD will consider building arrangement, character, materials, amenities, and streetscape treatment.
2. The design concept should employ architectural features that recall appealing New York City residential environments. Details should define the bases, middles, and tops of buildings. Dimensions, spacing, and setting of fenestration should echo neighborhood patterns. Overall building fenestration should be varied in the bases and tops of buildings. Lines or projections marked by a change in color, texture, material, or fenestration should be used to mark the juncture of the middle of the building with the base and the top.
3. Some Sites outlined in **Exhibit A, Site List** have specific contextual design recommendations. If Respondent's proposal includes several Sites with differing design recommendations, Respondent must submit appropriate design prototypes addressing specified recommendations.

4. Street trees, pedestrian lighting and other streetscape features should be provided surrounding the development Sites.
5. While **Exhibit B, Parts I and II** represent minimum design guidelines and construction requirements, applicants are encouraged to exceed those minimum standards to provide the best quality housing possible.

E. Sustainable Design, Architecture and Development Criteria

For the purposes of this RFP, sustainable architecture describes development principles that demonstrate attention to design and building strategies that maximize energy efficiency and minimize impacts on the environment. The strategies are frequently described as "Green Building Techniques" ("GBT") or, alternatively, "Low Impact Development Strategies ("LIDS"). Respondents are encouraged to propose projects that encourage energy efficiency and minimize impacts to the environment and Development Site.

Where possible, proposals should try to incorporate Green Building and Sustainable Development and Smart Building concepts and technologies in order to enhance overall housing design and construction, integration of high technology into affordable homes and the long-term marketability of the homes, while simultaneously making the buildings environmentally responsible. Additional points may be awarded to proposals that incorporate such concepts.

Green Building and Sustainable Development

1. According to the NAHB Research Center, "green building is the design, construction, and operation of homes according to resource-efficiency standards for energy, water, building design and materials, as well as indoor air quality standards." These design and construction practices significantly reduce or eliminate the negative impact of buildings on the environment and occupants in five broad areas: sustainable site planning, safeguarding water and water efficiency, energy efficiency and renewable energy, conservation of materials and resources, and indoor environmental air quality.
2. Examples of these practices include tight construction, tight ducts, improved levels of insulation, high performance windows and high efficiency heating and cooling systems.
3. For background information or guidelines for integrating these energy efficient technologies into residential buildings, Respondents should visit some of the numerous websites that promote and explain them. Tax credits and funding from state and federal sources are often available to developers who take these initiatives. Some of the most useful sites are:
 - New York State Energy Research and Development Authority (NYSERDA) www.nyserda.org
 - Energy Star www.energystar.gov
 - US Green Building Council (USGBC) www.usgbc.org
 - Partnership for Advancing Technology in Housing (PATH) www.pathnet.org

Smart Building Technology

1. Smart Building refers to the installation of advanced communication technologies and integrated electronic systems that promote building automation.
2. The installation of a Smart Building system would allow the automation of a building's electronic systems such as lighting, heating and cooling, security and communications, through home run wiring. Home run means running all the wires together vertically through a central PVC (plastic) pipe; wires serving the first floor should come up from the basement, while wires for the second floor would come down from the attic. The home run approach to clustering the wiring in a centrally located PVC conduit would allow homeowners to easily upgrade the electronic systems in the home.
3. For background information or guidelines for integrating these energy efficient technologies into residential buildings, Respondents should visit some of the numerous websites that promote and explain them. Some of the most useful sites are:
 - EH Publishing Inc. (www.Electronichouse.com)
 - Home Automation & Networking Association (www.hanaonline.org)
 - General Electric (GE) Connected Home (www.ge-smart.com/building)
 - Smart House Inc. (www.smart-house.com)
 - National Association of Home Builders Research Center (www.nahbrc.org)
 - One Economy (www.One-Economy.com)

In addition to the overall design quality, projects that include the most optional LEED (Leadership in Energy and Environmental Design) qualifying points, as outlined in **Exhibit G**, will achieve a higher quality design ranking.

VI. SUBMISSION REQUIREMENTS

A. Pre-Submission Information and Inquiries

All communications regarding this RFP should be directed to Lisa Heintz, Project Manager, in the New Construction Special Initiatives Unit, Division of Homeownership at (212) 863-6335. Written communications may be addressed to Ms. Heintz, Department of Housing Preservation and Development, Division of Homeownership, 100 Gold Street, Room 9I, New York, NY 10038, or faxed to (212) 863-6386.

A pre-submission conference will be held on Wednesday, September 14, 2005 at 10:00 am at HPD, 100 Gold Street, Room 1R, New York, NY. Interested organizations are strongly encouraged to attend the pre-submission conference, as this will be the only opportunity to ask questions and receive answers in person regarding the RFP.

People with disabilities requiring special accommodations to pick up the RFP or to attend and/or participate in the pre-submission conference should contact Lisa Heintz at (212) 863-6335.

B. General Requirements

Proposals must be submitted by hand no later than 4:00 pm on Friday, November 4, 2005 to HPD at the address below. Proposals received after the due date and time will not be considered.

HPD must receive one (1) original and four (4) bound copies of each proposal containing all required supporting documentation. All proposals must be bound in three-ring binders of an appropriate size. An authorized representative of the Respondent must sign the original proposal. Each original and copy must contain a cover page showing the following information: New Foundations Homeownership Program RFP; Cluster(s) applied for; name of Respondent; and date of submission. The proposal must provide the name, address, telephone and fax numbers and e-mail address of an authorized representative of the Respondent who may be contacted during the period of proposal evaluation.

Each copy must be clearly labeled as described below and tabbed as indicated in **Section VI-C, Contents of Proposal and Tabbing** below. Respondents must inform any commercial delivery service, if used, of all delivery requirements and ensure that the required information appears on the outer envelope or box. The original and all copies must be submitted in sealed envelopes or a sealed box and labeled as follows:

FROM: Respondent's name and address
TO: Department of Housing Preservation and Development
Office of Development
100 Gold Street, Section 9I7
New York, NY 10038
Attention: Ms. Michal Aronson
RE: Response to New Foundations Homeownership Program RFP

A proposal may be withdrawn or modified in writing only prior to the proposal due date and time or, if applicable, up until any subsequent due date and time set for the

submission of proposals. Modifications received after the proposal due date will not be considered.

All submissions become the property of HPD. Submission of a proposal will be deemed to be permission for HPD to make such inquiries concerning the proposal and the Respondent, as HPD deems necessary. If HPD determines, upon review of a proposal, that any items are missing and/or incomplete, HPD, in its sole discretion, may notify the Respondent to provide such items. Failure to provide complete information in a timely fashion could result in rejection of the proposal.

C. Contents of Proposal and Tabbing

Developers should submit one comprehensive proposal for as many development Clusters as they choose. This proposal should contain an overall project budget. However, given the diversity of Sites being offered within each Cluster, separate designs, budgets, sales prices and affordability analyses must be provided for each Cluster applied for within the Respondent's submission. Site plans and building elevations related to site and neighborhood context must be submitted for each specific Site within a Cluster; however, floor plans may be used for more than one location, as appropriate.

The tabs must run down the right hand side of the proposal. For each Cluster applied for, clearly indicate both the neighborhood in which the cluster is located as well as the Site number(s).

For example, if applying for more than one cluster from Exhibit A, the proposal should read:

Bedford Stuyvesant - Cluster 1
East New York - Cluster 3

(All Forms for **TAB A** through **TAB F** can be found in **Exhibit F: Proposal Forms; TAB G – TAB J** should be provided by the Respondent)

TAB A - Proposal Summary and Respondent Questionnaire

- All Respondents must complete Forms A1-A4.
 - A1: Respondent Information and Composition of Respondent Entity
 - A2: Development Team Consultants
 - A3: Principals
 - A4: References
 - A5: Additional Questions

- Respondents that include a not-for-profit organization as a principal of the Developer or a member of the Development Team must also complete the following forms:
 - A6: Not-for-profit form: Major Sources of Funding
 - A7: Not-for-profit form: Respondent Description
 - A8: Not-for-profit form: Directors, Officers, and Staff

- If the Respondent is a joint venture, the principals of each entity that comprises the joint venture must be identified, and a principal of each entity must sign the appropriate forms.
- Provide a Respondent's Letter signed by an authorized representative of the Respondent. The format of this letter is contained in **Exhibit E**.

TAB B - Financial Proposal

The following forms, fully completed, shall be included in this Tab:

- B1: Financial Proposal Development Costs
- B2: Financial Proposal Sources of Financing
- B3: Project Timeline

TAB C - Sales Price / Affordability Analysis

- Form C1 for one-to-four family home Sites
- Form C2 for cooperative/condominium Sites
- Form C3 – Standard Affordability Calculation Worksheet

TAB D – Residential Development Experience

- All residential development experience shall be described for each principal.
- Each principal that comprises the Respondent must complete and submit the following forms:

D1 Residential Development Experience

Each entity that comprises the Respondent must list all new construction or substantial rehabilitation projects that have been completed within the ten (10) years preceding the deadline for submission of proposals in response to this RFP, as well as those that are in construction, pre-development, or otherwise committed.

D2 Marketing Experience

Each entity that comprises the Respondent and the marketing agent included in the Development Team, if other than the Respondent, must list all projects that have been marketed within the ten (10) years preceding the deadline for submission of proposals in response to this RFP.

- The appropriate forms, fully completed, shall be provided for each principal of the Respondent. If any individual has no experience this shall be indicated by including the appropriate form marked "None". Additional pages should be submitted if needed

- Care should be taken to provide accurate information about references, and to state the roles played in each development by using the codes listed on the bottom of the form.

TAB E – Ability to Finance

- **Assets Statement**
Each proposal must contain a completed Assets Statement (TAB E, Forms E1-E5) for all the principals of the Developer.

Please note that the total unencumbered assets of the principal or principals must be at least equal to the amount of equity required by the construction lender or for self-financing.

- **Private Lender Letter(s)**
Each proposal must include a letter of interest ("Discussion Purposes Term Sheet") from a private lender or lenders indicating a willingness to lend for the project and specifying the amount such lender is willing to consider financing. Each letter must be on the lender's letterhead and signed by a representative of the lender. Terms of the financing must be included in the letter(s). Alternatively, a Respondent who is not planning to use a bank must show adequate assets to complete the Project.

TAB F - Individual's Property Listing

- Each principal must list all New York City properties currently owned or managed or previously owned or managed during the five-year period preceding the submission deadline date for proposals under this RFP.
- Include properties owned and managed either directly by the principal or by any organization in which the principal is or was a corporate officer, general partner, or holds more than a 10% interest.
- If any individual does not own property in New York City, this shall be indicated by including the appropriate form marked "None."

TAB G – Environmental Plan

- Submit proposal for environmental testing, if applicable.

TAB H – Design Team Experience

- Submit Design Team's resume, focused on projects in the last ten (10) years and qualifications detailing applicable residential development experience.

TAB I – Design / Architectural Documents

- Submit all items as referenced in Exhibit H.

Please also refer to Exhibit G for HPD Sustainable Design Criteria

Tab J - Development Schedule

- Submit development schedule with pre-development and construction timelines.

VII. CONDITIONS, TERMS AND LIMITATIONS

This RFP is subject to the specific conditions, terms and limitations stated below:

- A. The Sites are to be disposed of in their "as is" condition. The City, its officers, agents and employees make no representation whatsoever as to the physical condition of the Sites or their suitability for any specific use.
- B. Each Site shall be subject to New York City Real Property Taxes and charges. Tax exemption may be available under Article 16 of the New York State General Municipal Law, subject to approval by the City Council.
- C. The proposed projects shall conform to, and be subject to, the provisions of the Zoning Resolution, Urban Renewal Plan, if any, and all other applicable laws, regulations and ordinances of all City, State and Federal authorities having jurisdiction, as the same may be amended from time to time.
- D. Valid permits and approvals, as required by City, State and Federal agencies, shall be obtained by the Developers prior to commencing work.
- E. The conditional designation of a Developer will depend on satisfaction of the additional documentation and review requirements described in this RFP and will be subject to the subsequent approval of the Mayor.
- F. The City will convey the Sites pursuant and subject to the provisions of the Land Disposition Agreement ("LDA"). HPD will recommend to the Mayor the acquisition price as stated. Where required, all documentation, including but not limited to the deed and LDA shall be in form and substance satisfactory to the City Council, the Mayor, and the Corporation Counsel. The conveyance will be subject to satisfaction of the applicable provisions of the City Charter and Article 16 of the New York State General Municipal Law.
- G. Strict timelines and penalties may be enacted in the event that predevelopment and build-out exceed HPD's required twenty-five (25) month timeline. There is a significant escrow requirement imposed by HPD should a Developer choose to pursue Temporary Certificates of Occupancy.
- H. No transaction will be consummated if any principal of any conditionally designated Developer is in arrears, or in default upon any debt, lease, contract or obligation to the City of New York, including without limitation real estate taxes and any other municipal liens or charges. The City reserves the right not to review any proposal by any such Respondent.
- I. No commission for brokerage or any other fee or compensation shall be due or payable by the City, and the submission of a proposal will constitute the Respondent undertaking to indemnify and hold the City harmless from and against any such claim for any such fee or compensation based upon, arising out of, or in connection with any action taken by the Respondent, the selection of the Respondent's submission and invitation to the Respondent to respond to this RFP, the conditional designation of a Developer pursuant to this RFP or the sale of the Site.

- J. The City is not obligated to pay nor shall in fact pay any costs or losses incurred by any Respondent at any time, including the cost of responding to the RFP.
- K. This RFP does not represent any obligation or agreement whatsoever on the part of the City that may only be incurred or entered into by written agreement approved by the City Council, the Mayor and the Corporation Counsel. The City is under no legal obligation to convey the Development Site through a competitive process. The City may use the proposals submitted pursuant to this RFP as a basis for negotiation with Respondents as the City deems appropriate. HPD may reject at any time any or all proposals, amend or withdraw this RFP in whole or in part, negotiate with one or more Respondents, and/or negotiate and dispose of the Development Site on terms other than those set forth herein (including to parties other than those responding to this RFP). HPD may also, at any time, waive compliance with, or change any of the terms and conditions of this RFP, entertain modifications or additions to selected proposals, or withdraw or add individual Sites or parcels from or to this RFP.
- L. Selection of a Respondent's proposal will not create any rights on the Respondent's part, including, without limitation, rights of enforcement, equity or reimbursement, until after the approvals of the City Council and the Mayor and the Corporation Counsel, and until the deed, LDA and all related documents are fully executed and approved. The terms of the deed and LDA, after execution, shall govern the relationship between the City and the Developer. In the event of any variance between the terms of this RFP and the deed or the LDA, the terms of the deed and/or LDA will govern.
- M. The City reserves the right, in its sole discretion, to reject at any time any or all proposals, to withdraw the RFP, to negotiate with one or more Respondents, and/or negotiate and dispose of the Sites on terms other than those set forth herein (including to parties other than those responding to this RFP). The City likewise reserves the right, at any time, to waive compliance with, or change any of the terms and conditions of this RFP or to entertain modifications or additions to selected proposals. In addition, HPD retains the right to at any time withdraw individual Sites or portions of Sites from this RFP and to add vacant lots to Sites.
- N. All determinations as to the completeness or compliance of any proposals, or as the eligibility or qualification of any Respondent, will be within the sole discretion of the City.
- O. The City advises all Respondents that there is no legal obligation on the part of the City to convey the Sites offered through this RFP through a competitive process and that the City reserves the right to use the proposals submitted pursuant to this RFP as a basis for negotiation with Respondents as the City deems appropriate.
- P. This RFP and any agreement resulting there from are subject to all applicable laws, rules and regulations promulgated by any Federal, State, or municipal authority having jurisdiction over the subject matter thereof, as the same may be amended from time to time.

VIII. CONFLICT OF INTEREST

Employees of the City of New York may respond to this RFP only in accordance with Chapter 68 of the New York City Charter governing ethics and conflicts of interest affecting City personnel. Section 2604(b)(7) of the City Charter contains specific prohibitions that exclude enumerated groups of employees from participating in the sales process.

Persons in the employ of the City considering the submission of a proposal for the purchase of property described herein are advised that opinions regarding the propriety of their purchase of City-owned property may be requested from the New York City Conflict of Interests Board. This body is empowered, under Section 2602 of the City Charter, to issue advisory opinions on conflict of interest questions and other matters of ethical consideration. It is not necessary, however, that such an opinion be obtained prior to responding to this RFP.

Former employees of the City of New York are also advised that the City Charter imposes certain restrictions on post-employment business relationships with the City. Such individuals should consult the specific provisions on this issue contained in the City Charter. New Foundations Homeownership Program RFP

LIST OF EXHIBITS

- Exhibit A:** Site List
- Exhibit B:** Design Guidelines
Construction Requirements
- Exhibit C:** Equal Opportunity Requirements
- Exhibit D:** Respondent's Letter
- Exhibit E:** Marketing Requirements
- Exhibit F:** Proposal Forms: TAB A - TAB F

TAB A—Proposal Summary and Respondent Questionnaire

- A1: Respondent Information and Composition of Respondent Entity
- A2: Development Team Consultants
- A3: Principals
- A4: References
- A5: Additional Questions
- A6: Not-for-profit form: Respondent Description
- A7: Not-for-profit form: Directors, Officers, Staff
- A8: Not-for-profit form: Major Sources of Funding

TAB B—Financial Proposal (B1-B3)

- B1: Financial Proposal Page 1
- B2: Financial Proposal Page 2
- B3: Budget/Financial Pro Forma

TAB C—Sales Prices/Affordability Analysis (C1-C3)

- C1: Small Homes Project and Assumptions
- C2: Cooperative/Condominium Project and Assumptions
- C3: Standard Affordability Calculation Worksheet

TAB D—Residential Development Experience (D1-D2)

- D1: Residential Development Experience

TAB E—Ability to Finance/ Assets Statement/Private Lender Letters(E1-E5)

- E1: Personal Information
- E2: Statement of Financial Condition
- E3: Real Estate (Schedule A)
- E4: Mortgages Owned (Schedule B, Part 1)
Marketable Securities (Schedule B, Part 2)
- E5: Income From Properties (Schedule C)

TAB F—Individual’s Property Listing

TAB G—Environmental Plan

To be provided by Respondent

TAB H—Design Team Experience

To be provided by Respondent

TAB I—Design/Architectural Documents

To be provided by Respondent

TAB J—Development Schedule

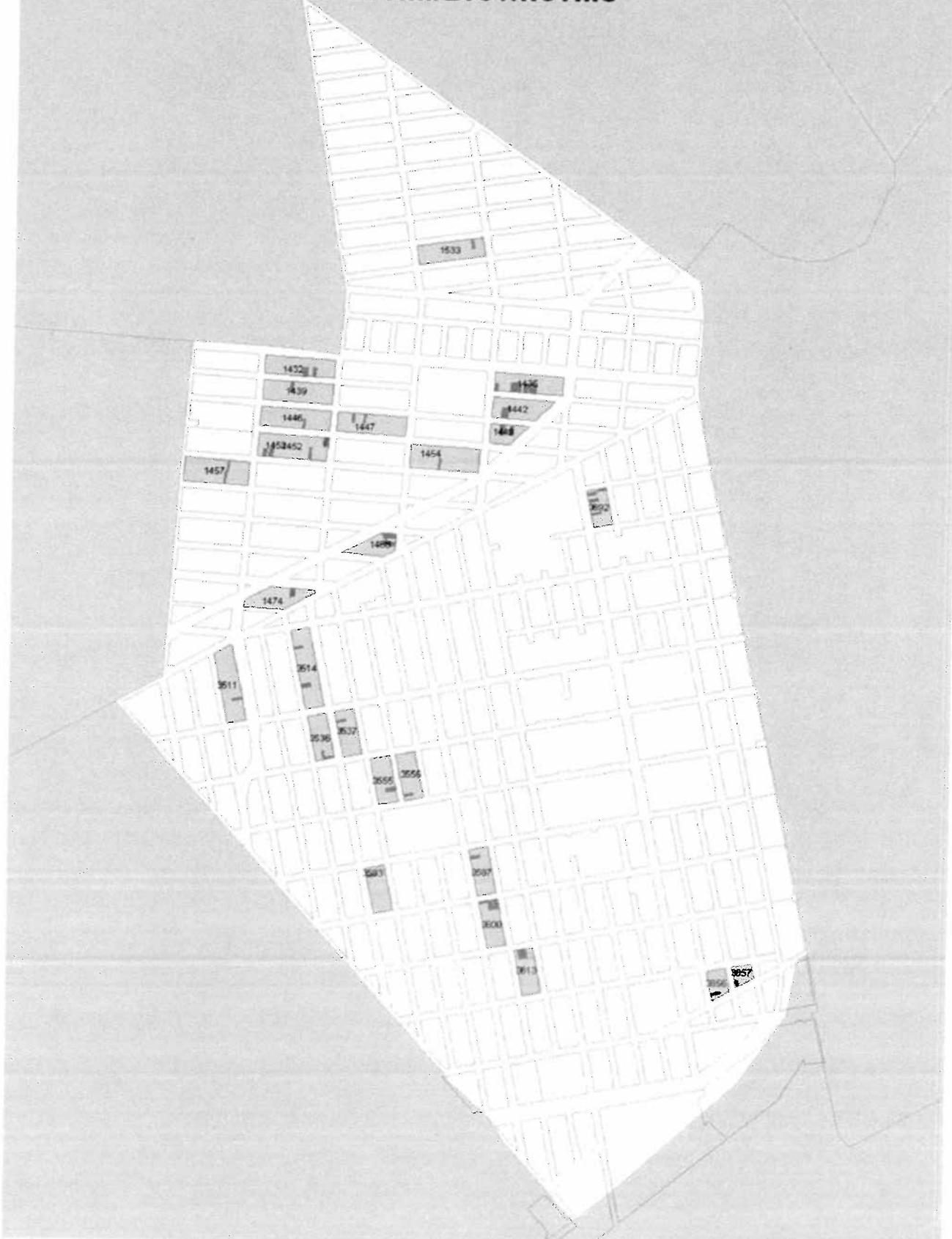
To be provided by Respondent

Exhibit G: HPD Sustainable Design Criteria

Exhibit H: HPD DACE Submission Requirements New Foundations Homeownership Program RFP.

New Foundations Homeownership Program RFP
EXHIBIT A, Site List

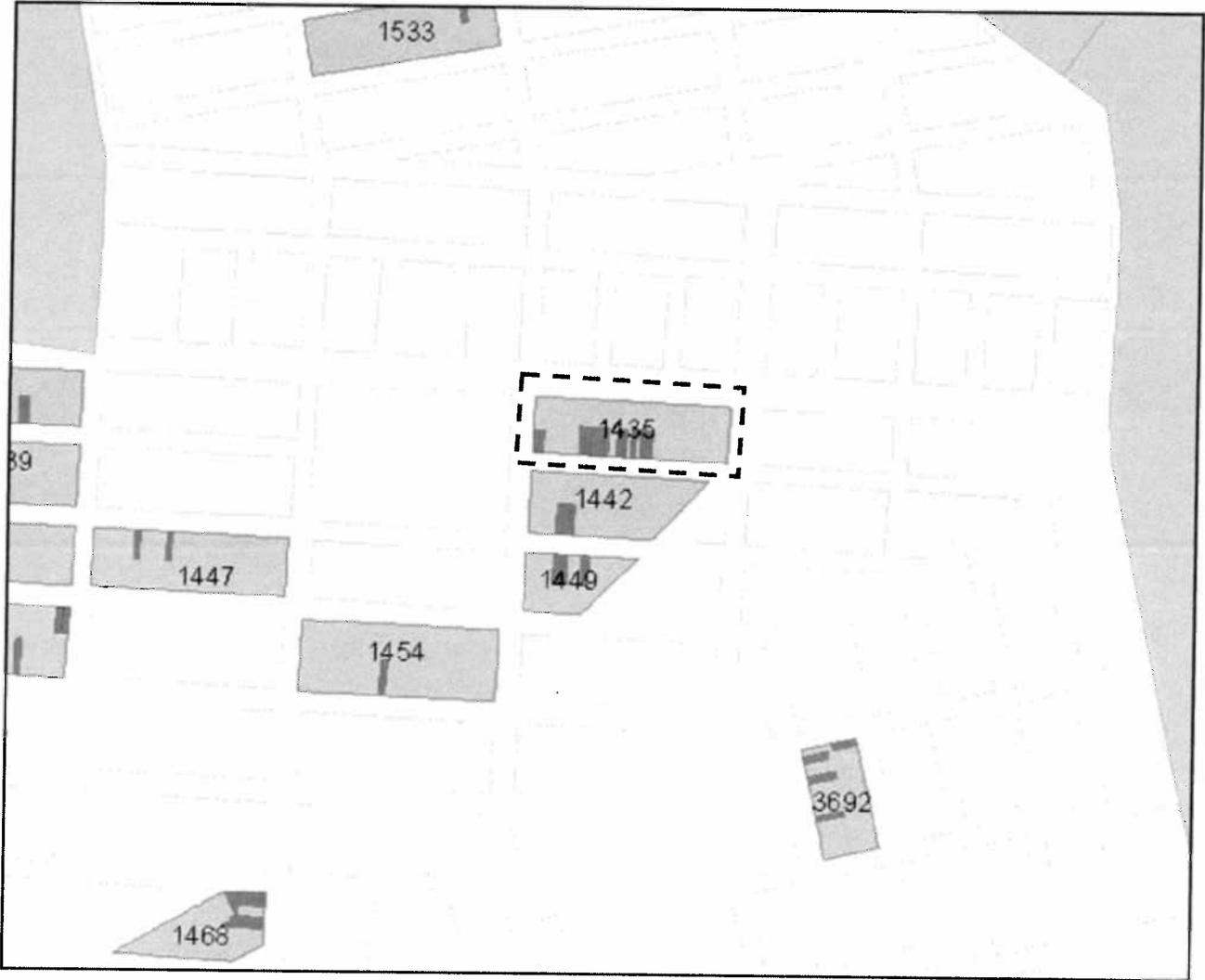
**New Foundations RFP Brooklyn Sites
Community Board 16
Ocean Hill/Brownsville**



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 1

Site 1



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 1

Site 1



Lots 63, 64

Block	Lot	Address	FRT	Total Sq. Ft.
1435	63	2301 Pacific Street	25	2500
	64	2299 Pacific Street	16	1600
	66	2295 Pacific Street	16	1600
	68	2291 Pacific Street	16	1600
	69	2289 Pacific Street	16	1600
	72	2287 Pacific Street	16	1600
	73	2285 Pacific Street	16	1600
	74	2283 Pacific Street	16	1600
	75	2281 Pacific Street	16	1600
	76	2279 Pacific Street	16	1600
	77	2277 Pacific Street	16	1600



Council District: Dilan (37)
Zoning: R6

Brooklyn CB 16
Ocean Hill/Brownsville Cluster 2
Sites 1 - 2



Brooklyn CB 16

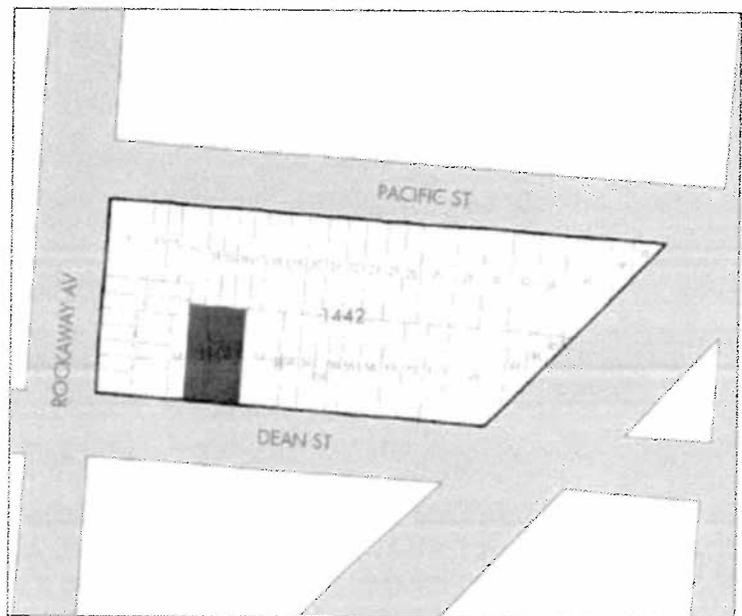
Ocean Hill/Brownsville Cluster 2

Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
1442	61	2331 Dean Street	40	4280
	63	2325 Dean Street	25	2675

Council District: Dilan (37)
Zoning: R6



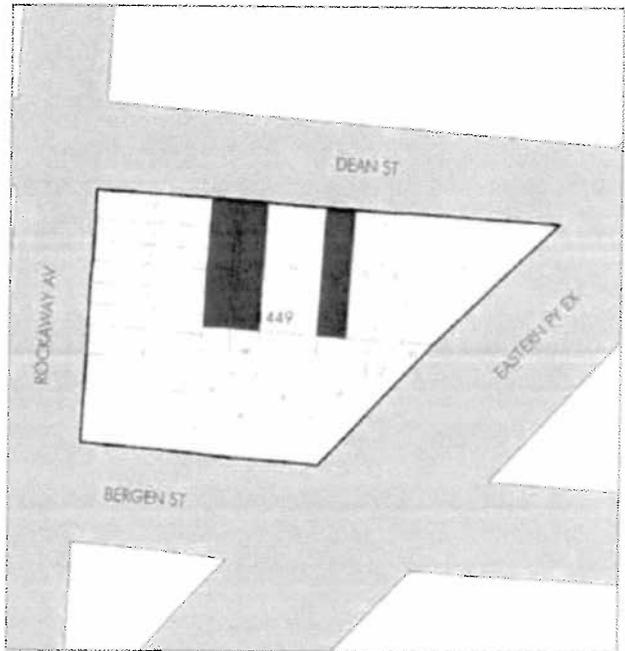
Brooklyn CB 16
 Ocean Hill/Brownsville Cluster 2
 Site 2



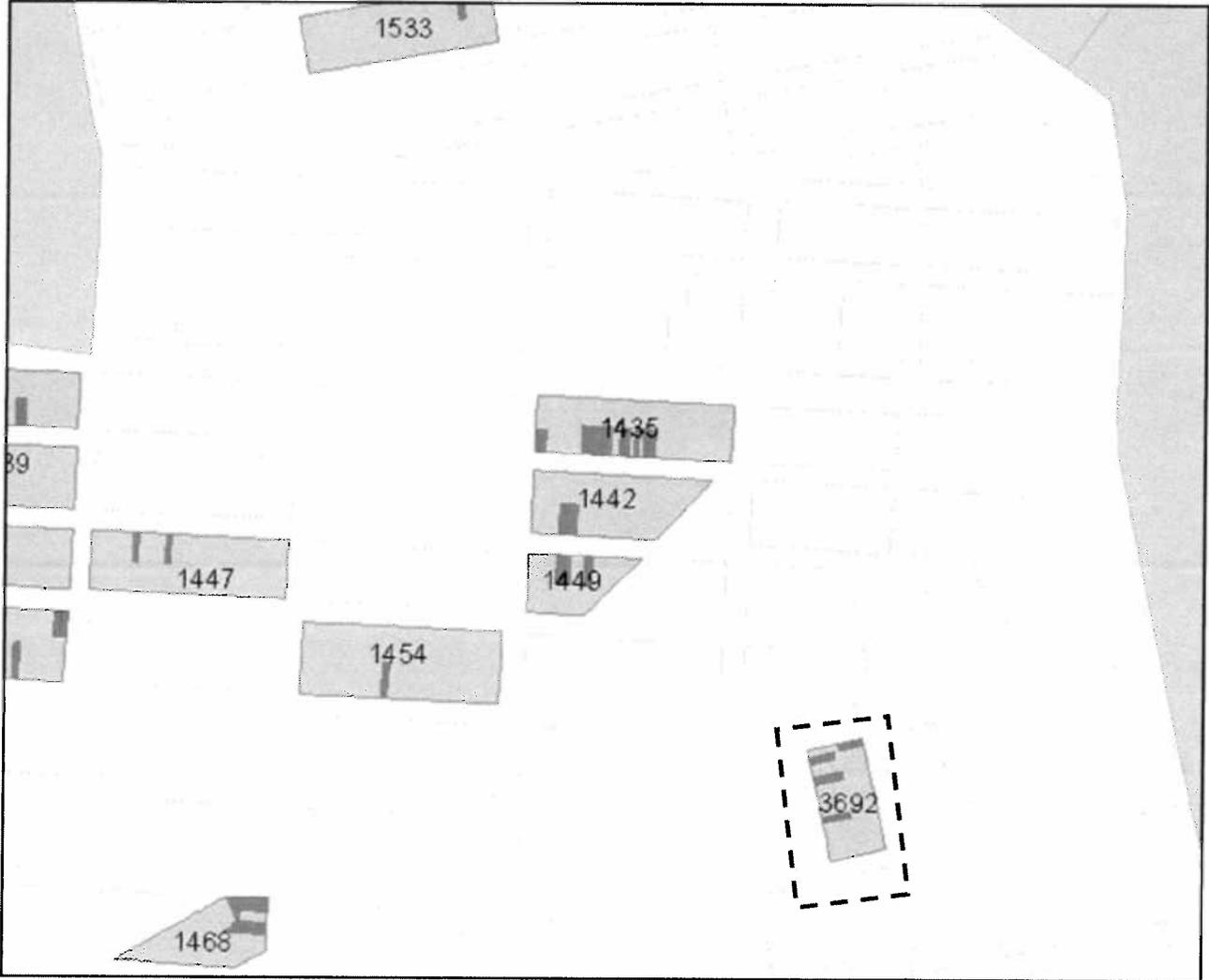
Lot 16

Block	Lot	Address	FRT	Total Sq. Ft.
1449	12	2326 Dean Street	25	2675
	13	2328 Dean Street	25	2675
	16	2338 Dean Street	25	2675

Council District: Dilan (37)
Zoning: R6
Design Recommendations: Brick, 2 stories minimum, front stoop



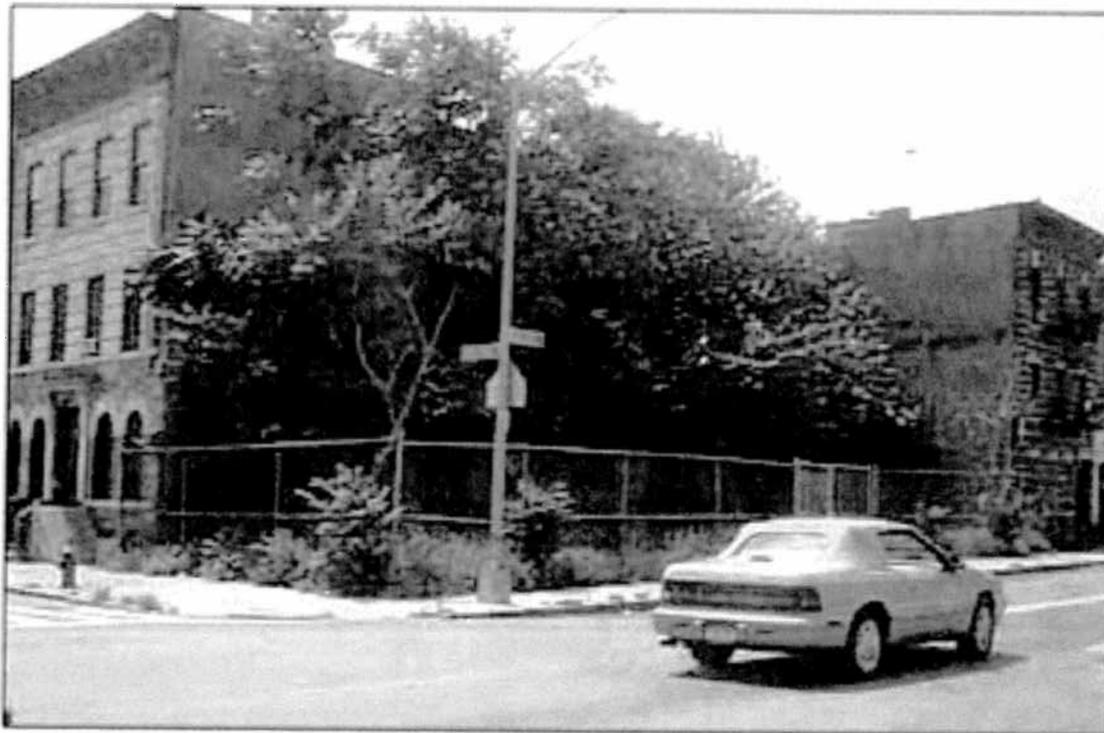
Brooklyn CB 16
Ocean Hill/Brownsville Cluster 3
Site 1



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 3

Site 1



Lot 19

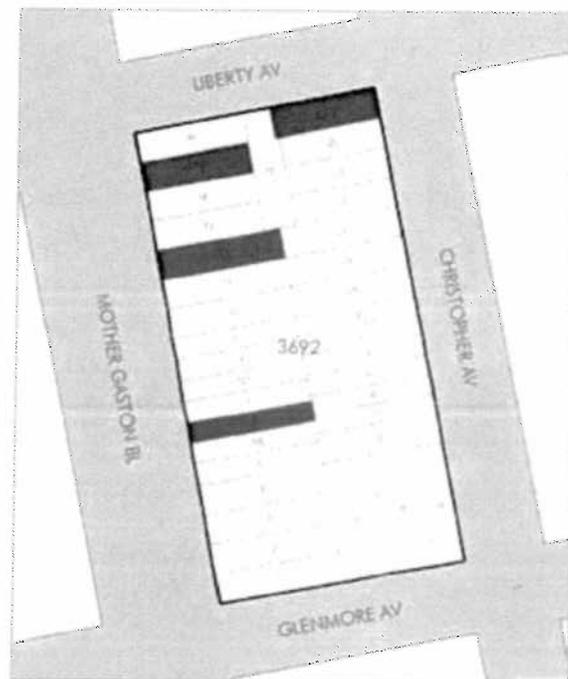
Block	Lot	Address	FRT	Total Sq. Ft.
3692	6	299 Mother Gaston Blvd.	18	1800
	12	283 Mother Gaston Blvd.	25	2500
	15	273 Mother Gaston Blvd.	25	2175
	19	38 Liberty Avenue	25	2225

Council District: Dilan (37)

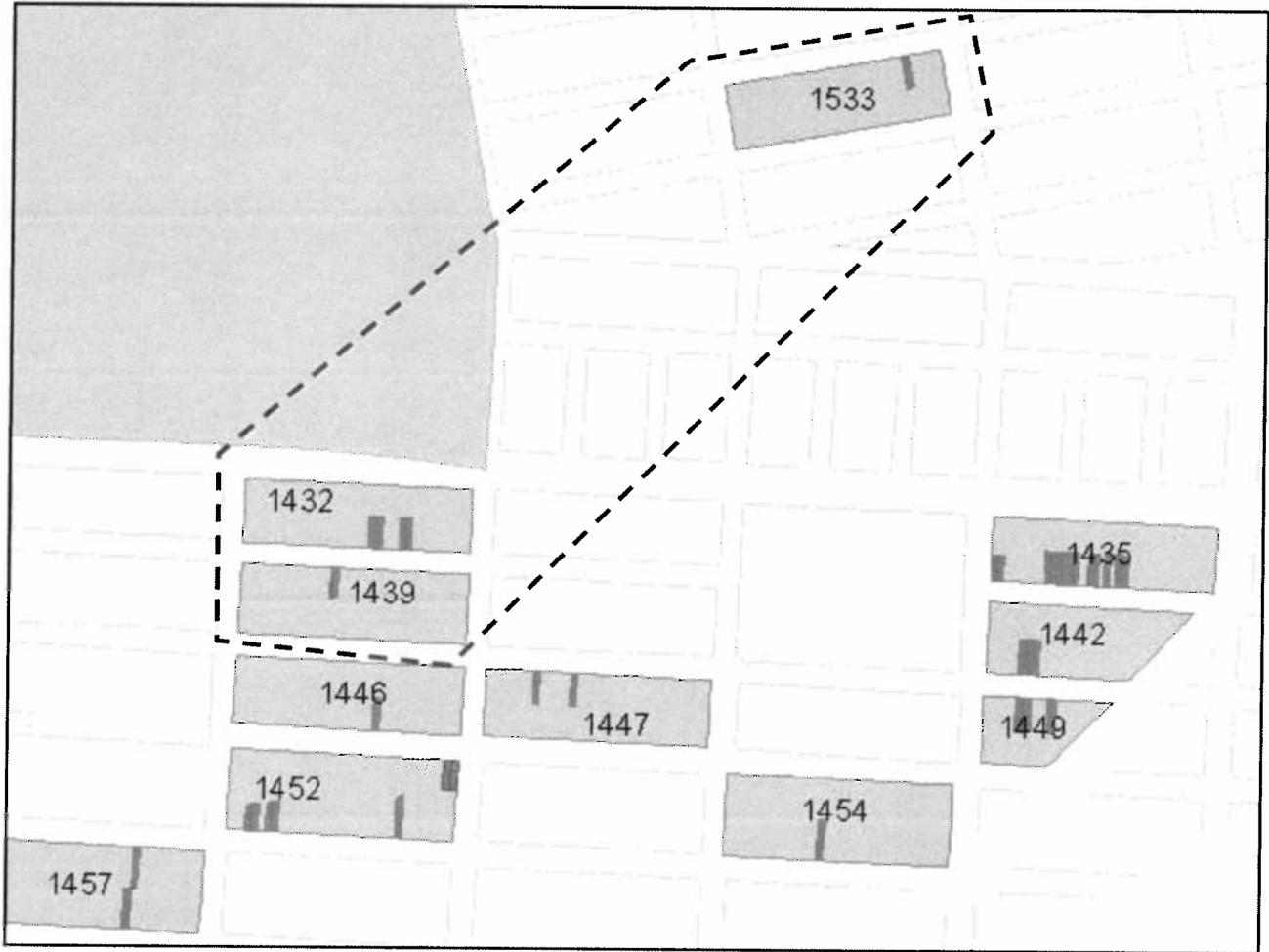
Zoning: R6

Design Recommendations: Brick, 3 stories, maintain existing street wall

Other Considerations: Environmental testing will be required on lot 15



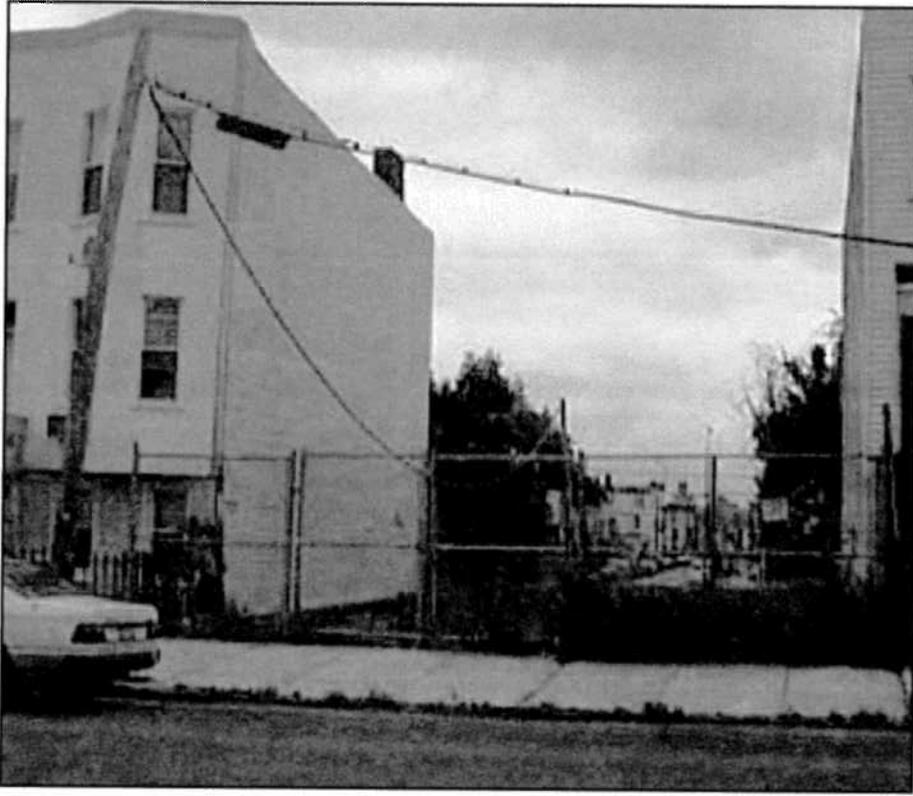
Brooklyn CB 16
Ocean Hill/Brownsville Cluster 4
Sites 1 - 3



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 4

Site 1



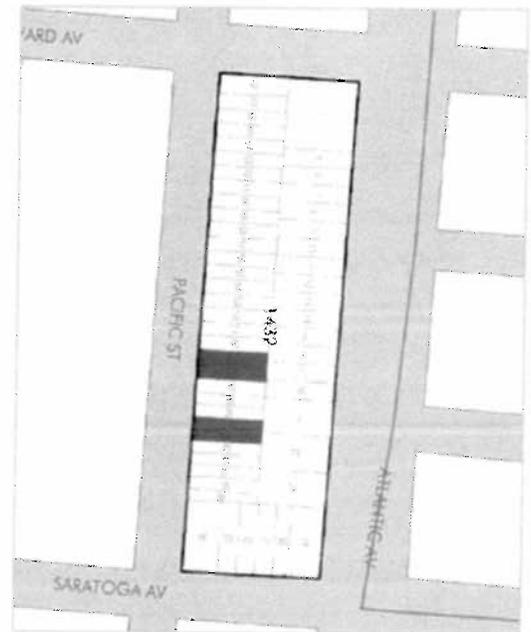
Lots 43, 44

Block	Lot	Address	FRT	Total Sq. Ft.
1432	43	2103 Pacific Street	16	1600
1432	44	2105 Pacific Street	16	1600
1432	48	2095 Pacific Street	20	2000
1432	49	097 Pacific Street	20	2000

Council District: Boyland (41)

Zoning: R6

Design Recommendations: 2.5 stories minimum



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 4

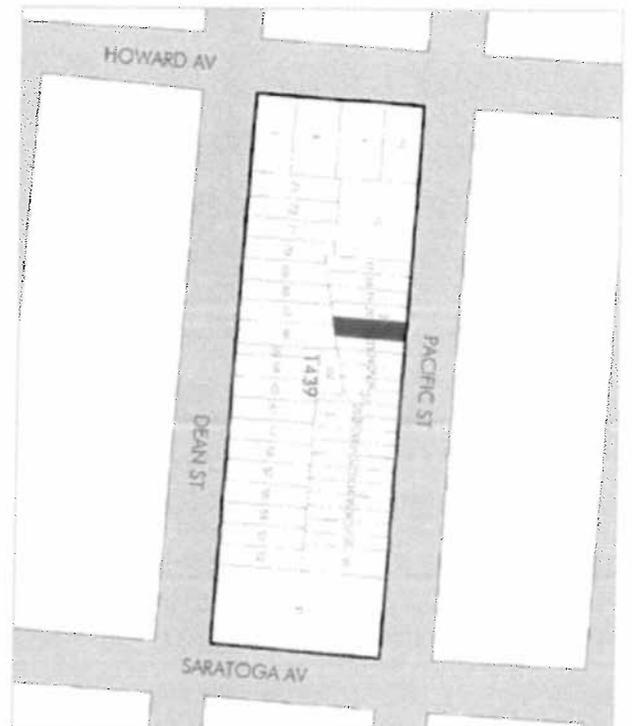
Site 2



Block Lot	Address	FRT	Total Sq. Ft.
1439 21	2038a Pacific Avenue	0.6	12
22	1041 Pacific Avenue	23	2116

Council District: Boyland (41)

Zoning: R6

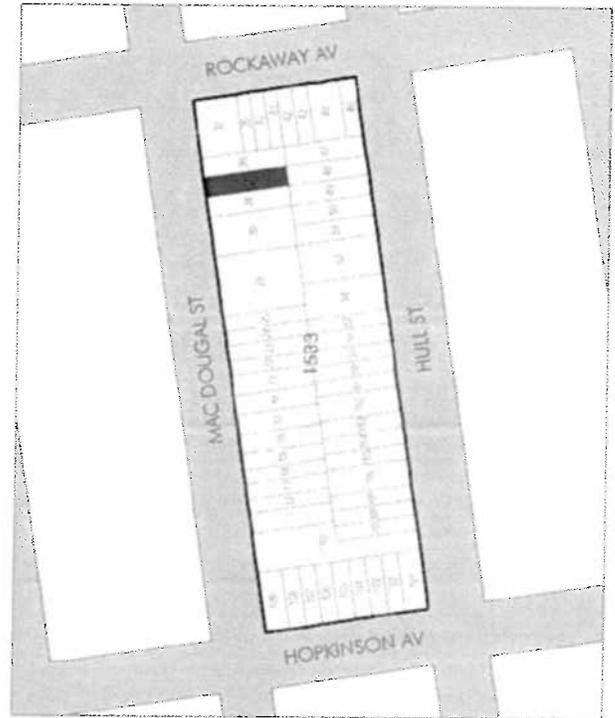


Brooklyn CB 16
Ocean Hill/Brownsville Cluster 4
Site 3



Block	Lot	Address	FRT	Total Sq. Ft.
1533	35	220 MacDougal Place	25	2500

Council District: Boyland (41)
Zoning: R6
Design Recommendations: Brick, 3 stories, front stoop
Urban Renewal: Saratoga Square



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 5

Sites 1 - 3

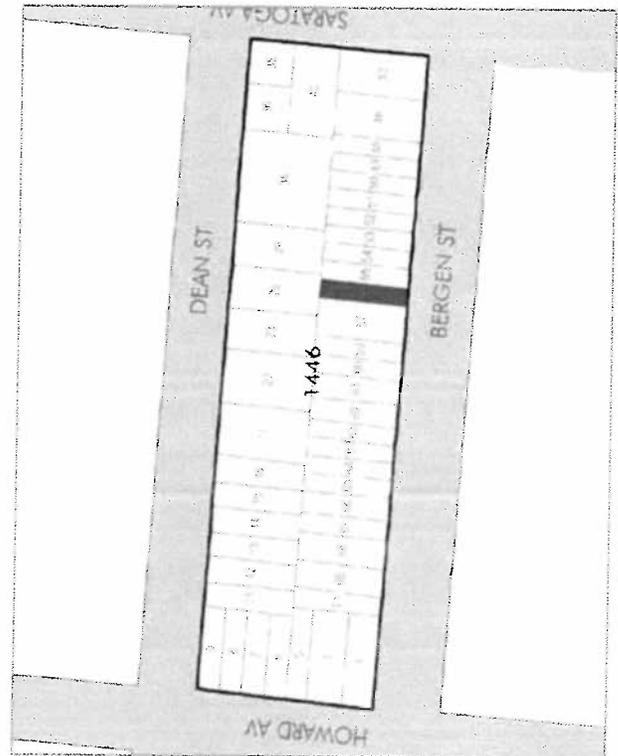


Brooklyn CB 16
Ocean Hill/Brownsville Cluster 5
Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
1446	56	1915 Bergen Street	20	2140

Council District: Boyland (41)
Zoning: R6
Design Recommendations: 3 story brick



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 5

Site 2



Lot 20

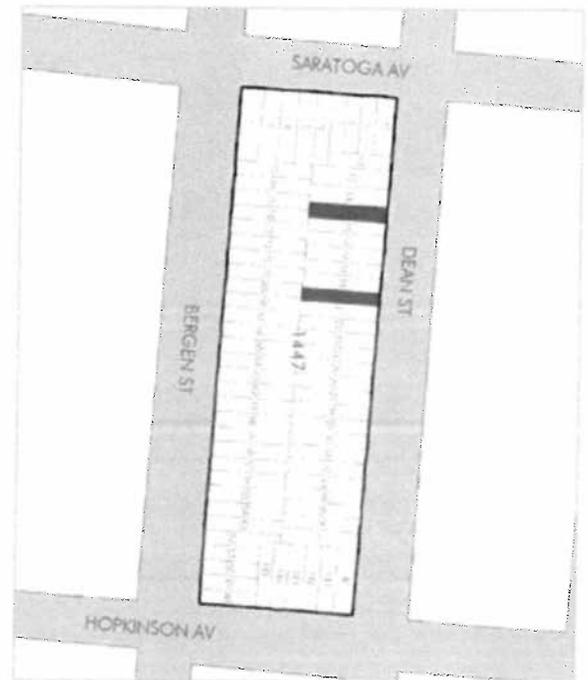
Block	Lot	Address	FRT	Total Sq. Ft.
1447	14	2164 Dean Street	40	4280
	20	2178 Dean Street	25	2675

Council District: Boyland (41)

Zoning: R6

Design Recommendations: Brick, 2 stories minimum, maintain existing street wall

Other Considerations: School located across the street from lot 20

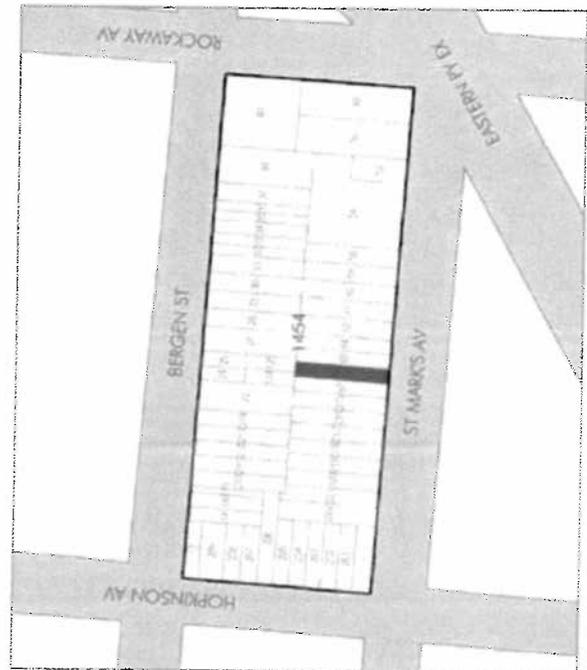


Brooklyn CB 16
Ocean Hill/Brownsville Cluster 5
Site 3



Block	Lot	Address	FRT	Total Sq. Ft.
1454	66	1633 St. Mark's Avenue	20	2540

Council District: Boyland (41)
Zoning: R6
Design Recommendations: Brick, 4 stories



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 6

Sites 1 - 2



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 6

Site 1



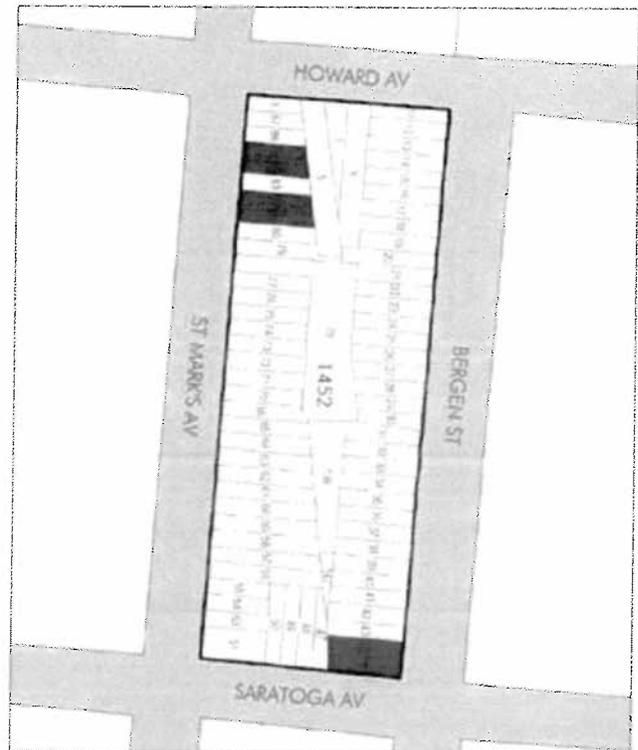
Lots 81, 82

Block	Lot	Address	FRT	Total Sq. Ft.
1452	44	1938 Bergen Street	20	1856
	45	1940 Bergen Street	26	2427
	81	1473 Marion Street	25	2450
	82	1471 Marion Street	26	2444
	84	1469 Marion Street	25	2225
	85	1467 Marion Street	25	2075

Council District: Boyland (41)

Zoning: R6

Design Recommendations: Brick, 3 stories, maintain existing street wall



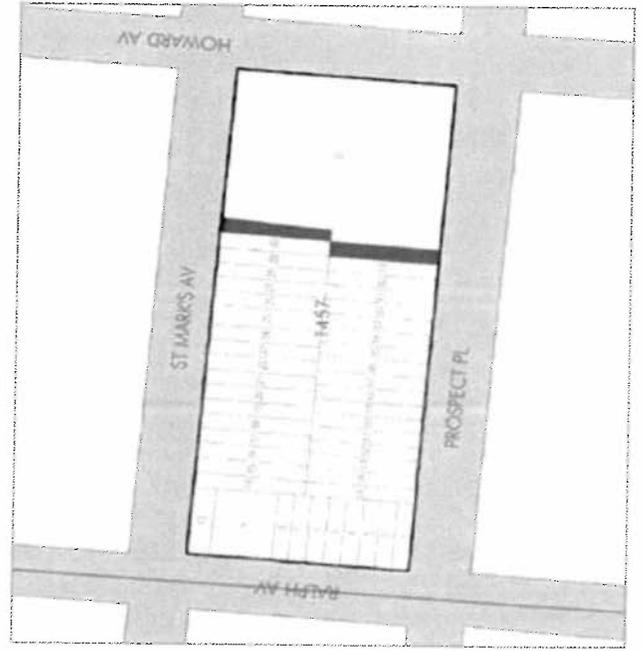
Brooklyn CB 16
Ocean Hill/Brownsville Cluster 6
Site 2



Lot 31

Block	Lot	Address	FRT	Total Sq. Ft.
1457	31	1436 St. Mark's Avenue	19	2413
	78	1687 Prospect Place	19	2413

Council District: Boyland (41)
Zoning: R6
Design Recommendations: Brick, 3 stories, maintain existing street wall.
Other Considerations: School located on neighboring lot.



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 7

Sites 1 - 2

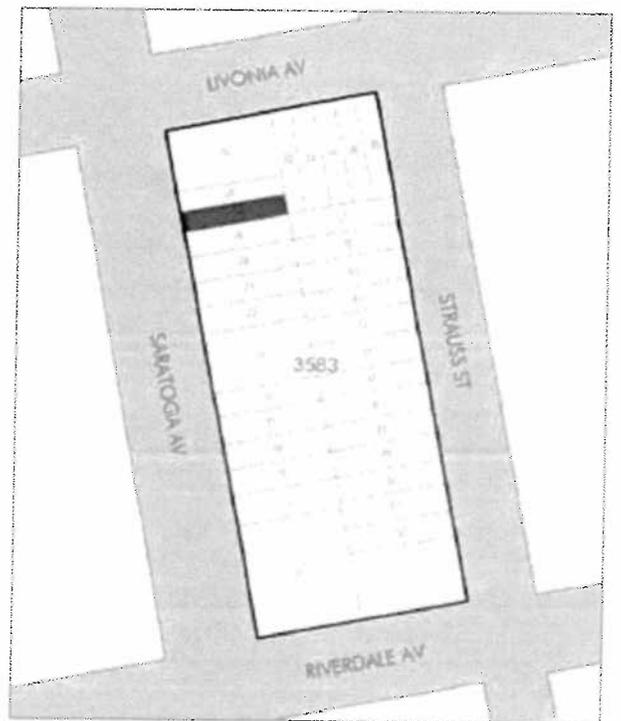


Brooklyn CB 16
Ocean Hill/Brownsville Cluster 7
Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
3583	27	791 Saratoga Avenue	20	2000

Council District: Barron (42)
Zoning: R6
Design Recommendations: Brick, 2 stories, front stoop.

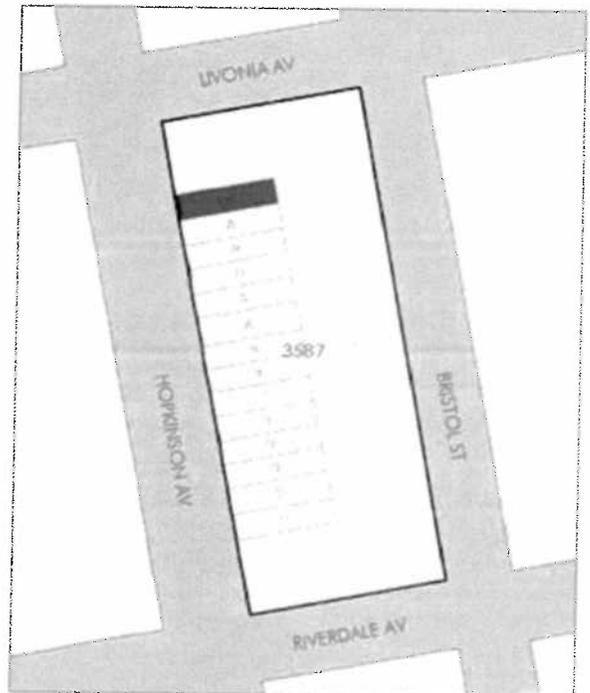


Brooklyn CB 16
Ocean Hill/Brownsville Cluster 7
Site 2



Block	Lot	Address	FRT	Total Sq. Ft.
3587	27	763 Hopkinson Avenue	25	2500

Council District: Barron (42)
Zoning: R6
Design Recommendations: Brick, 3 stories
Urban Renewal: Marcus Garvey



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 8

Site 1



Brooklyn CB 16
Ocean Hill/Brownsville Cluster 8
Site 1



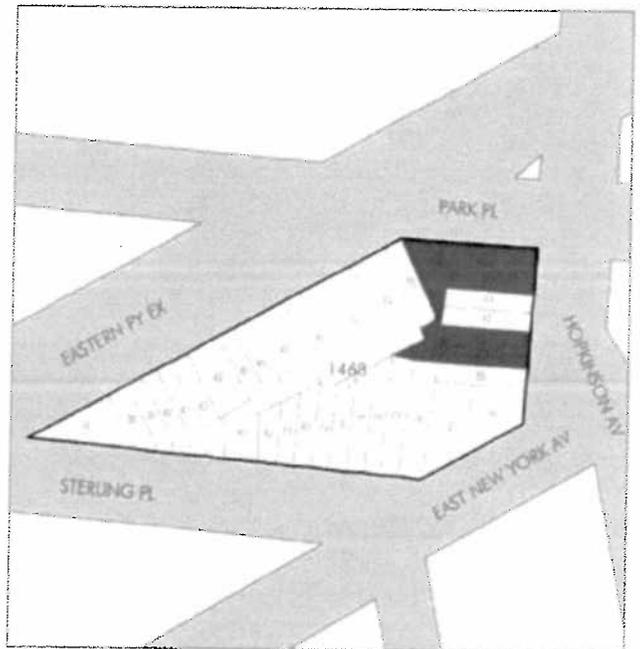
Lots 56, 58, 60

Block	Lot	Address	FRT	Total Sq. Ft.
1468	p/o 56	1612 Park Place	35	3255
	p/o 56	1612 Park Place	35	3255
	58	404a Hopkinson Avenue	30	3660
	60	408 Hopkinson Avenue	20	2000
	63	414 Hopkinson Avenue	20	2000
	64	416 Hopkinson Avenue	20	2000

Council District: Boyland (41)

Zoning: R6

Design Recommendations: Brick, 4 stories. Building design and elevations should respond to existing buildings across Eastern Parkway.



Brooklyn CB 16
Ocean Hill/Brownsville Cluster 9
Sites 1 - 2



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 9

Site 1



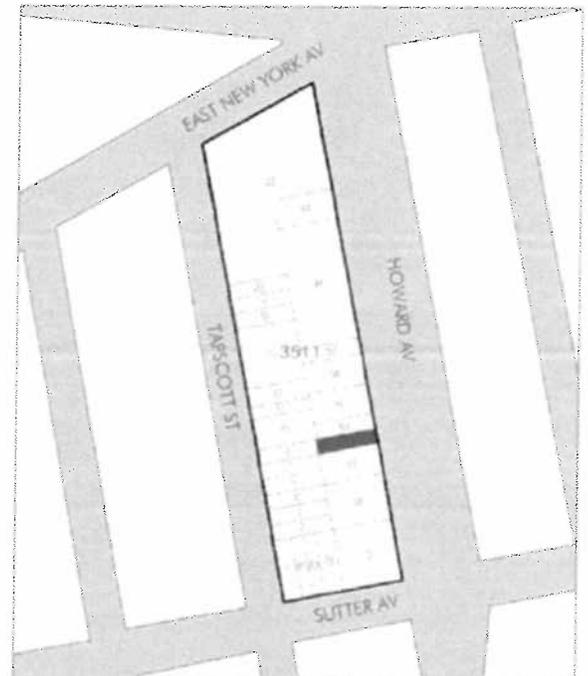
Block	Lot	Address	FRT	Total Sq. Ft.
3511	64	638 Howard Avenue	25	2500

Council District: Boyland (41)

Zoning: R6

Design Recommendations: Brick

Other Considerations: Environmental testing will be required on this site.



Brooklyn CB 16
Ocean Hill/Brownsville Cluster 9
Site 2



Lots 6, 7

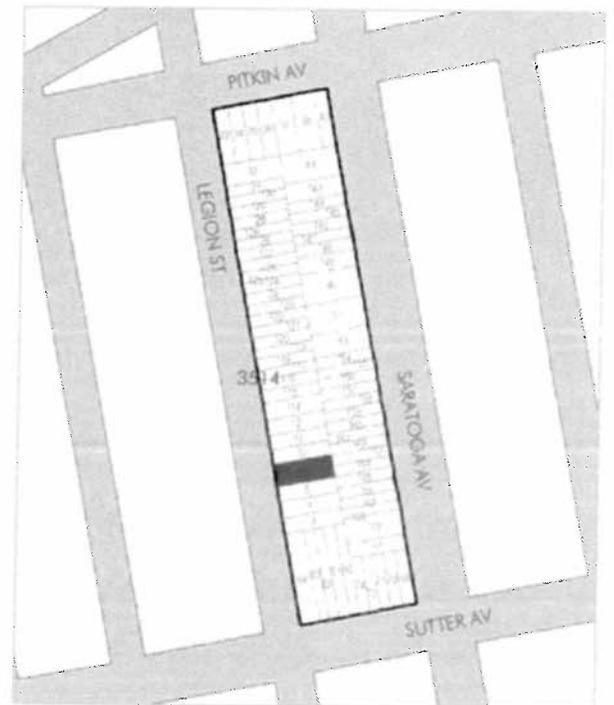
Block	Lot	Address	FRT	Total Sq. Ft.
3514	6	87 Legion Street	35	3255
	7	85 Legion Street	35	3255

Council District: Boyland (41)

Zoning: R6

Design Recommendations: Brick, two-story minimum

Urban Renewal: Marcus Garvey



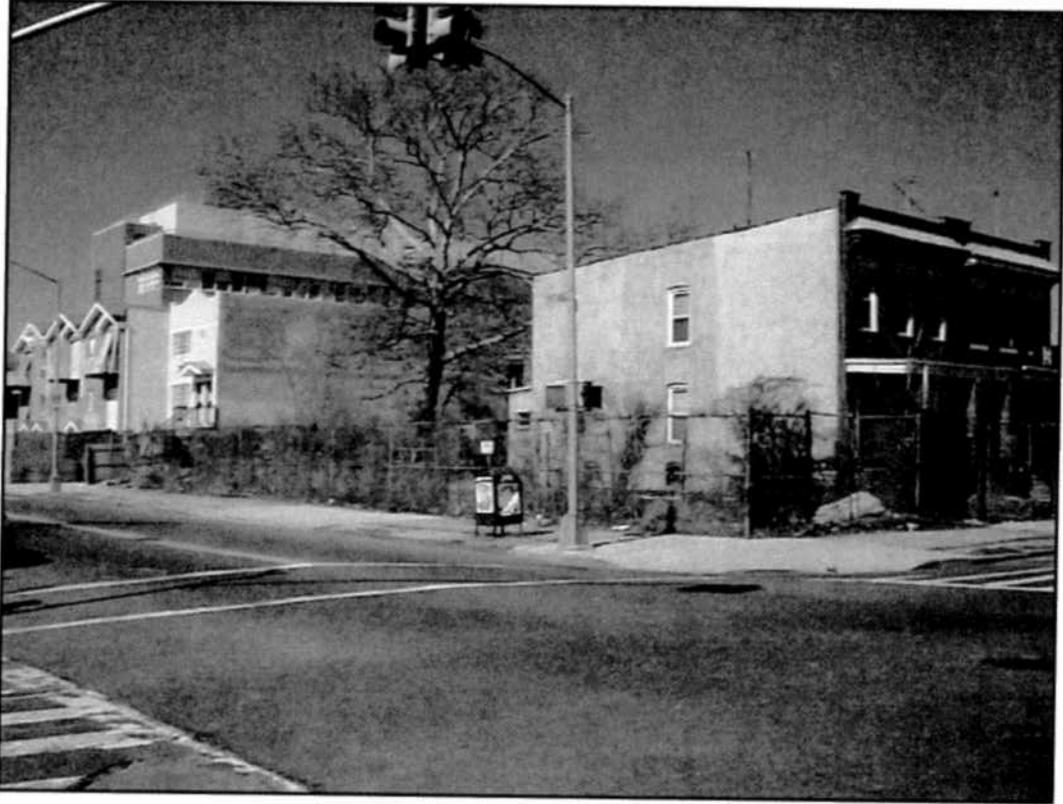
Brooklyn CB 16

Ocean Hill/Brownsville Cluster 10

Sites 1 - 4

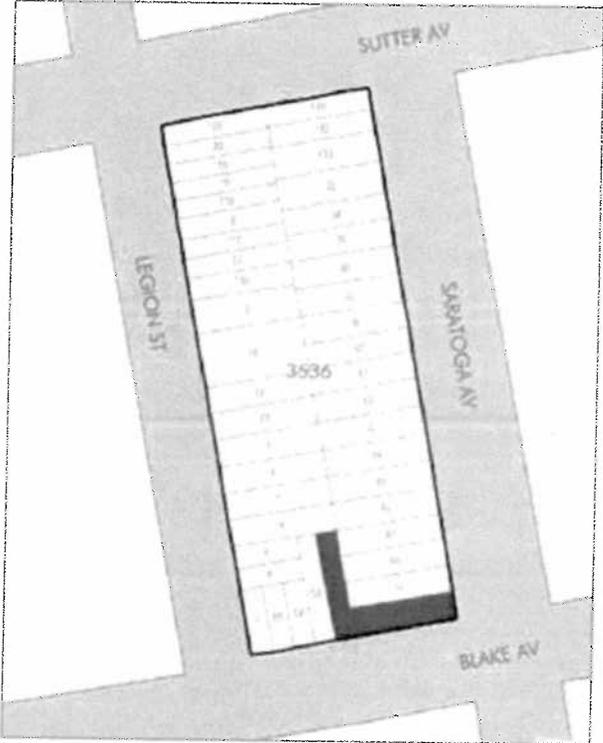


Brooklyn CB 16
Ocean Hill/Brownsville Cluster 10
Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
3536	51	658 Saratoga Avenue	25	2500
	52	89 Blake Avenue	20	2000

Council District: Boyland (41)
Zoning: R6



Brooklyn CB 16

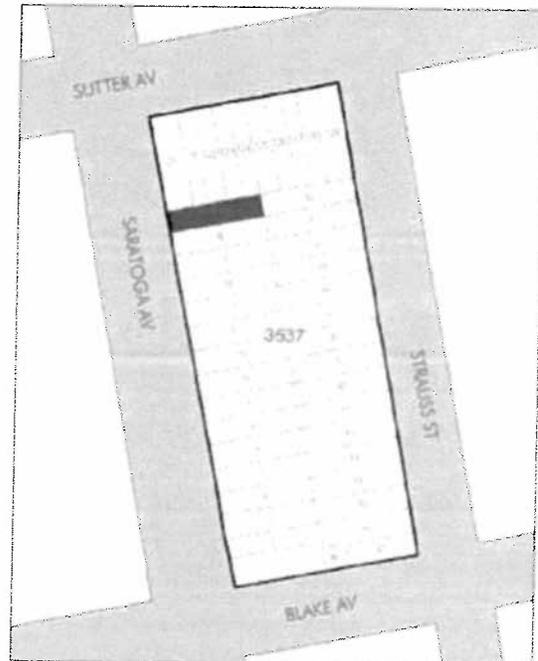
Ocean Hill/Brownsville Cluster 10

Site 2



Block	Lot	Address	FRT	Total Sq. Ft.
3537	19	615 Saratoga Avenue	26	2600

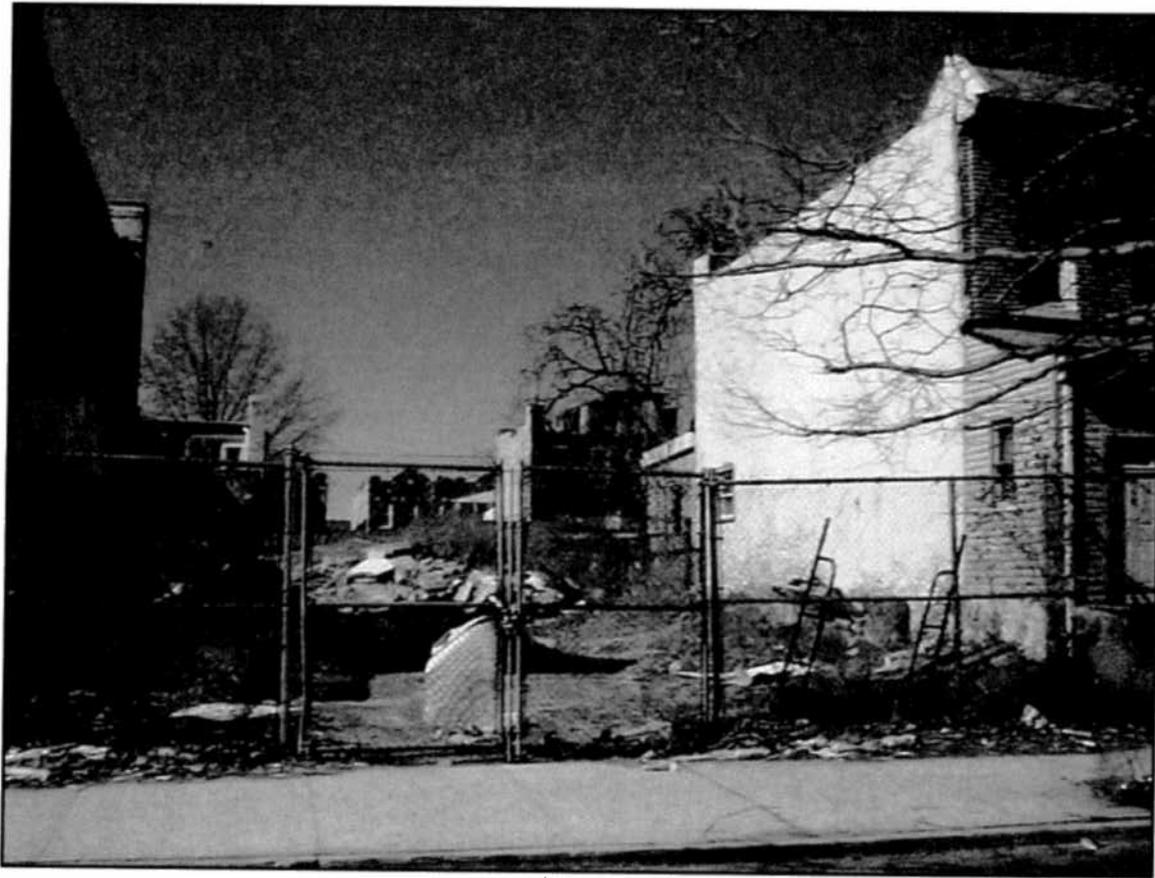
Council District: Boyland (41)
Zoning: R6



Brooklyn CB 16

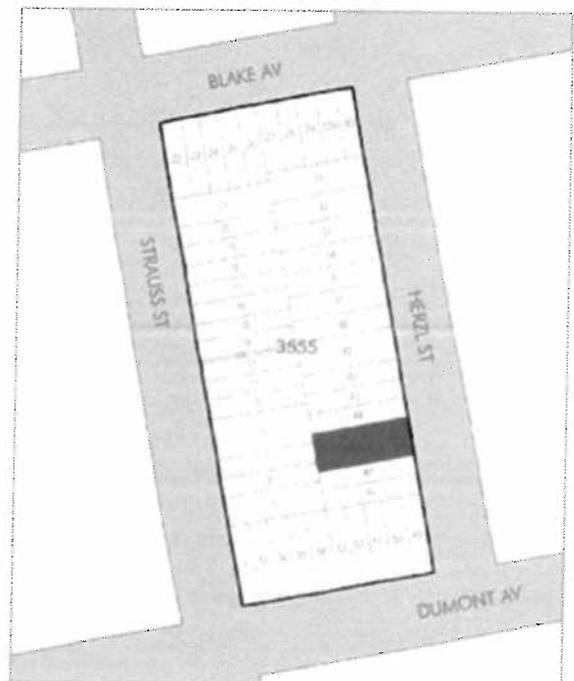
Ocean Hill/Brownsville Cluster 10

Site 3



Block	Lot	Address	FRT	Total Sq. Ft.
3555	45	250 Herzl Street	20	2000
	46	254 Herzl Street	20	2000

Council District: Boyland (41)
Zoning: R6

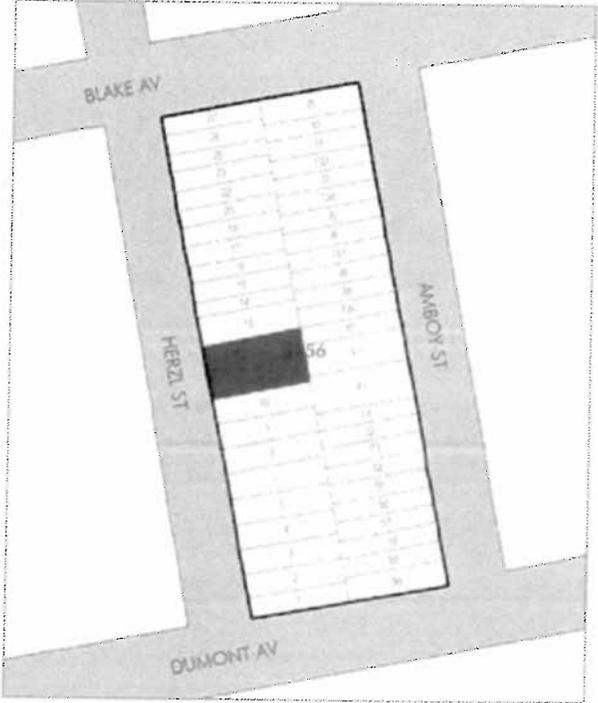


Brooklyn CB 16
Ocean Hill/Brownsville Cluster 10
Site 4



Block	Lot	Address	FRT	Total Sq. Ft.
3556	11	237 Herzl Street	24.5	2450
	12	235 Herzl Street	24.5	2450

Council District: Boyland (41)
Zoning: R6



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 11

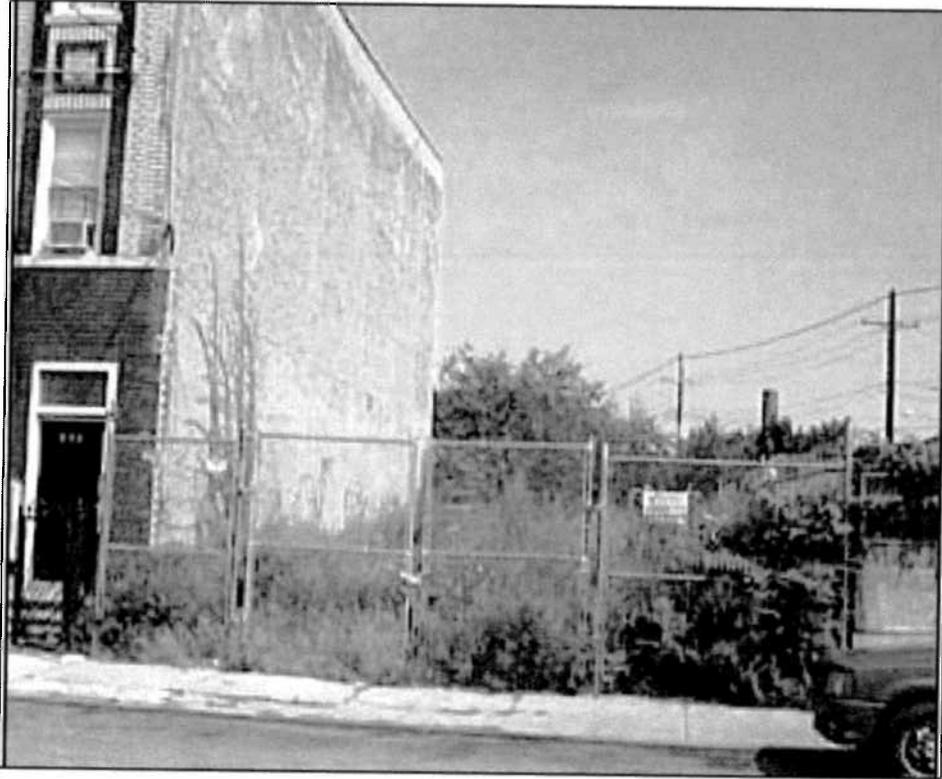
Sites 1 - 3



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 11

Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
3856	5	569 Christopher Avenue	25	2500

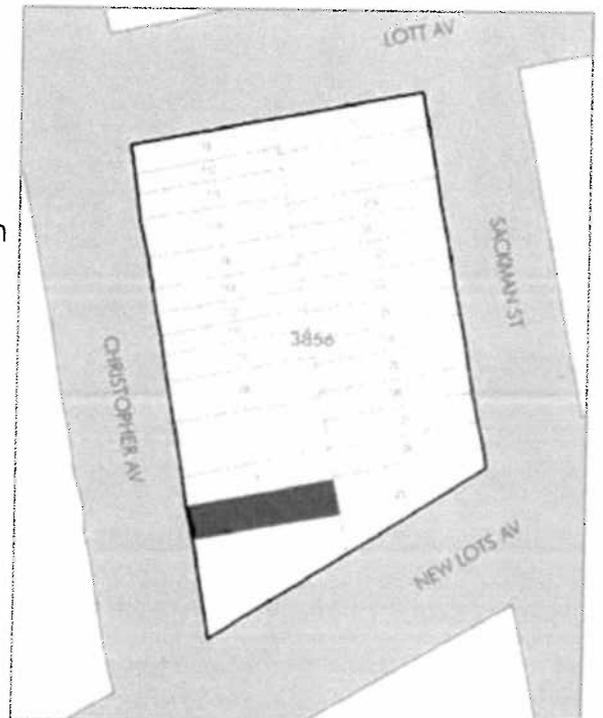
Council District: Barron (42)

Zoning: R6/C2-3

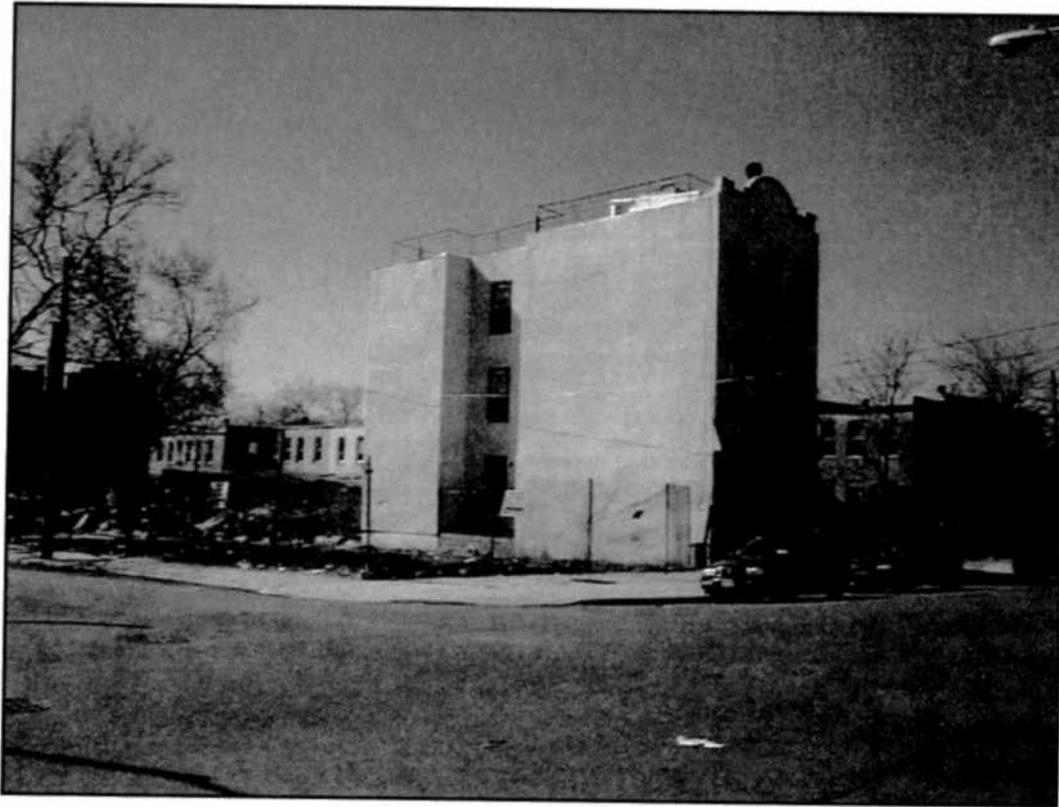
Design Recommendations: Brick, 3 stories minimum

Urban Renewal: Brownsville II

Other Considerations: Environmental testing will be required on this site.

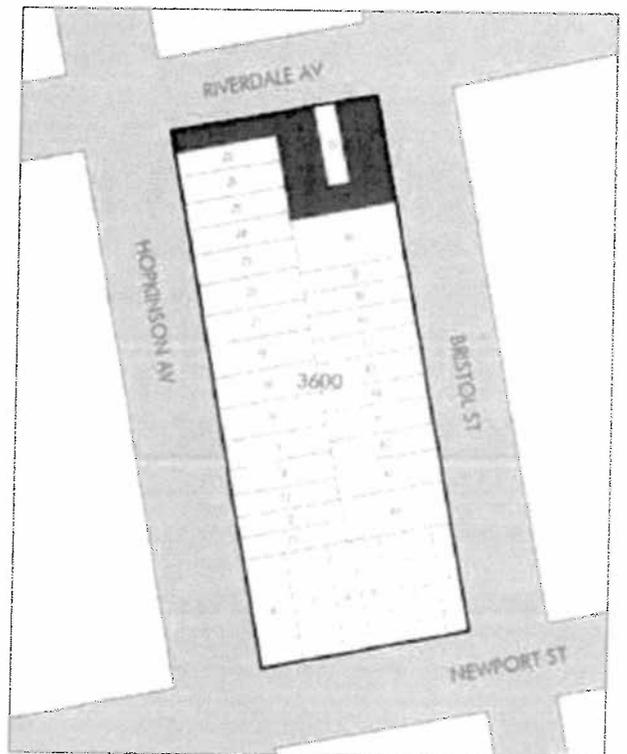


Brooklyn CB 16
 Ocean Hill/Brownsville Cluster 11
 Site 2

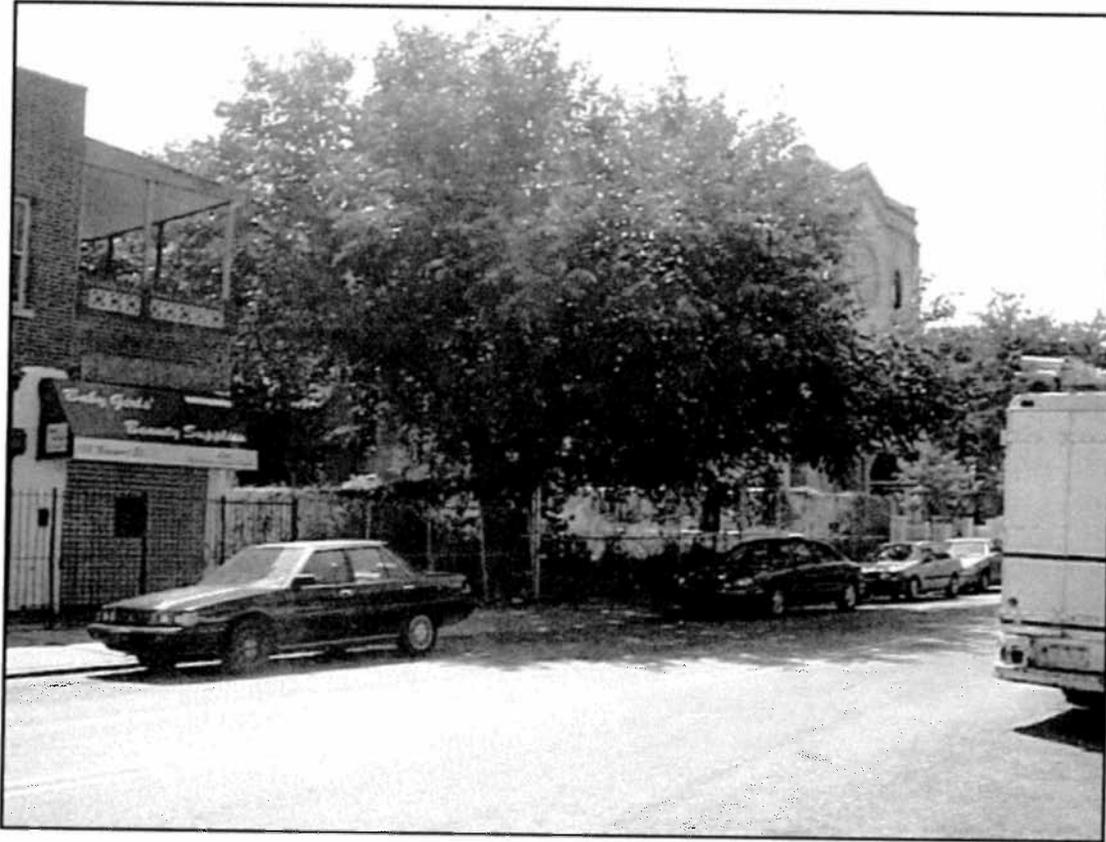


Block	Lot	Address	FRT	Total Sq. Ft.
3600	29	156 Riverdale Avenue	20	2000
	31	Riverdale	20	1500
	32	Riverdale	20	1500
	34	164 Riverdale Avenue	20	1500
	134	168 Riverdale Avenue	20	1500
	35	438 Bristol Street	25	2500

Council District: Barron (42)
Zoning: R6

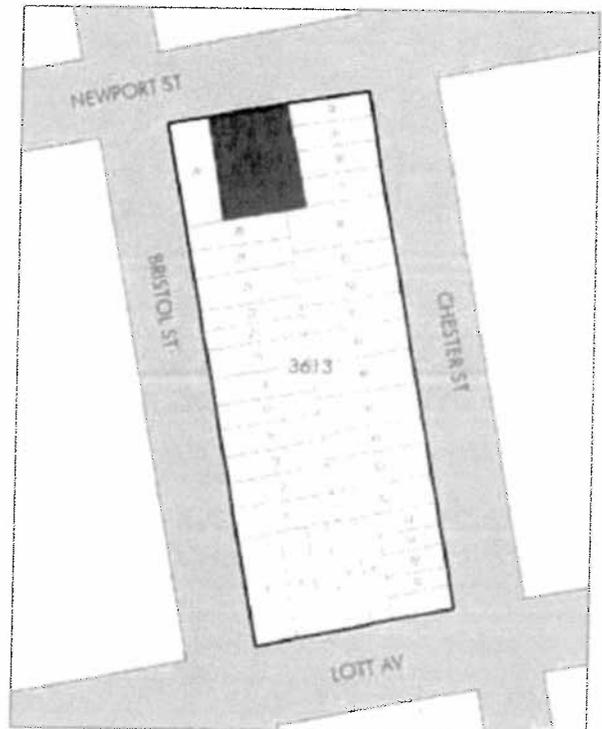


Brooklyn CB 16
Ocean Hill/Brownsville Cluster 11
Site 3



Block	Lot	Address	FRT	Total Sq. Ft.
3613	31	152 Newport Street	20	2000
	32	154 Newport Street	20	2000
	33	156 Newport Street	20	2000

Council District: Barron (42)
Zoning: R6
Design Recommendations: Brick



Brooklyn CB 16

Ocean Hill/Brownsville Cluster 11

Site 1

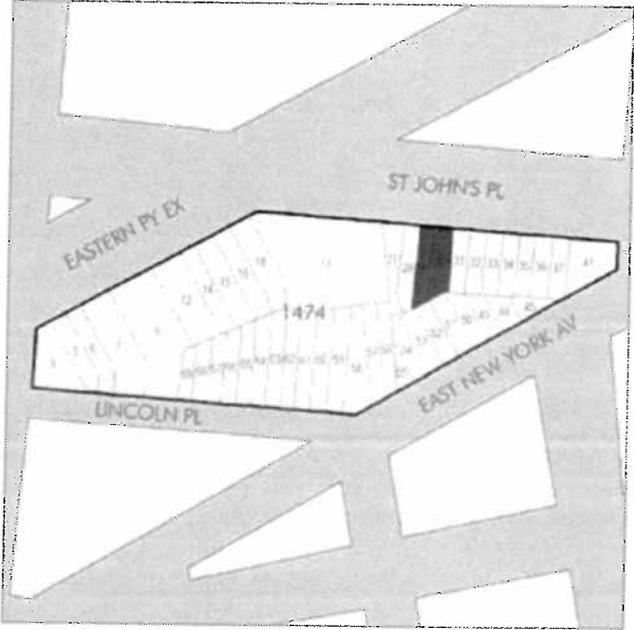


Brooklyn CB 16
 Ocean Hill/Brownsville Cluster 12
 Site 1

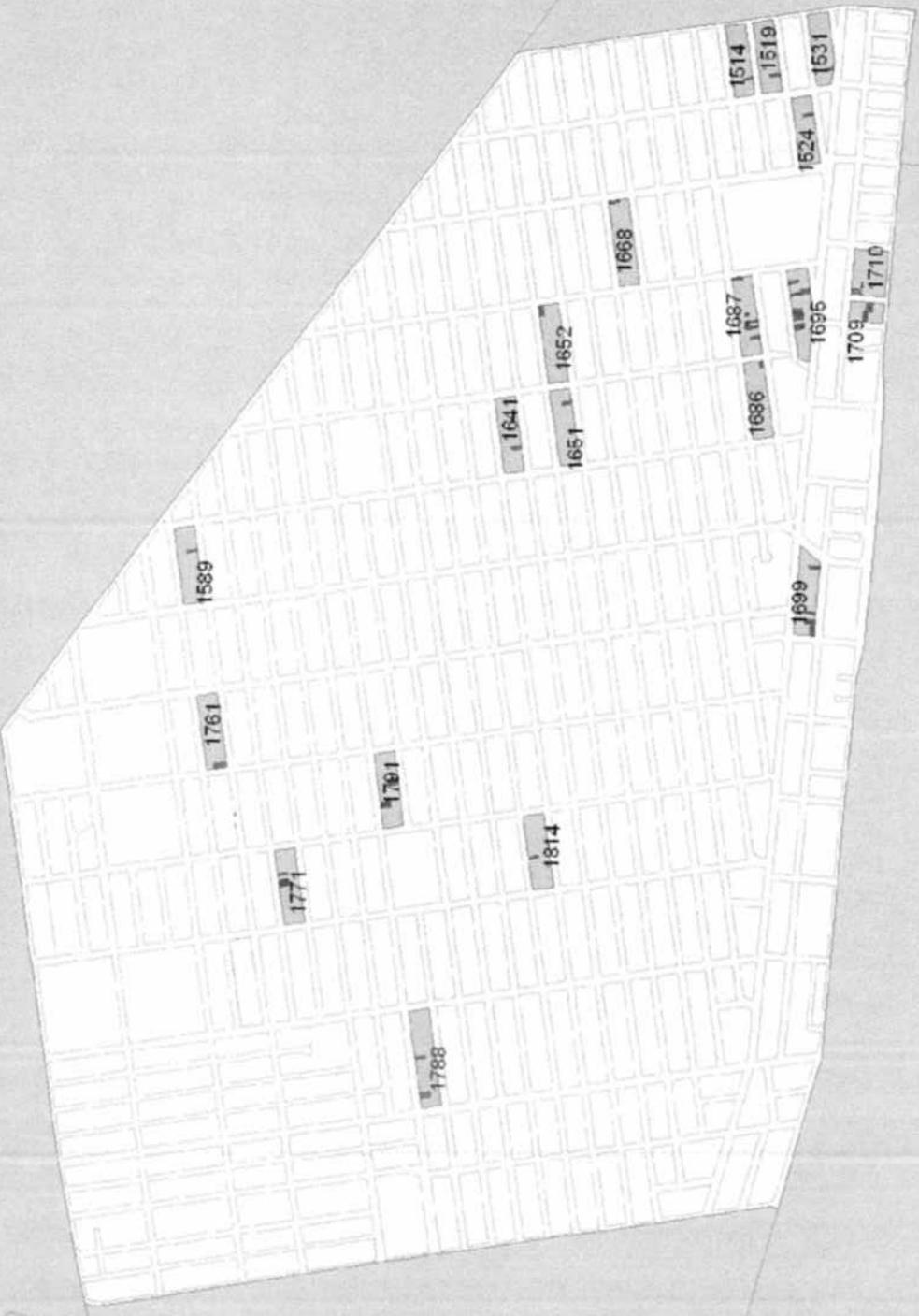


Block	Lot	Address	FRT	Total Sq. Ft.
1474	29	1794 St. John's Place	20	2080
	30	1796 St. John's Place	20	1800

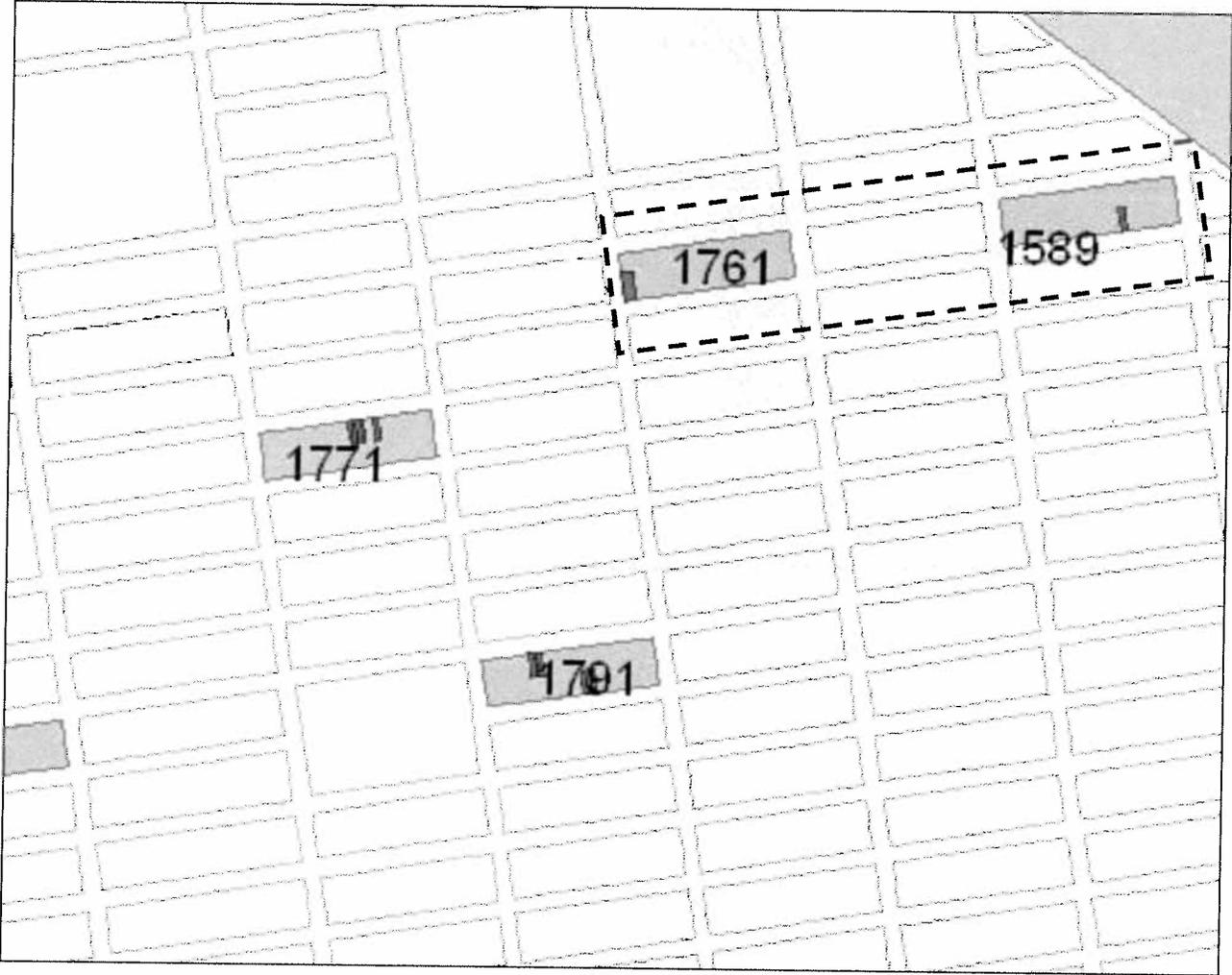
Council District: Boyland (41)
Zoning: R6
Design Recommendations: Brick, 3 stories, front stoop



**New Foundations RFP Brooklyn Sites
Community Board 3
Bedford Stuyvesant**



Brooklyn CB 3
Bedford Stuyvesant Cluster 1
Sites 1 - 2



Brooklyn CB 3

Bedford Stuyvesant Cluster 1

Site 1



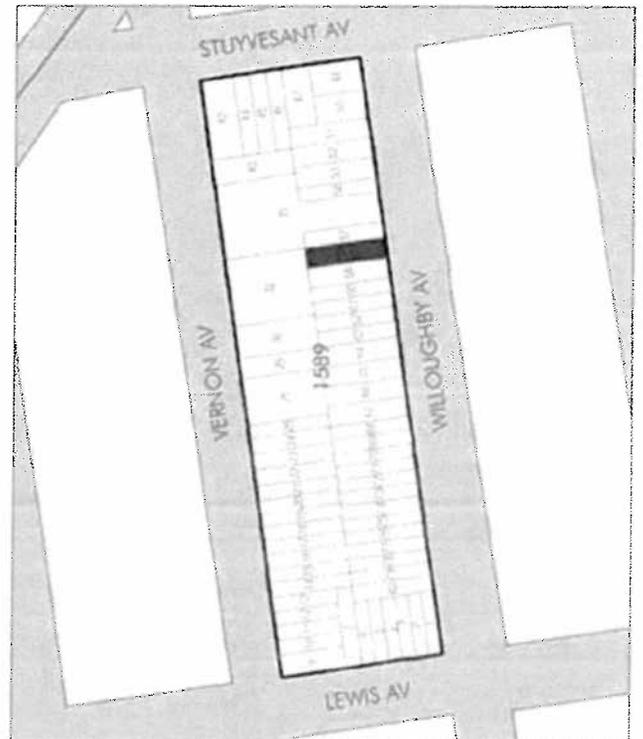
Block	Lot	Address	FRT	Total Sq. Ft.
1589	58	829 Willoughby Avenue	25	2500

Council District: Vann (36)

Zoning: R6

Design Recommendations: Brick, 4 stories

Other Considerations: Environmental testing will be required on this site.

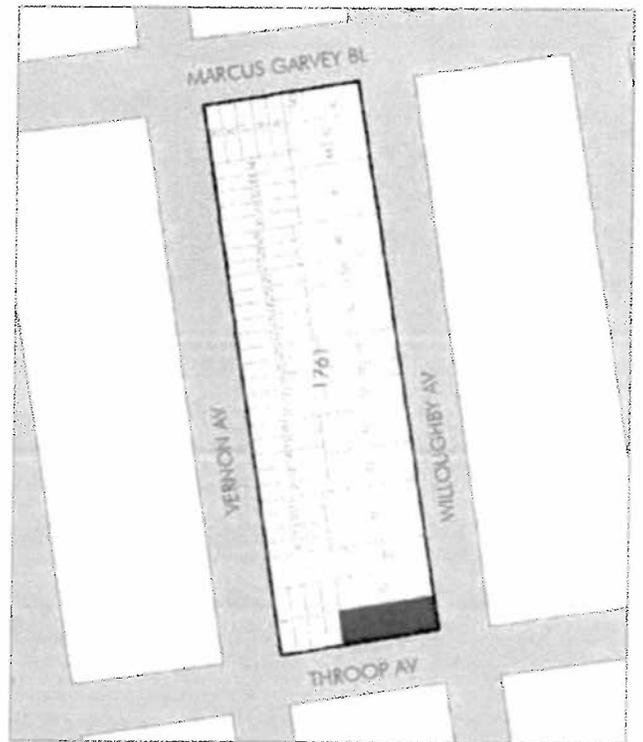


Brooklyn CB 3
 Bedford Stuyvesant Cluster 1
 Site 2



Block	Lot	Address	FRT	Total Sq. Ft.
1761	74	276 Throop Avenue	45	5400

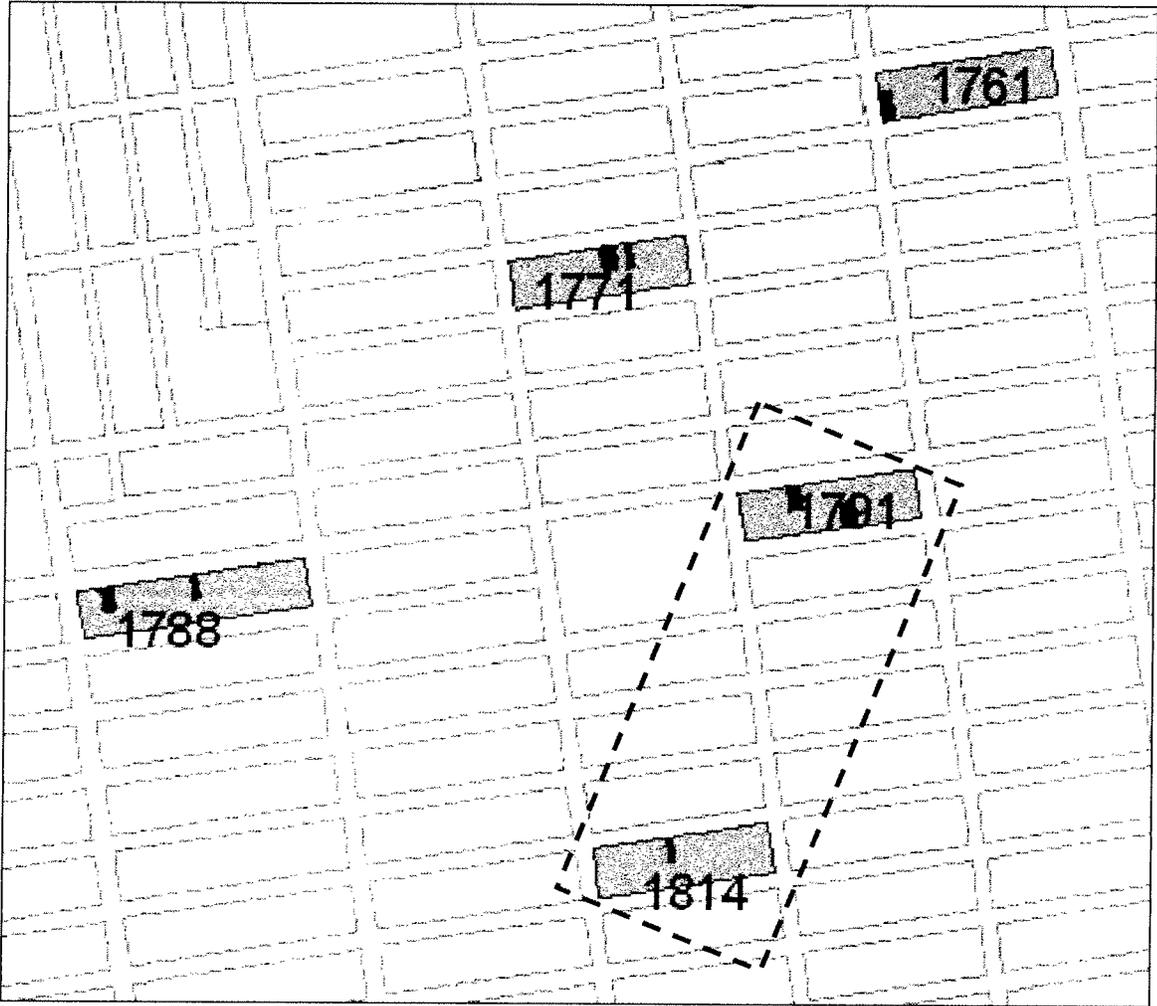
Council District: Vann (36)
Zoning: R6



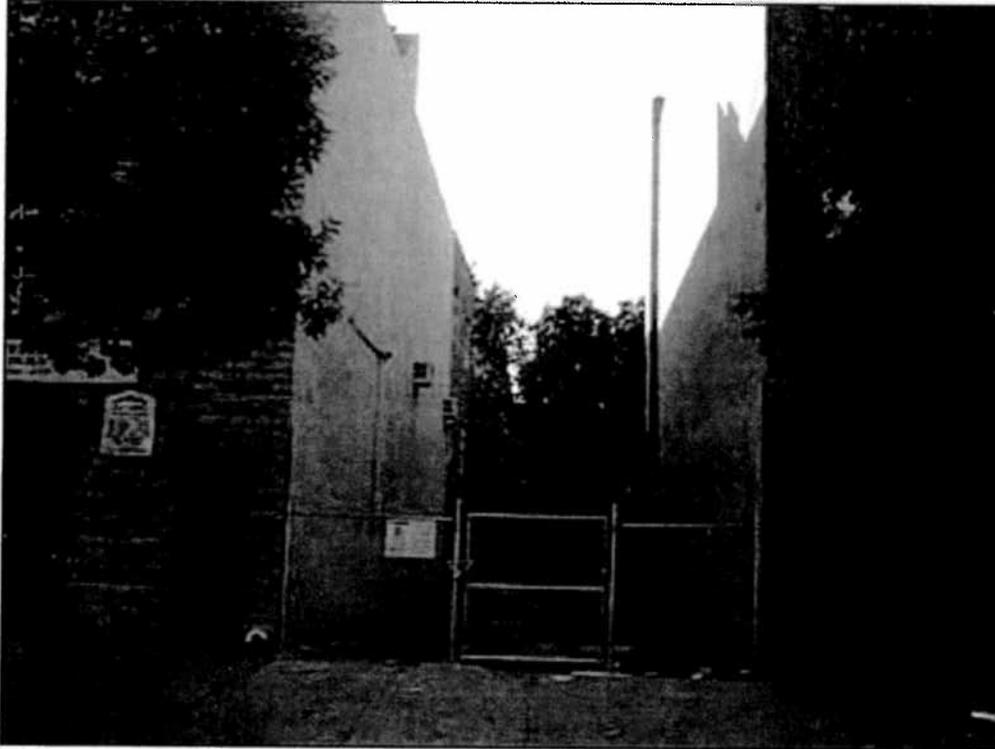
Brooklyn CB 3

Bedford Stuyvesant Cluster 2

Sites 1 - 2



Brooklyn CB 3
 Bedford Stuyvesant Cluster 2
 Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
1814	15	494 Gates Avenue	20	2000

Council District: Vann (36)

Zoning: R6

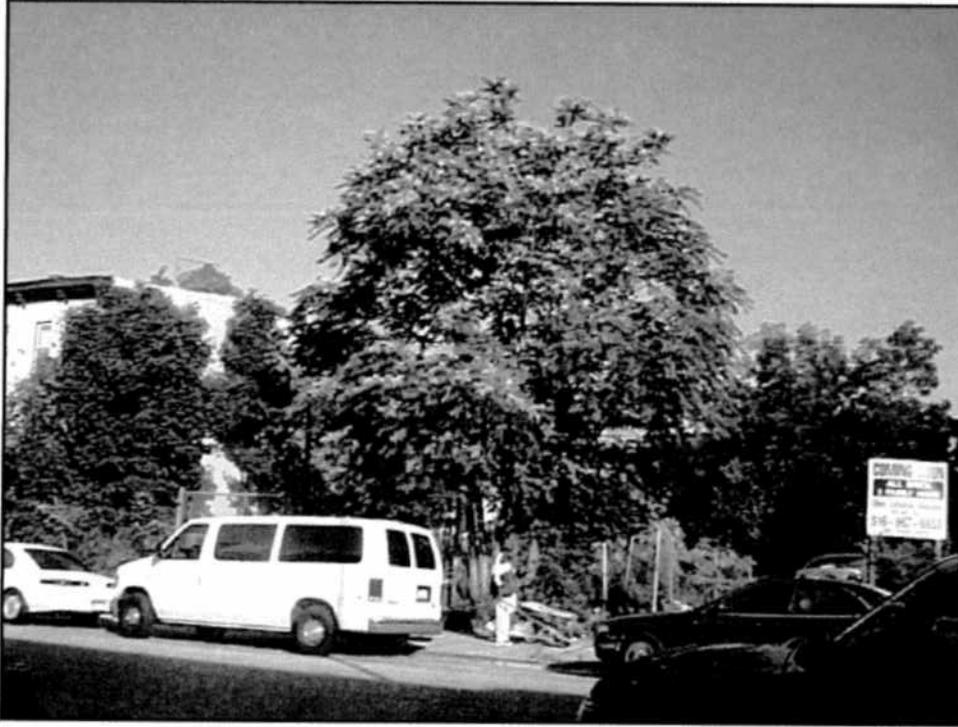
Design Recommendations: Brick, 3 stories minimum



Brooklyn CB 3

Bedford Stuyvesant Cluster 2

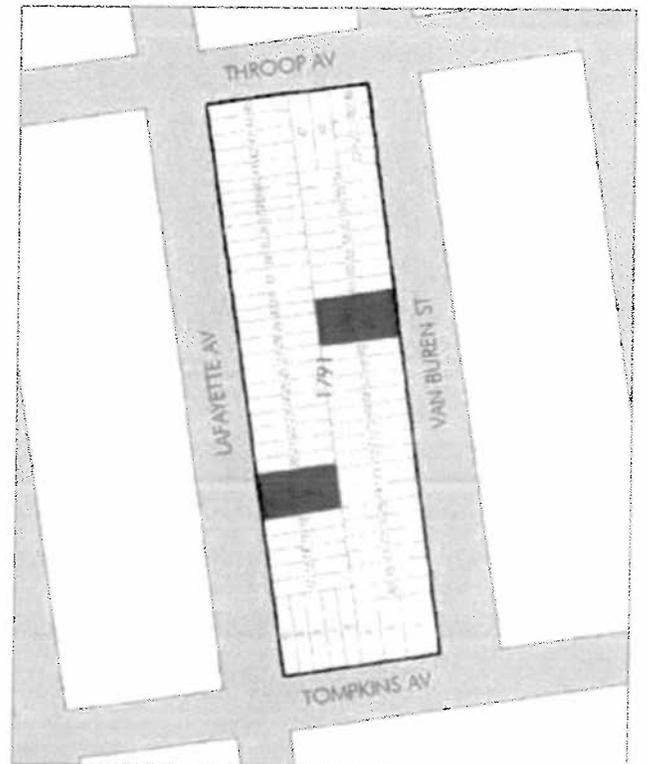
Site 2



Lots 62-64

Block	Lot	Address	FRT	Total Sq. Ft.
1791	17	716 Lafayette Avenue	20	2000
	18	718 Lafayette Avenue	19	1900
	19	720 Lafayette Avenue	18	1800
	62	51 Van Buren Street	20	2000
	63	49 Van Buren Street	20	2000
	64	47 Van Buren Street	20	2000

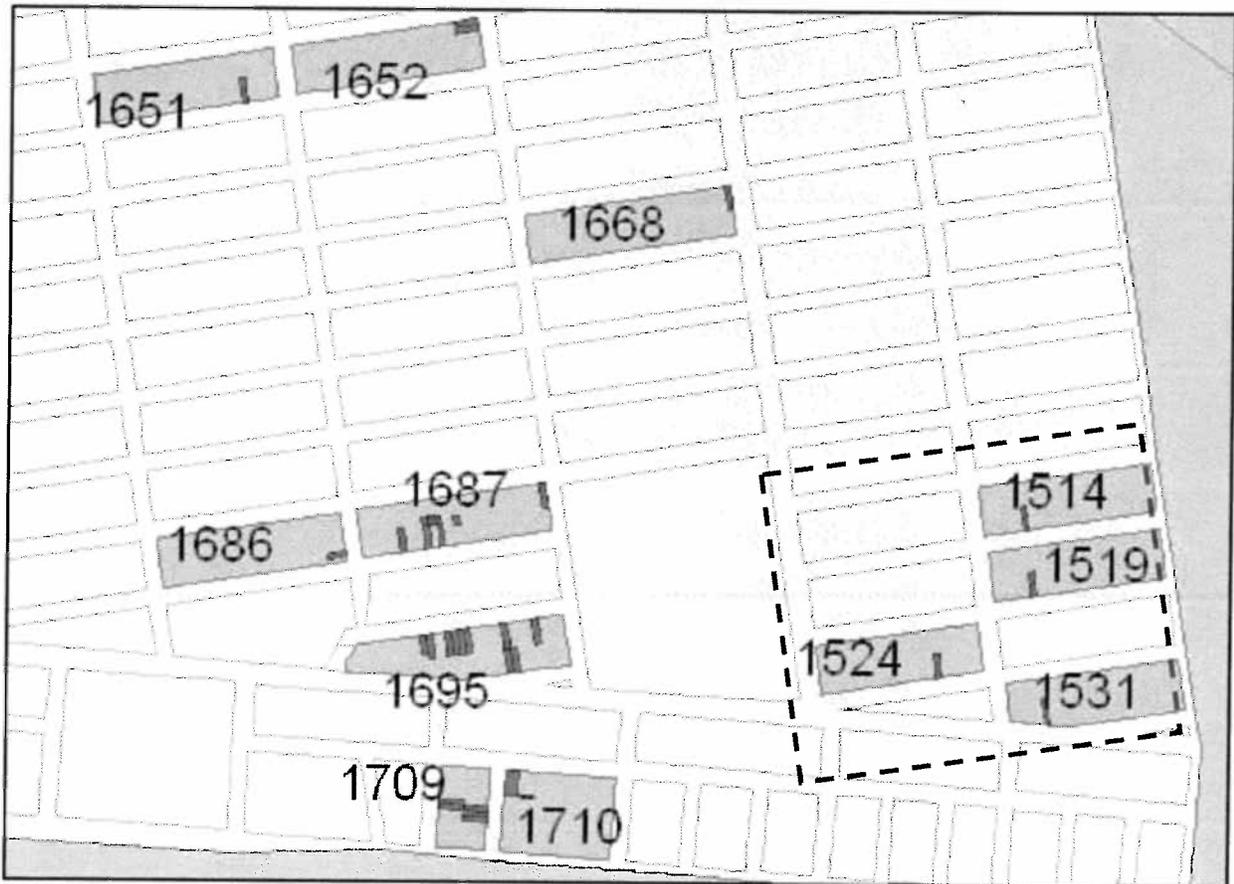
Council District: Vann (36)
Zoning: R5



Brooklyn CB 3

Bedford Stuyvesant Cluster 3

Sites 1 - 4

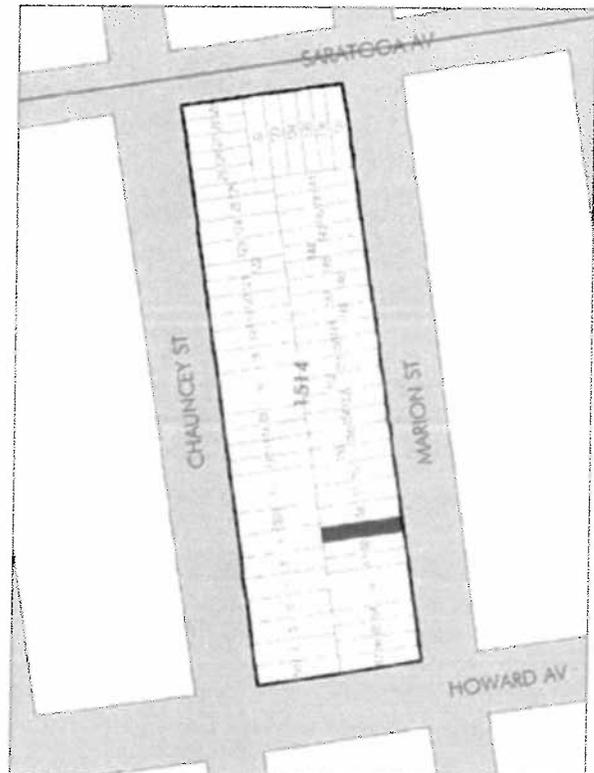


Brooklyn CB 3
Bedford Stuyvesant Cluster 2
Site 2



Block	Lot	Address	FRT	Total Sq. Ft.
1514	59	261 Marion Street	18	1800

Council District: Boyland (41)
Zoning: R6
Urban Renewal: Saratoga Square



Brooklyn CB 3

Bedford Stuyvesant Cluster 3

Site 2



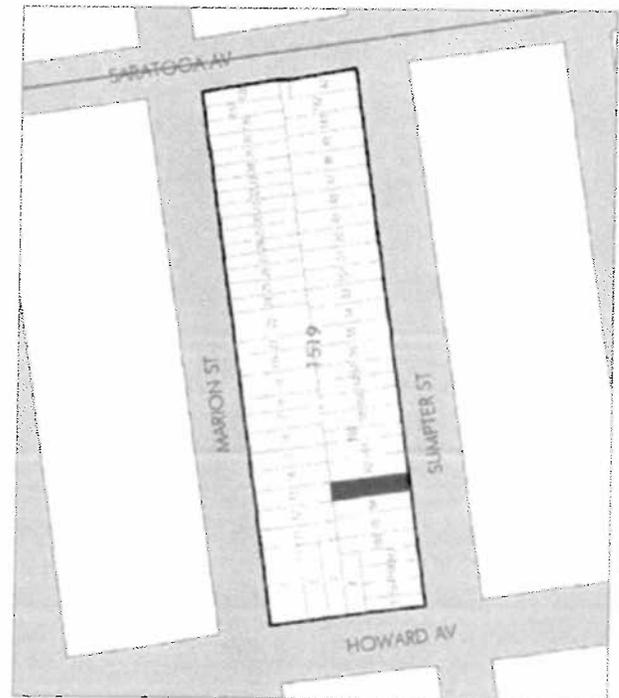
Block	Lot	Address	FRT	Total Sq. Ft.
1519	63	175 Sumpter Street	25	2500

Council District: Boyland (41)

Zoning: R6

Design Recommendations: Maintain existing streetwall

Urban Renewal: Saratoga Square

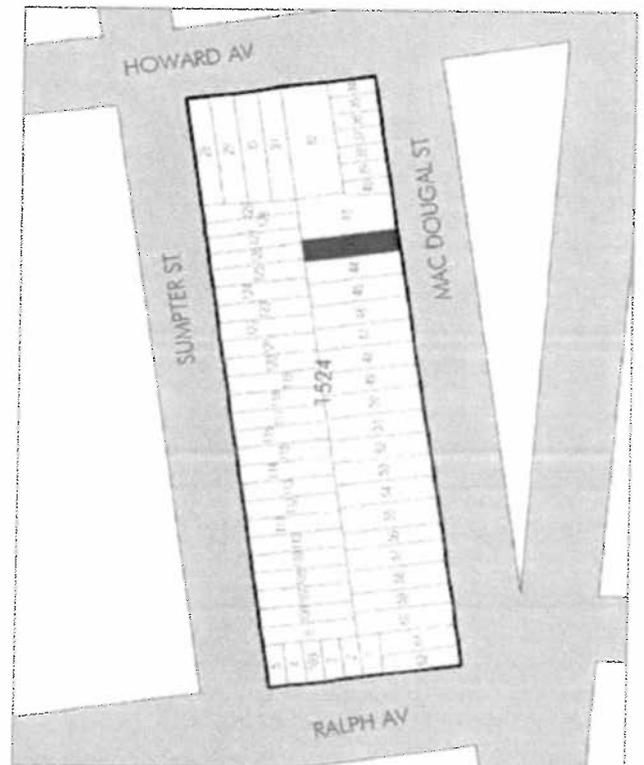


Brooklyn CB 3
 Bedford Stuyvesant Cluster 3
 Site 3



Block	Lot	Address	FRT	Total Sq. Ft.
1524	43	53 MacDougal Street	25	2500

Council District: Boyland (41)
Zoning: R6
Urban Renewal: Saratoga Square

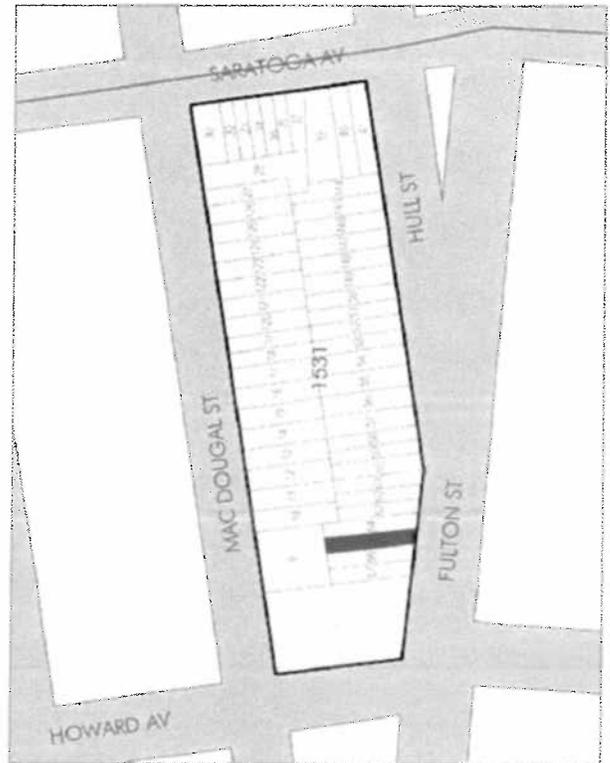


Brooklyn CB 3
 Bedford Stuyvesant Cluster 3
 Site 4

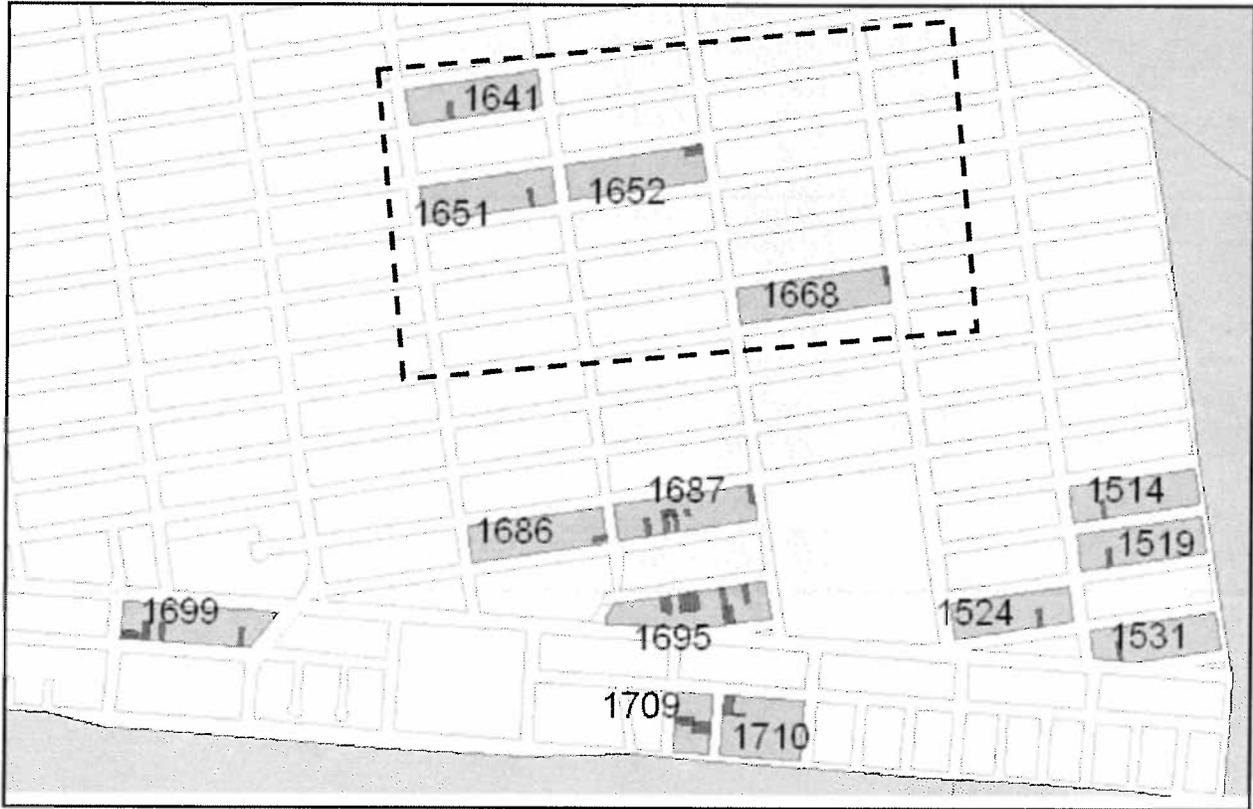


Block	Lot	Address	FRT	Total Sq. Ft.
1531	36 65	1937 Fulton Street	19	1976

Council District: Boyland (41)
Zoning: R6/C2-3
Urban Renewal: Saratoga Square



Brooklyn CB 3
Bedford Stuyvesant Cluster 4
Sites 1 - 4

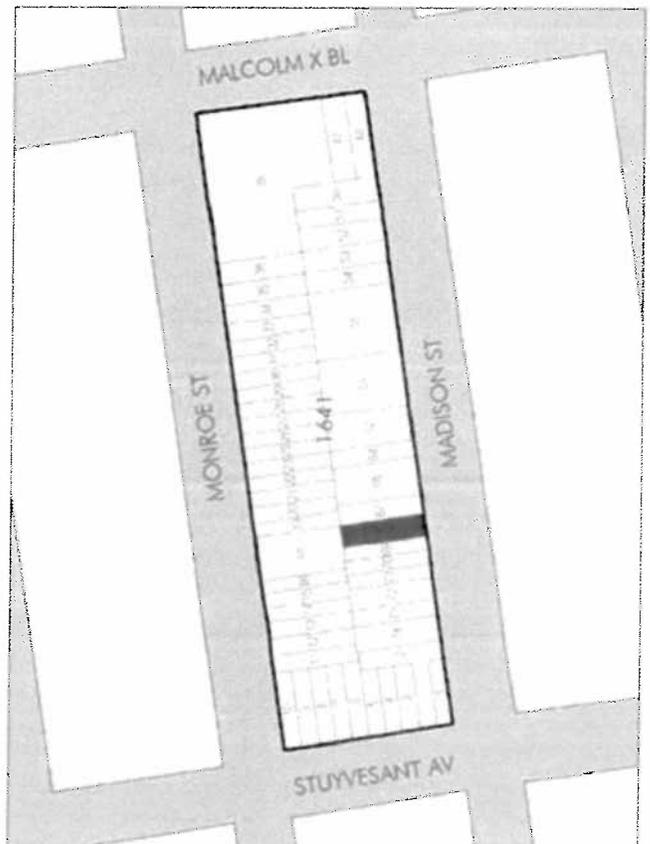


Brooklyn CB 16
Bedford Stuyvesant Cluster 4
Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
1641	68	633 Madison Street	25	2500

Council District: Vann (36)
Zoning: R5



Brooklyn CB 3

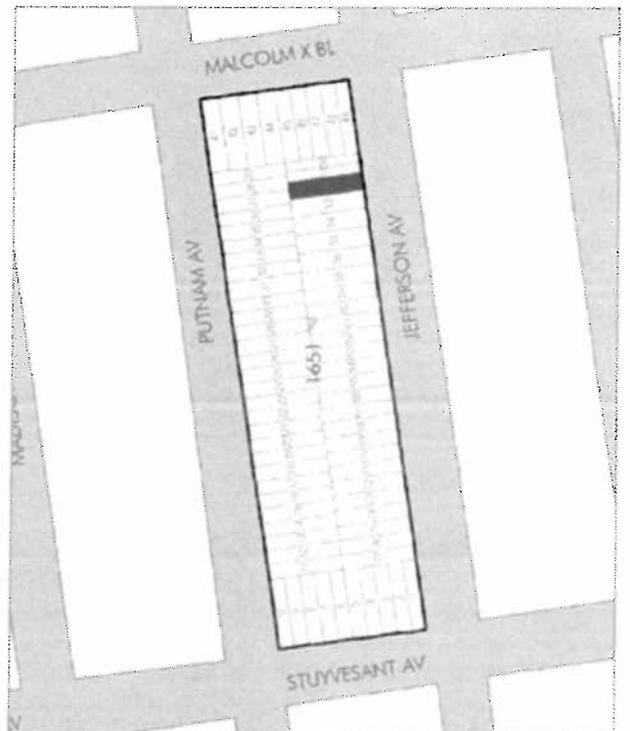
Bedford Stuyvesant Cluster 4

Site 2



Block	Lot	Address	FRT	Total Sq. Ft.
1651	52	697A Jefferson Avenue	24	2400

Council District: Vann (36)
Zoning: R5
Design Recommendations: Brick, 2.5 stories
Urban Renewal: Central Brooklyn
Other Considerations: Environmental testing will be required on this site.



Brooklyn CB 3

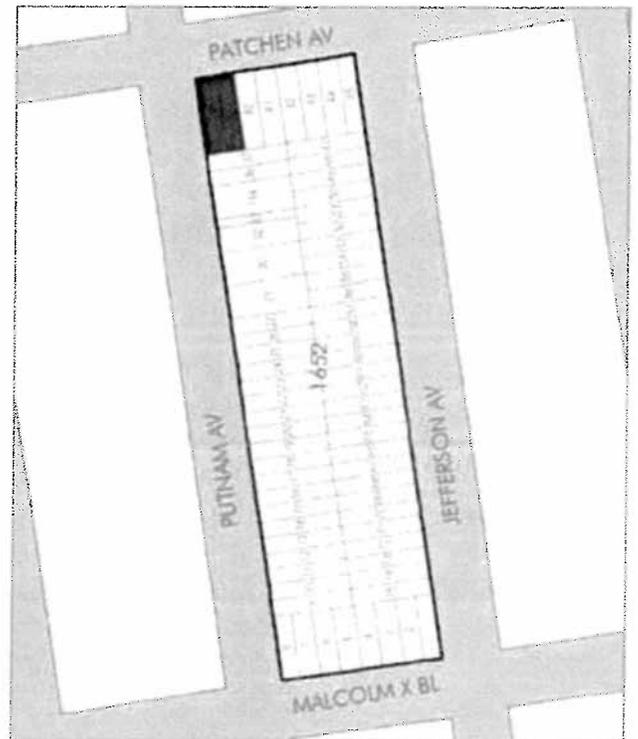
Bedford Stuyvesant Cluster 4

Site 3

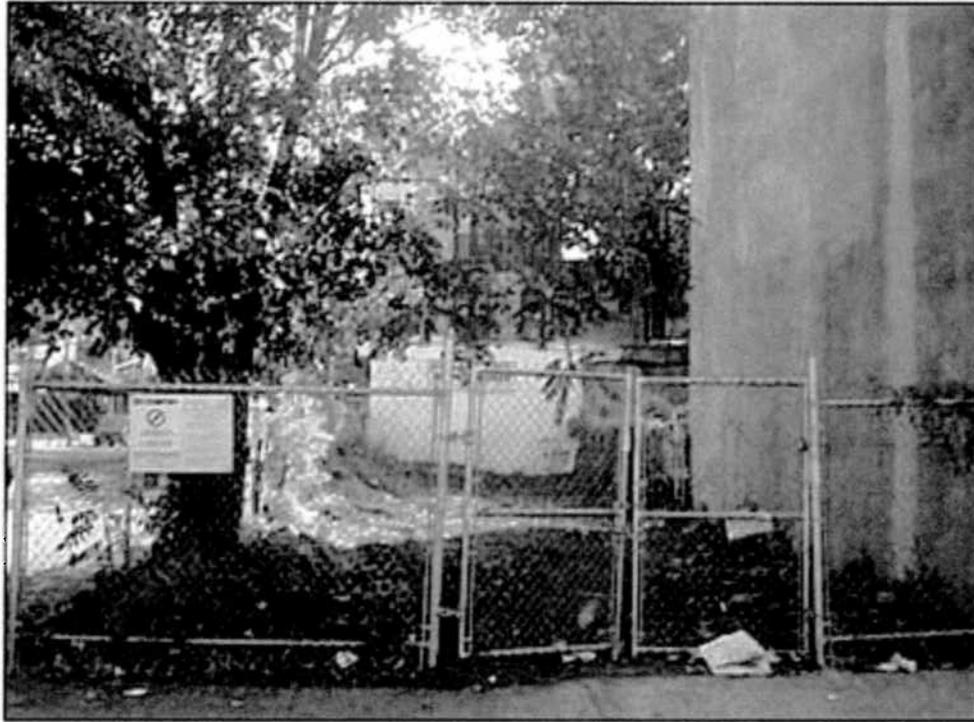


Block	Lot	Address	FRT	Total Sq. Ft.
1652	38	140 Patchen Blvd.	22	2090
	39	142 Patchen Blvd.	26	2470

Council District: Boyland (41)
Zoning: R5
Design Recommendations:
Urban Renewal: Central Brooklyn
Other Considerations:

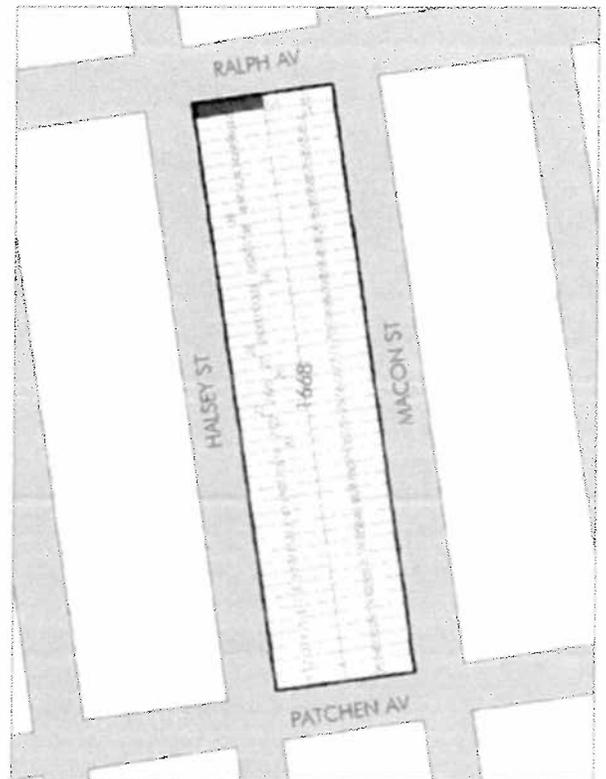


Brooklyn CB 16
Bedford Stuyvesant Cluster 4
Site 4

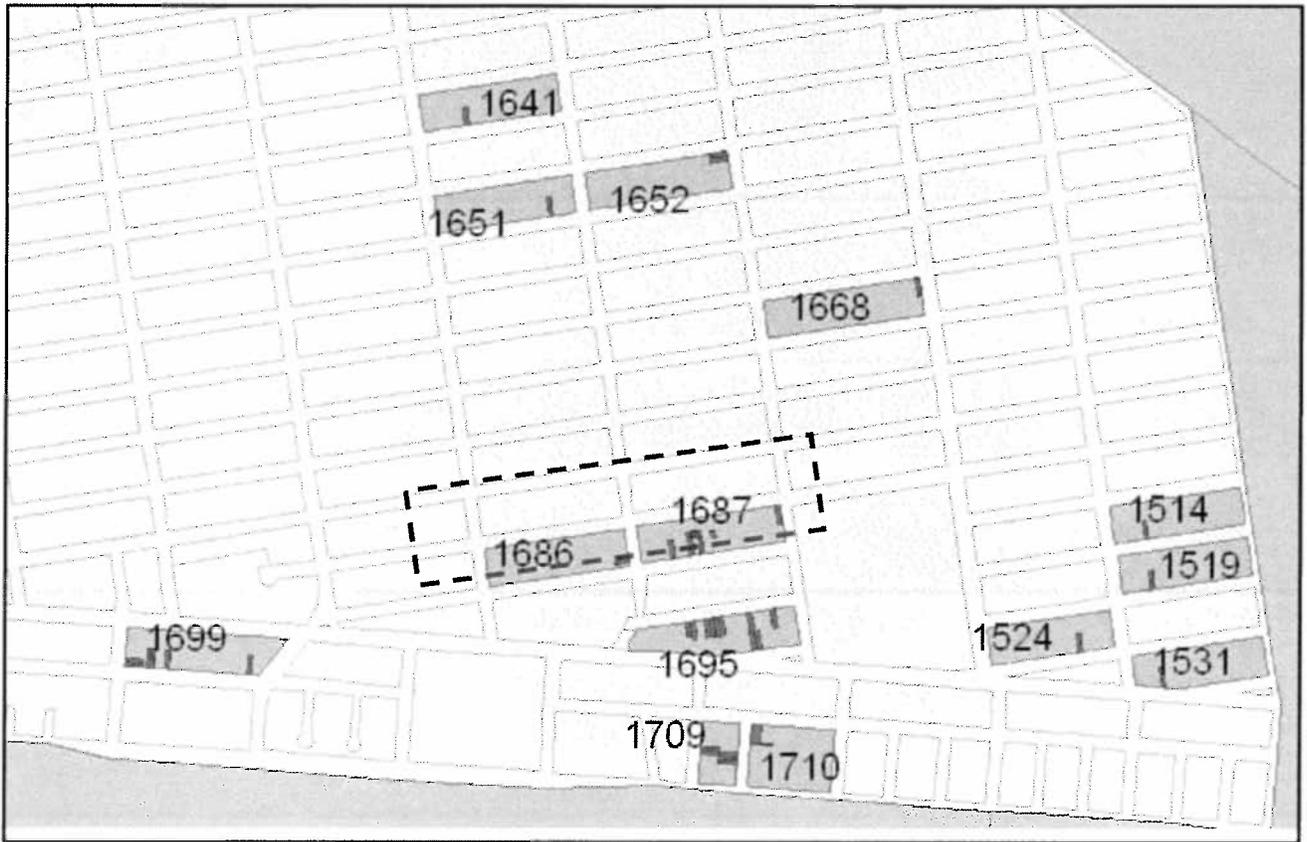


Block	Lot	Address	FRT	Total Sq. Ft.
1668	48	772 Halsey Street	22	2200

Council District: Boyland (41)
Zoning: R5
Design Recommendations: Brick, 2 stories minimum
Other Considerations: Environmental testing be required on this site.



Brooklyn CB 3
Bedford Stuyvesant Cluster 5
Sites 1 - 2

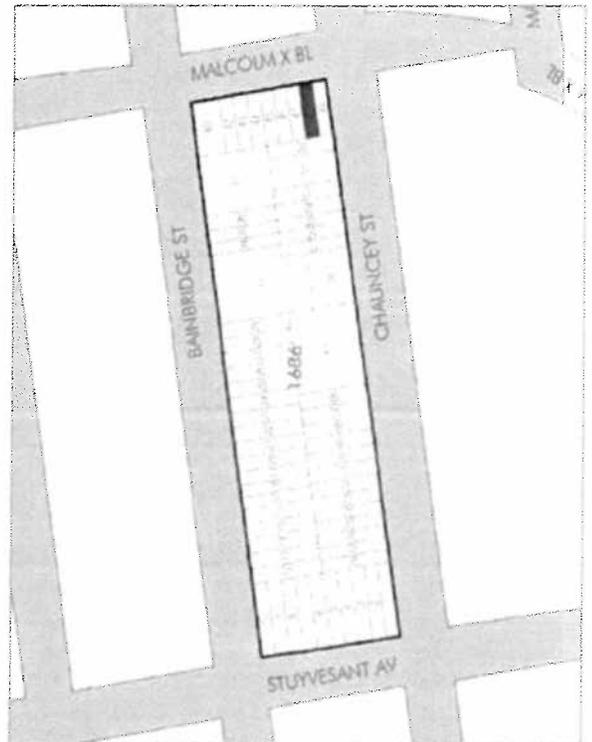


Brooklyn CB 3
 Bedford Stuyvesant Cluster 5
 Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
1686	48	358 Malcolm X Blvd.	20	1500

Council District: Vann (36)
Zoning: R5/C1-3



Brooklyn CB 3

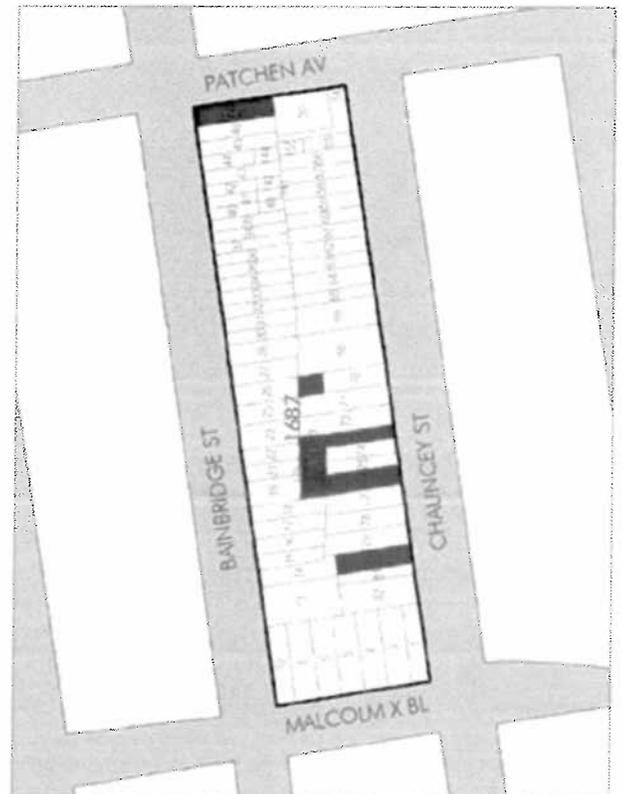
Bedford Stuyvesant Cluster 5

Site 2



Lot 80

Block	Lot	Address	FRT	Total Sq. Ft.
1687	47	278 Bainbridge Street	25	2550
	73	193 Chauncey Street	16	1472
	76	187 Chauncey Street	25	2475
	170	197R Chauncey Street	25	800
	173	191R Chauncey Street	16	1472
	174	189B Chauncey Street	16	528
	175	189R Chauncey Street	16	528
	176	187R Chauncey Street	25	825
	80	179 Chauncey Street	25	2500



Council District: Boyland (41)

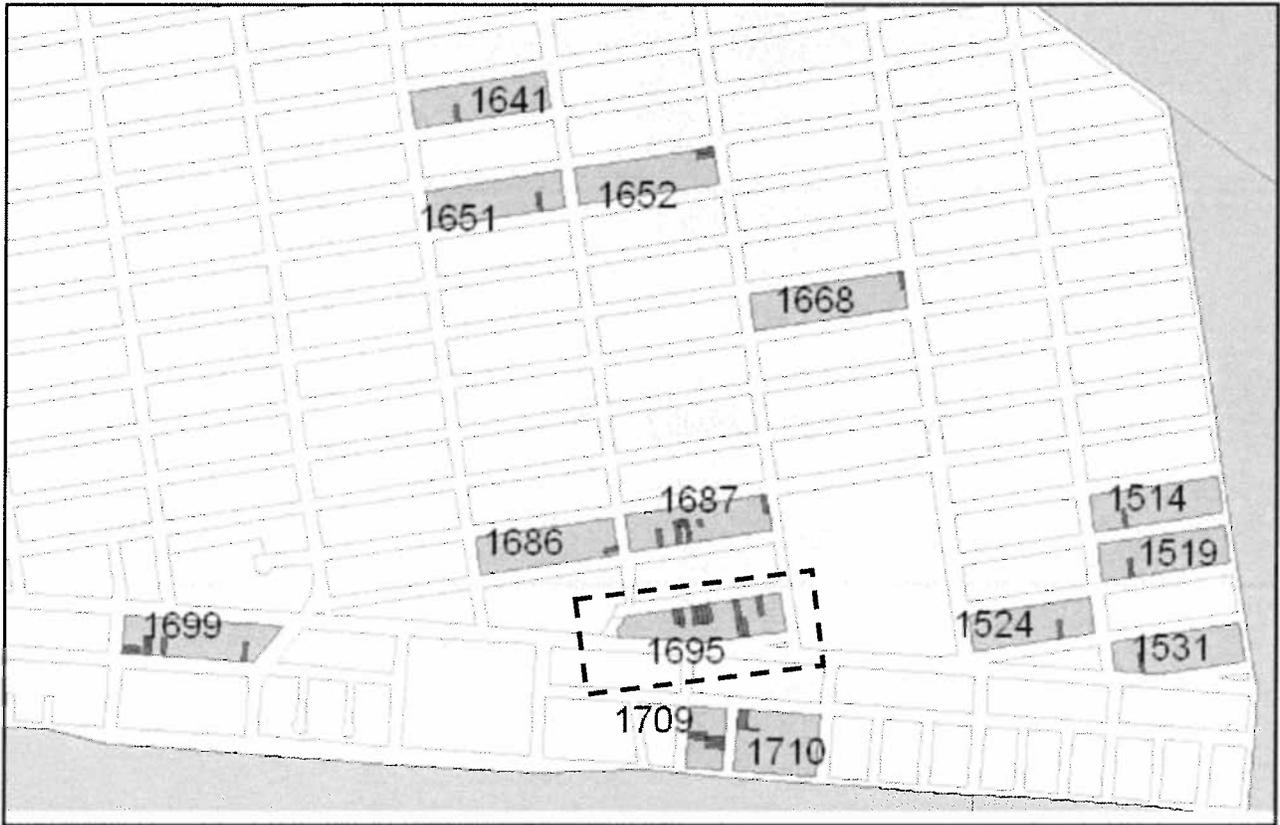
Zoning: R5

Design Recommendations: Brick, 2 stories minimum

Urban Renewal: Fulton Park

Other Considerations: Environmental testing will be required on lot 173.

Brooklyn CB 3
Bedford Stuyvesant Cluster 6
Site 1



Brooklyn CB 3

Bedford Stuyvesant Cluster 6

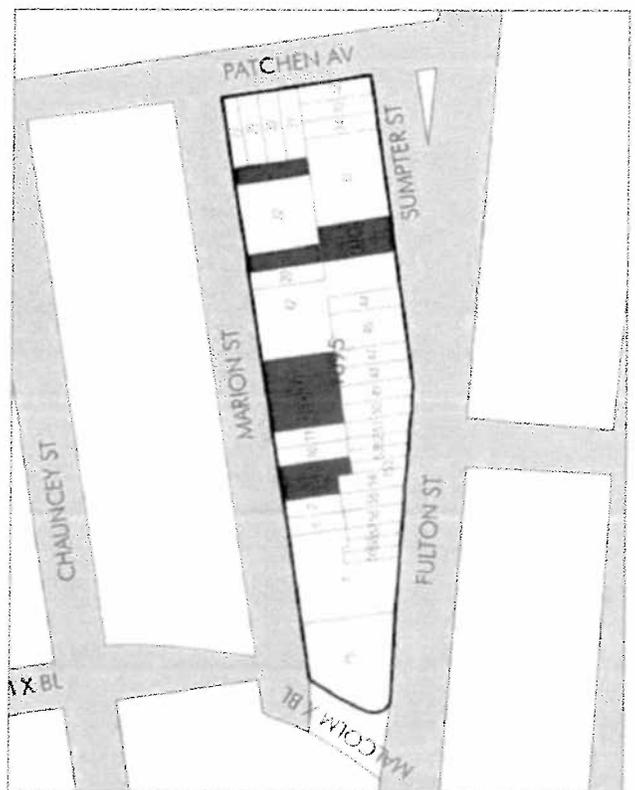
Site 1



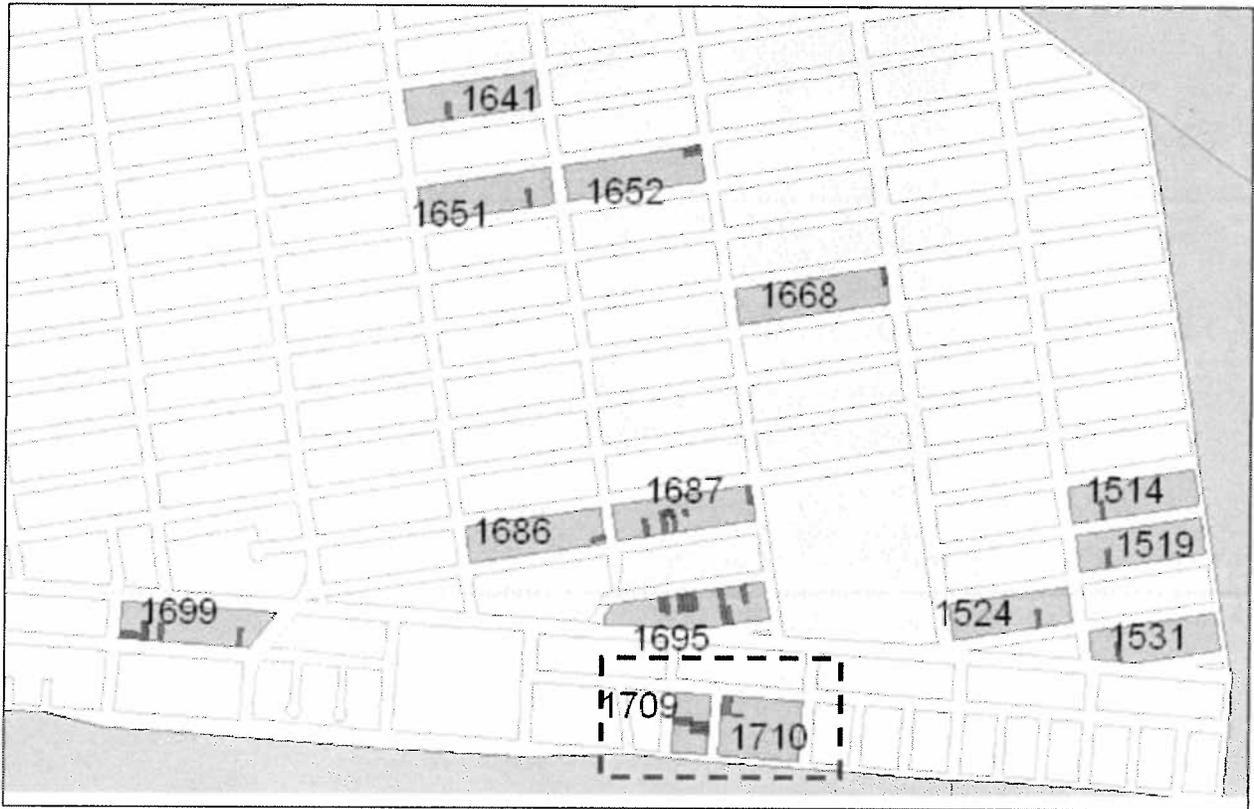
Lots 40, 41

Block	Lot	Address	FRT	Total Sq. Ft.
1695	8	84 Marion Street	25	2000
	9	86 Marion Street	25	2000
	12	92 Marion Street	26	2600
	13	94 Marion Street	25	2500
	14	96 Marion Street	25	2500
	15	98 Marion Street	25	2500
	21	110 Marion Street	25	2500
	26	124 Marion Street	25	2500
	40	19 Sumpter Street	25	2500
	41	17 Sumpter Street	25	2500

Council District: Boyland (41)
Zoning: R6
Urban Renewal: Fulton Park



Brooklyn CB 3
Bedford Stuyvesant Cluster 7
Sites 1 - 2



Brooklyn CB 3

Bedford Stuyvesant Cluster 7

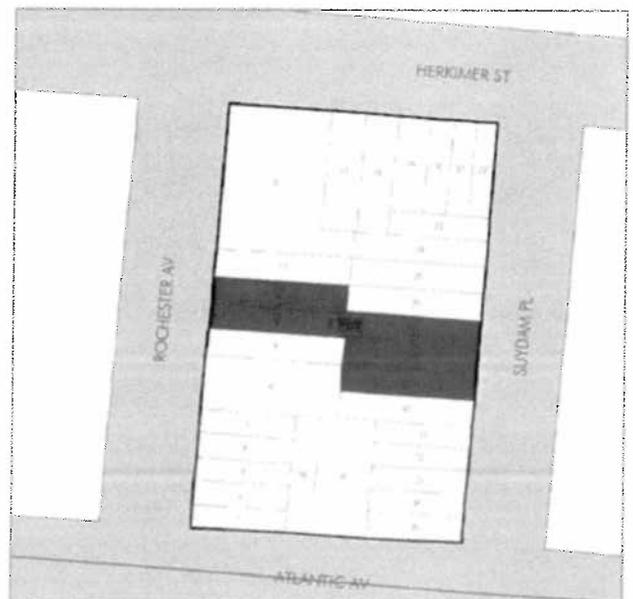
Site 1



Lots 27, 28, 29

Block	Lot	Address	FRT	Total Sq. Ft.
1709	9	37 Rochester Avenue	21	2058
	10	35 Rochester Avenue	21	2058
	27	18 Sudyam Place	21	2037
	28	20 Sudyam Place	21	2037
	29	22 Sudyam Place	21	2037

Council District: Boyland (41)
Zoning: R6
Urban Renewal: Fulton Park



Brooklyn CB 3
Bedford Stuyvesant Cluster 7
Site 2

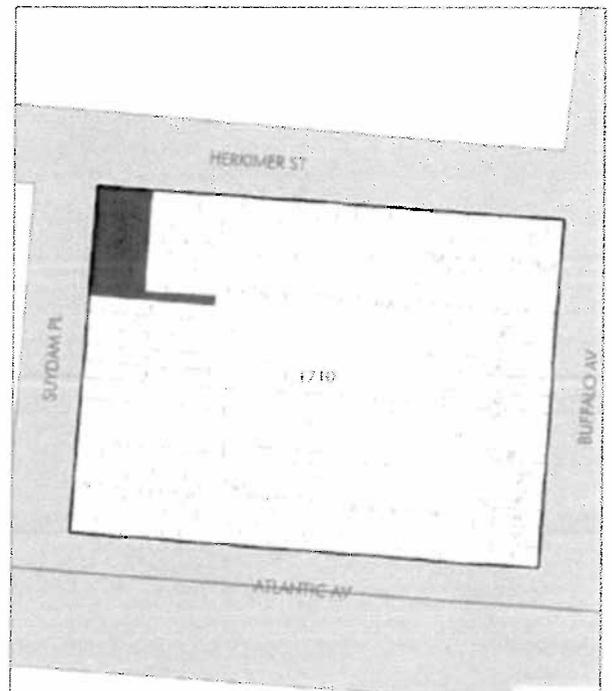


Block	Lot	Address	FRT	Total Sq. Ft.
1710	9	816 Herkimer Street	52	5460

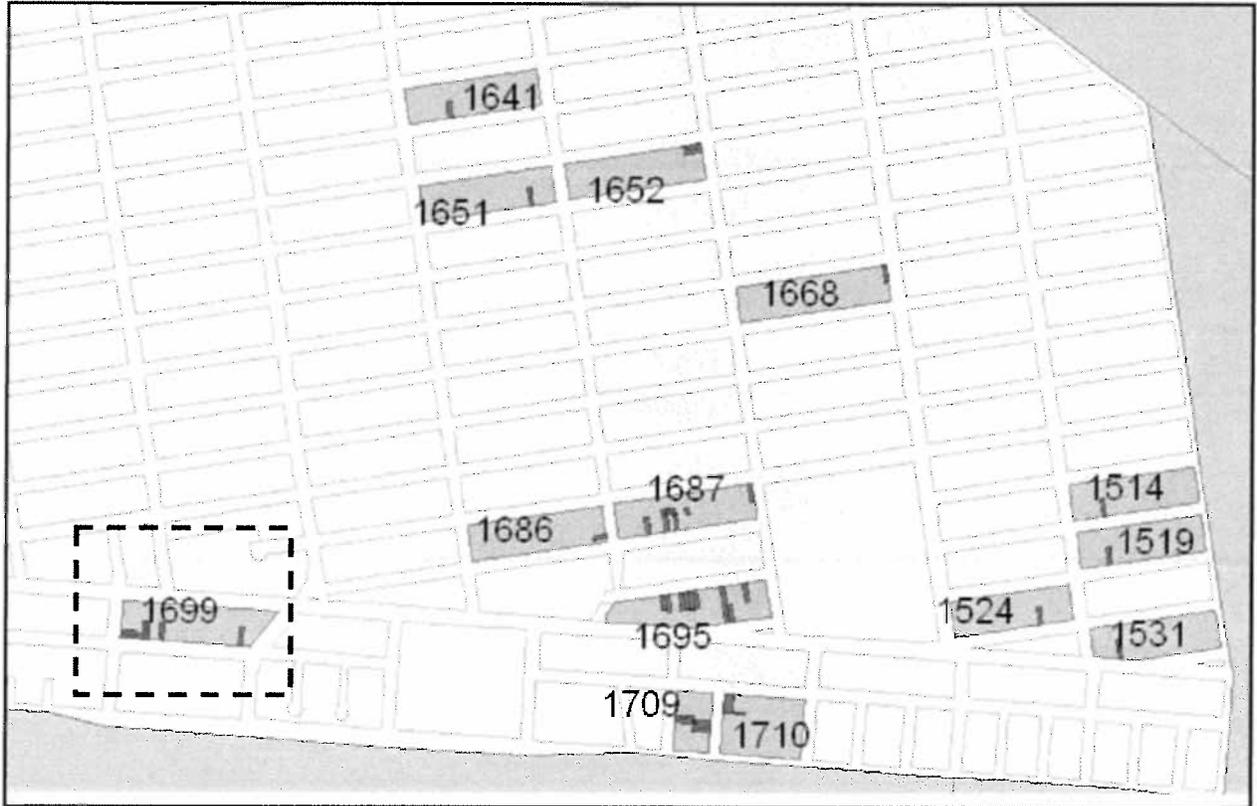
Council District: Boyland (41)

Zoning: R6

Urban Renewal: Fulton Park



Brooklyn CB 3
Bedford Stuyvesant Cluster 8
Site 1



Brooklyn CB 3

Bedford Stuyvesant Cluster 8

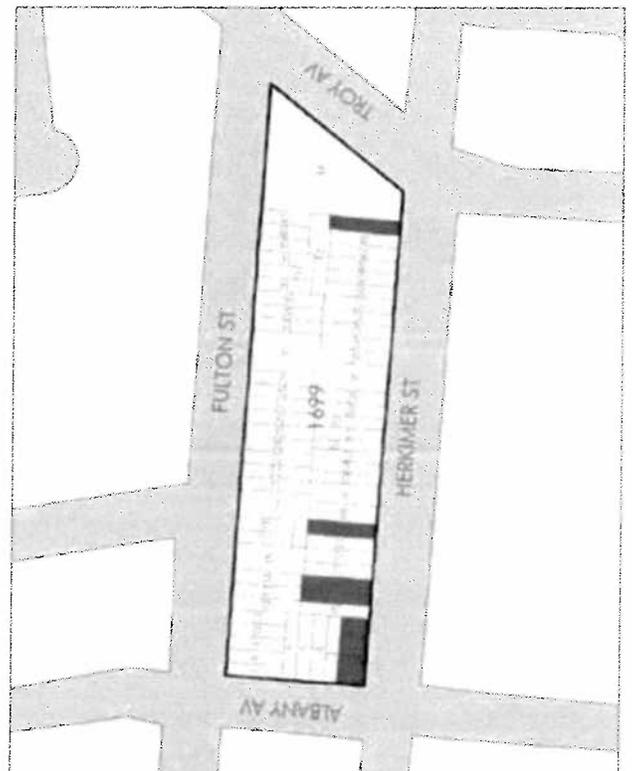
Site 1



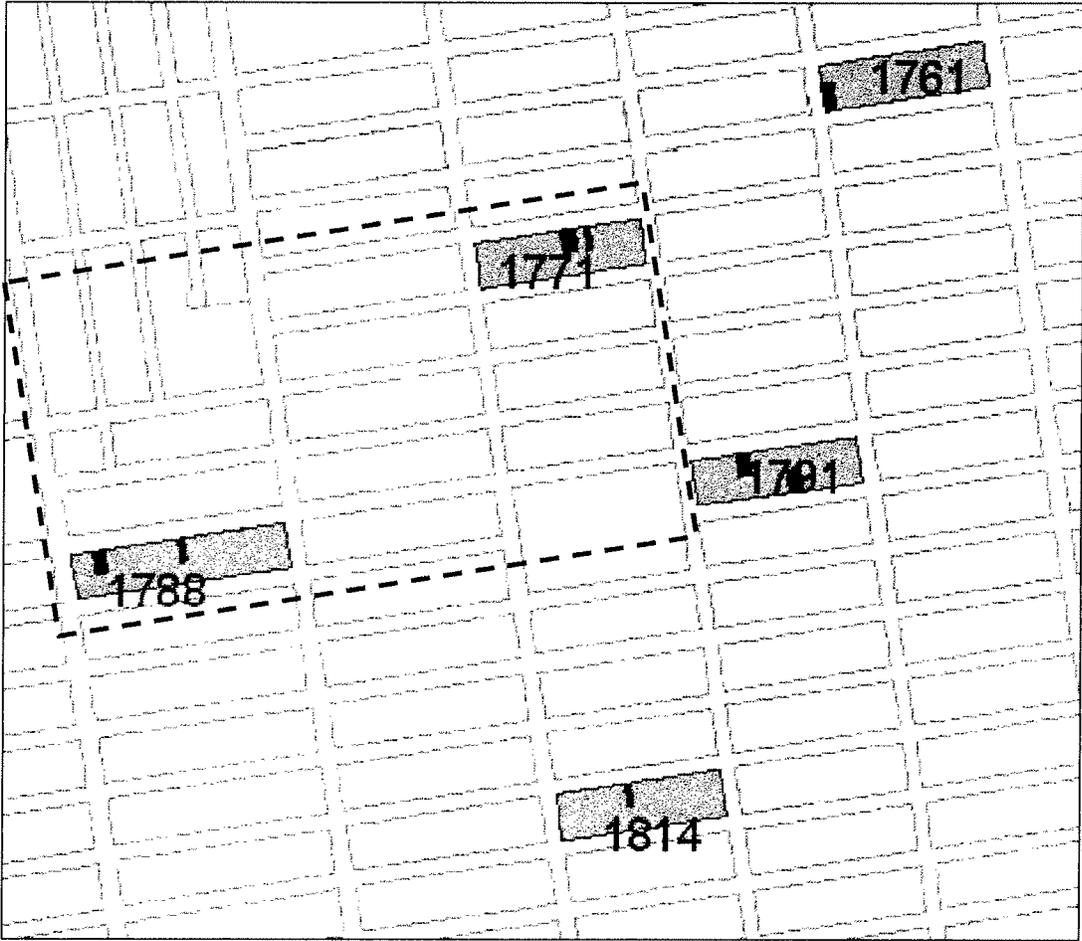
Lots 1 and 2

Block	Lot	Address	FRT	Total Sq. Ft.
1699	1	53 Albany Avenue	20	2000
	2	51 Albany Avenue	20	2000
	45	529 Herkimer Street	20	2000
	70	477 Herkimer Street	21	2100
	74	469 Herkimer Street	20	2000
	75	467 Herkimer Street	20	2000

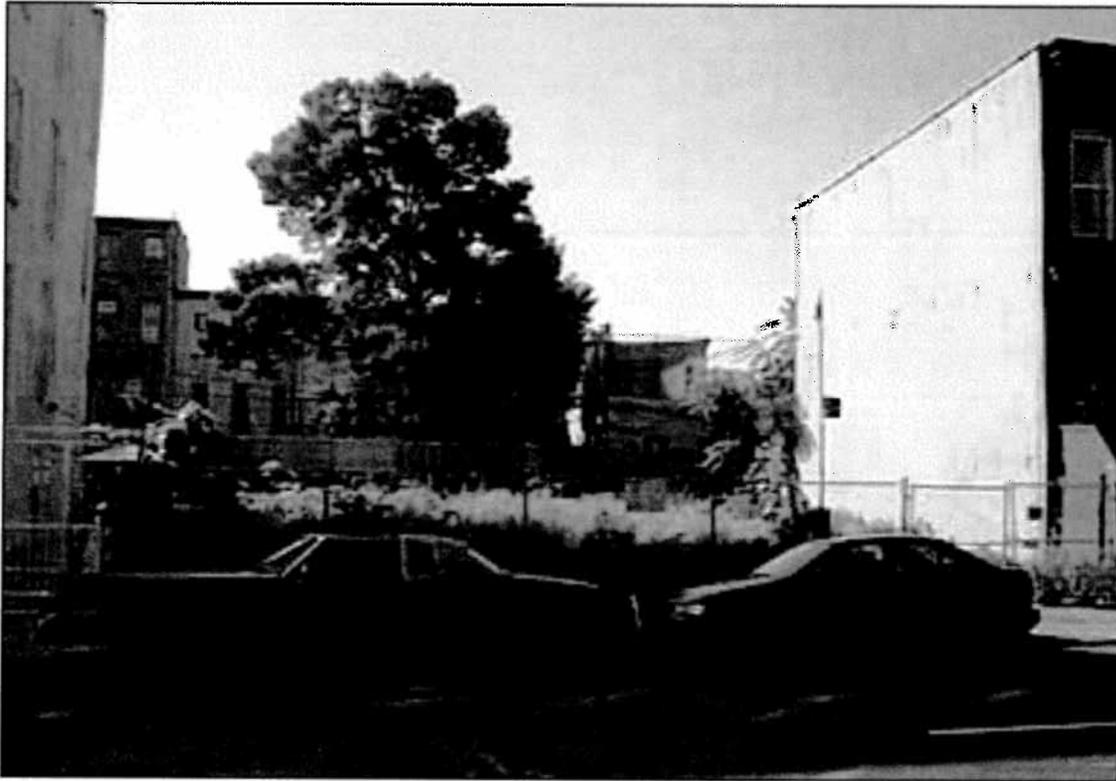
Council District: Vann (36)
Zoning: R6
Urban Renewal: Fulton Park



Brooklyn CB 3
Bedford Stuyvesant Cluster 9
Sites 1 - 2



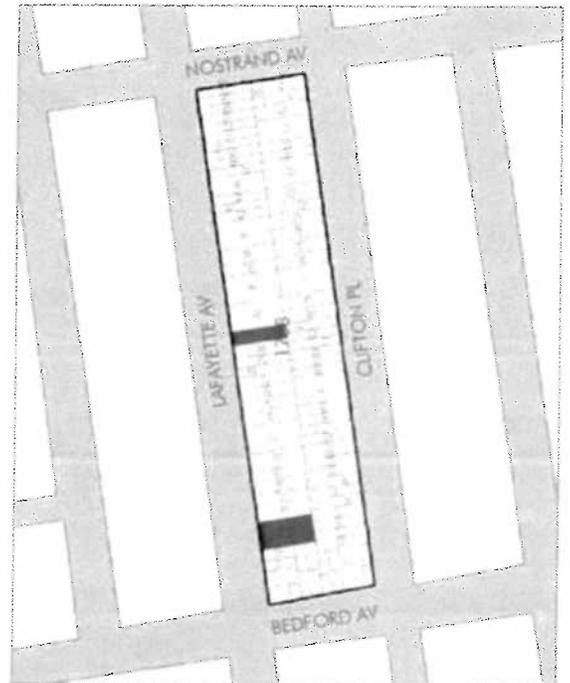
Brooklyn CB 3
Bedford Stuyvesant Cluster 9
Site 1



Lot 13

Block	Lot	Address	FRT	Total Sq. Ft.
1788	13	512 Lafayette Avenue	50	5000
	31	544 Lafayette Avenue	25	2500

Council District: Vann (36)
Zoning: R6/C2-3 and R6
Design Recommendations: Brick, front stoop
Urban Renewal: Bedford Stuyvesant I



Brooklyn CB 3

Bedford Stuyvesant Cluster 9

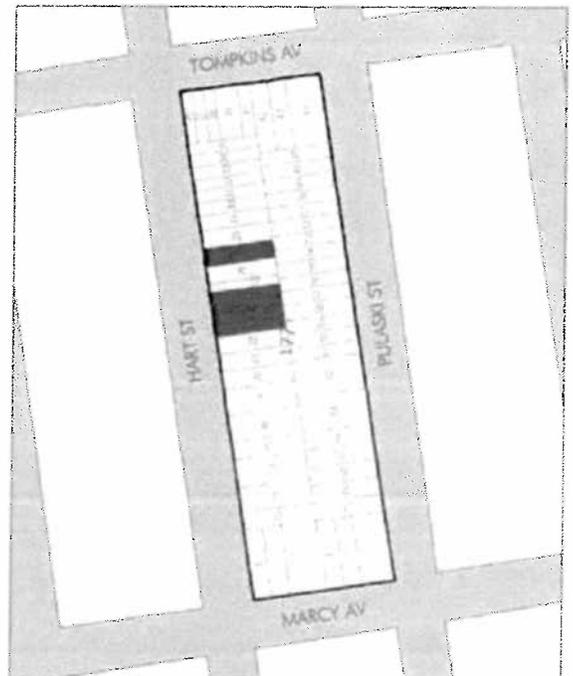
Site 2



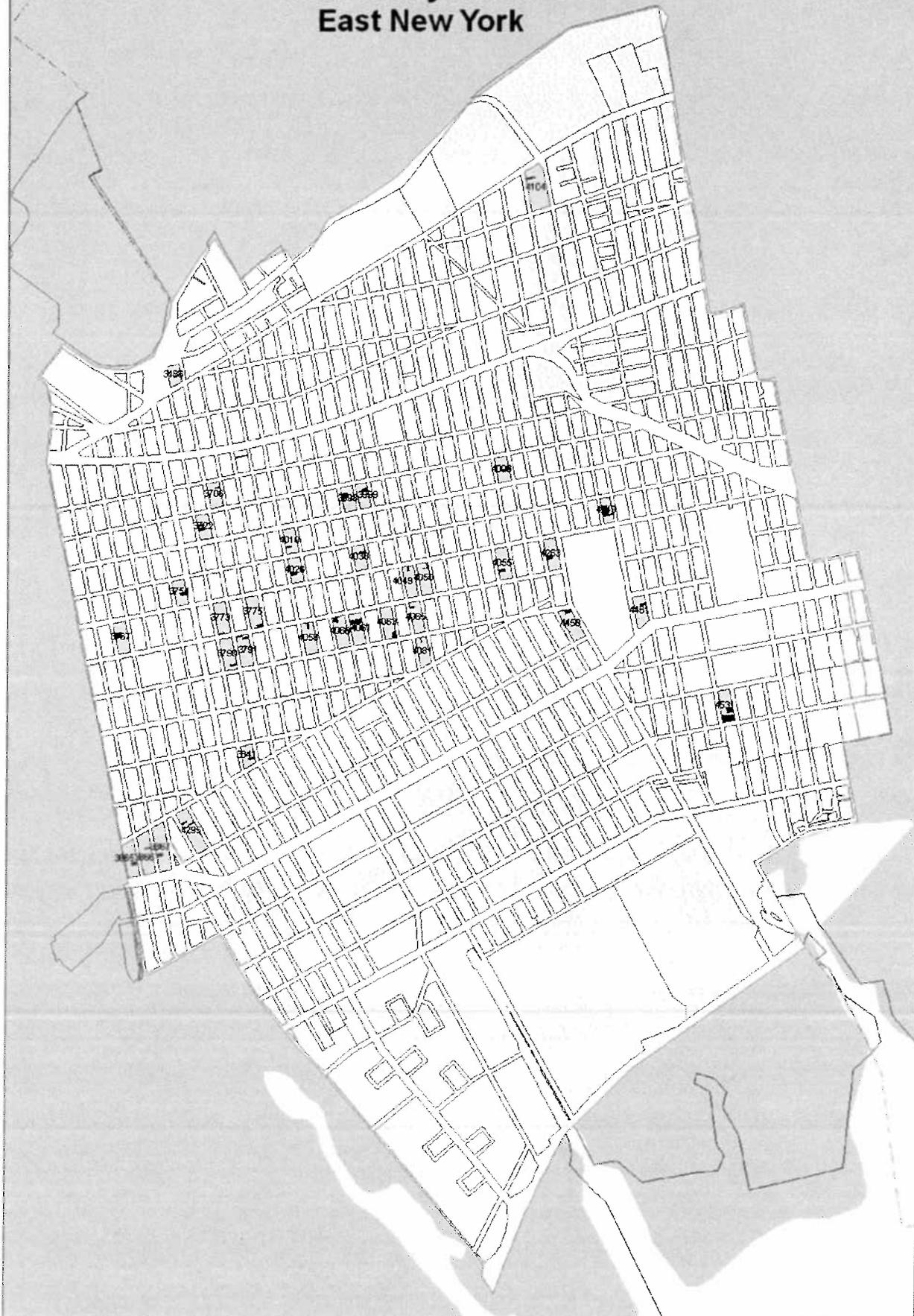
Lots 23-25, 123

Block	Lot	Address	FRT	Total Sq. Ft.
1771	27	118 Hart Street	25	2500
	23	110 Hart Street	13	1300
	24	112 Hart Street	22	2200
	25	114 Hart Street	12	1200
	123	110A Hart Street	13	1300

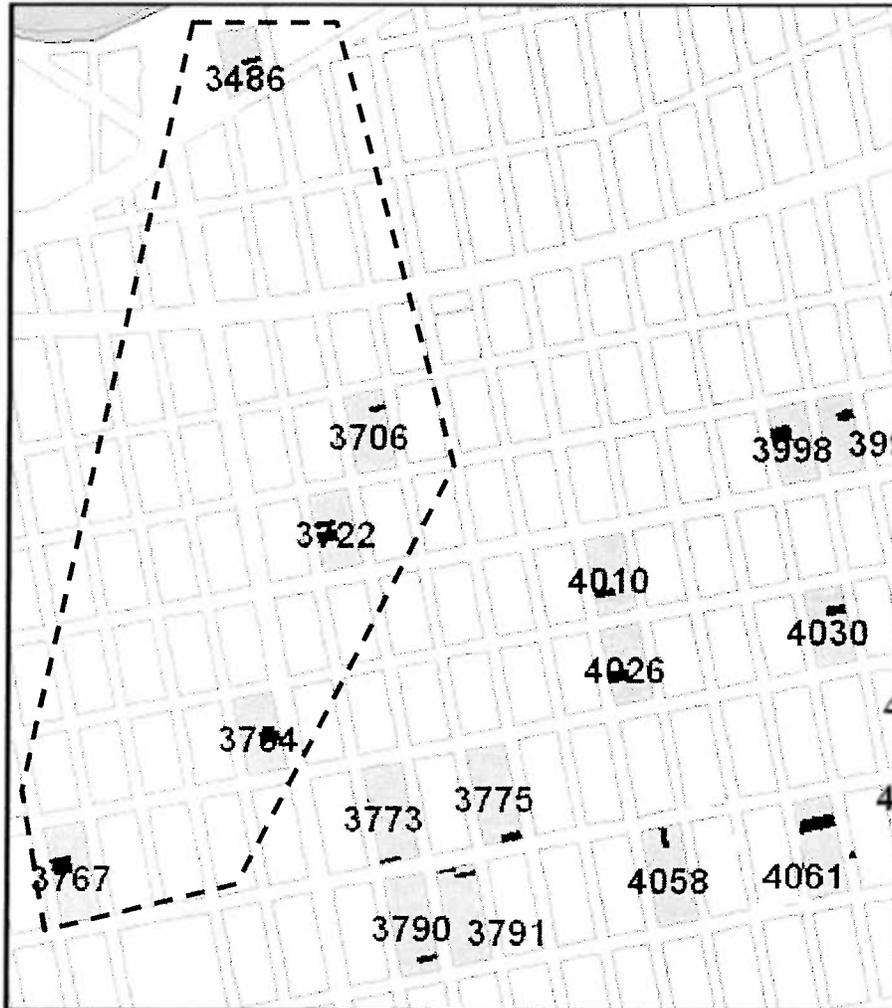
Council District: Vann (36)
Zoning: R6



**New Foundations RFP Brooklyn Sites
Community Board 5
East New York**



Brooklyn CB 5
East New York Cluster 1
Sites 1 - 5



Brooklyn CB 5
East New York Cluster 1
Site 1

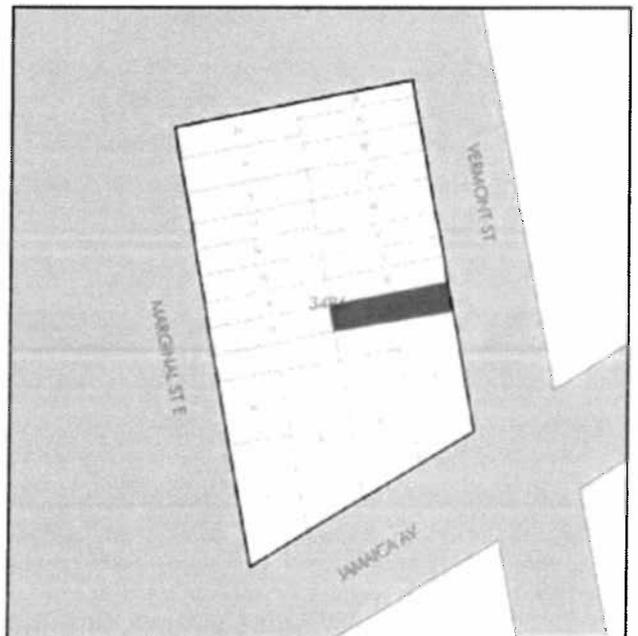


Block	Lot	Address	FRT	Total Sq. Ft.
3486	33	36 Vermont Street	23	2300

Council District: Dilan (37)

Zoning: R4

Design Recommendations: Brick, two family



Brooklyn CB 5
East New York Cluster 1
Site 2



Lot 25

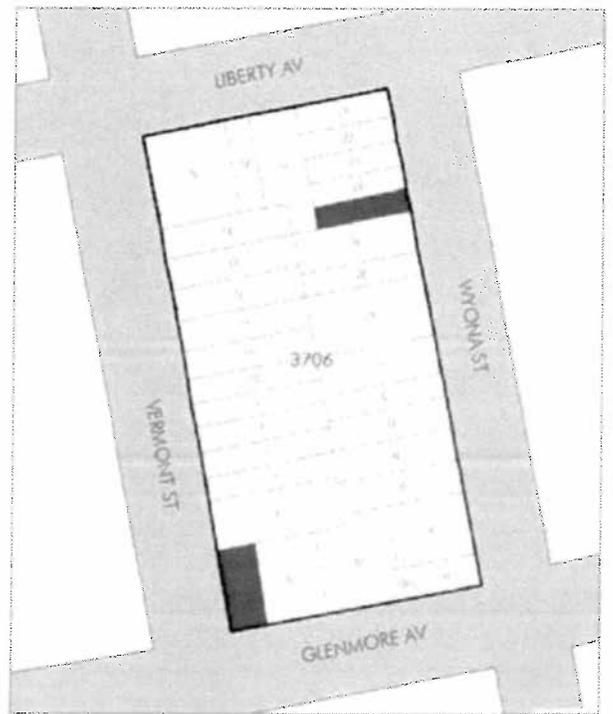
Block	Lot	Address	FRT	Total Sq. Ft.
3706	1	437 Glenmore Avenue	29	1885
	25	182 Wyona Street	19	1520

Council District: Dilan (37)

Zoning: R5 and M1-1

Design Recommendations: 2 story minimum.

Other Considerations: Lot 25 requires a zoning variance



Brooklyn CB 5

East New York Cluster 1

Site 3

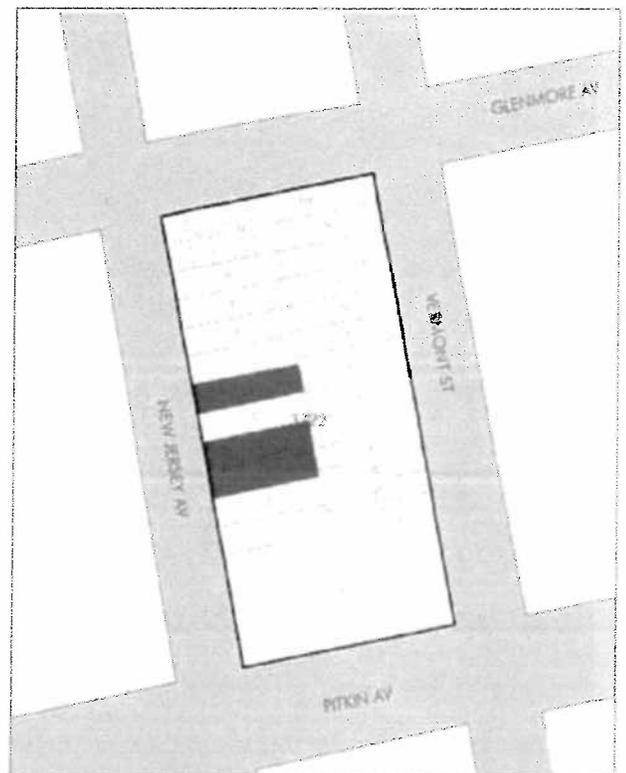


Block	Lot	Address	FRT	Total Sq. Ft.
3722	3	287 New Jersey Avenue	25	2500
	4	283 New Jersey Avenue	25	2500
	6	277 New Jersey Avenue	25	2500

Council District: Dilan (37)

Zoning: R5

Design Recommendations: Brick, 2 stories minimum



Brooklyn CB 5

East New York Cluster 1

Site 4



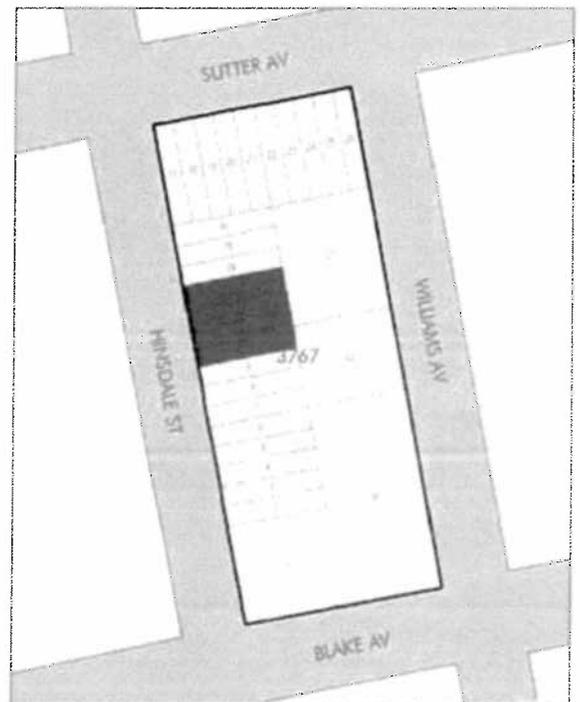
Block	Lot	Address	FRT	Total Sq. Ft.
3767	10	291 Hinsdale Street	20	2000
	11	289 Hinsdale Street	20	2000
	12	287 Hinsdale Street	20	2000
	13	285 Hinsdale Street	20	2000

Council District: Barron (42)

Zoning: R6

Design Recommendations: Brick, 2 stories minimum, front stoop and no front pad parking, maintain existing street wall

Urban Renewal: East New York I



Brooklyn CB 5

East New York Cluster 1
Site 5

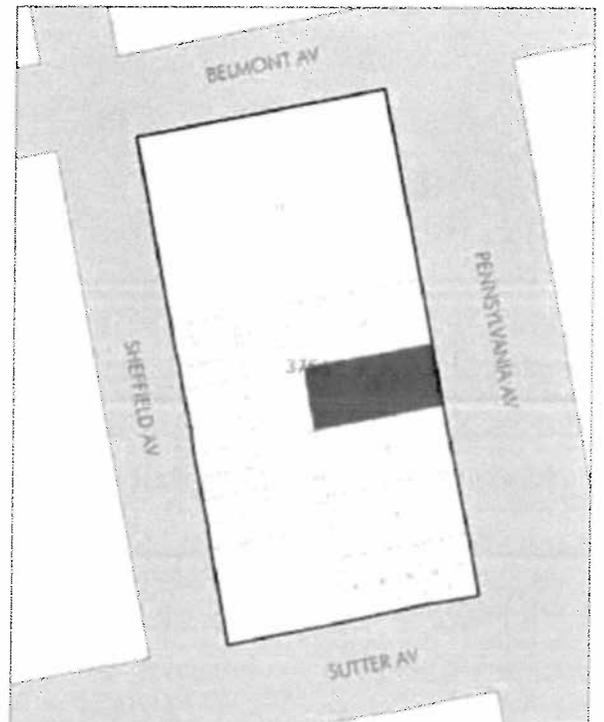


Block	Lot	Address	FRT	Total Sq. Ft.
3754	31	306 Pennsylvania Avenue	50	5000

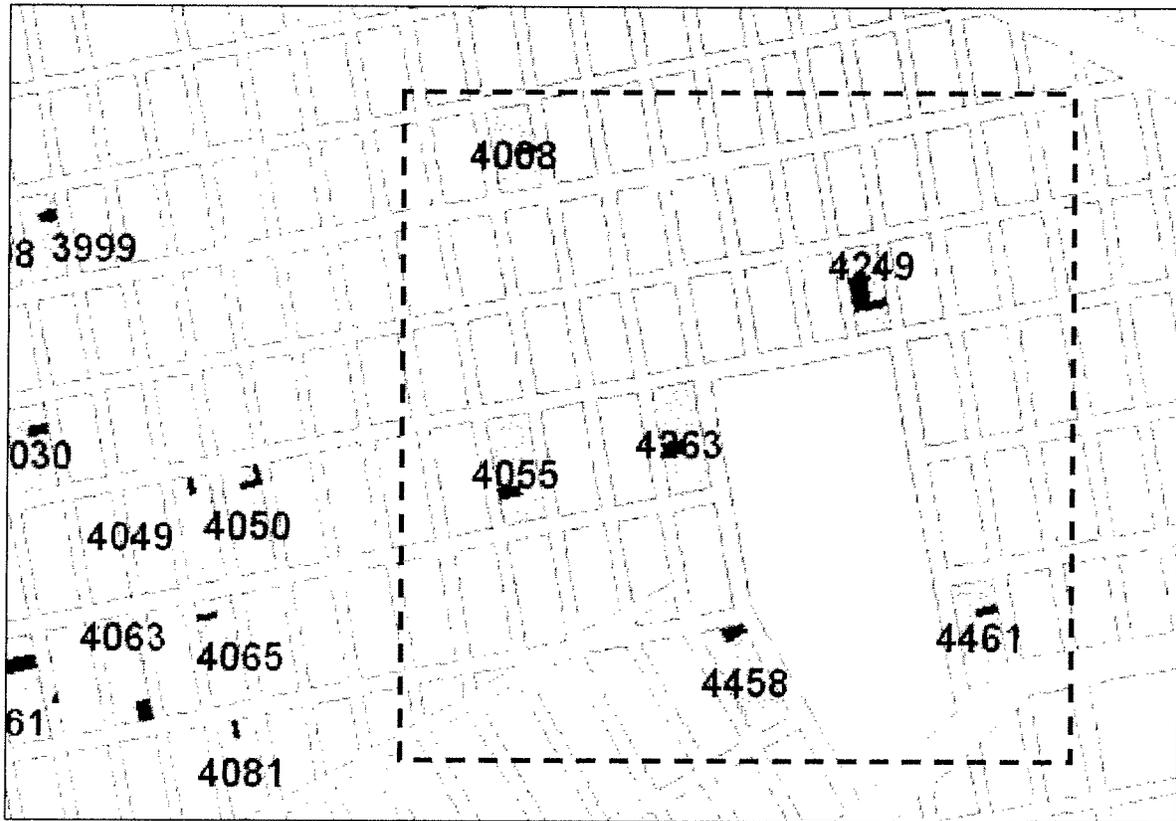
Council District: Barron (42)

Zoning: R6

Design Recommendations: Brick, 2 stories minimum



Brooklyn CB 5
East New York Cluster 2
Sites 1 - 6

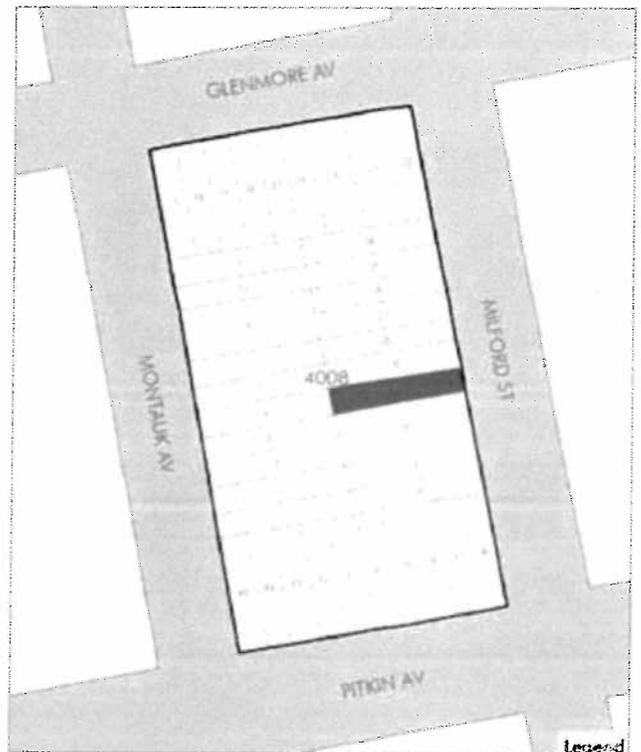


Brooklyn CB 5
East New York Cluster 2
Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
4008	30	170 Milford Street	20	2000

Council District: Dilan (37)
Zoning: R5



Brooklyn CB 5
East New York Cluster 2
Site 2

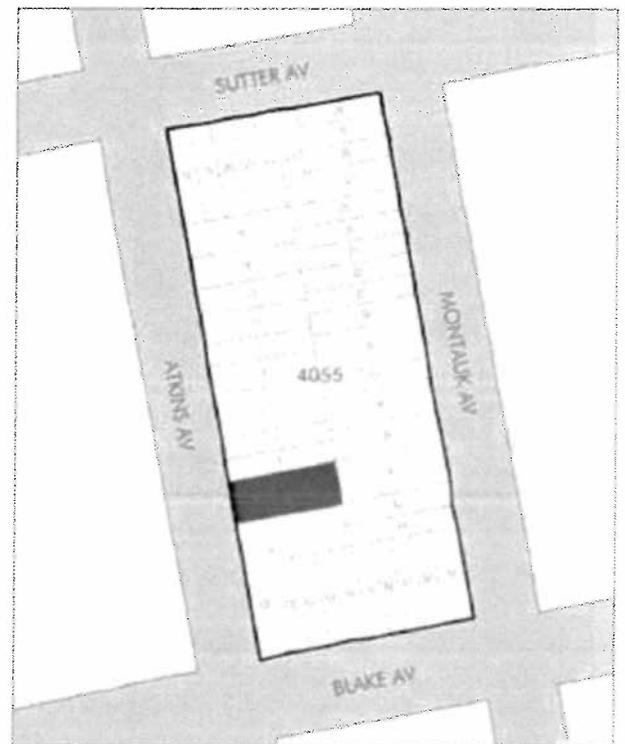


Block	Lot	Address	FRT	Total Sq. Ft.
4055	3	323 Atkins Avenue	20	2000

Council District: Barron (42)

Zoning: R5/C1-3

Design Recommendations: Brick, 2 stories. This site will require environmental testing.

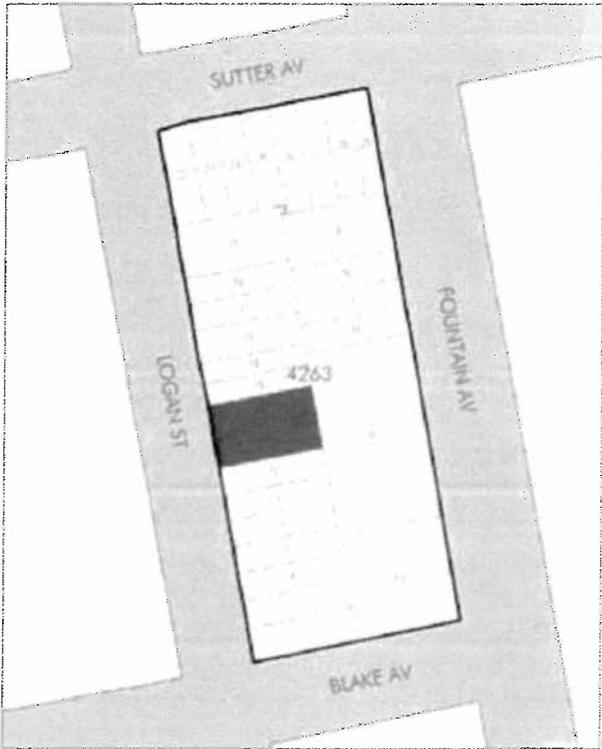


Brooklyn CB 5
East New York Cluster 2
Site 3



Block	Lot	Address	FRT	Total Sq. Ft.
4263	11	597 Logan Street	28	2800
	12	591 Logan Street	30	3000

Council District: Barron (42)
Zoning: R5
Design Recommendations: Brick, 2.5 stories, front stoop

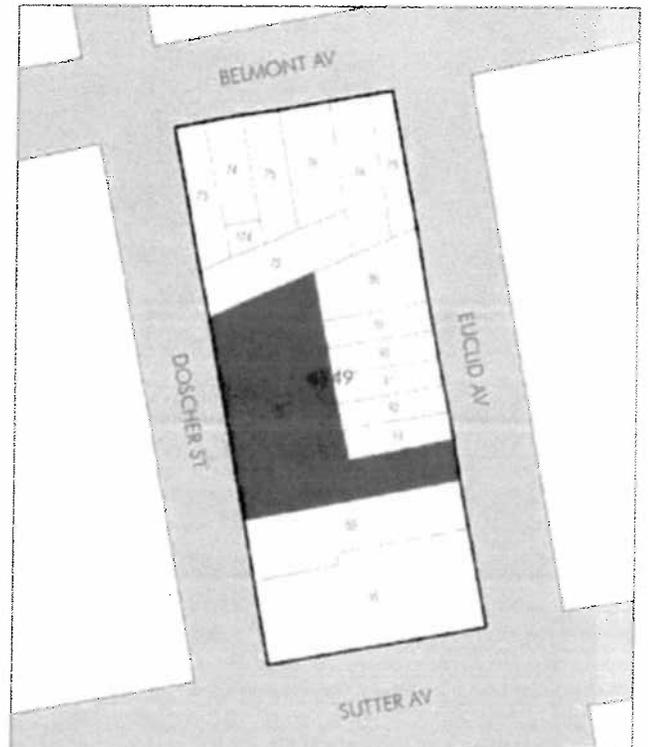


Brooklyn CB 165
East New York Cluster 2
Site 4

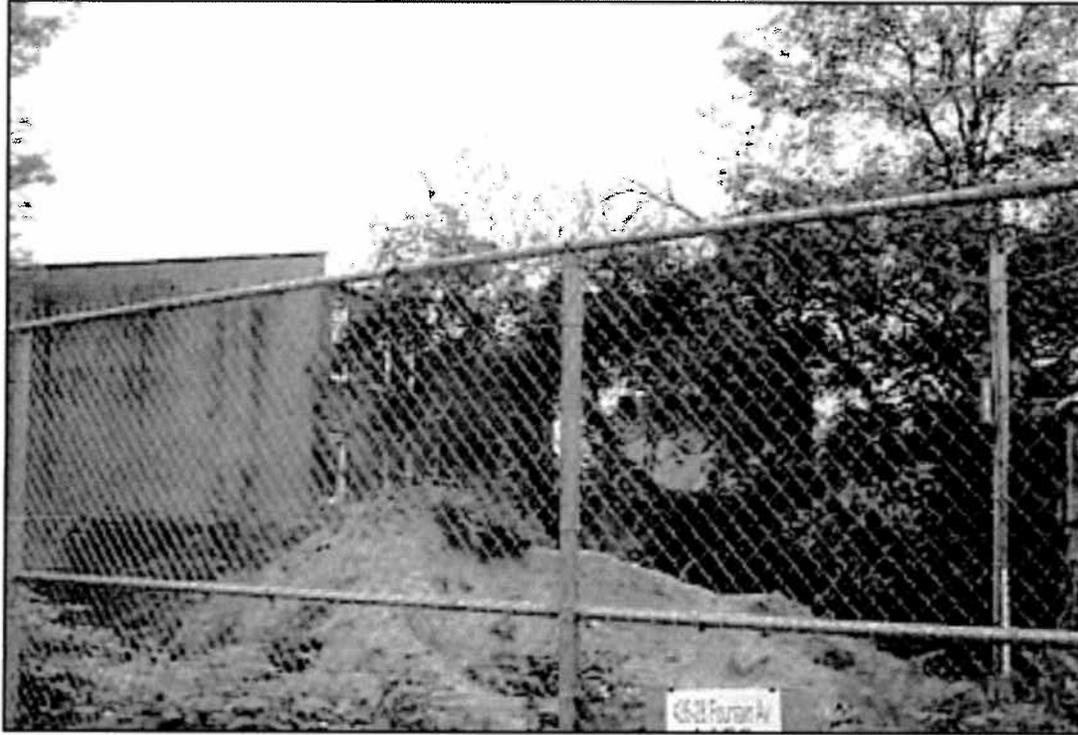


Block	Lot	Address	FRT	Total Sq. Ft.
4249	61	Doscher Street	149	23,629

Council District: Dilan (37)
Zoning: R5/C1-2

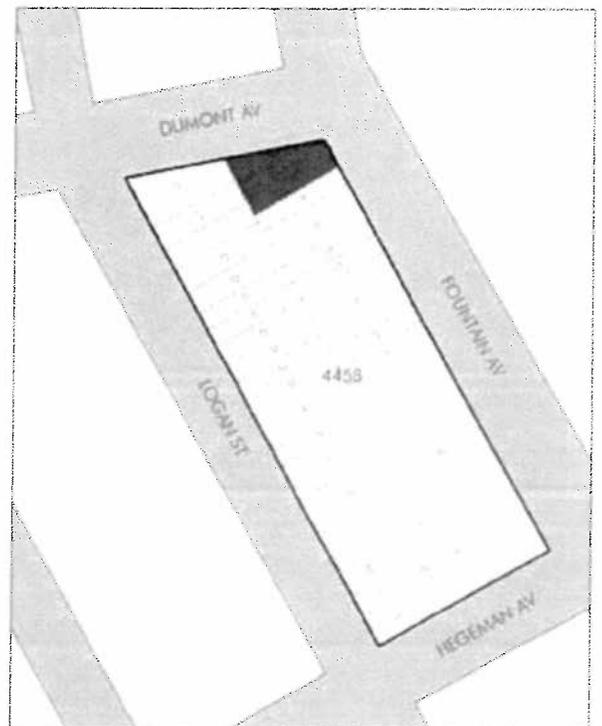


Brooklyn CB 5
East New York Cluster 2
Site 5



Block	Lot	Address	FRT	Total Sq. Ft.
4458	21	1192 Dumont Avenue	75	1800
	23	426 Fountain Avenue	10	1000
	24	428 Fountain Avenue	20	2000

Council District: Barron (42)
Zoning: R5

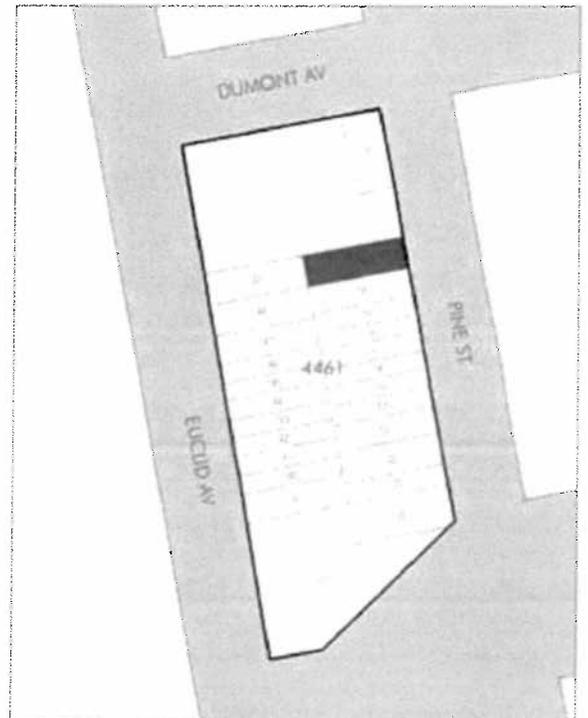


Brooklyn CB 5
East New York Cluster 2
Site 6

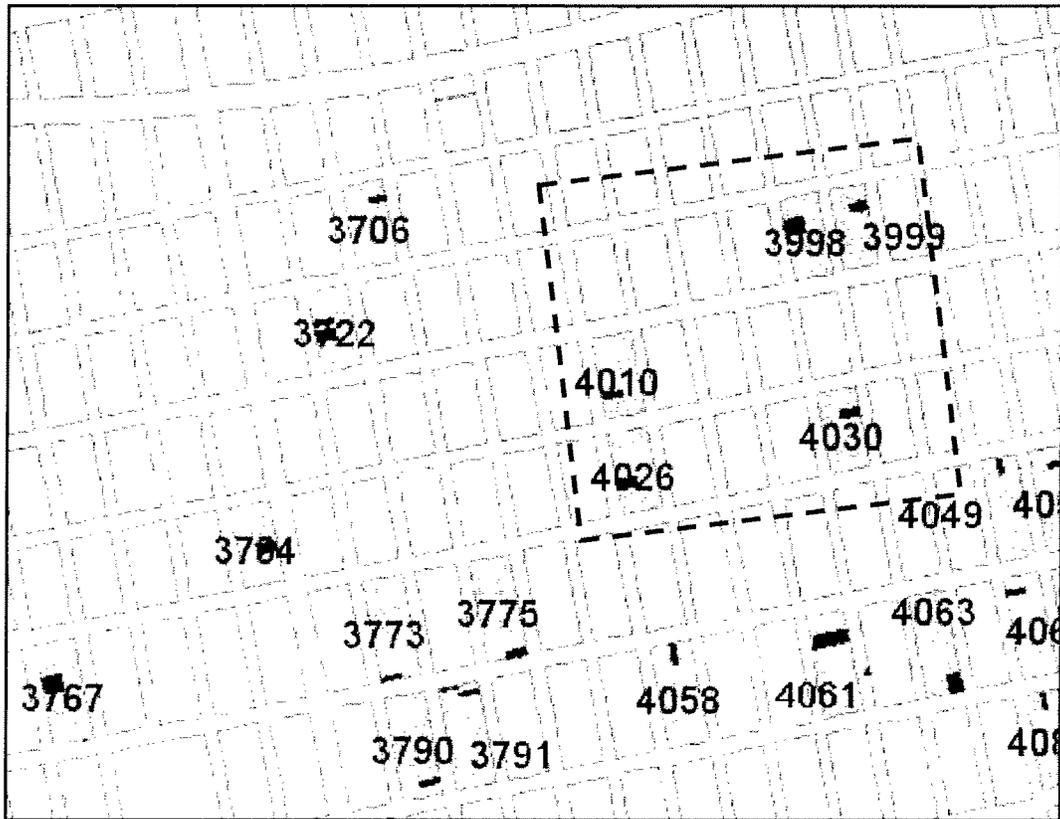


Block	Lot	Address	FRT	Total Sq. Ft.
4461	13	644 Pine Street	30	3000

Council District: Barron (42)
Zoning: R5/C1-2
Design Recommendations: Brick, 2 stories



Brooklyn CB 5
East New York Cluster 3
Sites 1 - 5



Brooklyn CB 5

East New York Cluster 3

Site 1



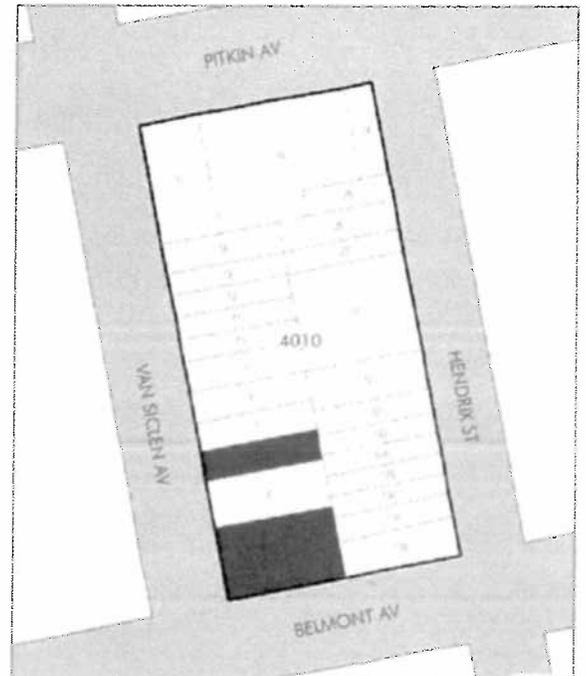
Lot 1

Block	Lot	Address	FRT	Total Sq. Ft.
4010	1	335 Van Siclen Avenue	60	6000
	6	329 Van Siclen Avenue	25	2500

Council District: Dilan (37)

Zoning: R6

Design Recommendations: Maintain existing street wall

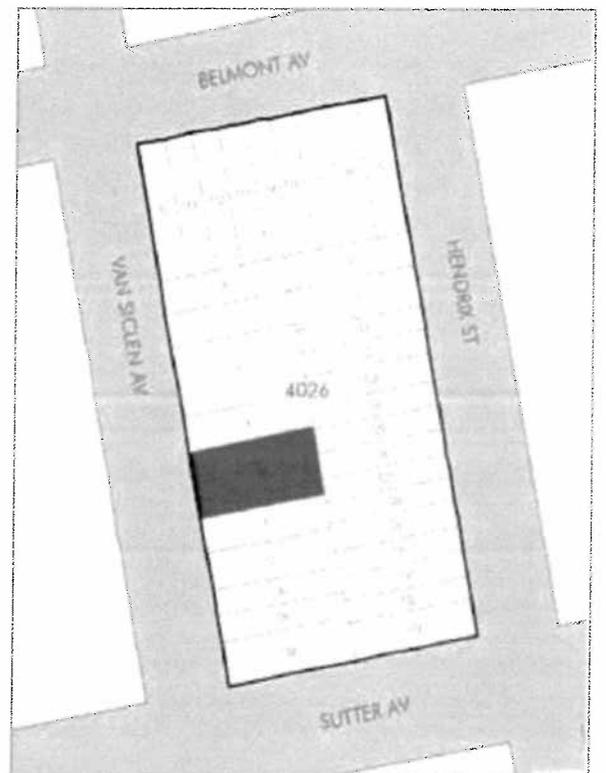


Brooklyn CB 5
East New York Cluster 3
Site 2



Block	Lot	Address	FRT	Total Sq. Ft.
4026	2	371 Van Siclen Avenue	50	5000

Council District: Dilan (37)
Zoning: R5/C1-3
Design Recommendations: Brick



Brooklyn CB 5
East New York Cluster 3
Site 3

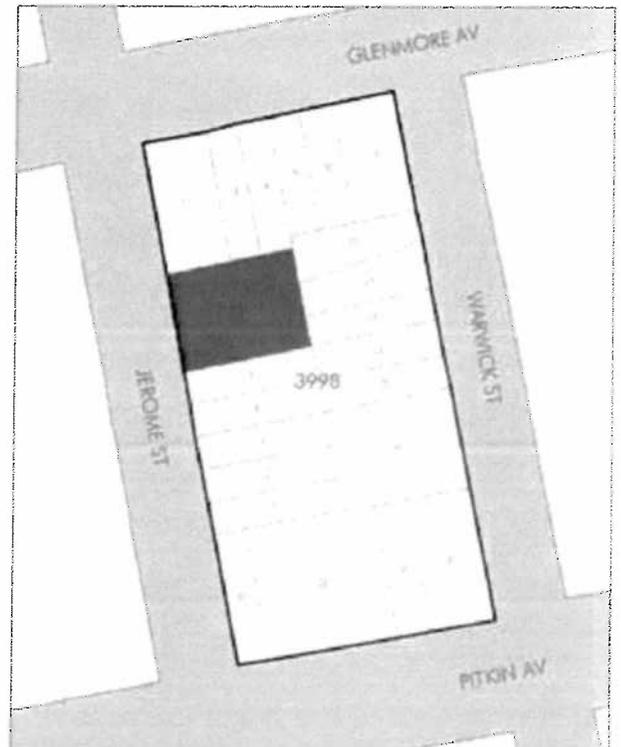


Block	Lot	Address	FRT	Total Sq. Ft.
3998	6	315 Jerome Street	75	7500

Council District: Dilan (37)

Zoning: R5

Design Recommendations: Brick, 2.5 stories minimum, no front pad parking

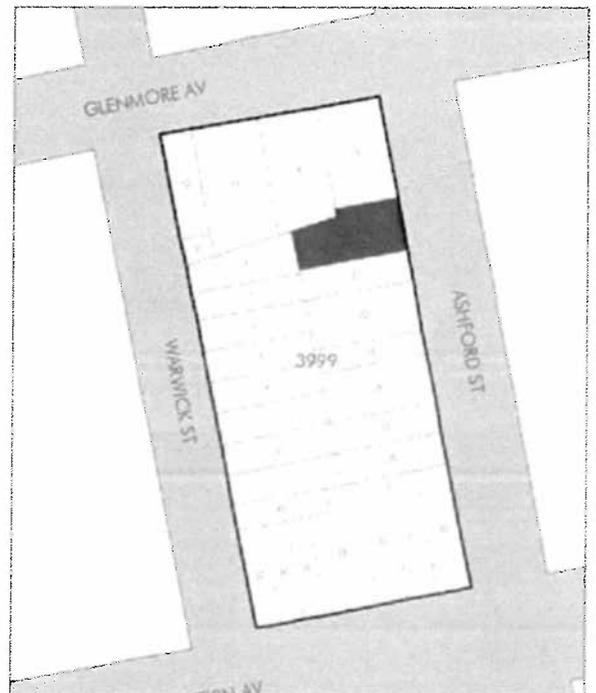


Brooklyn CB 5
East New York Cluster 3
Site 4



Block	Lot	Address	FRT	Total Sq. Ft.
3999	19	330 Ashford Street	43	3870

Council District: Dilan (37)
Zoning: R5

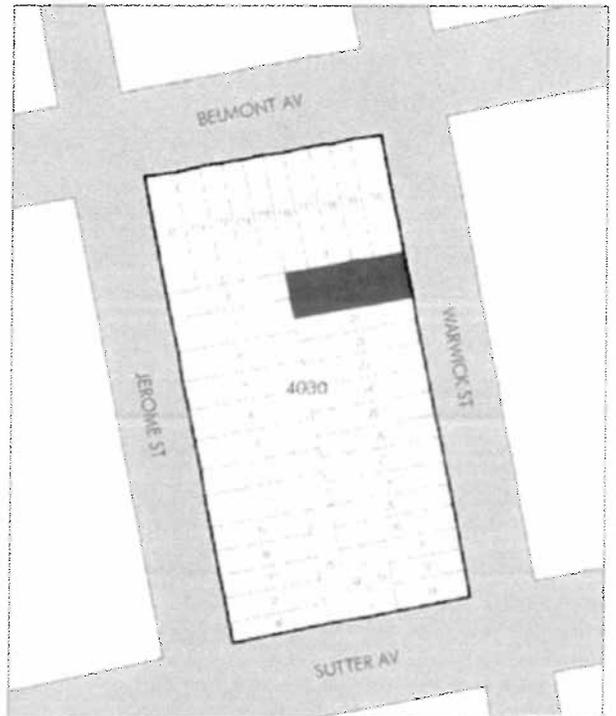


Brooklyn CB 5
East New York Cluster 3
Site 5



Block	Lot	Address	FRT	Total Sq. Ft.
4030	19	480 Warwick Street	20	2000
	20	482 Warwick Street	20	2000

Council District: Barron (42)
Zoning: R5
Design Recommendations: Brick, 2 stories minimum



Brooklyn CB 5
East New York Cluster 4
Site 1

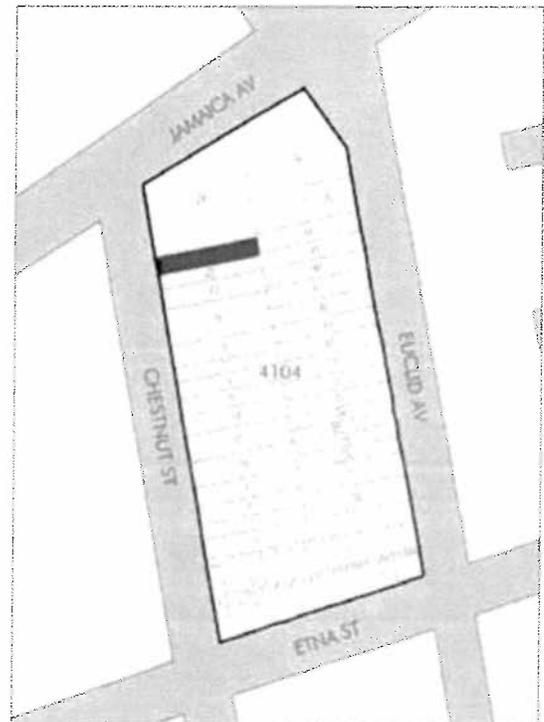


Brooklyn CB 5
East New York Cluster 4
Site 1

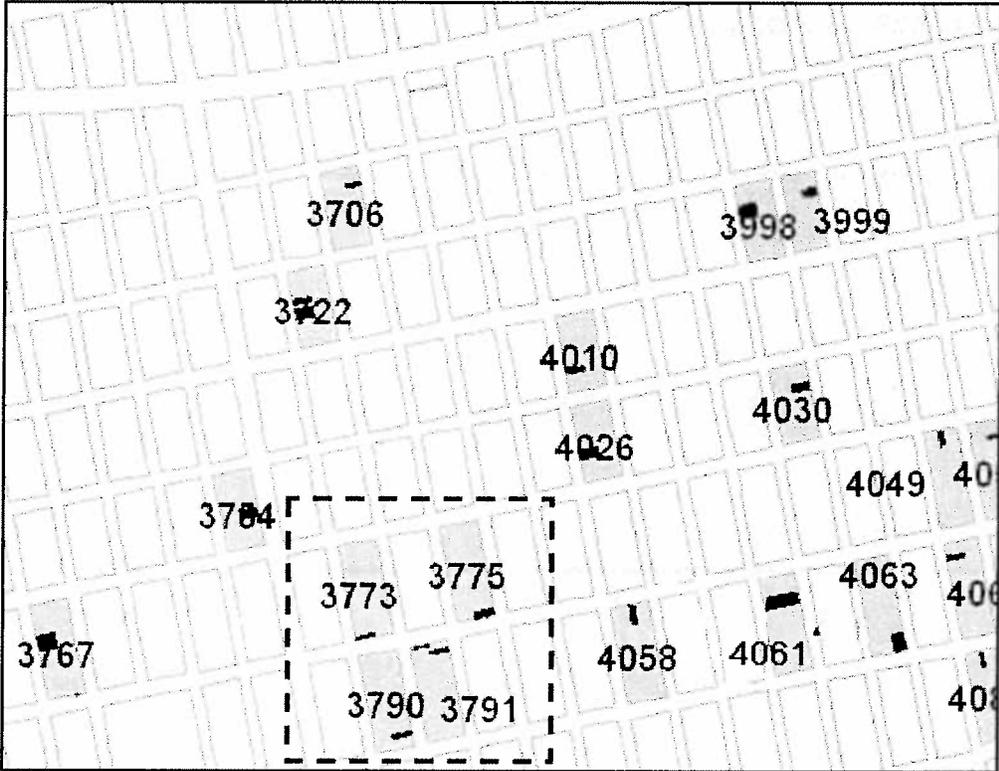


Block	Lot	Address	FRT	Total Sq. Ft.
4104	23	9 Chestnut Street	25	3750

Council District: Dilan (37)
Zoning: R4
Design Recommendations: Brick, 2 stories



Brooklyn CB 5
East New York Cluster 5
Sites 1 - 4



Brooklyn CB 5
East New York Cluster 5
Site 1



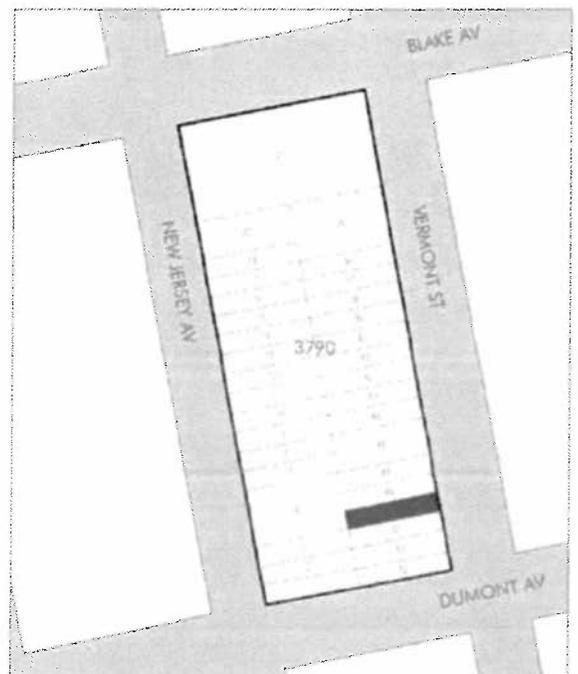
Block	Lot	Address	FRT	Total Sq. Ft.
3790	49	510 Vermont Avenue	20	2000

Council District: Dilan (37)

Zoning: R6

Design Recommendations: Brick, 3 stories minimum,
 maintain existing street wall

Urban Renewal: East New York I



Brooklyn CB 5

East New York Cluster 5

Site 2



Lot 25

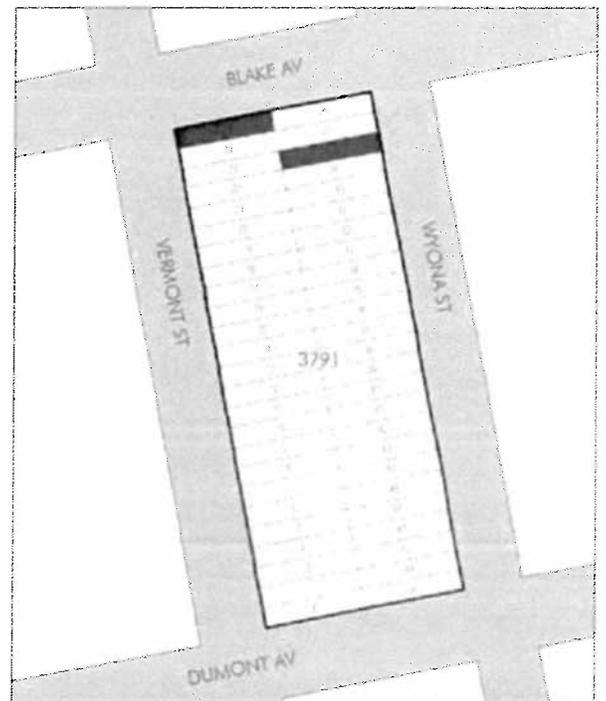
Block	Lot	Address	FRT	Total Sq. Ft.
3791	25	467 Vermont Street	20	2000
	28	430 Wyona Street	20	2000

Council District: Dilan (37)

Zoning: R6

Design Recommendations: Brick, 3.5 stories, maintain existing street wall

Urban Renewal: East New York I



Brooklyn CB 5
East New York Cluster 5
Site 3



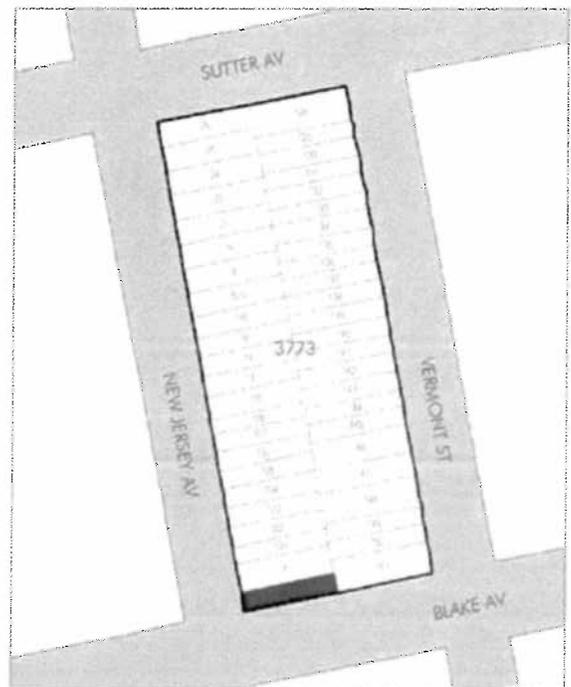
Block	Lot	Address	FRT	Total Sq. Ft.
3773	56	461 New Jersey Avenue	20	2000

Council District: Dilan (37)

Zoning: R6/C2-3

Design Recommendations: Brick, 2 stories

Urban Renewal: East New York I



Brooklyn CB 5
East New York Cluster 5
Site 4



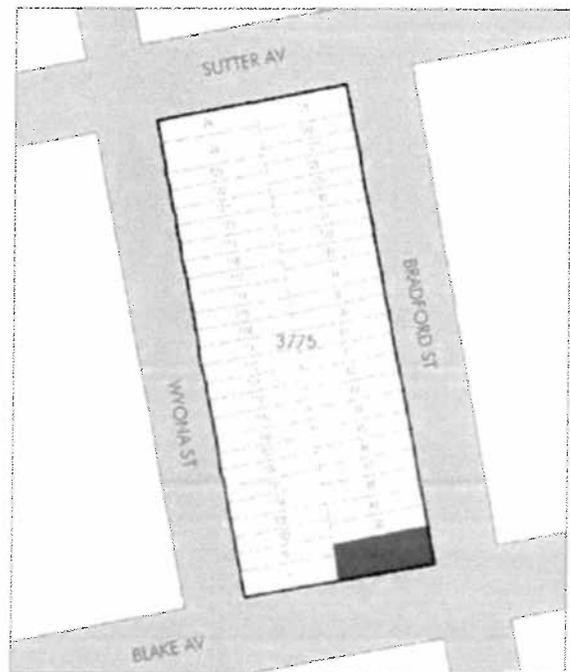
Block	Lot	Address	FRT	Total Sq. Ft.
3775	150	743 Blake Avenue	40	4000

Council District: Dilan (37)

Zoning: R6

Design Recommendations: Brick, three-family, 2 stories minimum

Urban Renewal: East New York I



Brooklyn CB 5
East New York Cluster 6
Sites 1 - 5

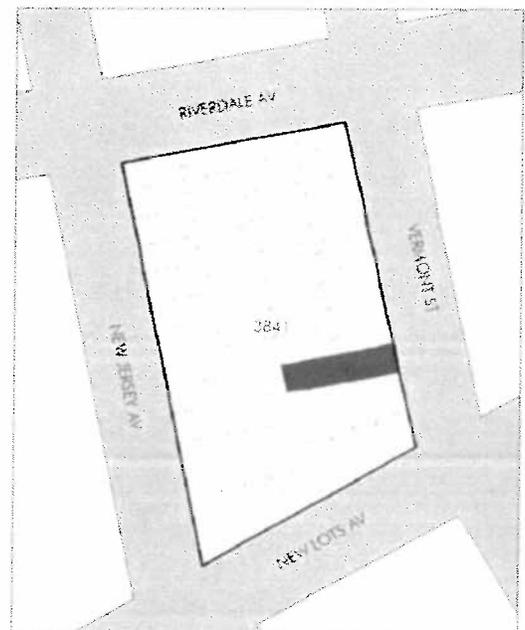


Brooklyn CB 5
East New York Cluster 6
Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
3841	32	668 Vermont Street	28	2800

Council District: Barron (42)
Zoning: R6/C1-3
Design Recommendations: Brick, 3 family
Urban Renewal: East New York I



Brooklyn CB 5
East New York Cluster 6
Site 2



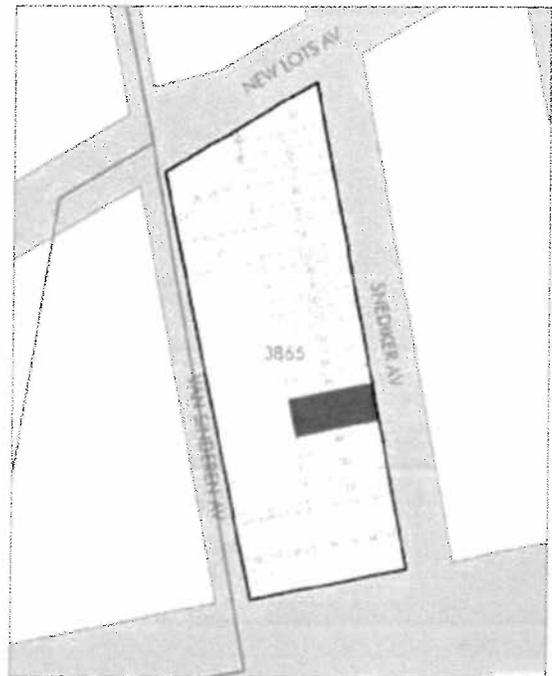
Block	Lot	Address	FRT	Total Sq. Ft.
3865	46	672 Snediker Avenue	22	2200
	47	676 Snediker Avenue	22	2200

Council District: Barron (42)

Zoning: R6

Design Recommendations: Brick, 2 stories

Urban Renewal: East New York I. This site will require environmental testing.

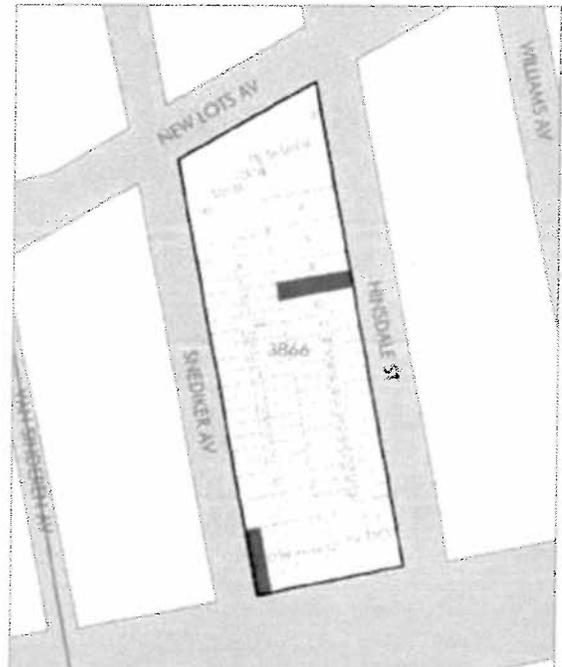


Brooklyn CB 5
East New York Cluster 6
Site 3



Block	Lot	Address	FRT	Total Sq. Ft.
3866	41	642 Hinsdale Avenue	25	2500
	68	745 Linden Boulevard	20	1800

Council District: Barron (42)
Zoning: R6
Urban Renewal: East New York I



Brooklyn CB 5
East New York Cluster 6
Site 4

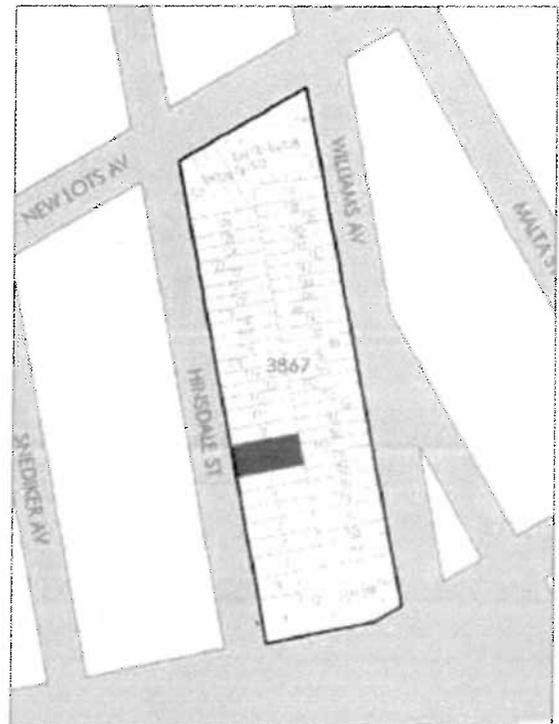


Block	Lot	Address	FRT	Total Sq. Ft.
3867	8	655 Hinsdale Street	22	2200
	9	653 Hinsdale Street	22	2200

Council District: Barron (42)

Other Considerations: Private entity currently holds title to this site. Title will be transferred at closing per arrangement with HPD

Urban Renewal: East New York I

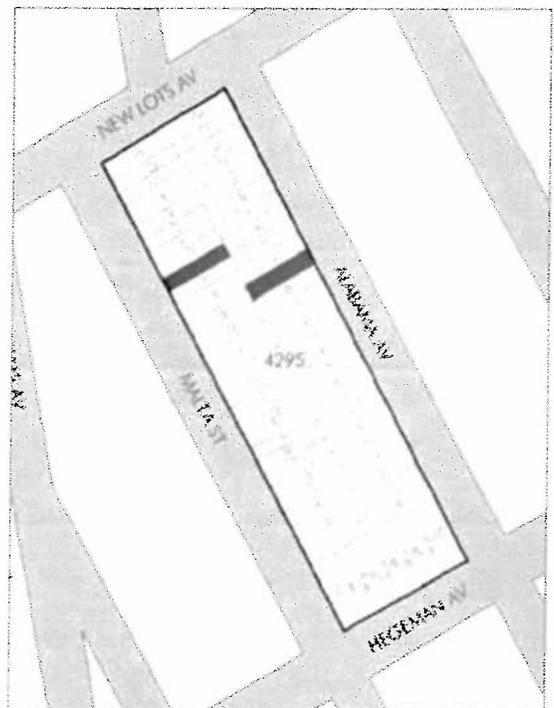


Brooklyn CB 5
 East New York Cluster 6
 Site 5



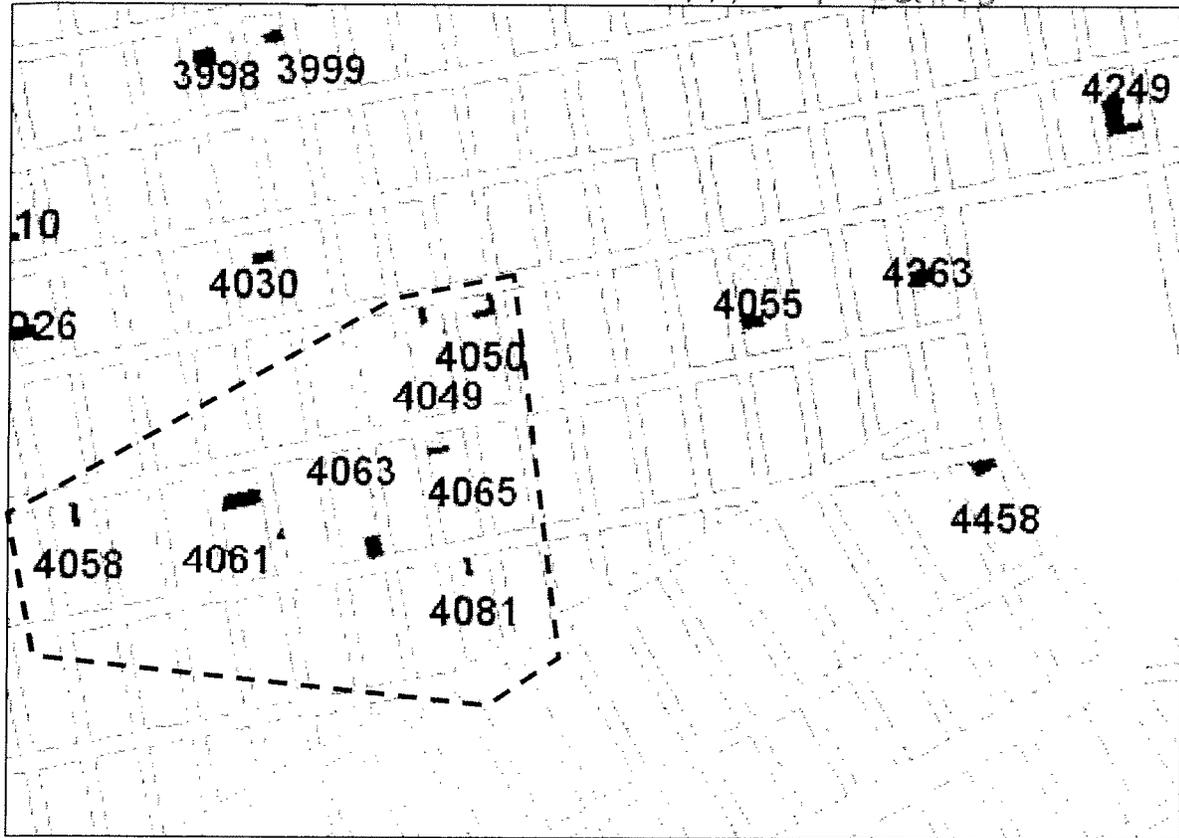
Block	Lot	Address	FRT	Total Sq. Ft.
4295	19	650 Alabama Avenue	23	2300
	72	21 Malta Street	20	2000

Council District: Barron (42)
Zoning: R6



Brooklyn CB 5
East New York Cluster 7
Sites 1 - 7

4049/24 pulled



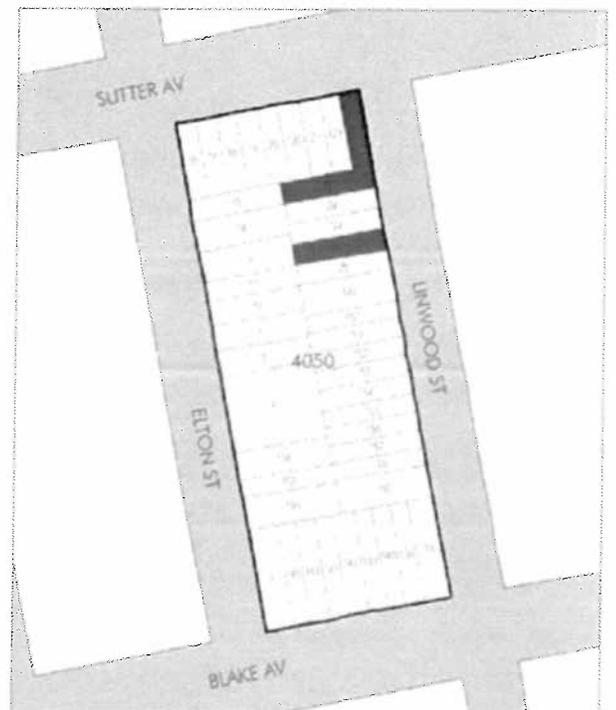
Brooklyn CB 5
East New York Cluster 7
Site 2



Lot 22

Block	Lot	Address	FRT	Total Sq. Ft.
4050	22	996 Sutter Avenue	95	8550
	25	Linwood Street	20	1800

Council District: Barron (42)
Zoning: R5
Design Recommendations: Brick, 3 stories
Urban Renewal: East New York I

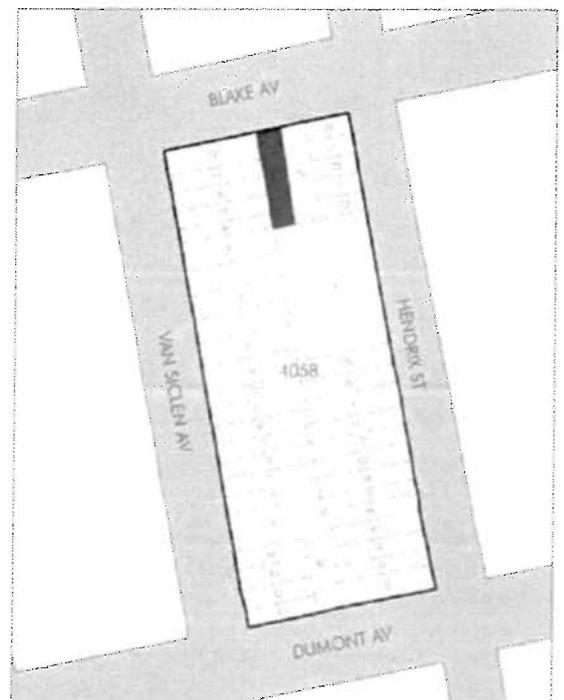


Brooklyn CB 5
East New York Cluster 7
Site 3



Block	Lot	Address	FRT	Total Sq. Ft.
4058	18	806 Blake Avenue	25	2500

Council District: Barron (42)
Zoning: R5

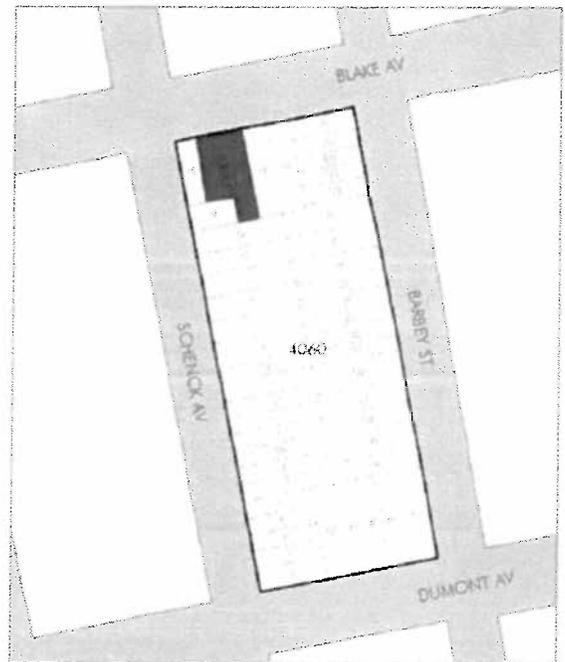


Brooklyn CB 5
East New York Cluster 7
Site 4



Block	Lot	Address	FRT	Total Sq. Ft.
4060	16	848 Blake Avenue	55	4015

Council District: Barron (42)
Zoning: R5

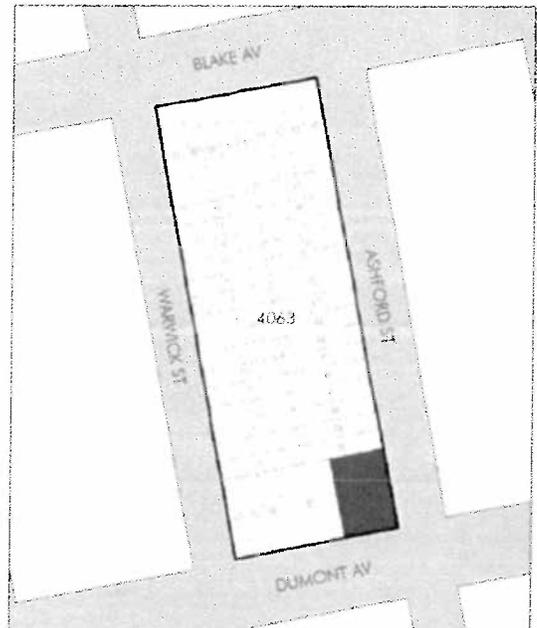


Brooklyn CB 5
East New York Cluster 7
Site 5



Block	Lot	Address	FRT	Total Sq. Ft.
4063	52	943 Dumont Avenue	60	4800

Council District: Barron (42)
Zoning: R5



Brooklyn CB 5
East New York Cluster 7
Site 6

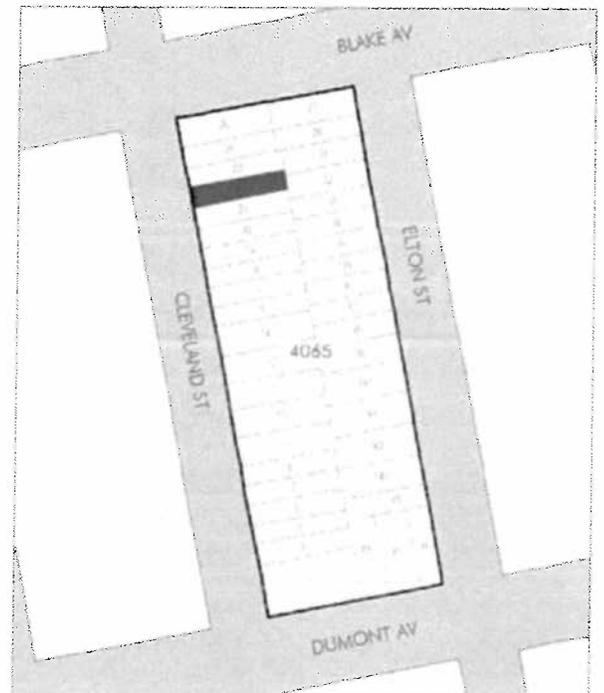


Block	Lot	Address	FRT	Total Sq. Ft.
4065	22	617 Cleveland Street	20	1900

Council District: Barron (42)

Zoning: R5/C1-3

Design Recommendations: Brick, 2 stories minimum



Brooklyn CB 5

East New York

Site 7

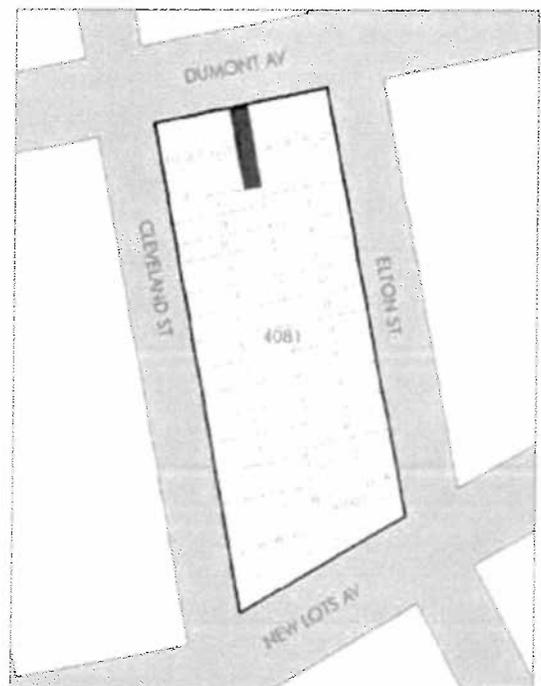


Block	Lot	Address	FRT	Total Sq. Ft.
4081	23	980 Dumont Street	19	1520

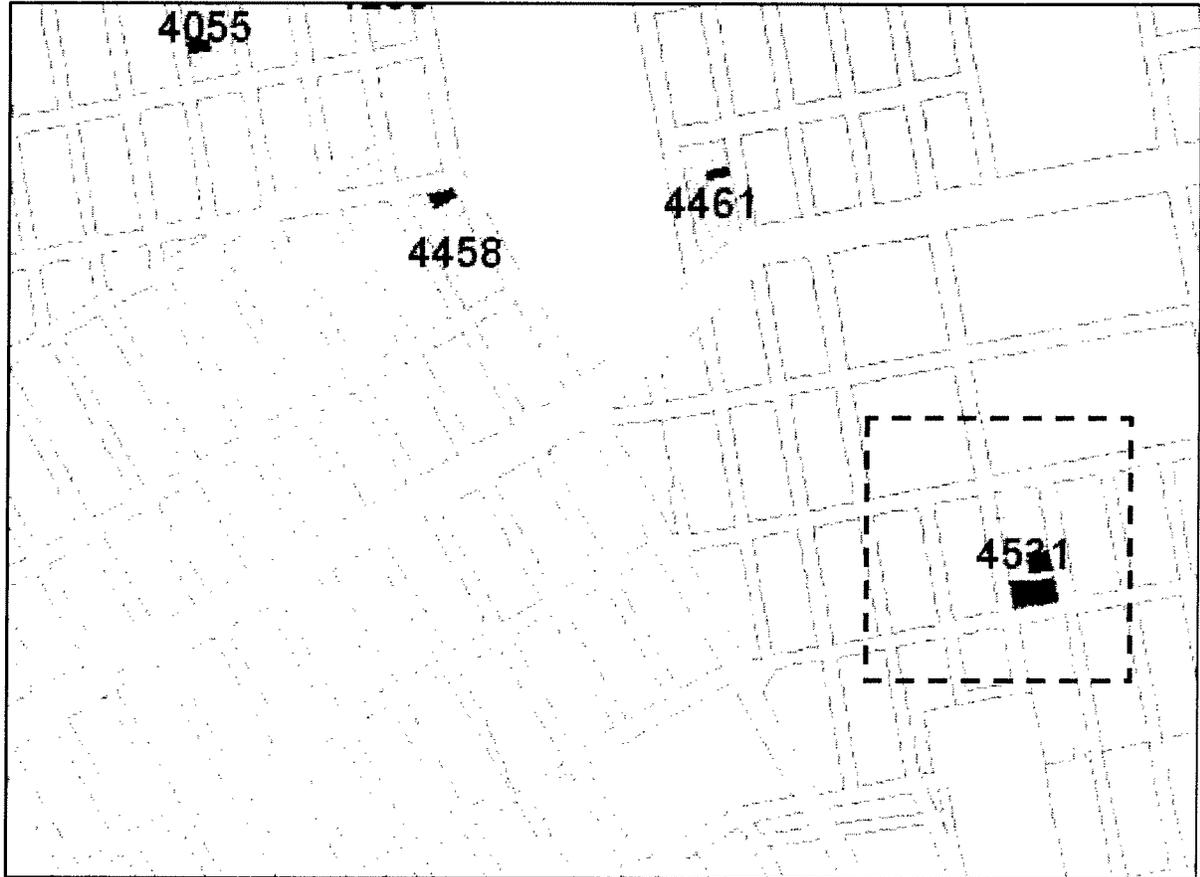
Council District: Barron (42)

Zoning: R5

Design Recommendations: Brick, 2 stories



Brooklyn CB 5
East New York Cluster 8
Site 1

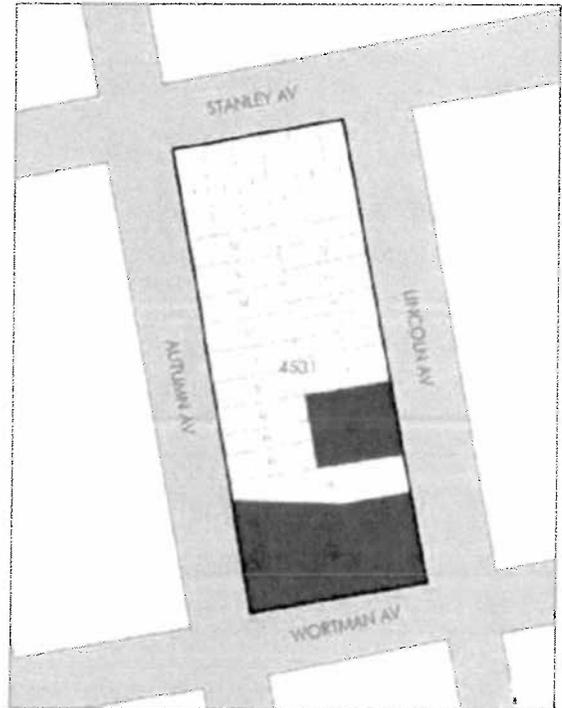


Brooklyn CB 5
East New York Cluster 8
Site 1

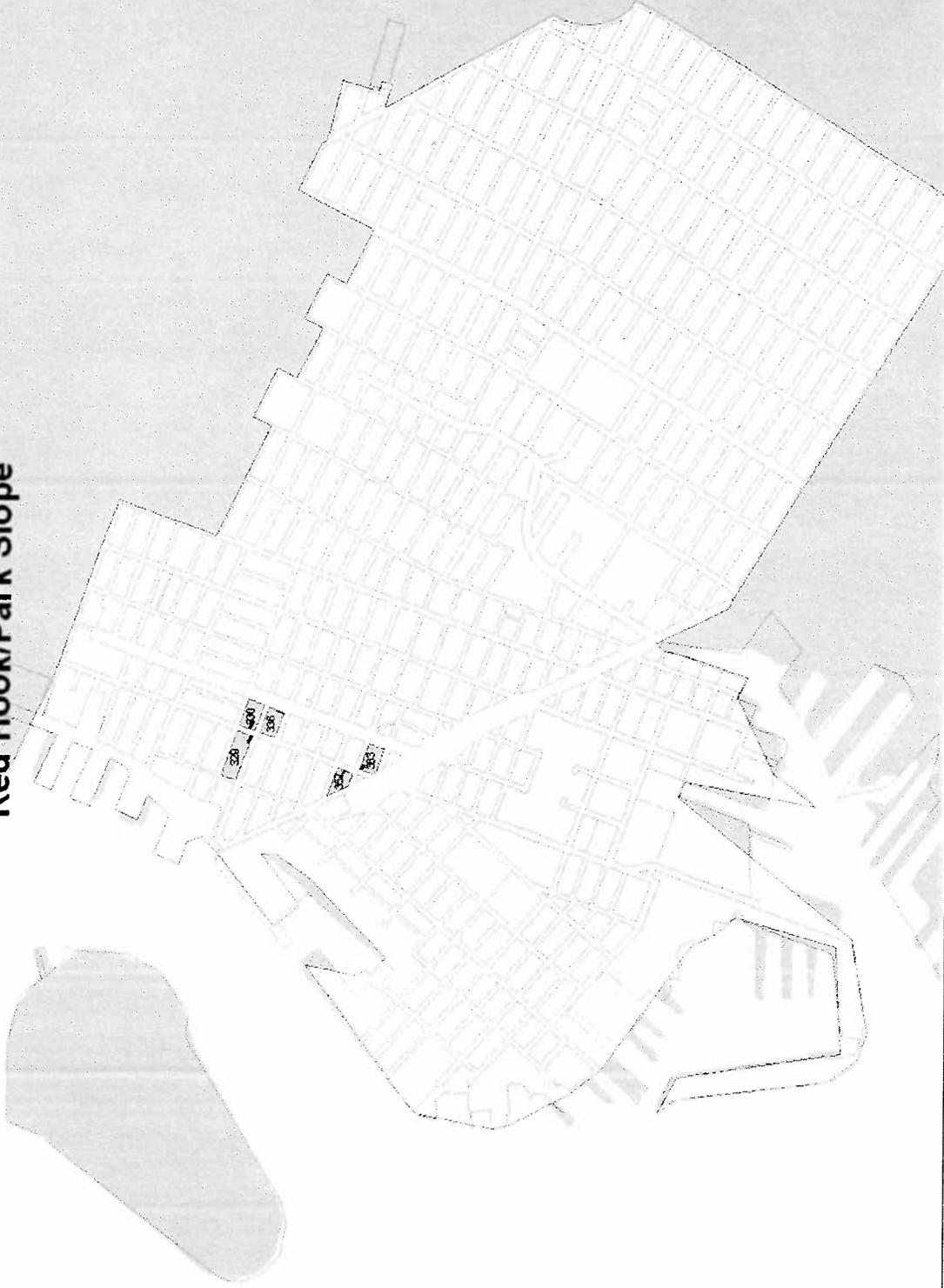


Block	Lot	Address	FRT	Total Sq. Ft.
4531	20	984 Lincoln Avenue	80	8000
	26	988 Lincoln Avenue	25	2500
	29	998 Lincoln Avenue	180	32400
	38	985 Lincoln Avenue	20	2000

Council District: Barron (42)
Zoning: R4



**New Foundations RFP Brooklyn Sites
Community Board 6
Red Hook/Park Slope**

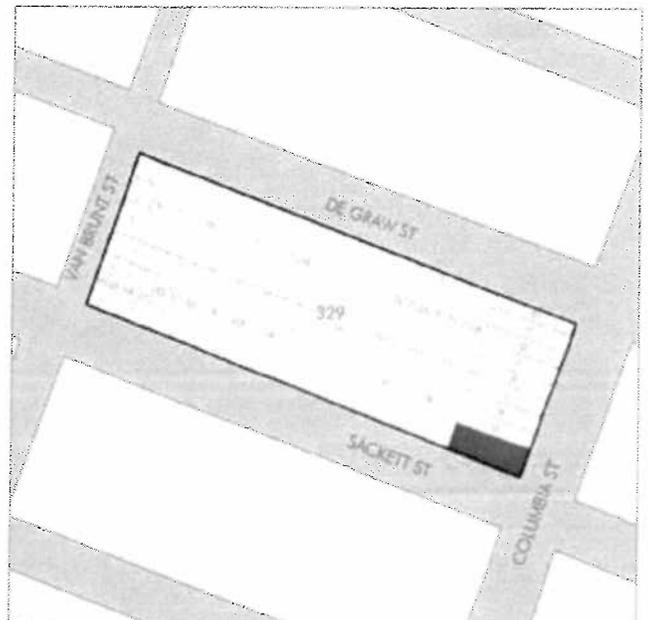


Brooklyn CB 6
Red Hook/Park Slope
Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
329	38	202 Columbia Street	21	1743
	39	204 Columbia Street	16	1520

Council District: DeBlasio (39)
Zoning: M1-4

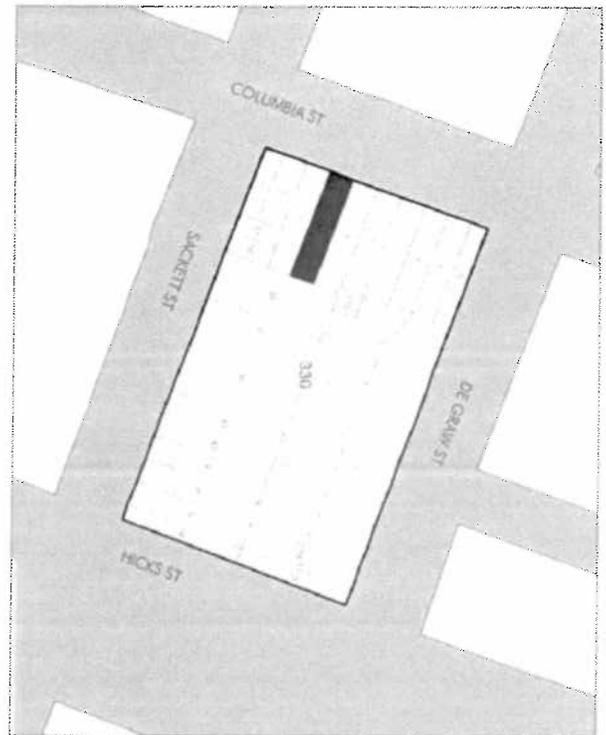


Brooklyn CB 6
Red Hook/Park Slope
Site 2



Block	Lot	Address	FRT	Total Sq. Ft.
330	4	199 Columbia Street	21	1995

Council District: DeBlasio (39)
Zoning: R6

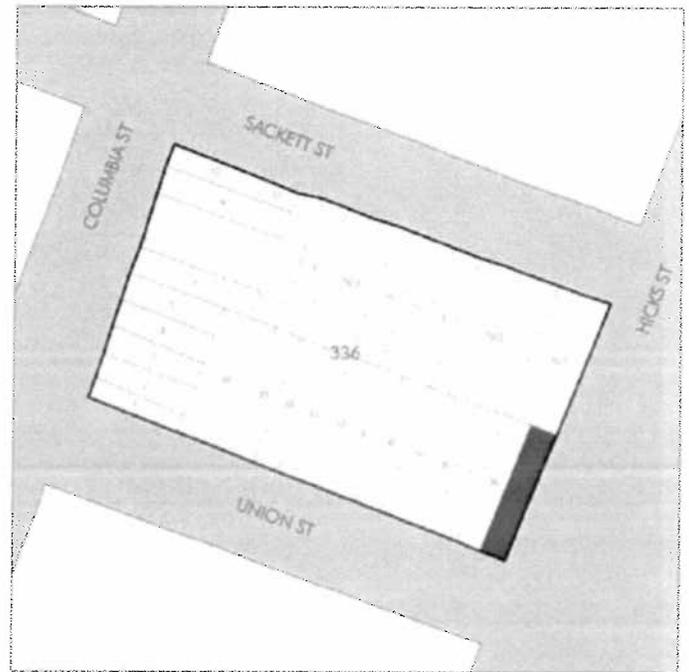


Brooklyn CB 6
 Red Hook/Park Slope
 Site 3



Block	Lot	Address	FRT	Total Sq. Ft.
336	35	155 Union Street	.20	2000

Council District: Deblasio (39)
Zoning: R6
Design Recommendations: Brick

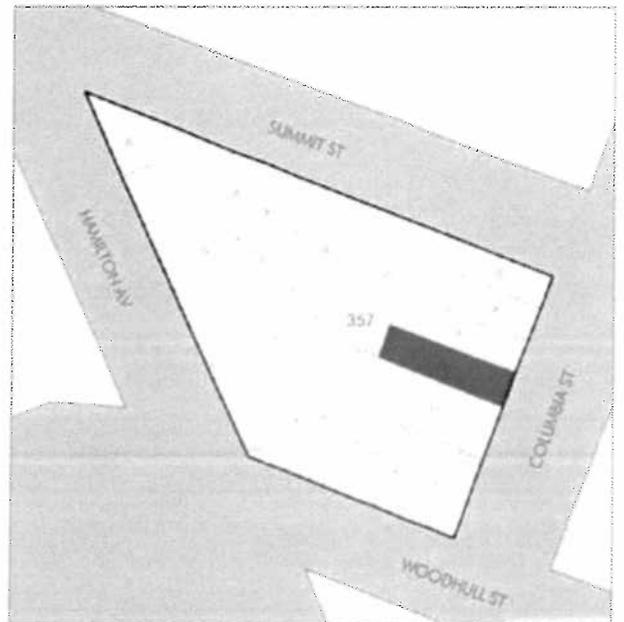


Brooklyn CB 6
Red Hook/Park Slope
Site 4



Block	Lot	Address	FRT	Total Sq. Ft.
357	36	357 Columbia Street	25	2500

Council District: DeBlasio (39)
Zoning: M1-4



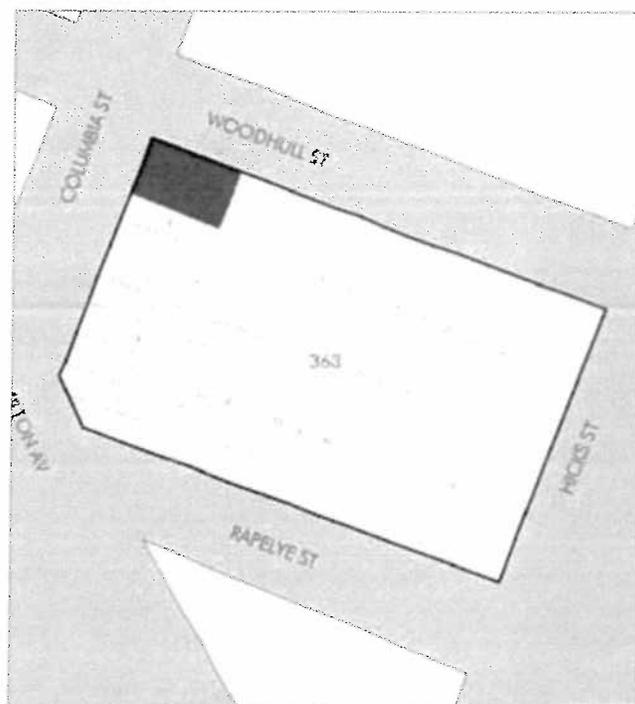
Brooklyn CB 6

Red Hook/Park Slope
Site 5

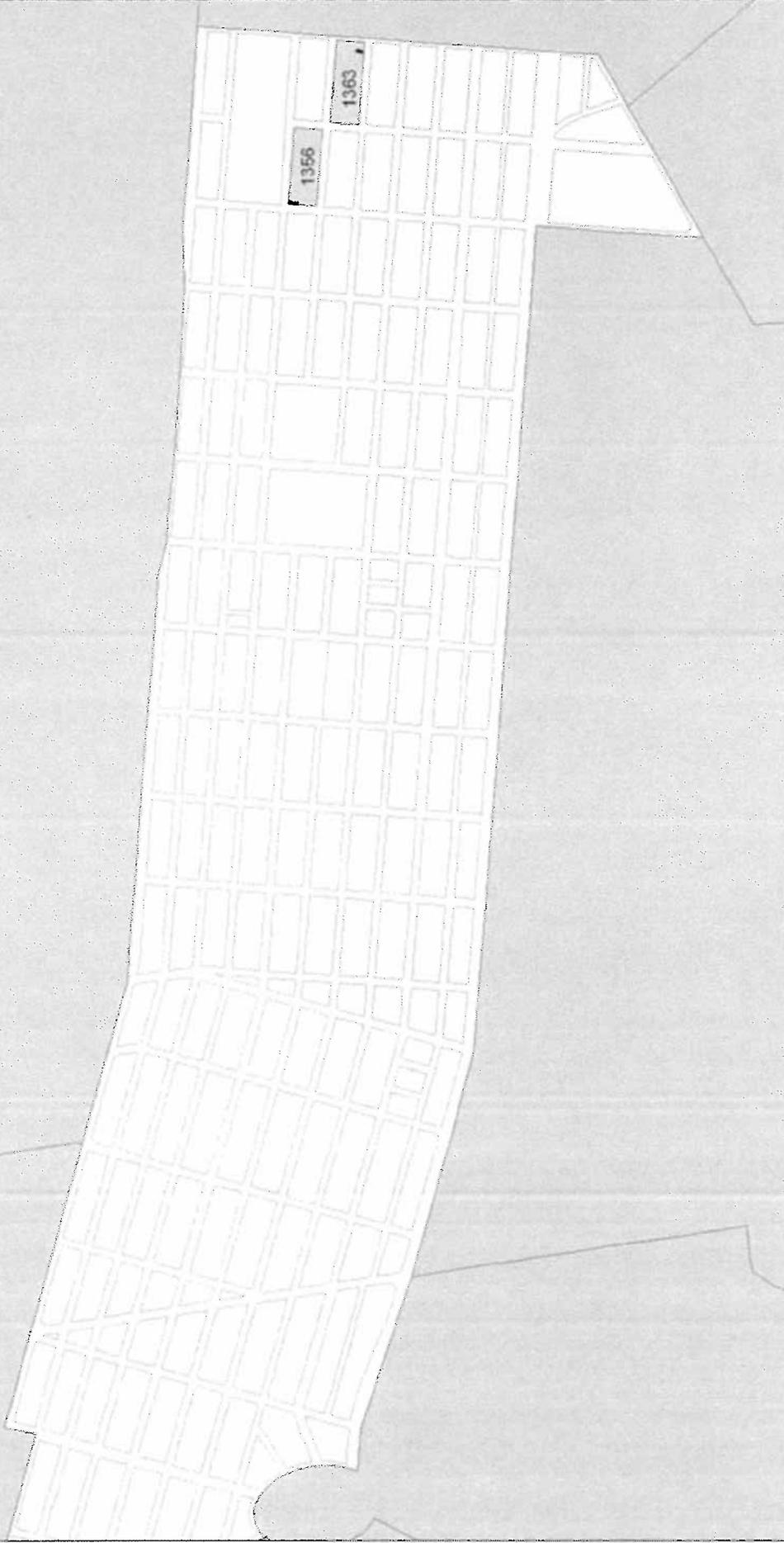


Block	Lot	Address	FRT	Total Sq. Ft.
363	9	307 Columbia Street	19	1330
	10	309 Columbia Street	20	1400

Council District: DeBlasio (39)
Zoning: M1-4



**New Foundations RFP Sites
Community Board 8
Crown Heights**



Brooklyn CB 8

Crown Heights

Site 1

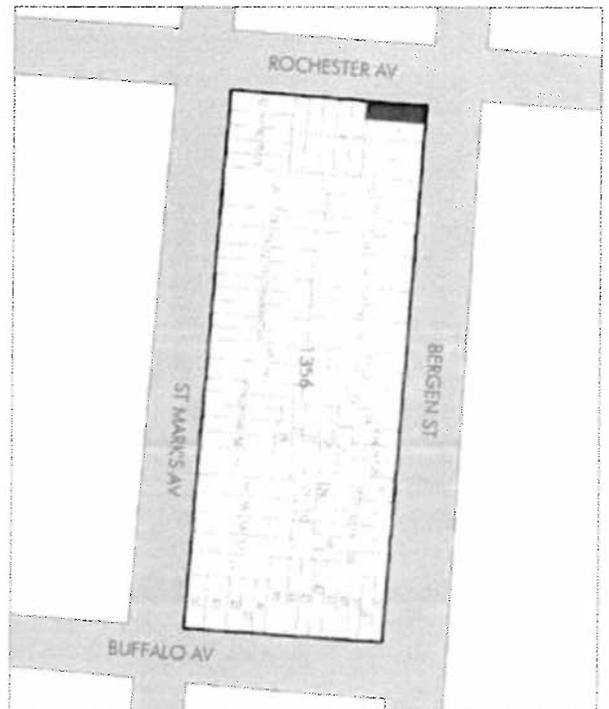


Block	Lot	Address	FRT	Total Sq. Ft.
1356	6	1662 Bergen Street	24	1848

Council District: Boyland (41)

Zoning: R6

Urban Renewal: Crown Heights



Brooklyn CB 8

Crown Heights

Site 2



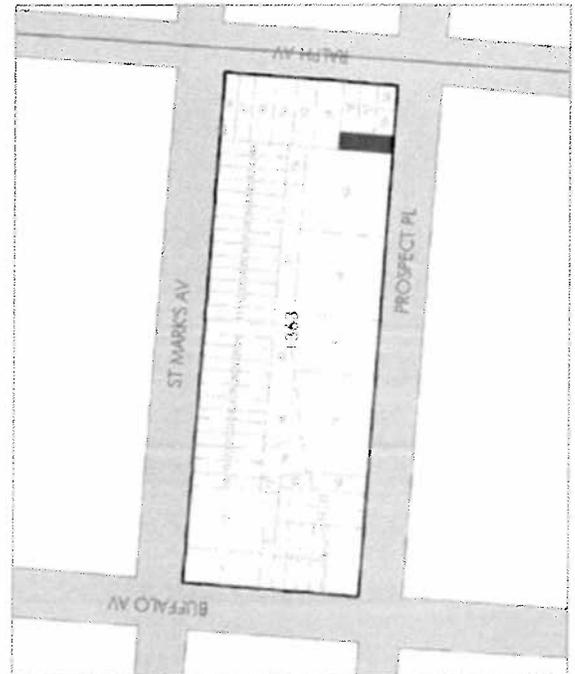
Block	Lot	Address	FRT	Total Sq. Ft.
1363	60	1625 Prospect Place	25	2000

Council District: Boyland (41)

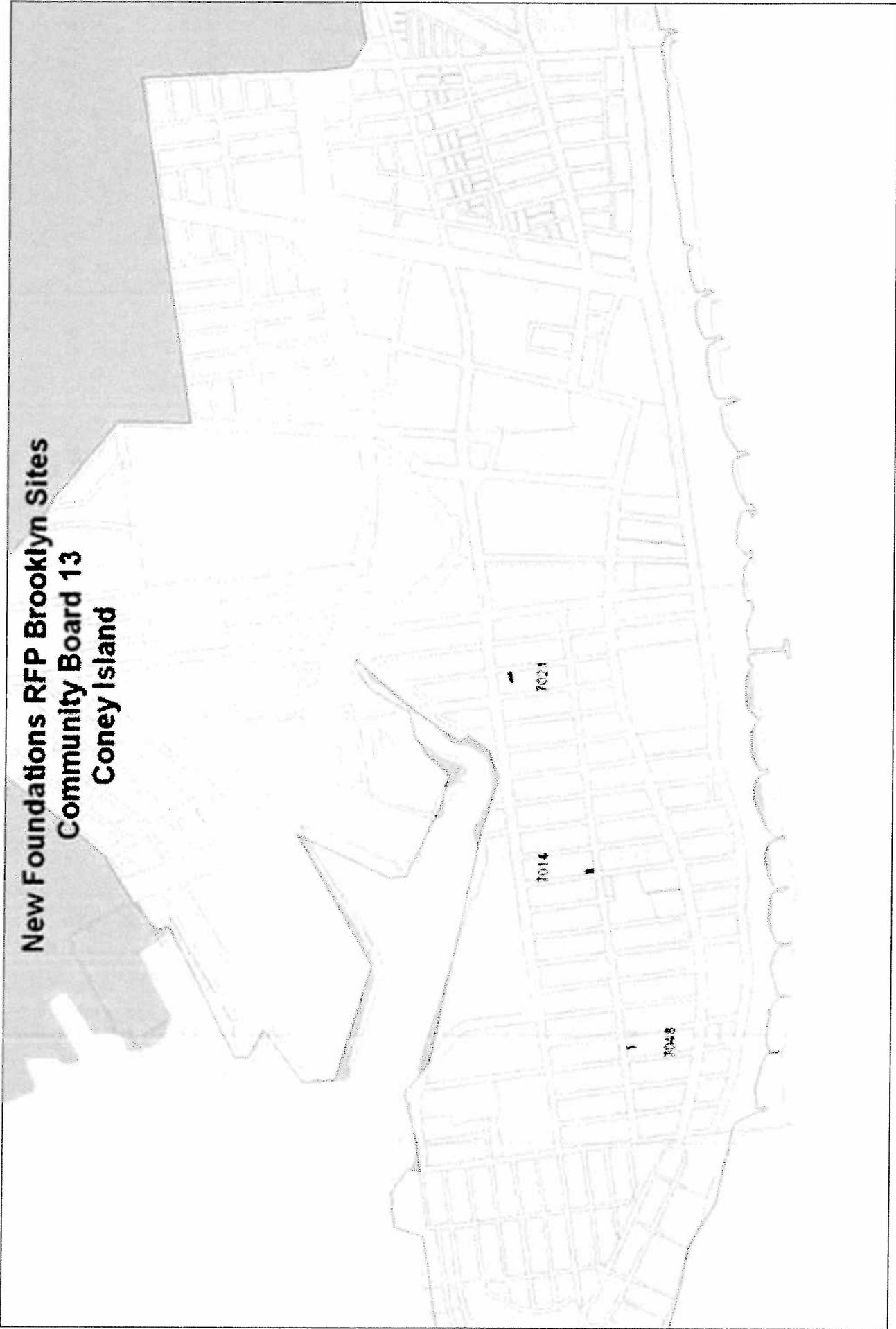
Zoning: R6

Design Recommendations: Brick, 3 stories minimum

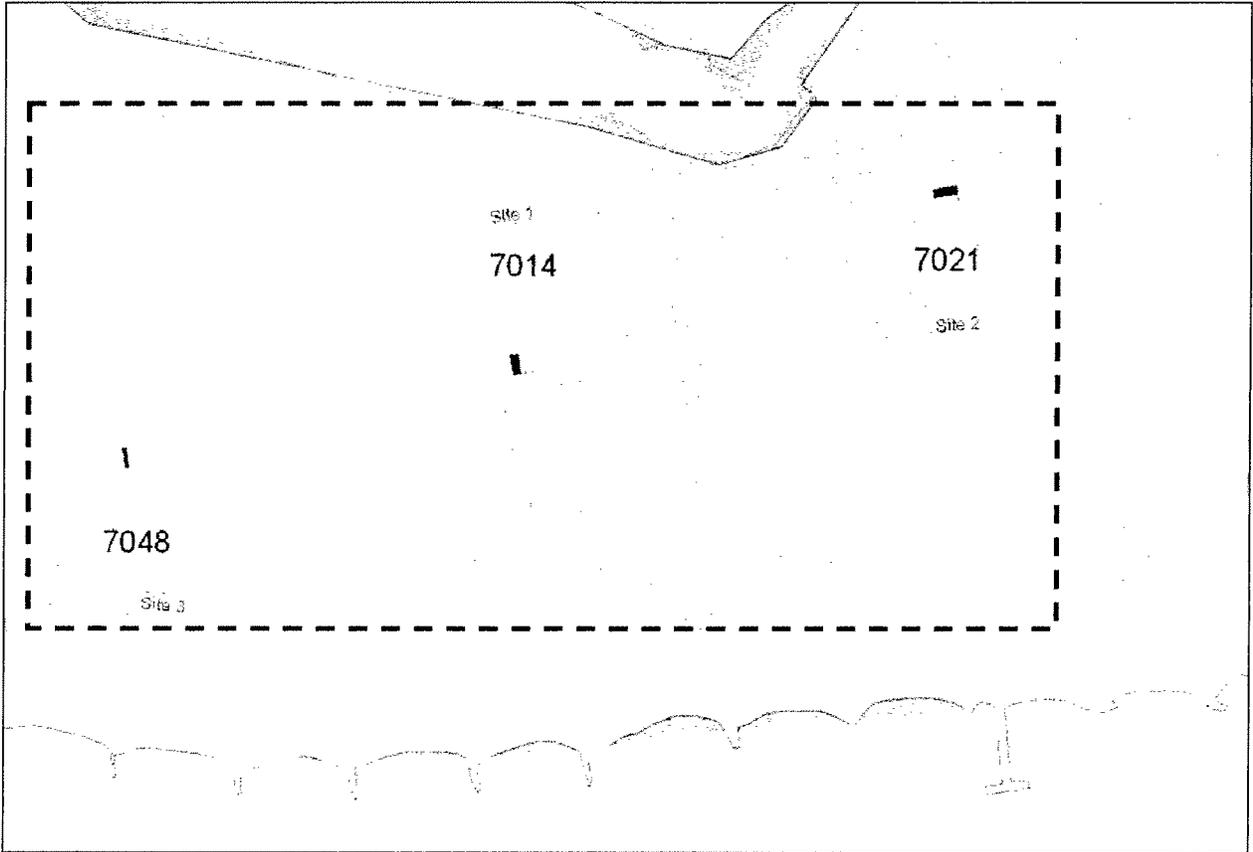
Urban Renewal: Crown Heights



**New Foundations RFP Brooklyn Sites
Community Board 13
Coney Island**



Brooklyn CB 13
Coney Island Cluster
Sites 1-3



Brooklyn CB 13
Coney Island Cluster
Site 1

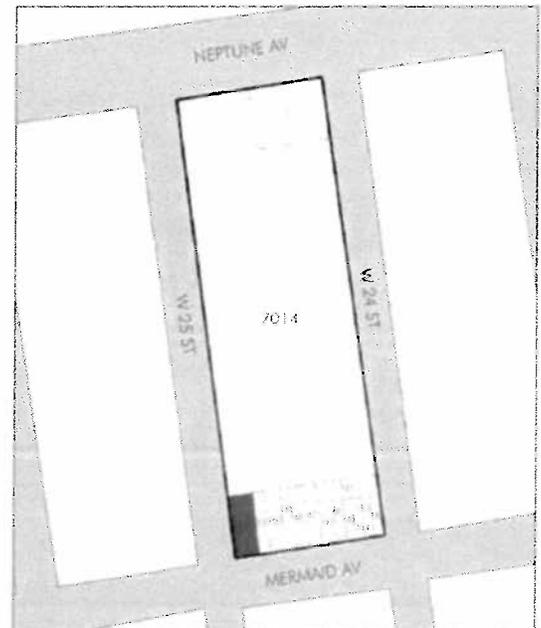


Block	Lot	Address	FRT	Total Sq. Ft.
7014	53	2427 Mermaid Avenue	20	2000
	52	2425 Mermaid Avenue	20	2000

Council District: Recchia (47)

Zoning: R5/C1-2

Other Considerations: HPD owned vacant mixed use building on lot 52 in need of rehabilitation. Respondent must propose mixed use developments in accordance with neighborhood context.

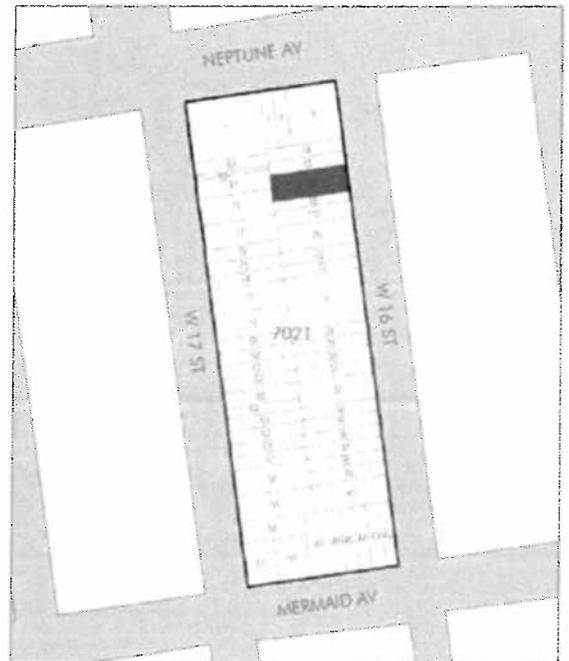


Brooklyn CB 13
Coney Island Cluster
Site 2



Block	Lot	Address	FRT	Total Sq. Ft.
7021	16	2816 West 16 street	40	4760

Council District: Recchia (47)
Zoning: R6



Brooklyn CB 13
Coney Island Cluster
Site 3

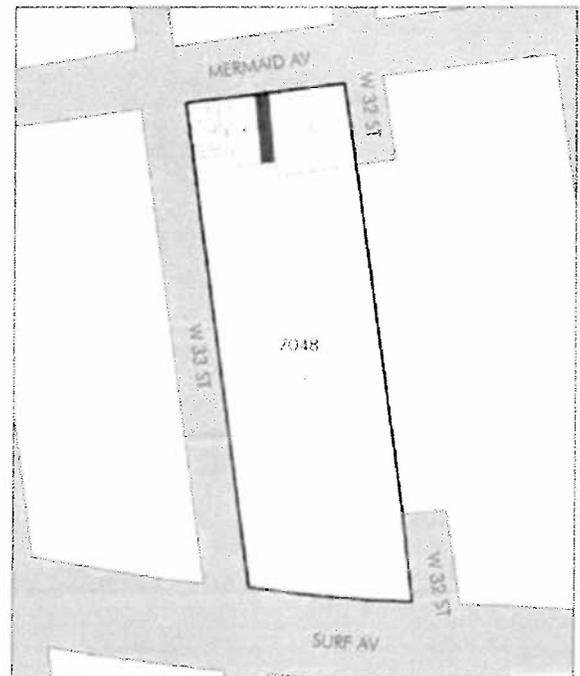


Block	Lot	Address	FRT	Total Sq. Ft.
7048	6	3216 Mermaid Avenue	20	2000

Council District: Recchia (47)

Zoning: R6/C1

Other Considerations: Respondent must propose mixed use development in accordance with neighborhood context.



**New Foundations RFP Brooklyn Sites
Community Board 1
Williamsburg/Greenpoint**



Brooklyn CB 1
 Williamsburg Cluster
 Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
3097	13	112 Seigel Street	25	2500

Council District: 34 (Reyna)

Zoning: R6/C1

Other Considerations: Selected Developer must build at least 6 co-op/condominium units on this site. At least 50% of the units must be affordable to households earning up to 80% of AMI; remaining units must be affordable to households earning up to 125% of AMI.



Brooklyn CB 1

Williamsburg Cluster

Site 2

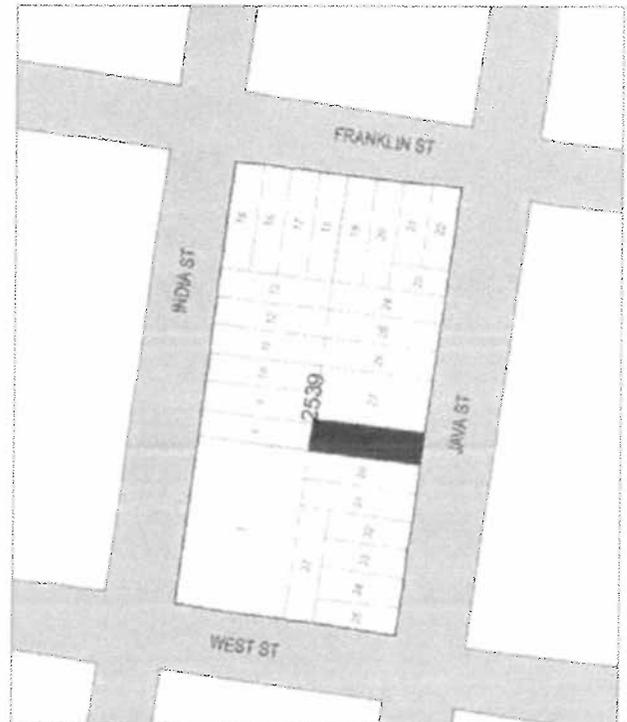


Block	Lot	Address	FRT	Total Sq. Ft.
2539	29	59 Java Street	27.6	2758

Council District: 33 (Yassky)

Zoning: R6B

Other Considerations: Selected Developer must build at least 6 co-op/condominium units on this site. At least 50% of the units must be affordable to households earning up to 80% of AMI; remaining units must be affordable to households earning up to 125% of AMI.



Brooklyn CB 1
 Williamsburg Cluster
 Site 3

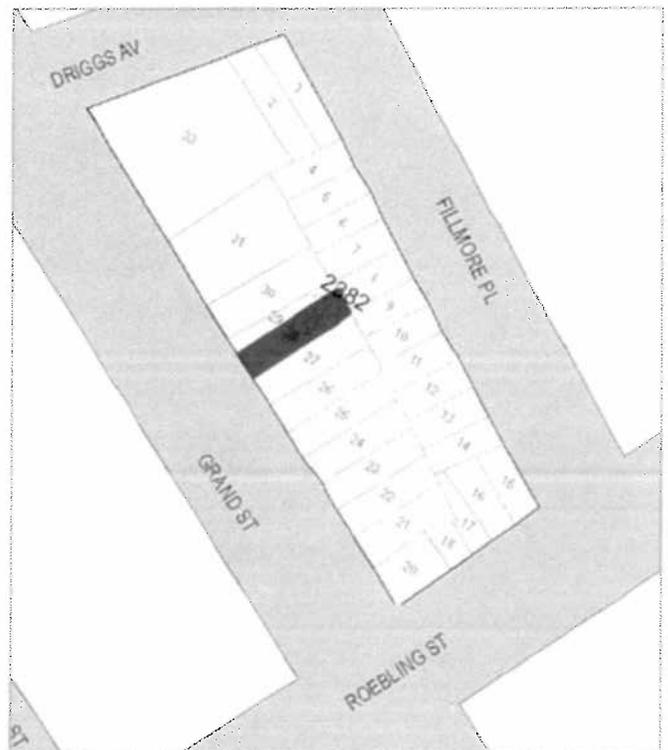


Block	Lot	Address	FRT	Total Sq. Ft.
2382	28	239 Grand Street	19.5	1828

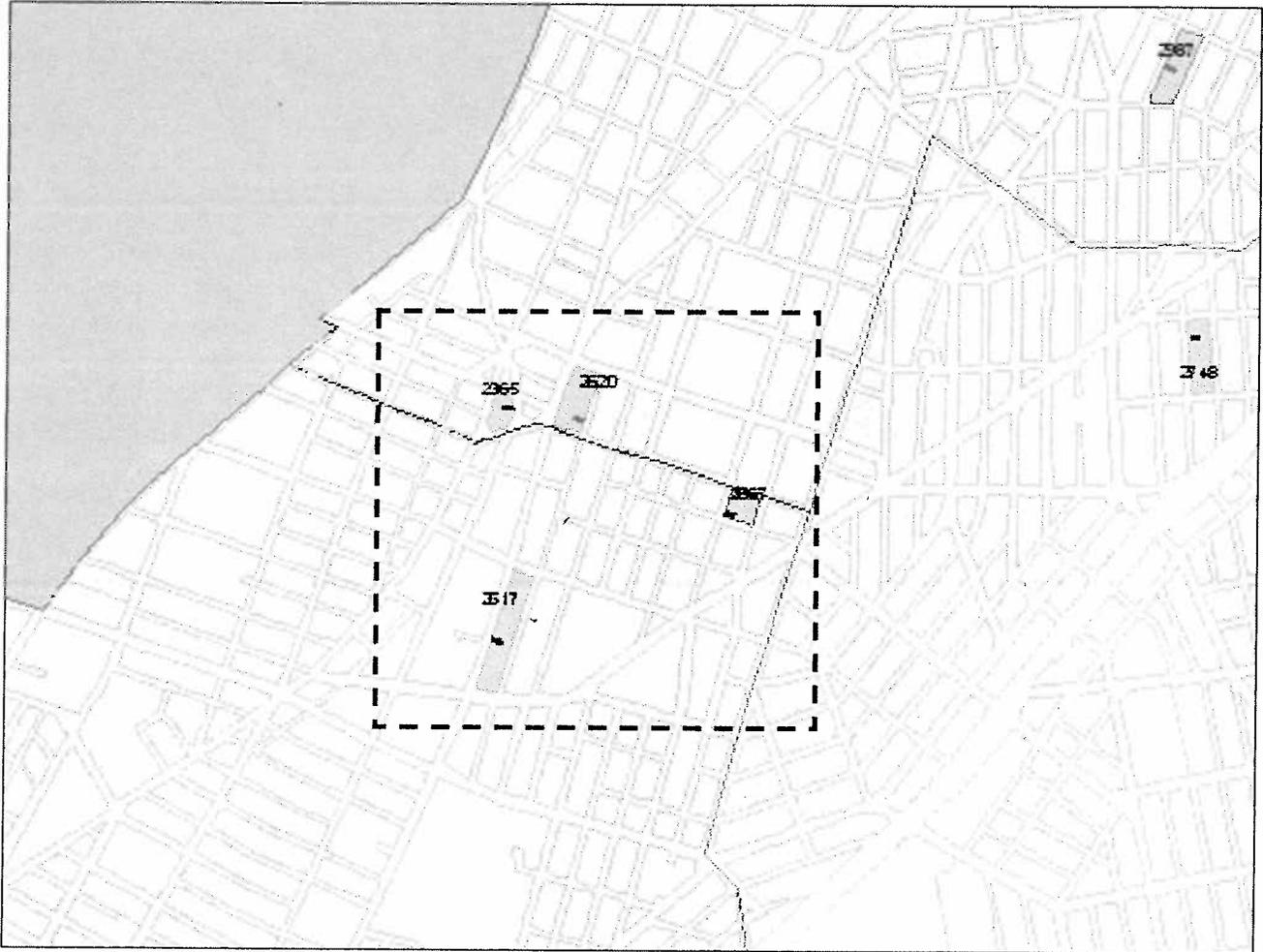
Council District: 34 (Reyna)

Zoning: R6/C2-4

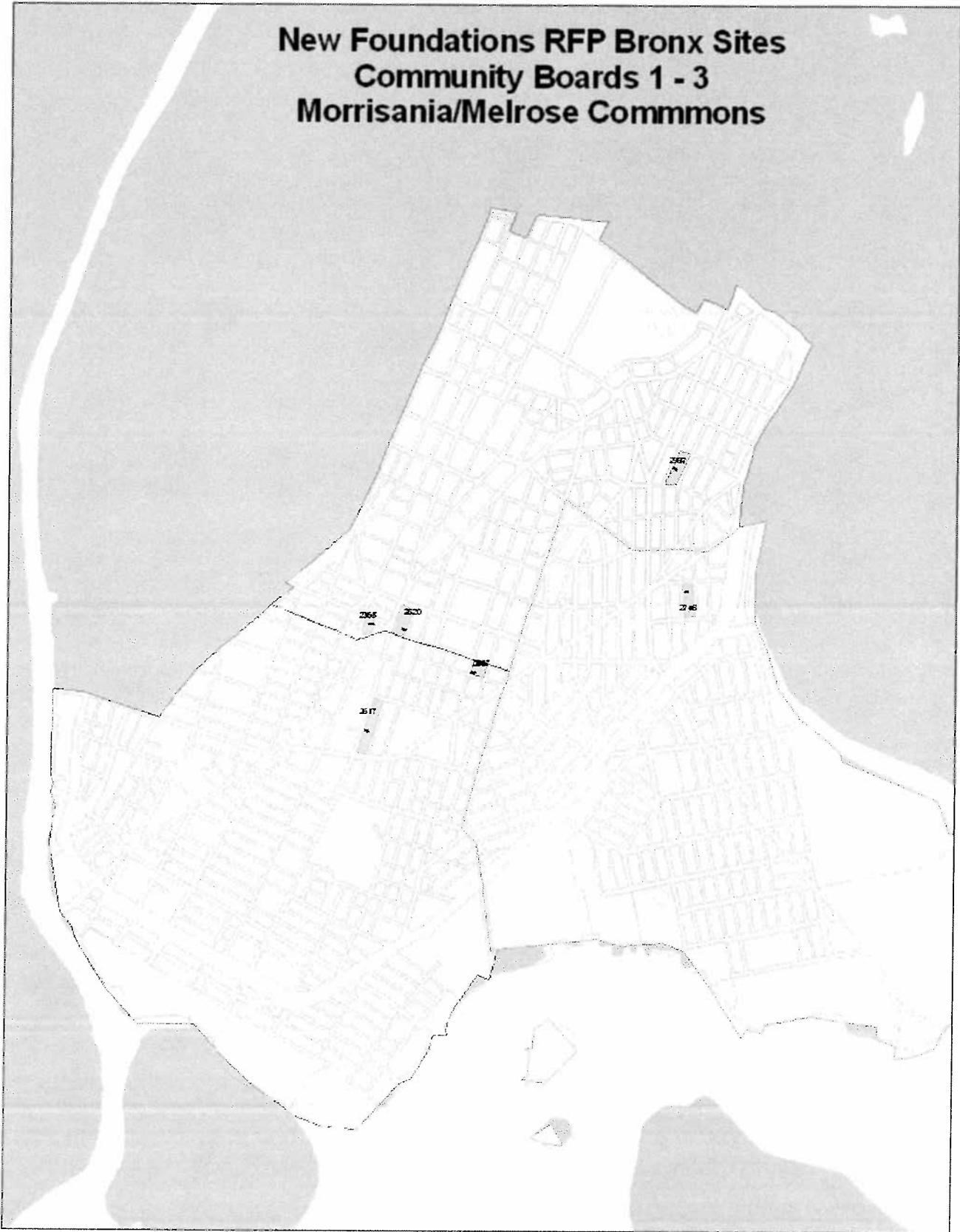
Other Considerations: Must be affordable to purchaser(s) earning up to 80% of AMI.



Bronx
Brooklyn CB 1 and 3
Melrose/Morrisania Cluster 1
Sites 1 - 4



**New Foundations RFP Bronx Sites
Community Boards 1 - 3
Morrisania/Melrose Commons**



Bronx CB 1

Melrose/Morrisania Cluster 1

Site 2



Block 2617, Lot 20

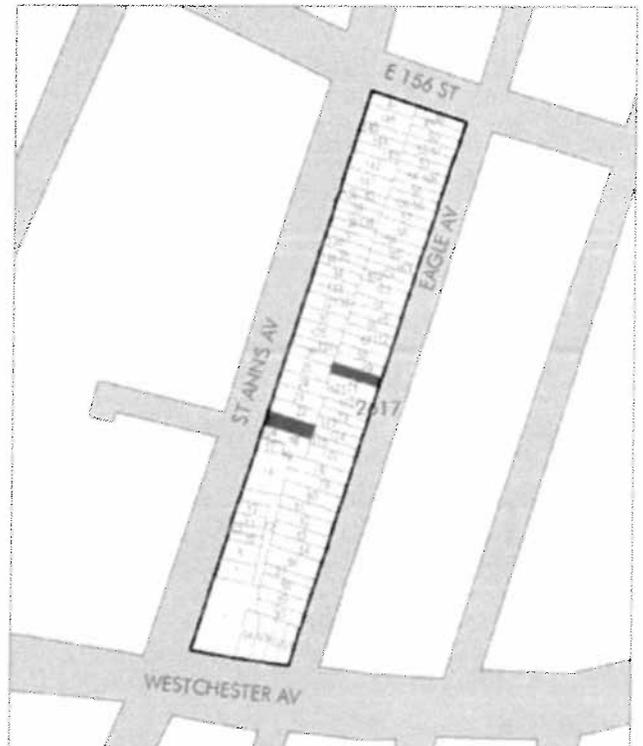
Block	Lot	Address	FRT	Total Sq. Ft.
2617	20	672 St. Anne's Avenue	27	2538
	70	675 Eagle Avenue	19	1900

Council District: Arroyo (17)

Zoning: R6

Design Recommendations: Brick, 3 stories minimum, no front pad parking

Urban Renewal: Mott Haven North



Bronx CB 3

Morrisania/Melrose Cluster 1

Site 1



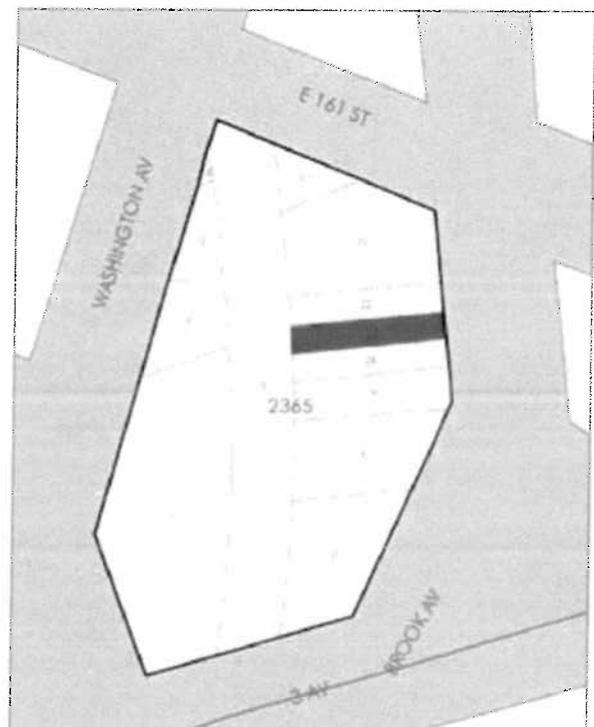
Block	Lot	Address	FRT	Total Sq. Ft.
2365	23	881 Brook Avenue	18	1764

Council District: Arroyo (17)

Zoning: C4-4/R7

Urban Renewal: Melrose Commons

Other Considerations: Environmental testing will be required on this site.



Bronx CB 3

Melrose/Morrisania Cluster 1

Site 3

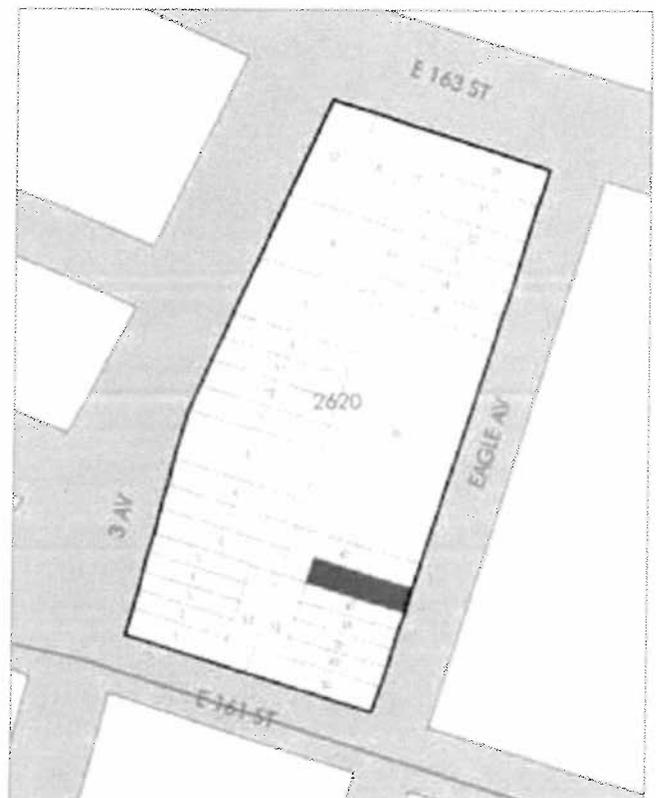


Block	Lot	Address	FRT	Total Sq. Ft.
2620	46	901 Eagle Avenue	25	2500

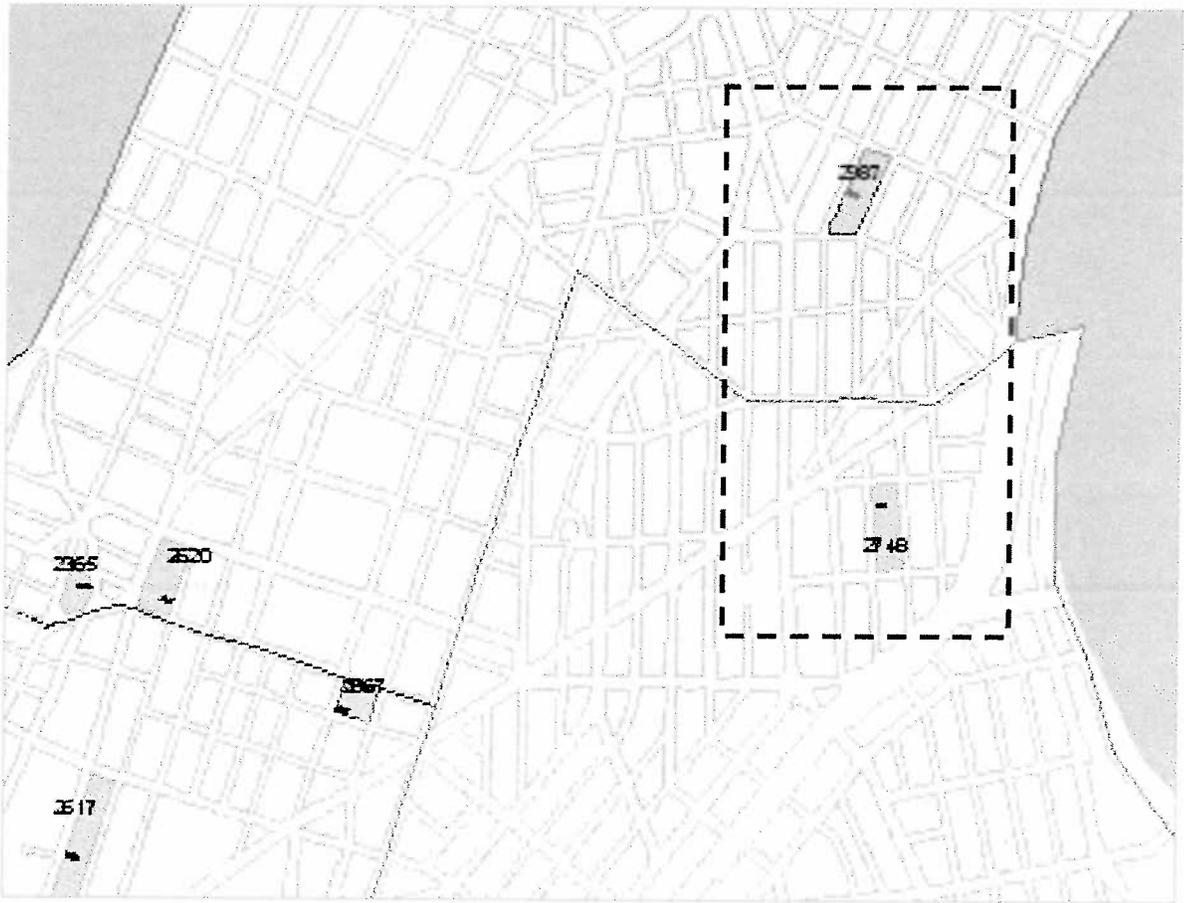
Council District: Arroyo (17)

Zoning: R6

Design Recommendations: Brick, 2.5 stories minimum



Brooklyn CB 2
Melrose/Morrisania Cluster 1
Sites 1 – 4



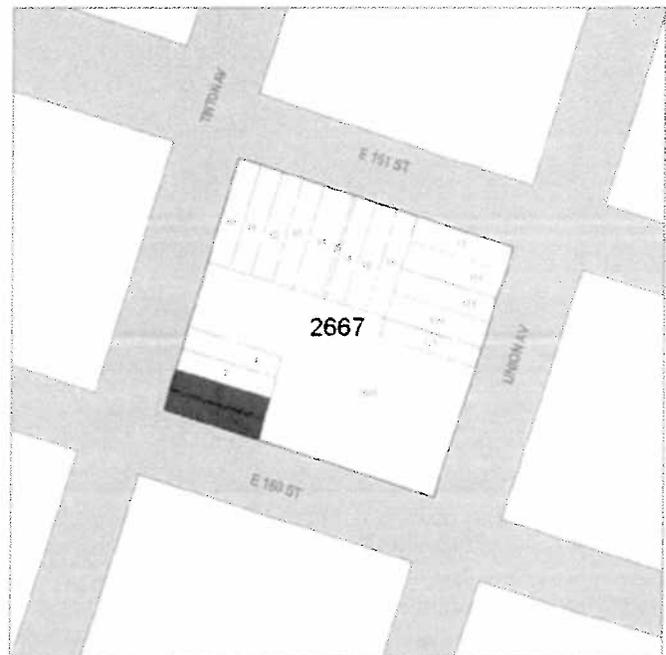
Bronx CB 1
Melrose/Morrisania Cluster 1
Site 4



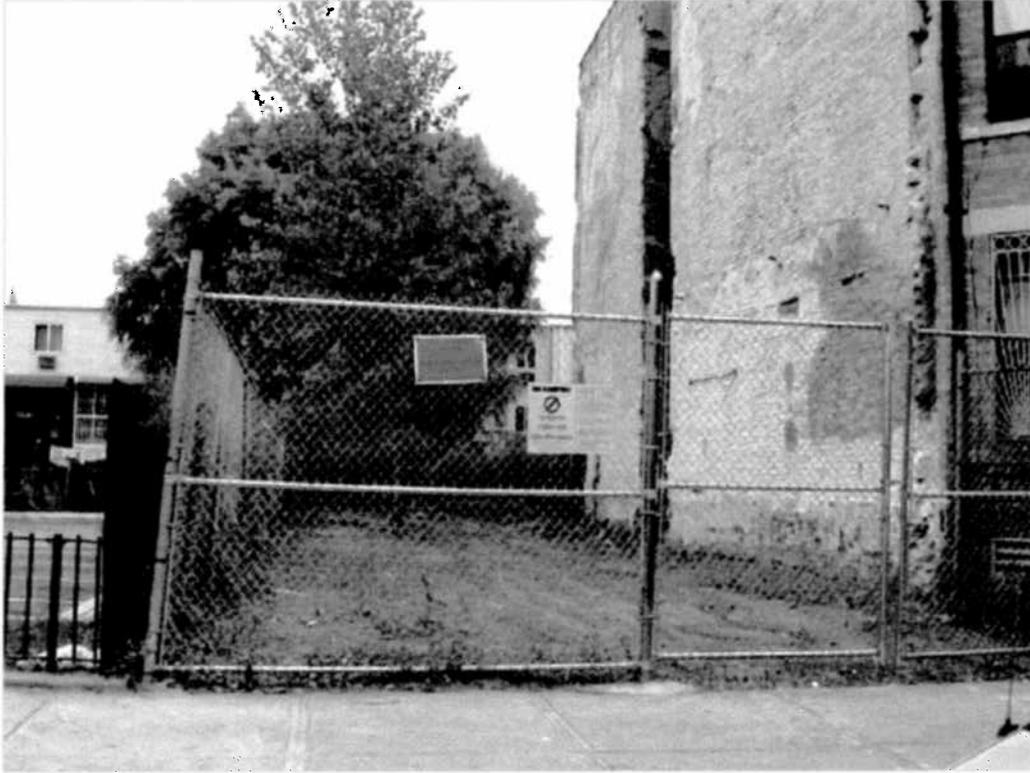
Block	Lot	Address	FRT	Total Sq. Ft.
2667	1	781 Tinton Avenue	20	1800
	2	Tinton Avenue	20	1800

Council District: Arroyo (17)
Zoning: R6
Design Recommendations: Brick, 2.5 stories minimum
Urban Renewal: South Bronx NDP

Address is 40/042 in VL

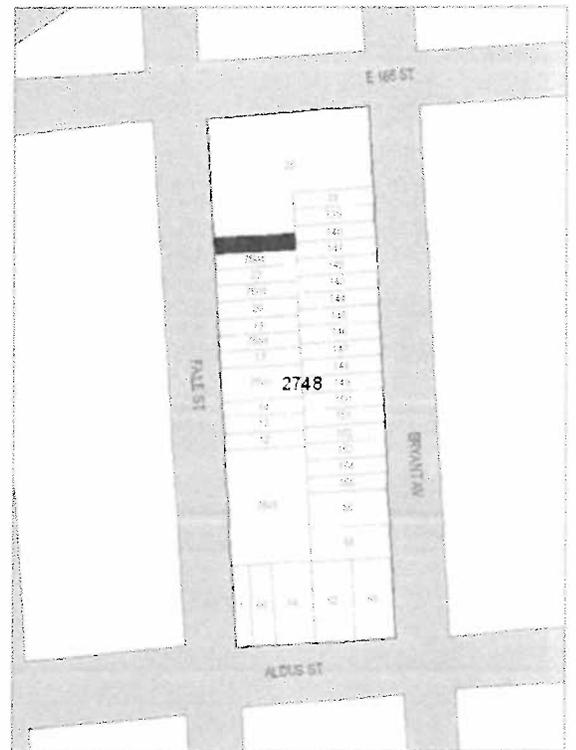


Bronx CB 2
Melrose/Morrisania Cluster 4
Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
2748	24	1048 Faile Street	20	2000

Council District: Arroyo (17)
Zoning: R7-1
Design Recommendations: Brick, 2.5 stories minimum
Urban Renewal: Hunt Point North

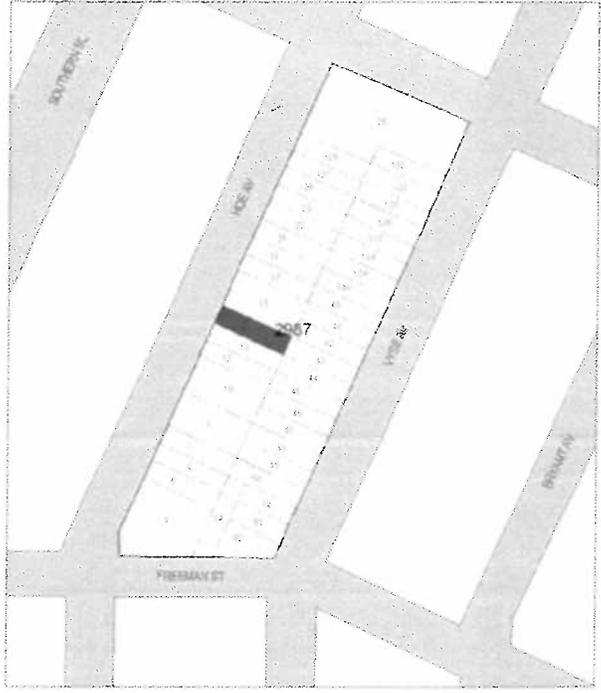


Bronx CB 3
Melrose/Morrisania Cluster 5
Site 1



Block	Lot	Address	FRT	Total Sq. Ft.
2987	14	1298 Hoe Avenue	25	2500

Council District: Arroyo (17)
Zoning: R7-1
Design Recommendations: Brick, 2.5 stories minimum
Urban Renewal: South Bronx NDP



Bronx CB 6
East Tremont Cluster
Site 1

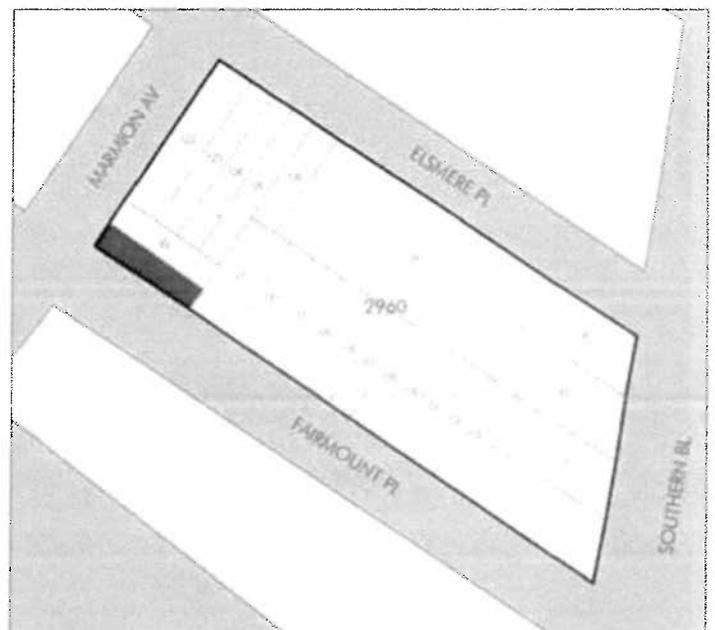


Block	Lot	Address	FRT	Total Sq. Ft.
2960	21	1900 Marmion Avenue	25	2400

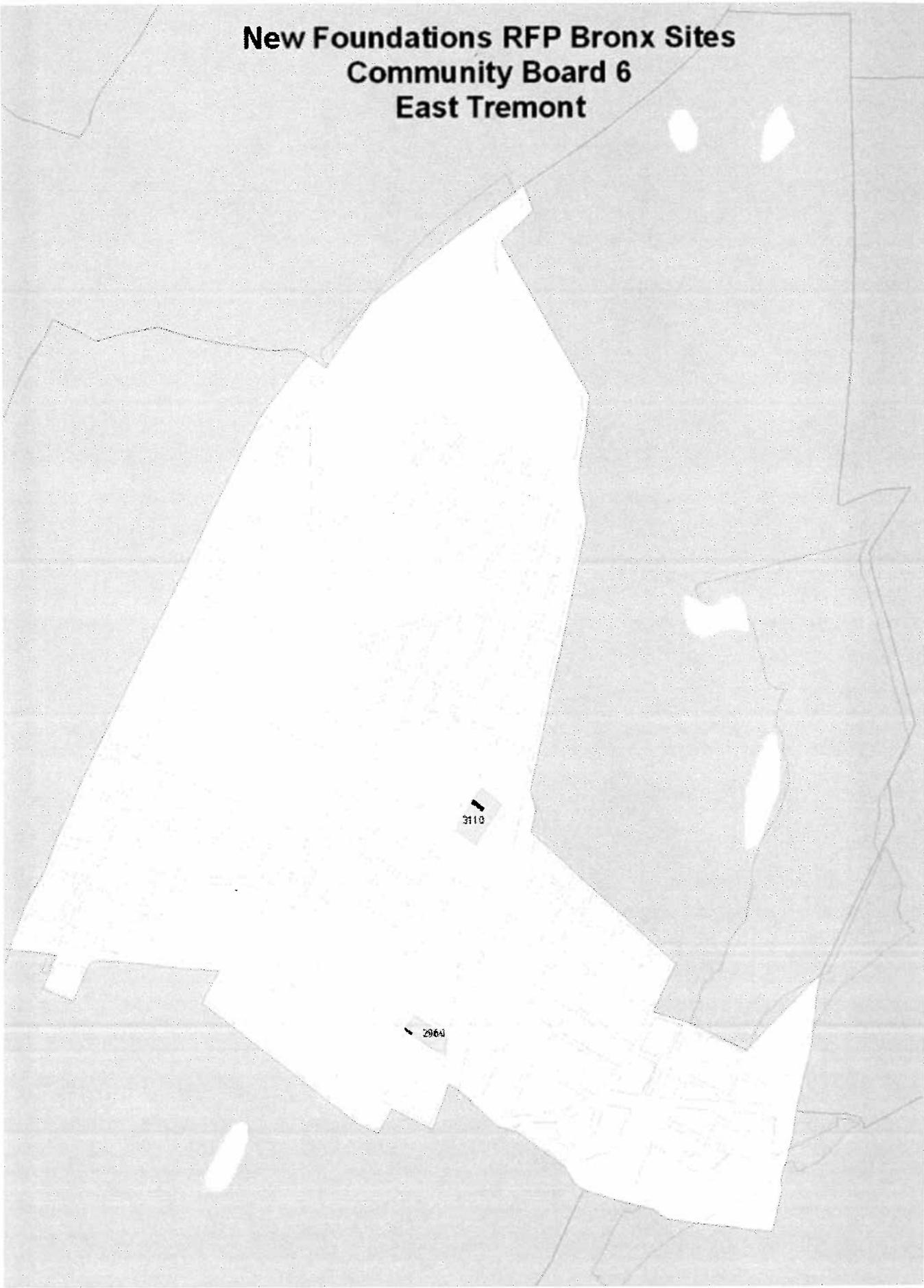
Council District: Rivera (15)

Zoning: R7-1

Design Recommendations: Brick, 2.5 stories minimum



**New Foundations RFP Bronx Sites
Community Board 6
East Tremont**

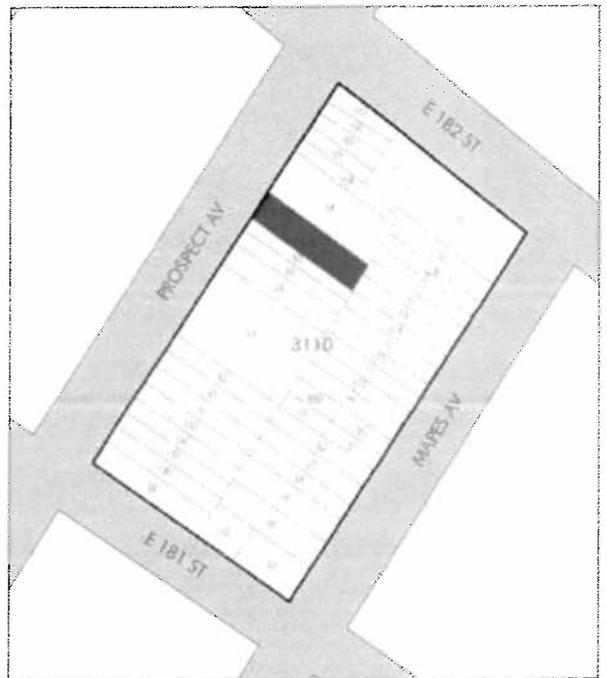


Bronx CB 6
East Tremont Cluster
Site 2



Block	Lot	Address	FRT	Total Sq. Ft.
3110	51	2162 Prospect Avenue	33	4983

Council District: Rivera (15)
Zoning: R7-1
Design Recommendations: Brick
Urban Renewal: Twin Parks East



New Foundations Homeownership Program RFP
EXHIBIT B, Part I: Design Guidelines

Creating homeownership opportunities is a crucial element in both the economic revitalization of distressed communities and the restoration and repair of neighborhood social fabric. To that end, Respondents to this Request for Proposals should have two goals in mind in preparing their submittals. The primary aim of this RFP is the development of good-quality affordable housing for New York residents. In addition, Respondents should attempt to design structures that complement and elevate the level of urban design in each neighborhood.

In an effort to maximize the positive effects of this New Foundations Homeownership Program, HPD has outlined a set of straightforward design controls and guidelines. These guidelines are a framework that offers flexibility as to how Respondents propose to create high-quality residential development. HPD's intent is not to induce all Respondents to create a uniform product, but to encourage them to undertake creative and innovative, and perhaps distinctive, ways to achieve that product.

The guidelines focus on particular design and density issues not addressed by the New York City Zoning Resolution or Building Code. In its evaluation, HPD will consider each proposal's site planning, facade design and interior layouts. Within parameters of the housing market, Respondents are encouraged to use new materials and techniques, including high performance technologies and sustainable design, as well as a diversity of architectural styles and innovative site planning that contribute to neighborhood revitalization.

I. Urban Design and Site Planning

When possible, the height of all new buildings should relate to the prevailing heights of the existing buildings in the immediate neighborhood. The street wall of all new buildings should visually and physically connect with the street walls of adjacent buildings. In areas with exceptionally strong or uniform street character, minimize the setbacks from front and side lot lines.

All common open space should be landscaped and its design should be appropriate for the project's anticipated population, including but not limited to vehicular common areas. Street trees should be planted along street frontages. Screened locations for garbage cans and meters should be provided. Defensible design should be created with layers of security and gateways. Vehicular and pedestrian traffic should be separated. In instances where rear group parking is provided, consideration should be given to providing useable private open space for the homeowner.

II. Architectural Features

The development concept should employ architectural features that recall appealing New York City residential environments. The design should be pedestrian-friendly by providing at the street frontage an articulated facade with setbacks, bay windows, stoops, porches, cornice lines, etc. The building materials employed **must** complement existing neighborhood structures, and the dimensions, spacing, and setting of fenestration **should** relate to neighborhood patterns.

III. Unit Planning

Minimum required square footage(s) (area room sizes - not including closets and alcoves) must be as shown below.

	<i>1 BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>Least Dimension</i>
<i>LR/DR</i>	210	210	230	250	11'-0"

<i>BR (primary)</i>	130	130	130	130	10'-0"
<i>BR (secondary)</i>	N/A	110	110	110	9'-4"

Kitchens - Minimum of 16 linear feet of counter space must be provided for the homeowner unit, which can include appliances. Counter space can decrease for two-, one- and 0- bedroom rental units to 15 feet, 14 feet and 13 feet, respectively, which can include appliances. Minimally, provide the space and the hook-up for a dishwasher in the homeowner unit.

Closets/ Storage - Adequate storage spaces must be provided for coats, bulk storage and linen. Each bedroom must have a closet approximately five feet wide and two feet deep.

Waste Storage/ Utility Location - In most cases, meters for utilities have been known to be required to be placed in the front of the home. The builder/developer shall develop an area where the utility meters can be screened. Consideration should be given to making this area large enough so that the storage of waste is accommodated.

Homeowner Amenities - At a minimum, provide washer/dryer hook-up for the owner's unit. Telephone and cable service must also be provided. For marketing purposes it is highly recommended that 1) a second living space be provided which can be part of a kitchen/dining/family room space, 2) access to the rear yard should be provided from a living space, e.g. living room, dining room, family room.

Note: Additional details on HPD's Design Guidelines are available online at: www.nyc.gov/hpd/pdf/new-constr-guidelines.pdf.

IV. Architectural Documentation

All materials must be on paper size of 11" by 17" or smaller and must be able to be easily reproduced. Provide the following information:

Plans:

- Site plan @ 1" = 20'.
- All residential floor plans @ 1/8" scales.

Elevations - All street elevations indicating building materials to be used, total building heights, and all floor level heights. Corner buildings are to be designed in plan and elevation to reflect their unique location.

Code Analysis Specifications - Provide outline specifications indicating structural systems used, facade materials, and types of interior finishes. Provide Zoning Resolution section references and building code construction classification.

Zoning Analysis/ Computations - Zoning analysis/computations to demonstrate compliance with zoning requirements.

Square Footage – Provide building sizes, footprints, net and gross living areas and volume.

New Foundations Homeownership Program RFP
EXHIBIT B, Part II: Construction Requirements

GENERAL

- This outline does not include every item that will be needed but is provided to indicate the general nature of work and the minimum standards that will be required.
- All construction shall be performed in accordance with all applicable Code Requirements.
- "Provide" as used in the following outline shall mean "provide and install" the items referenced in the necessary quantities.

SITE WORK

- At rear yards and front yards, where applicable, grade, prepare soil (rake out debris), and provide sod or 2" or more of topsoil and seed. Sod is recommended in front yards.
- Provide 6' high chain link fence along perimeter of rear yard at the property line.
- Provide yard drains in accordance with Code/DEP requirements and pitch all unpaved surfaces within 6'-0" of house a minimum of 4% away from house and towards yard drains.

CONCRETE

- Provide 4" thick sidewalk with 3500 psi minimum concrete over 6" gravel base as per Code.
- Provide 4" concrete paving over 4" porous base (gravel or compacted base) at cellars with 6 mil. vapor barrier.
- Provide 3500 psi minimum concrete at driveways, parking pads, street aprons, curbs, stoops, and exterior ramps.

FOUNDATIONS

- Provide 3500 psi minimum reinforced concrete with damp proofing applied to exterior of crawl spaces, basements and/or cellars.
- Provide 3500 psi minimum reinforced concrete at building footings.

EXTERIOR WALLS

- 4" brick veneer at front and side walls facing streets for at least one story including all tie-backs, weep holes, lintels, flashing, etc.
- Siding attached to studs or to CDX plywood overlay over gypsum sheathing at walls where siding is utilized. No ISB to be used.
- The use of stucco is not permitted.
- Provide vapor barrier such as Tyvek brand or equal on exterior walls of frame buildings.

BEARING WALLS

Provide one of the following systems as approved by Code:

- Minkin wall with mold resistance, or
- Masonry.

ROUGH CARPENTRY

Provide one of the following Floor Systems:

- Wood Joists or "C" Joists,
- Manufactured Wood Truss,
- Manufactured Joists, or
- Precast Concrete Plank.

SUBFLOORS

- Mechanically fasten and glue subfloors which are $\frac{3}{4}$ " minimum with joists at 16" o.c. from one of the following materials:
 - Oriented Strand Board (OSB), or
 - Exterior Grade (CDX) Plywood.
- Use $\frac{3}{4}$ " minimum Tongue and groove underlayment exterior grade (CDX) plywood subflooring, or approved equal, where carpet is utilized.

UNDERLAYMENTS

- Underlayment grade plywood at all areas to receive vinyl composition tile or vinyl sheet flooring, except concrete plank floors. Thickness as appropriate to create even and level floors between transitions.

GROUNDS

- Provide grounds for kitchen cabinet installation, Handicap adaptability, shower curtain rods, and baseboard heating units.

FINISH CARPENTRY

- Provide Baseboard:
 - 2 $\frac{1}{4}$ " minimum wood baseboards at wood floors or carpeting, or
 - Vinyl baseboard for VCT or vinyl sheet flooring.
- Closets: Provide one of the following for closet shelving:
 - $\frac{3}{4}$ " plywood with edge trim,
 - $\frac{3}{4}$ " MDF, or
 - Wire shelving.
- Window Stools: Provide one of the following:
 - $\frac{3}{4}$ " MDF or $\frac{3}{4}$ " pine with aprons primed and painted. If pine is used, it shall be one piece or finger-jointed, or
 - Picture frame window without a stool.
- Door Trim:
 - 2 $\frac{1}{4}$ " wood trim at interior wood frames.

INSULATION

- Provide R-30 insulation with vapor barrier at roof or cockloft. (Or, demonstrate compliance with NYS and NYC energy codes).
- Provide R-13 insulation in all exterior walls.
- Provide fiberglass pipe insulation or neoprene on all domestic hot and mains and risers and hot water returns.
- Provide proper STC ratings between apartments and at public halls, both vertically in walls and horizontally at ceilings.
- Install all required firestopping.

ROOFING

- Provide modified bitumen roof or built up with aluminum coating, or mineral surface or flood coat of hot asphalt with manufacturer 10 year guarantee.
- At roofs with pitch greater than 1:3, provide fiberglass 20-year roofing shingles over building paper, along with appropriate flashing with manufacturer 10 year guarantee.

DOORS AND FRAMES

- Provide FPSC labeled metal doors and frames with saddles at apartment entrances of 3-family dwellings.
- Provide flush hollow core hardboard or wood doors in wood or knock-down metal frames for all single-leaf doors for bedrooms, bathrooms, closets and other interior rooms.
- At all swing door closets, provide flush hollow core hardboard or wood doors in wood or knock down metal frames at all closets 4'-0" wide or greater (Sliding or Bifold doors can be used without frames). Sliding doors and bi-fold doors are acceptable where space is limited.
- Provide lock-sets at all FPSC metal doors, along with a pair and a half of spring hinges.
- Provide latchsets for all interior apartment doors.
- Provide labeled FPSC hollow metal doors and frames at cellar, basement, bulkhead and other public spaces with appropriate hardware in multiple dwellings.

WINDOWS

- Sliding, double hung or one over one insulated vinyl, wood or aluminum windows, 5/8" insulated glass with half screen and thermal break. Provide minimum ANSI rating.
- ASTM Standard duty.

ENTRANCE AND EXTERIOR DOORS

- Building entrance and vestibule shall receive wood or metal insulated door with weather-stripping.
- All exterior doors to backyards to be exterior grade metal insulated doors with weather-stripping or patio sliding doors with 5/8" glass. Sliding doors, if used, must be installed as per manufacturer's installation instructions.

DRYWALL

- Provide 1/2" water-resistant gypsum wallboard at bathroom walls and kitchen wet walls framed 16" o.c.
- Provide tile backer board or green board at tub surrounds.
- Provide metal stud or wood framing and furring 16" o.c. for all interior and exterior walls with 1/2" gypsum board at interior walls and ceiling surfaces.
- Provide continuous interior corner braces at tub surround and properly secure all walls at corners.
- Provide Code-approved hung ceiling system at gypsum board suspended ceilings.

KITCHEN CABINETS

- Cabinets: Wood or laminate base and wall cabinets (30" high wall cabinets).
- Countertop: Plastic laminate countertop with 4" backsplash.

APPLIANCES

- Provide 30" minimum width gas ranges.
- Provide minimum 33" space for refrigerator that may be provided at builder's option.
- Provide minimum 24" space for dishwasher in owner's unit.

CERAMIC AND QUARRY TILE

- Provide ceramic tile at bath floor over (a) 1" mud base on mesh over tarpaper or (b) cement board, except for concrete plank floors.
- Provide 5' ceramic tile wainscot at tub surrounds. Provide 6" ceramic tile base at other walls.
- Provide ceramic or tile polished or brushed chrome accessories, including 18" towel bar, paper holder, soap dish at tub.
- Provide marble saddles at bathrooms and interior apartment entrances.
- Apartment entry saddle to be full width of door buck in multiple dwellings.

FLOORING

- In kitchens and utility areas, provide sheet vinyl or 1/8" thick standard grade vinyl composition tile, including vinyl base. *Glue-down* installations only.
- In all residential areas except kitchens, baths and utility areas, provide (a) 25/32" #2 oak flooring including sanding and one-coat sealer and two coats polyurethane, or (b) 26 ounce FHA approved carpet on padding.
- In public halls, provide vinyl or carpet as specified above.

PAINTING

- Provide one coat of primer, and one coat of paint on all interior surfaces and exterior wood and metal, semi-gloss on trim.

PLUMBING

- Provide for siamese or single sewer connections at street (no common sewers).
- Provide hose bib and valve at front and rear of building.
- Provide frost-proof water supply, waste and vent, dryer exhaust and gas roughing for washer and dryer in owner's apartment or cellar.

HEATING

- Zoned hot water heating system including separate thermostatically controlled zones for tenants.
- No hot air systems are to be used.
- Boilers: Slant Fin, Weil-McLain, Hydro Therm, Utica, etc. or equal.

ELECTRICAL

- Provide electrical system in accordance with Code and design. Lighting and fixtures shall all be U.L. approved.
- Bell, buzzer and intercom system at three-story, three family home and bell at one- and two-family homes.
- Exterior house lighting.

New Foundations Homeownership Program RFP
EXHIBIT C, Equal Opportunity Requirements



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

EXECUTIVE ORDER NO. 50

APRIL 25, 1980

BUREAU OF LABOR SERVICES

By the power vested in me as Mayor of the City of New York,
it is hereby ordered:

Section 1. Purpose. It is the purpose of this Order to ensure compliance with the equal employment opportunity requirements of City, State and Federal law in City contracting.

§ 2. Bureau Continued. The Bureau of Labor Services shall continue to serve such purposes and to have such responsibilities as restated by this Order.

§ 3. Definitions. Whenever used in this Executive Order, the following terms shall have the following meanings:

(a) Bureau means the Bureau of Labor Services;

(b) construction project means any construction, reconstruction, rehabilitation, alteration, conversion, extension, improvement, repair or demolition of real property contracted by the City;

(c) contract means any written agreement, purchase order or instrument whereby the City is committed to expend or does expend funds in return for work, labor, services, supplies, equipment, materials, or any combination of the foregoing;

*amended
F.C. 94*

(i) Unless otherwise required by law, the term "contract" shall include any City grant, loan, guarantee or other City assistance for a construction project.

(ii) The term "contract" shall not include:

(A) contracts for financial or other assistance between the City and a government or government agency;

(B) contracts, resolutions, indentures, declarations of trust, or other instruments authorizing or relating to the authorization, issuance, award, and sale of bonds, certificates of indebtedness, notes or other fiscal obligations of the City, or consisting thereof; or

(C) employment by the City of its officers and employees which is subject to the equal employment opportunity requirements of applicable law.

(d) contracting agency means any administration, board, bureau, commission, department or other governmental agency of the City of New York, or any official thereof, authorized on behalf of the City to provide for, enter into, award or administer contracts;

(e) contractor means a person, including a vendor, who is a party or a proposed party to a contract with a contracting agency, first-level subcontractors of supply or service contractors, and all levels of subcontractors of construction contractors;

(f) Director means the Director of the Bureau of Labor Services;

(g) economically disadvantaged person means a person who, or a member of a family which, is considered economically disadvantaged under applicable law.

(h) employment report means a report filed by a contractor containing information as to the employment practices, policies and programs, employment statistics and collective bargaining agreements, if any, of the contractor in such form as the Bureau may direct by regulation;

(i) equal employment opportunity means the treatment of all employees and applicants for employment without unlawful discrimination as to race, creed, color, national origin, sex, age, handicap, marital status, sexual orientation or affectional preference in all employment decisions, including but not limited to recruitment, hiring, compensation, training and apprenticeship, promotion, upgrading, demotion, downgrading, transfer, lay-off and termination, and all other terms and conditions of employment except as provided by law;

(j) trainee means an economically disadvantaged person who qualifies for and receives training in one of the construction trades pursuant to a program other than apprenticeship programs, approved by the Bureau and, where required by law, the State Department of Labor or the United States Department of Labor, Bureau of Apprenticeship and Training.

5 4. Responsibilities of Bureau. The responsibilities of the Bureau shall be as follows:

(a) To implement, monitor compliance with, and enforce this Order and programs established pursuant to City, State and Federal law requiring contractors to provide equal employment opportunity;

(b) To implement, monitor compliance with, and enforce on-the-job training requirements on construction projects;

(c) To monitor compliance by contractors with State and Federal prevailing wage requirements where required;

(d) To advise and assist contractors and labor unions with respect to their obligations to provide equal employment opportunity;

(e) To advise and assist persons in the private sector with respect to employment problems;

(f) To establish advisory committees, including representatives of employers, labor unions, community organizations and others concerned with the enforcement of this Order; and

(g) To serve as the City's principal liaison to Federal, State and local contract compliance agencies.

§ 5. Contract Provisions.

(a) Equal Employment Opportunity. A contracting agency shall include in every contract to which it becomes a party such provisions requiring the contractor to ensure equal employment opportunity as the Bureau may direct by regulation.

(b) On-the-Job Training. A contracting agency shall include in every contract concerning a construction project to which it becomes a party such provisions requiring the contractor to provide on-the-job training for economically disadvantaged persons as the Bureau may direct by regulation.

(c) Subcontractors. A contracting agency shall include in every contract to which it becomes a party such provisions requiring the contractor not to discriminate unlawfully in the selection of subcontractors as the Bureau may direct by regulation.

§ 6. Employment Reports.

(a) Submission Requirements. No contracting agency shall enter into a contract with any contractor unless such contractor's employment report is first submitted to the Bureau for its review. Unless otherwise required by law, an employment report shall not be required for the following:

(i) a contract in the amount of \$50,000 or less;

(ii) an emergency contract or other exempt contract except as the Bureau may direct by regulation; and

(iii) a contract with a contractor who has received a certificate of compliance with the equal employment opportunity requirements of applicable law from the Bureau, or an appropriate agency of the State of New York or the United States within the preceding twelve months, except as the Bureau may direct by regulation.

(b) Bureau Review. The Bureau shall review all employment reports to determine whether contractors are in compliance with the equal employment opportunity requirements of City, State and Federal law and the provisions of this Order. The contracting agency shall transmit the employment report to the Bureau within ten business days after the selection of a proposed contractor. A contracting agency may thereafter award a contract unless the Bureau gives prior written notice to the contracting agency and the contractor as follows:

(i) If the Bureau notifies the contracting agency and the contractor within five business days after the receipt by the Bureau of the employment report that the contractor has failed to submit a complete employment report, the Director may require the contracting agency to disapprove the contractor unless such deficiency is corrected in a timely manner;

(ii) If the Bureau notifies the contracting agency and the contractor within fifteen business days of the receipt by the Bureau of the completed employment report that the Bureau has found reason to believe that the contractor is not in substantial compliance with applicable legal requirements and the provisions of this Order, the Bureau shall promptly take such action as may be necessary to remedy the contractor's noncompliance as provided by this Order.

Provided that a contracting agency may award a requirements contract or an open market purchase agreement prior to review by the Bureau of the contractor's employment report, but may not make a purchase order against such contract or agreement until it has first transmitted such contractor's employment report to the Bureau and the Bureau has completed its review in the manner provided by this Section.

(c) Employment Program. The Bureau may require a contractor to adopt and adhere to a program designed to ensure equal employment opportunity.

(d) Periodic Reports. Contractors shall file periodic employment reports after the award of a contract in such form and frequency as the Bureau may direct by regulation to determine whether such contractors are in compliance with applicable legal requirements and the provisions of this Order.

§ 7. Training Programs. The Bureau shall monitor the recruitment, training and placement of economically disadvantaged persons in on-the-job training programs on construction projects. Contracting agencies shall require contractors to make a good faith effort to achieve the ratio of one trainee to four journey-level employees of each craft on each construction project.

(a) The Bureau shall determine the number of trainees and hours of training required by each contractor or subcontractor for each construction project.

(b) In the event that a contractor fails to make a good faith effort to train the required number of individuals for the required amount of hours, the Bureau, after consultation with the contracting agency, shall direct such agency to reduce the contractor's compensation by an amount equal to the amount of wages and fringe benefits which the contractor failed to pay to trainees.

(c) On-the-job training of economically disadvantaged persons shall not be required on construction contracts in the amount of \$125,000 or less.

§ 8. Compliance Investigations and Hearings. The Bureau shall conduct such investigations and hold such hearings as may be necessary to determine whether contractors are in compliance with the equal employment opportunity requirements of City, State and Federal law and the provisions of this Order.

(a) Voluntary Compliance. The Bureau shall seek to obtain the voluntary compliance of contractors and labor unions with applicable legal requirements and the provisions of this Order.

(b) Noncompliance. Upon receiving a complaint or at its own instance, the Bureau shall determine whether there is reason to believe a contractor is not in compliance with applicable legal requirements and the provisions of this Order.

(c) Hearings. The Bureau shall hold a hearing on prior written notice to a contractor and the contracting agency before any adverse determination is made with respect to such contractor's employment practices or imposing any sanction or remedy for non-compliance with applicable legal requirements and the provisions of this Order. The hearing shall be held before a City hearing officer, or such other person designated by the Director, who shall submit a report containing findings of fact and recommendations to the Director. Based on the record as a whole, the Director shall determine whether a contractor has failed to comply with applicable legal requirements or the provisions of this Order and the appropriate sanctions for noncompliance.

(d) Notices. The Bureau shall give prior notice of any hearing and shall provide a copy of any hearing report and determination of the Director under paragraph (c) of this Section to the contracting agency, the Corporation Counsel and the Comptroller. The Bureau shall notify appropriate City, State and Federal agencies of violations of law and may, with the approval of the Corporation Counsel, initiate proceedings in such agencies.

§ 9. Sanctions and Remedies. After making a determination that a contractor is not complying with applicable legal requirements and the provisions of this Order, the Director may direct that such sanctions as may be permitted by law or contractual provisions be imposed, including the disapproval of a proposed contractor, the suspension or termination of a contract and the reduction of a contractor's compensation, except as follows:

(a) Within five business days of the issuance of a determination by the Director under Section 8(c), a contracting agency head may file with the Director written objections to the sanctions to be imposed. Where such objections have been filed, the Director and the contracting agency head shall jointly determine the appropriate sanctions to be imposed.

(b) In lieu of any of the foregoing sanctions, the Director may require a contractor to adopt and adhere to a program to ensure equal employment opportunity.

§ 10. Public Agencies. Any administration, board, bureau, commission, department or other public agency, not subject to this Order, which imposes by rule, regulation or order equal employment opportunity requirements, may, with the consent of the Mayor, delegate such responsibilities to the Bureau as may be consistent with this Order.

§ 11. Confidentiality. To the extent permitted by law and consistent with the proper discharge of the Bureau's responsibilities under this Order, all information provided by a contractor to the Bureau shall be confidential.

§ 12. Regulations. The Bureau shall promulgate such regulations, subject to the approval of the Mayor, as may be necessary to discharge its responsibilities under this Order, including regulations increasing the dollar amounts referred to in this Order. Any regulations of the Bureau establishing terms and conditions for contractors shall be approved as to form by the Corporation Counsel.

§ 13. Annual Report. The Bureau shall submit an annual report to the Mayor concerning its responsibilities under this Order.

§ 14. Separability. If any provision of this Order or the application thereof is held invalid, the remainder of this Order and the application thereof to other persons or circumstances shall not be affected by such holding and shall remain in full force and effect.

§ 15. Revocation of Prior Orders. Executive Orders No. 71 (1968), No. 20 (1970), No. 23 (1970), No. 27 (1970), No. 31 (1971), No. 74 (1973), No. 7 (1974), and No. 80 (1977) are hereby revoked and the first paragraph of Section 2 of Executive Order No. 4 (1978) is hereby deleted. Nothing in this Order shall be deemed to relieve any person of any obligation not inconsistent with this Order assumed or imposed pursuant to an Order superseded by this Order.

§ 16. Effective Date. This Order shall take effect immediately.


EDWARD I. KOCH
M A Y O R

EQUAL EMPLOYMENT OPPORTUNITY

This contract is subject to the requirements of Executive Order No. 50 (1980) as revised ("E.O.50") and the Rules and Regulations promulgated thereunder. No contract will be awarded unless and until these requirements have been complied with in their entirety. By signing this contract, the contractor agrees that it:

(1) will not engage in any unlawful discrimination against any employee or applicant for employment because of race, creed, color, national origin, sex, age, disability, marital status or sexual orientation with respect to all employment decisions including, but not limited to, recruitment, hiring, upgrading, demotion, downgrading, transfer, training, rates of pay or other forms of compensation, layoff, termination, and all other terms and conditions of employment;

(2) the contractor agrees that when it subcontracts it will not engage in any unlawful discrimination in the selection of subcontractors on the basis of the owner's race, color, creed, national origin, sex, age, disability, marital status or sexual orientation;

(3) will state in all solicitations or advertisements for employees placed by or on behalf of the contractor that all qualified applicants will receive consideration for employment without unlawful discrimination based on race, creed, color, national origin, sex, age, disability, marital status or sexual orientation, or that it is an equal employment opportunity employer;

(4) will send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or memorandum of understanding, written notification of its equal employment opportunity commitments under E. O. 50 and the rules and regulations promulgated thereunder; and

(5) will furnish all information and reports including an Employment Report before the award of the contract which are required by E. O. 50, the rules and regulations promulgated thereunder, and orders of the Director of the Bureau of Labor Services ("Bureau"), and will permit access to its books, records and accounts by the Bureau for the purposes of investigation to ascertain compliance with such rules, regulations, and orders.

The contractor understands that in the event of its noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, such noncompliance shall constitute a material breach of the contract and noncompliance with the E.O. 50 and the rules and regulations promulgated thereunder. After a hearing held pursuant to the rules of the Bureau, the Director may direct the imposition by the contracting agency held of any or all of the following sanctions:

- (i) disapproval of the contractor;
- (ii) suspension or termination of the contract;
- (iii) declaring the contractor in default; or
- (iv) in lieu of any of the foregoing sanctions, the Director may impose an employment program.

The Director of the Bureau may recommend to the contracting agency head that a Board of Responsibility be convened for purposes of declaring a contractor who has repeatedly failed to comply with E.O. 50 and the rules and regulations promulgated thereunder to be nonresponsible.

The contractor agrees to include the provisions of the foregoing paragraphs in every subcontract or purchase order in excess of \$50,000 to which it becomes a party unless exempted by E.O. 50 and the rules and regulations promulgated thereunder, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Director of the Bureau of Labor Services as a means of enforcing such provisions including sanctions for noncompliance.

The contractor further agrees that it will refrain from entering into any contract or contract modification subject to E.O. 50 and the rules and regulations promulgated thereunder with a subcontractor who is not in compliance with the requirements of E.O. 50 and the rules and regulations promulgated thereunder."



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

Executive Order No. 108
December 29, 1986

Amendment of Executive Order No. 50
(April 25, 1980)

BUREAU OF LABOR SERVICES

By the power vested in me as Mayor of the City of New York,
it is hereby ordered:

Section 1. Prior Order Amended.

2. Section 6(a) of Executive Order No. 50, dated
April 25, 1980, is amended to read as follows:

"Submission Requirements. No contracting
agency shall enter into a contract with any
contractor unless such contractor's
employment report is first submitted to the
Bureau for its review. Unless otherwise
required by law, an employment report shall
not be required for the following:

(i) a construction contract in the
amount of less than \$1 million; a
construction subcontract in the amount of
less than \$750,000; or a supply and service
contract in the amount of \$50,000 or less
or of more than \$50,000 in which the
contractor employs fewer than 50 employees
at the facility or facilities involved in
the contract;

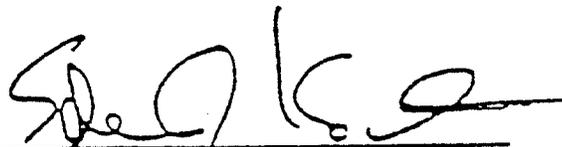
(ii) an emergency contract or other
exempt contract, except as the Bureau may
direct by regulation; and

(iii) a contract with a contractor who has received a certificate of compliance with the equal employment opportunity requirements of applicable law from the Bureau within the preceding twenty-four months, or an appropriate agency of the State of New York or of the United States within the preceding twelve months, except as the Bureau may direct by regulation."

b. Section 7(c) of such Order is amended to read as follows:

"On-the-job training of economically disadvantaged persons shall be required on all construction contracts covered by the submission requirements of this Order."

Section 2. Effective Date. This Order shall take effect immediately, but shall have no retrospective effect with respect to the two (2) year approval period provided for in Section 1(a) of this Order, amending Section 6(a) (iii) of Executive Order No. 50, dated April 25, 1980.



Edward I. Koch
M A Y O R



JUN 23 1986

THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

Executive Order No. 94
June 20, 1986

Amendment of Executive Order No. 50
(April 25, 1980)

BUREAU OF LABOR SERVICES

By the power vested in me as Mayor of the City of New York, it is hereby ordered:

Section 1. Prior Order Amended.

a. Section 1 of Executive Order No. 50, dated April 25, 1980, is amended to read as follows:

"Purpose. It is the purpose of this Order to ensure equal employment opportunity in City contracting."

b. Section 3(i) of such Order is amended to read as follows:

"equal employment opportunity means the treatment of all employees and applicants for employment without unlawful discrimination as to race, creed, color, national origin, sex, age, disability, marital status or sexual orientation in all employment decisions, including but not limited to recruitment, hiring, compensation, training and apprenticeship, promotion, upgrading, demotion, downgrading, transfer, lay-off and termination, and all other terms and conditions of employment;"

c. Section 5(a) of such Order is amended to read as follows:

"Equal Employment Opportunity. A contracting agency shall include in every

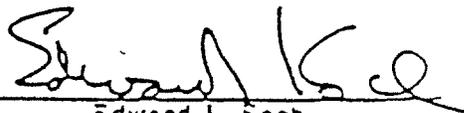
contract to which it becomes a party such provisions requiring the contractor to ensure equal employment opportunity as the Bureau may direct, consistent with this Order."

d. Section 12 of such Order is amended to read as follows:

"Regulations. The Bureau shall promulgate such regulations, subject to the approval of the Mayor, as may be necessary to discharge its responsibilities under this Order, including regulations increasing the dollar amounts and number of employees referred to in this Order. Any regulations of the Bureau establishing terms and conditions for contractors shall be approved as to form by the Corporation Counsel.

Nothing contained herein shall be construed to bar any religious or denominational institution or organization, or any organization operated for charitable or educational purposes, which is operated, supervised or controlled by or in connection with a religious organization, from limiting employment or giving preference to persons of the same religion or denomination or from making such selection as is calculated by such organization to promote the religious principles for which it is established or maintained. The regulations shall set forth this exemption for religiously-sponsored organizations and provide for the discharge of the Bureau's responsibilities in a manner consistent with such exemption."

Section 2. Effective Date. This Order shall take effect immediately.



Edward I. Koch
M A Y O R

New Foundations Homeownership Program RFP
EXHIBIT D: Respondent's Letter

Department of Housing Preservation and Development
100 Gold Street, Room 9-1
New York, NY 10038

Attn: Ms. Michal L. Aronson,
Director, New Construction Special Initiatives

Re: New Foundations Homeownership Program RFP

Dear Ms. Aronson:

This letter is being submitted in connection with my proposal ("Proposal") submitted in response to the New Foundations Homeownership Program Request for Proposals ("RFP") issued by the Department of Housing Preservation and Development ("HPD") of the City of New York ("City") in connection with the New Foundations Homeownership Program ("Program").

I understand that selection of a Respondent ("Respondent") under the RFP for disposition of a Site ("Site") and the development of the project described in the RFP ("Project") will mean only that HPD will commence negotiations with such Respondent regarding the development of the Site.

I recognize that any negotiations with HPD will be subject to the following terms and conditions.

1. The commencement of negotiations will not represent any obligation or agreement on the part of the City, which may only be incurred or entered into by a written agreement which has been (i) approved as to form by the City's Law Department, (ii) approved by the Mayor after a hearing on due notice, and (iii) duly executed by the Respondent and the City. The Negotiation Letter will only indicate HPD's intention to commence negotiations that may ultimately lead to the execution of such an agreement.
2. The Respondent will not have permission to enter upon the Site, which permission will only be granted, if at all, in the form of a license agreement duly executed by the Respondent and the City. The execution of any such license agreement, if it occurs, will only indicate that the City has granted permission for the Respondent to enter onto the Site for the limited purposes stated in the scope of work set forth therein, and will not indicate that the City has reached any other agreement with the Respondent regarding the Site, the Project, or the Program.
3. The following requirements will have to be satisfied prior to disposition of the Site:
 - a. The disposition of the Site and tax exemptions to be granted, if any, must be reviewed and approved in accordance with all applicable HPD and City policies, which include, but are not limited to, the following:
 - (1) The Respondent, any other potential grantee of the Site, and their respective principals must successfully undergo a background check concerning their suitability to do business with the City.
 - (2) The Site will not be sold to any person or entity which, or to any entity with a principal who: (i) has not fulfilled development responsibilities undertaken in connection with the City or other governmental entities; (ii) is in default on any obligations to the City; (iii) is

- a former owner of the Site; or (iv) has lost real property to the City in tax or lien enforcement proceedings.
- (3) The price and other terms for the disposition of the Site and the tax exemption to be provided, if any, will be consistent with applicable City policies.
 - (4) The disposition of the Site and tax exemptions to be granted, if any, must be reviewed and approved in accordance with the provisions of all applicable local, state, and federal laws, which may require, among other things, review and/or approval by the local Community Board, the Borough President, the City Planning Commission, the City Council, and/or the Mayor.
 - (5) The grantee must execute legal documents in form and substance acceptable to HPD and in form approved by the City's Law Department.
4. During negotiations, the Respondent must diligently, competently, and expeditiously comply with all requirements communicated to the Respondent by HPD.
 5. The design of the Project must comply with any applicable Urban Renewal Plan and HPD design requirements.
 6. The Negotiation Letter will not constitute a representation or certification by HPD that the Site and the Project comply with the Criteria For Location Of City Facilities ("Fair Share Criteria") established pursuant to Section 203 of the City Charter. The Respondent will be responsible for ensuring compliance with all Fair Share Criteria and for preparing all materials and obtaining all approvals related to such compliance.
 7. Either HPD or the Respondent may terminate negotiations at any time with or without cause. Negotiations will terminate automatically if Respondent does not provide within 120 days from the date of the Negotiation Letter evidence of financing for developing the Site.
 8. If negotiations are terminated by either HPD or the Respondent, whether with or without cause, or if negotiations terminate automatically, then neither the City nor the Respondent will have any rights against or liabilities to the other.
 9. The City is not obligated to pay, nor will it in fact pay, any costs or losses incurred by the Respondent at any time, including, but not limited to, the cost of (i) any prior actions by the Respondent in order to respond to any selection process, or (ii) any future actions by the Respondent in connection with the negotiations, including, but not limited to, actions to comply with requirements of HPD, the City, or any applicable laws.

Very truly yours,

New Foundations Homeownership Program RFP
EXHIBIT E: MARKETING REQUIREMENTS

CITYWIDE ADVERTISING

The homes must be advertised in citywide, local and other relevant newspapers which will indicate the location of the homes, the price of the homes, estimated minimum income requirements, and the process for obtaining an application. All applications must be returned to a post office box.

The ad format must be approved by HPD and the ads must run a minimum of three days, including a weekend. The ads must appear at least 45 days prior to the application deadline. Any applications postmarked after the application deadline will be set aside for possible consideration only after all applications postmarked by the deadline have been exhausted.

LOCAL OUTREACH

Local presentations to local community organizations, churches, civic groups, block and tenant associations and institutions are encouraged.

CONTENTS OF APPLICATION AND COVER LETTER

The application must be accompanied by a cover letter. The format of the application and the cover letter must be approved by HPD. The letter must state the date by which the application must be postmarked and highlight the post office box to which the application must be mailed.

The application must request information regarding income, assets, liabilities, current address and permission to do credit checks. The application information requested may also include certain information which may be required from the bank. The application must state that the confidentiality of the information will be preserved except where disclosure is required by applicable law.

Application will be available at the office of the marketing agent or may be requested by mail or phone to the marketing agent.

PICKING UP APPLICATIONS

Applications will be picked up from the post office box by the marketing agent one week after the stipulated deadline. Applications must be picked up in the presence of HPD marketing staff.

If the post office requires that the box be emptied on a regular basis due to the large volume of mail, the marketing agent must notify HPD prior to picking up the mail and place all envelopes, unopened, in one secure location.

OPENING APPLICATIONS AND CREATING A LOG

The log format will be provided by HPD.

All applications will be randomly selected by the marketing agent and entered, in ink, in a log book in the order in which they were randomly chosen ("Master Log"). HPD will be present when the applications are opened and the log created.

The marketing agent must submit copies of the log to HPD for review and approval prior to notifying applicants of their selection status (offering homes to those who are eligible) and after sales are completed.

The marketing agent will review all applications received by the closing date of the marketing period in the order in which they are ranked in the log. The review will determine each applicant's eligibility. Ineligible applicants will be notified in writing and will have 10 days to appeal. Applicants deemed initially eligible based upon the information given on their application will be interviewed by the marketing agent. After demonstrating the ability to meet bank underwriting criteria, applicants will be given an opportunity to submit bank application and any other necessary documentation.

NEIGHBORHOOD PREFERENCE

Preference for 50% of the homes in each site must be given to residents of the community board in which the Site is located.

RESIDENCY PREFERENCE

Preference for all the homes will be given to purchasers who are New York City residents at the time the application to purchase the home is submitted to the marketing agent. If any homes remain available after all New York City residents have been considered, non-residents will be offered homes in log order.

OTHER REQUIREMENTS

The marketing agent must comply with all applicable Federal, State and City equal opportunity and nondiscrimination laws. Ranking and determination of eligibility must be non-discriminating.

HPD will monitor to insure that applicants are being notified in log order. An "Applicant's Log" will be created to track the date and time of paper work submission, telephone contact, outstanding documentation and issues. Tracking sheets will be kept in the individual applicant files and updated on the Master Log on a weekly basis. The Master Log will indicate where each applicant is in the process at a given time.

No employee of the marketing agent, relative of any employee, or person residing with any employee of the marketing agent may purchase a home or rent a unit in a home.

EXECUTION OF CONTRACTS

The marketing agents will send letters inviting all those who appear mortgage eligible, and pass the credit check to submit a bank application and any other documentation deemed necessary for submission to the bank providing the end loan. Offers will go out first to those who meet the neighborhood preference requirement, and these applications will be processed first to ensure that the requirement is met.

WAITING LIST

If after contracts are executed for all homes, there remain eligible applicants who are still interested in purchasing a home, the marketing agent must place their name on a waiting list.

The marketing agent must offer any home that an applicant fails to close to eligible applicants on the waiting list, if any.

New Foundations Homeownership Program RFP
EXHIBIT F: PROPOSAL FORMS

DEVELOPMENT TEAM INFORMATION
Complete 1 per proposal (forms A1 and A2)

TAB A1

If the Respondent is a joint venture, a separate Respondent Questionnaire must be provided for each entity that comprises the joint venture, as identified below. If additional space is needed, please submit separate sheet(s), stating the question(s) being answered on each sheet. All responses must be typed.

Sites Applied For: _____

1. RESPONDENT INFORMATION

Name of Respondent: _____

Address: _____

Name of Contact for Respondent Entity: _____

Address: _____

Telephone: _____ Fax: _____

E-mail Address: _____

2. COMPOSITION OF RESPONDENT ENTITY

Is the Respondent a joint venture? Yes [] No []

If yes, list below the name, address, telephone and fax numbers, and e-mail addresses (if available) of each individual and/or organization that comprises the joint venture, and the percentage of ownership of each joint venture.

Name of Individual/Organization Address/Telephone/Fax/E-mail % of Ownership of Proposed Dev't

DEVELOPMENT TEAM CONSULTANTS

TAB A2

Provide the names, addresses, telephone and fax numbers, and e-mail addresses (if available) of the Development Team consultants. If unknown, enter "N/A".

<u>Architect:</u>	<u>Legal Counsel:</u>
<u>General Contractor:</u>	<u>Marketing Agent:</u>
<u>Other:</u>	<u>Other:</u>

RESPONDENT QUESTIONNAIRE

If a Joint Venture, Complete a Respondent Questionnaire Per Entity (Forms A3 - A5)

TAB A3

1. ENTITY INFORMATION

Name of Respondent: _____

Name of Entity*: _____

* If other than Respondent (e.g., member of a joint venture).

2. PRINCIPALS

Provide the following information about all Principals of the entity completing this questionnaire. For corporations, provide the names of the officers and any shareholders owning 10% or more; for partnerships, provide the names of all general partners. State the role that each would play in the development of the Site, using the categories specified below.

Name/Position/Title	Home Address	Role*	Percentage Owned of entity	Social Security Number

* Role categories:

GP = General/Managing Partner; GC = General Contractor; F = Provides Financing, Inactive; A = Architect; L = Legal Services; MR = Marketing Agent, Residential; MC = Marketing Agent, Commercial/Retail; O = Other (specify)

REFERENCES

If a Joint Venture, Complete a Respondent Questionnaire Per Entity (Forms A3 - A5)

TAB A4

New Construction or Gut Rehabilitation Experience - Provide the name, address, telephone and fax numbers, and e-mail addresses (if available) of at least three business references whom we may contact regarding your building experience. For each, identify the property or properties about which the individual is informed. References may include building owners, architects, engineers, subcontractors, and other development professionals with whom you have worked in the past.

Financial Capacity - Provide the name, address, telephone and fax numbers, and e-mail addresses (if available) of a contact at one or more financial institutions that are familiar with your current financial status and past experience. Provide contacts for lenders on all projects carried out within the last three (3) years, including all current projects.

ADDITIONAL QUESTIONS

If a Joint Venture, Complete a Respondent Questionnaire Per Entity (Forms A3 - A5)

TAB A5

Has any Principal identified in Section 2 of this questionnaire, or any organization in which the Principal is or was a general partner, corporate officer, or owned more than 10% of the shares of the corporation, been the subject of any of the following:

- 1. Arson conviction or pending case? Yes [] No []
- 2. Harassment complaint by the New York State Division of Rent Control or the New York State Division of Housing and Community Renewal? Yes [] No []
- 3. Had an ownership or management interest in a property that was taken in rem by the City or assigned by a judge of Landlord and Tenant Court to a 7A administrator or receiver? Yes [] No []
- 4. City mortgage foreclosure or currently more than 90 days in arrears on any City loan? Yes [] No []
- 5. Default on any contract obligation or agreement of any kind or nature entered into with the City or one of its agencies? Yes [] No []
- 6. In the past five (5) years, failed to qualify as a responsible bidder, or refused to enter into a contract after an award has been made, privately or with any government agency? Yes [] No []
- 7. In the last seven (7) years, filed a bankruptcy petition or been the subject of involuntary bankruptcy proceedings? Yes [] No []
- 8. In the last five (5) years, failed to file any required tax returns, or failed to pay any applicable Federal, State of New York, or City taxes or other charges? Yes [] No []
- 9. Been convicted of fraud, bribery, or grand larceny? Yes [] No []

If the answer to any question is yes, provide the following information about each instance: name of Principal(s); name(s) of organization(s) or corporation(s); Principal's status in the organization (e.g. officer); date of the action; and current status and disposition.

Name of Entity: _____

Signature: _____

Print Name and Title: _____

**NOT-FOR-PROFIT ORGANIZATION
APPLICANT DESCRIPTION**

TAB A6

Name of Applicant: _____

Site(s) Applied For: _____

Name of Organization: _____

Office Address: _____

City: _____

Executive Director: _____

Contact Person: _____ Title: _____

Phone No.: _____ Fax No.: _____

Describe Role of Organization in Project (e.g., Developer, Marketing Agent etc.):

Certification:

I CERTIFY THAT THE INFORMATION SET FORTH IN THIS DISCLOSURE STATEMENT AND ITS ATTACHEMENTS IS TRUE AND CORRECT.

Signature of Officer

Print Name and Title

Date

(Note: Respondent must submit overall budget and development cluster-specific budgets as per Section VIII. C. Use as many copies of this form (B1) as required for clusters.)

Name of Applicant: _____

Site(s): _____

DEVELOPMENT COSTS

A. CASH PAYMENT TOWARD ACQUISITION COST \$ _____

B. HARD COSTS

1. Contractor's Price (includes brick & mortar, overhead, profit, security, and general conditions). \$ _____

2. Hard Cost Contingency (_____%) \$ _____

3. TOTAL HARD COSTS (B1:B2) \$ _____

C. SOFT COSTS

1. Construction Lender's Commitment Fee \$ _____

2. Borrower's Architect's Fee \$ _____

3. Borrower's Legal Fee \$ _____

4. Construction Lender's Legal fee \$ _____

5. Construction Lender's Engineering Fee \$ _____

6. Appraisal Fee \$ _____

7. Marketing \$ _____

8. Construction Interest
 (Use formula as per instructions of private lender) \$ _____

9. Real Estate Taxes During Construction \$ _____

10. Water and Sewer Charges \$ _____

11. Title Insurance \$ _____

12. Fire and Extended Liability Insurance \$ _____

13. Mortgage Recording Tax \$ _____

14. Other (specify):
 _____ \$ _____

15. Developer Fee (Include Profit): \$ _____

16. **TOTAL SOFT COSTS (C1:C15)** \$ _____

D. **TOTAL DEVELOPMENT COST (B3 + C16)** \$ _____

E. 1 **Total Built Floor Area** (Gross SF, including basement, cellar, attics, utility space, - list items)

E. 2 **Total Net Floor Area** - living space (SF, excluding unfinished basement, utility, garages, etc. - list items)

Name of Applicant: _____

Site(s): _____

SOURCES OF FINANCING

D. EQUITY

(Please indicate source of equity below) \$ _____

E. PRIVATE CONSTRUCTION LOAN \$ _____

TOTAL SOURCES OF FUNDS (D + E) \$ _____

(This total should equal Total Development Cost
Line D, previous page.)

CONSTRUCTION LENDER: _____

INTEREST RATE: _____

TERM: _____

SOURCE OF EQUITY _____

The Assets Statement (TAB F) must demonstrate sufficient assets to provide the required equity.

SUMMARY OF PROPOSAL (These figures must match those on Form B1)

Total Development Cost (Form B1, Line D) \$ _____

Number of Buildings: _____

Number of Dwelling Units: _____

SALES PRICES/ AFFORDABILITY ANALYSIS
Small Homes

TAB C1

Name of Applicant:
 Site(s) Applied For:

	Address	No. of Units	Gross Rental Income*	Sales Price	Minimum Income Required to Purchase
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

Standard Affordability Calculation Formula

Provide minimum income required to purchase and assumptions on end loan interest rate, using 5% down-payment requirements. List monthly carrying charges, including taxes, insurance and utilities. Affordability should be calculated using not more than 30 percent of gross income for housing costs (including PITI and Utilities). List assumed rental income used to pay housing costs and calculate collection rates at 75% for two family home (one rental unit) and 65% for three-family house (two rentals).

SALES PRICES/ AFFORDABILITY ANALYSIS
Condominiums/Cooperatives

TAB C2

Name of Applicant:
 Cluster(s) Applied For:

If the site includes more than one building, provide the information below building by building, under headings that state the address of each.

	Address of Unit (# of bedrooms, e.g. 1-BR, 2-BR)	Size	No. of Units	Average Sales Price	Average Monthly Carrying Charge	Minimum Income Required to Purchase*
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						

Standard Affordability Calculation Formula

Provide minimum income required to purchase and assumptions on end loan interest rate, using 5% down-payment requirements. List monthly carrying charges, including taxes, insurance and utilities. Affordability should be calculated using not more than 30 percent of gross income for housing costs (including PITI and Utilities). List assumed rental income used to pay housing costs and calculate collection rates at 75% for two family home (one rental unit) and 65% for three-family house (two rentals).

Address(es): _____ Unit Count: _____ Bedroom Count: _____ Net SF Living Space _____

Homeownership Affordability Analysis Worksheet

A	House Price		
B	Down Payment Percentage	5%	
C	Down Payment		A x B
D	Mortgage Finance Basis		A - C
E	Interest rate	7%	
F	Length of Mortgage in years	30	
G	Monthly Payment Principal and Interest		PMT Calc
H	Taxes and Insurance		$A(.0125/12) + (\$1,000/12)$
I	Total Monthly Payment (PITI)		G+H
J	Rent 1		
K	Rent 2		
L	Total Rent (before vacancy loss)		J+K
M	Rent (after vacancy loss)*		J(75%) or L(65%)
N	Monthly Payment After Rent		I - M
O	Percent of Income deemed Affordable - Buyer	30%	
P			
Q	Monthly Income Required to Purchase with Rental(s)		I/O
R			
S	Buyers Required Annual Income		Q x 12
T	Buyer's Required Annual Income As Percent of AMI		Q/\$62,800

NYC MHHI - \$62,800
 Family of
 Four

*Assume 75% of one rent, 65% for two rents, as applicable

** Provide calculation on separate worksheets for each building model type, including unit count, bedroom counts and net square footages of living space.

Intentionally left blank.

RESIDENTIAL DEVELOPMENT EXPERIENCE

TAB D

Name of Applicant:

Project Name and Property Address	Role Played (A)	Type of Project (B)	#DU's	Date Started (C)	Date Completed (C)	Status (D)
		1	2			
	Construction Costs	Total Dev. Cost		Property Owner (E)	Date of Purchase and Sale	Bank Reference (F)
Project Name and Property Address	Role Played (A)	Type of Project (B)	#DU's	Date Started (C)	Date Completed (C)	Status (D)
		1	2			
	Construction Costs	Total Dev. Cost		Property Owner (E)	Date of Purchase and Sale	Bank Reference (F)
Project Name and Property Address	Role Played (A)	Type of Project (B)	#DU's	Date Started (C)	Date Completed (C)	Status (D)
		1	2			
	Construction Costs	Total Dev. Cost		Property Owner (E)	Date of Purchase and Sale	Bank Reference (F)
Project Name and Property Address	Role Played (A)	Type of Project (B)	#DU's	Date Started (C)	Date Completed (C)	Status (D)
		1	2			
	Construction Costs	Total Dev. Cost		Property Owner (E)	Date of Purchase and Sale	Bank Reference (F)

Site(s) Applied For:

A: Role Played
 D = Developer
 B = Builder
 GC = General Contractor
 F = Provided Financing, Inactive
 O = Other (please specify on attached page)

B: Type of Project
 1. N = New Construction
 S = Substantial Rehab
 M = Moderate Rehab
 2. H = 1-4 Family Homes
 C = Co-op/Condo
 R = Rental

C: Date Started/Completed

D: Status
 P = Pre-development
 I = In Construction
 M = Marketing
 C = Completed

E: Property Owner: Provide Name and Phone Number
F: Bank Reference: Provide Contact Name and Phone Number

ASSETS STATEMENT

TAB E1

Name of Applicant:
Site(s) Applied For:

Assets Statement must be dated and signed.
Assets Statement must describe financial status within the last twelve months.

Financial Statement is submitted for (check one)

- Individual
- Corporation
- Limited Partnership
- Not-For-Profit
- Other (specify): _____

Section 1 - Personal Information

Name:		
Business Name:		
Business Phone:		
Marital Status:		
Residence Address:		
City:	State:	Zip Code:
Business Address:		
City:	State:	Zip Code:
Position (Title):		Years of Service:
Salary:		Bonus/Commission:
Other Income:		Source:
Gross Life Insurance:		
Beneficiaries:		

Are you a defendant in any lawsuits or legal action? If so, describe below:

Do you have any contingent liabilities? If so, describe below:

Total Assets		Total Liabilities	
		Net Worth	

* Any interest in a closely held business must be documented by providing a current balance sheet for that business and stating the percent of interest held by the applicant holds.

ASSETS STATEMENT
Real Estate (Schedule C)

TAB E5

Name of Applicant:
 Site(s) Applied For:

Schedule C - Income From Properties	1	2	3	4	5	6
Property No. (Refer to Schedule A)						
Present Annual Gross Income <i>Not Including Vacancies and Concessions</i>						
Less Total Operation Expenses and Property Taxes						
Net Income						
Less Amortization and Income Payments						
Net Profit						
Net Rental Value of Present Vacancies						
Annual Rental Value of Space on which lease expires during next six months						
Net Profit Last Year						
Amount & Classes of Insurance Carried						

List Other Encumbrances, Debts, Taxes, Mortgage Installments or Interest Past Due:

By whom are present Mortgages on Property held?

Any Mortgage(s) endorsed or guaranteed? If so, by whom?

List (circumstances of) any litigation or judgment(s) pending in connection with the above listed Properties.

If additional room needed, attach Supplemental Schedule B (Part 2).

For the purpose of procuring and maintaining credit from time to time in any form whatsoever with you, the undersigned hereby represents the above to be a true and accurate Statement signed as of the date herein before set forth and agrees (I) that, if said Statement or any part thereof proves false or misleading in any particular, each and all of the obligation and/or liabilities of the undersigned of every kind to you, whether joint or several, primary or secondary, direct or contingent, shall, at your option, become immediately due and payable all without demand or notice of any kind and (II) that you will be notified promptly in writing of any materially unfavorable changes in the financial conditions herein set forth and, in the absence of such notice or the submission to you of a new and full written Statement that may be considered as a continuing Statement and substantially correct. Whenever the undersigned may apply to you for credit, and until a substitute Statement may have been submitted to you, this Statement shall have the same force and effect as if delivered at the time such further credit is requested.

Date

Signature

New Foundations Homeownership Program RFP
Exhibit G: HPD Sustainable Design Criteria

Improvement Category	Type of Improvement HPD New Foundations Required Sustainable Elements are described in the RFP scope. The remainder of the improvements (starting with sustainable site design): Refer to LEED™ Rating System for description of the Intent http://www.usgbc.org/Docs/LEEDdocs/LEED_RS_v2-1.pdf	Point Value	Location in Sustainability Narrative (list page #)	Location of Improvement Description in Design/Architectural Documents (list the page/drawing number)			For HPD Use Only		
				Land Use Site Plan	Floor Plans	Color Renderings/Elevation	Is this element proposed?	Is this element documented?	Points earned
HPD New Foundations Required Sustainable Elements									
1	Low E aluminum/fiberglass windows, insulated apartment doors with weather stripping, building entry door with weather stripping and thermally broken aluminum frame, and draft preventing window and door details	1							
2	Reduced set points for domestic hot water recirculation	1							
3	Kitchen and bathroom mechanical ventilation timer control	1							
4	Energy Star refrigerator	1							
5	Compact fluorescent, T8 electronic lighting, bi-level lighting for public spaces	1							
6	Photocell control for lighting fixtures of indoor and outdoor lighting	1							
7	Low flow fixtures for bathrooms and kitchens	1							
8	Cool Roof	1							
9	Planter in backyard	1							

Improvement Category	Type of Improvement HPD New Foundations Required Sustainable Elements are described in the RFP scope. The remainder of the improvements (starting with sustainable site design): <u>Refer to LEED™ Rating System for description of the Intent</u> http://www.usgbc.org/Docs/LEEDdocs/LEED_RS_v2-1.pdf	Point Value	Location in Sustainability Narrative (list page #)	Location of Improvement Description in Design/Architectural Documents (list the page/drawing number)			For HPD Use Only		
				Land Use Site Plan	Floor Plans	Color Renderings/Elevation	Is this element proposed?	Is this element documented?	Points earned
Sustainable Site Design									
10	Erosion & Sedimentation Control	1							
10	Stormwater Management, Rate and Quantity	1							
11	Stormwater Management, Treatment	1							
12	Landscape & Exterior Design to Reduce Heat Islands, Non-Roof	1							
13	Landscape & Exterior Design to Reduce Heat Islands, Roof	1							
14	Light Pollution Reduction	1							
Water Efficiency									
15	Water Efficient Landscaping, Reduce by 50%	1							
16	Water Efficient Landscaping, No Potable Use or No Irrigation	1							
17	Innovative Wastewater Technologies	1							
18	Water Use Reduction, 20% Reduction	1							
19	Water Use Reduction, 30% Reduction	1							

Improvement Category	Type of Improvement HPD Cornerstone Required Sustainable Elements are described in the RFP scope. The remainder of the improvements (starting with sustainable site design): Refer to LEED™ Rating System for description of the Intent http://www.usgbc.org/Docs/LEEDdocs/LEED_RS_v2-1.pdf	Point Value	Location in Sustainability Narrative (list page #)	Location of Improvement Description in Design/Architectural Documents (list the page/drawing number)			For HPD Use Only		
				Land Use Site Plan	Floor Plans	Color Renderings/Elevation	Is this element proposed?	Is this element documented?	Points earned
Energy & Atmosphere									
20	Fundamental Building Systems Commissioning ** As determined by NYSERDA	1							
21	Minimum Energy Performance	1							
22	CFC Reduction in HVAC&R Equipment	1							
Materials & Resources									
23	Storage & Collection of Recyclables	1							
24	Construction Waste Management, Divert 50%	1							
25	Construction Waste Management, Divert 75%	1							
26	Resource Reuse, Specify 5%	1							
27	Local/Regional Materials, 20% Manufactured Locally	1							
28	Local/Regional Materials, of 20% Above, 50% Harvested Locally	1							

Improvement Category	Type of Improvement HPD Cornerstone Required Sustainable Elements are described in the RFP scope. The remainder of the improvements (starting with sustainable site design): Refer to LEED™ Rating System for description of the Intent http://www.usgbc.org/Docs/LEEDdocs/LEED_RS_v2-1.pdf	Point Value	Location in Sustainability Narrative (list page #)	Location of Improvement Description in Design/Architectural Documents (list the page/drawing number)			For HPD Use Only		
				Land Use Site Plan	Floor Plans	Color Renderings/Elevation	Is this element proposed?	Is this element documented?	Points earned
Indoor Environmental Quality									
29	Minimum IAQ Performance	1							
30	Environmental Tobacco Smoke (ETS) Control	1							
31	Carbon Dioxide (CO2) Monitoring	1							
32	Ventilation Effectiveness	1							
33	Construction IAQ Management Plan, During Construction	1							
34	Construction IAQ Management Plan, Before Occupancy	1							
35	Low-Emitting Materials, Adhesives & Sealants	1							
36	Low-Emitting Materials, Paints	1							
37	Low-Emitting Materials, Carpet	1							
38	Low-Emitting Materials, Composite Wood & Agrifiber	1							
39	Indoor Chemical & Pollutant Source Control	1							
40	Thermal Comfort, Comply with ASHRAE 55-1992	1							
41	Thermal Comfort, Permanent Monitoring System	1							
42	Daylight & Views, Daylight 75% of Spaces	1							
43	Daylight & Views, Views for 90% of Spaces	1							
Total Points:									

New Foundations Homeownership Program RFP
Exhibit H: HPD DACE Submission Requirements

Photographs: at least 3"x 5" in size, of the Site(s) proposed for development and the Site's relation to surrounding building(s), streets and open spaces. Photos must be keyed on the area plan outlined below. The photos should be clear enough to be reproducible.

Area plan: A copy of the most recent Sanborn map of the area, indicating vehicular traffic directions, and location of nearest subway and bus stops in a two-block radius.

Zoning/ statistics: A zoning map for the Site, a detailed zoning analysis, and building code information indicating occupancy group and construction classification. Also include apartment count and distribution.

Site Plan: Should be clearly legible and indicate all components of the development and within 10'-0" of the Site. It must include walks, sidewalks, parking, driveways, building access points, tree locations, plant materials, fences, gates, lighting, easements, and encroachments, and be a minimum scale of 1"= 20'-0".

Floor plans: All floor plans as well as plans for every dwelling type at 1/8" scale or 1/4" scale. Clearly indicate all rooms, their dimensions, and square footage. Plans should indicate the North direction, actual scale, and a graphic scale on all drawings.

Elevations: All elevations of the building(s) at the same scale as the plans. Elevations must indicate finishes, construction materials, ceiling heights, and floor elevations (level). Perspective drawings / renderings are optional, but cannot replace required elevations.