

St. Ann's Avenue/East 142nd Street RFP Addendum 1

RFP issue date: February 17, 2015

Addendum 1 issue date: March 12, 2015

Contents of the Addendum

A. Questions and Answers – Enclosed is a summary of questions and answers discussed at the pre-submission conference that took place March 4, 2015. Also included are questions and answers that were sent to the St. Ann's email address.

B. Contact Information – Contact Information is provided for those individuals who attended the pre-submission conference and indicated that they are willing to share their contact information.

A. Questions and Answers – Enclosed is a summary of questions and answers discussed at the pre-submission conference that took place March 4, 2015. Also included are questions and answers that were sent to the St. Ann's email address.

Residential Program

Q1: Will HPD consider proposals with a homeownership component?

A1: HPD is open to reviewing proposals that include a homeownership component. They should include a primary financing scenario that does not rely on competitive sources. HPD is open to looking at creative solutions if there is a feasible way to finance the development. We do acknowledge that our term sheets are geared towards rental programs.

Q2: Would HPD permit micro units on the site?

A2: No, micro units are not permitted on the site. The unit mix should serve the residents of the neighborhood, including the families.

Q3: Will HPD consider proposals with supportive housing?

A3: Yes, HPD is open to reviewing proposals that include a supportive housing component. They should include a primary financing scenario that does not rely on competitive sources.

Q4: If the developer acquires the adjacent lots 21 and 22, what is the expected AMI mix?

A4: HPD expects the proposed project to be 100% affordable. The development needs to be consistent with the neighborhood and its needs, and conform to HPD/HDC term sheets.

Land Use/Environment

Q5: How long does the ULURP process take?

A5: The ULURP process takes approximately 7 months. Prior to the start of ULURP, the designated developer works with HPD to prepare the submission. The pre-ULURP process can take several months.

Q6: Why is the site being rezoned to R7A and not, for example, R9?

A6: The area is mostly in an R6 district. There are some R7 zones in the area. We want to add density that is consistent with the area and R9 is out of context for the neighborhood.

Q7: Is the change to R7A just for the block front or the whole block? Does the R7A only affect St. Ann's Avenue or does it wrap around the corner?

A7: The rezoning is most likely for the block front and not the full block. For the purposes of the RFP submission, assume that the rezoning district wraps around the corner for all the city-owned lots.

Q8: Do you have soil borings for the site?

A8: No, we do not have soil borings. The selected developer conducts the testing and environmental work after designation.

Q9: What was the former use on the site? Was any environmental work done?

A9: We are not sure of the original use. It was not an urban renewal site. No environmental work has been conducted by the city.

Q10: What is the building across the street from the site?

A10: 350 St. Ann's Avenue is an eight-story building with 191 units built in 1985 using the Federal Section 8 program.

Q11: Who owns the adjacent lots 21 and 22?

A11: Those lots are privately owned. According to NYC records, the owner of Lot 21 is E. Hancock Realty Corp. and the owner of Lot 22 is 1432 St. Nicholas Avenue, LLC.

Q12: Do you encourage developers to acquire lots 21 and 22 for a larger development?

A12: HPD will review proposals that include private assemblages. Our goal is to maximize affordable housing.

Q13: What are the dimensions of the site?

A13: The area of the development site is approximately 24,146 square feet. The length fronting St. Ann's Avenue is approximately 200 feet and the length fronting E. 142nd Street is approximately 140 square feet. The lot line adjacent to the church is approximately 100 feet in length.

Q14: Is commercial space and a commercial plan required or a preference?

A14: Commercial and community facility space on the ground floor is not required, but it is preferred.

Development Experience

Q15: The RFP indicates that Applicants must have experience with at least one new construction development with a minimum of 70 units. Are you flexible on the minimum number of units?

A15: We would like to see teams that are capable and experienced and have the track record that we can rely on to know that these units will be developed. To that end, if you have experience that does not exactly match the criteria, you may put together a summary of your experience and justify that you are an experienced team.

Design

Q16: What is the minimum ceiling height for the ground floor?

A16: HPD is currently working with the Design Trust for Public Space to develop Design Guidelines for Neighborhood Retail. Since those guidelines have not yet been released, HPD encourages developers to use a slightly revised version of the Livonia Phase II guidelines. The minimum ground floor-to-floor height should be 14' 6" and the minimum floor-to-finished ceiling height should be 12'.

Other

Q17: Has the community board and have public officials weighed in on the income levels and ground-floor uses?

A17: The community board and elected officials have been briefed on the RFP. Income levels should reflect the neighborhood and its needs. Community boards in the South Bronx have typically said what they do not want for ground floor uses (e.g. additional donut shops, nail salons, etc.). The community board wants to preserve existing mom and pop stores, while upgrading the neighborhood with larger, more diverse stores.

Q18: On page 21 of the RFP it references the need for a financing proposal for each design? Do I need to make multiple submissions?

A18: Please disregard. This is from a former multi-site RFP.

Q19: Is the pre-submission conference mandatory?

A19: No, attending the pre-submission conference is not mandatory to submit a proposal.

Q20: Is it a requirement that the project have hard debt? There was mention of having to include LOIs from potential lenders, but it wasn't exactly clear if that meant a potential project had to have hard debt as part of its financing?

A20: No, it is not a requirement that a project have hard debt (ie. permanent first mortgage).

Sign-In Sheet
St. Ann's RFP Pre-Submission Conference, 10 AM, March 4, 2015, Room 1R

Last Name	First Name	Organization	Email	Phone	Check to share your contact information
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 St. Ann's RFP Pre-Submission Conference, 10 AM, March 4, 2015, Room 1R

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