ShareNYC RFEI Addendum 3
RFP Issue Date: November 1, 2018
Addendum 1 Issue Date: January 14, 2019
Addendum 2 Issue Date: February 6, 2019
Addendum 3 Issue Date: February 15, 2019

Contents of the Addendum

A. Questions and Answers – Enclosed are questions and answers that were sent to the ShareNYC RFI/RFEI email address. Additionally, updated responses are provided for several questions from Addendum 2.
Zoning & Regulatory Issues

Q1: Our Land Use attorney believes the Rooming Units are not subject to parking requirements. We want to confirm that is consistent with HPD and DOB’s understanding as well.
A1: As stated in HPD’s response to question 47 in Addendum 1, off-street parking requirements for rooming units will vary by the zoning use classification of the rooming units.

As defined in this RFI/RFEI, Shared Housing Units consist of two or more Rooming Units with Shared Facilities. Where filed as a “residential use” as defined in ZR Section 12-10, such Rooming Units will be considered “rooming units” as also defined in ZR Section 12-10. Such units must comply with paragraphs (c), (d), or (e) of the definition of “rooming unit” in such section, and are allowed per the Use Group 2 allowances set forth in ZR Section 22-12. In the underlying requirements applicable to residential uses, rooming units have no off-street parking requirements. However, rules vary by district and geography, and underlying requirements may be modified in special areas or by special districts, as applicable.

Where filed as a “community facility use” as defined in ZR Section 12-10, Shared Housing Units shall be considered Use Group 3 “philanthropic or non-profit institution with sleeping accommodations” (“NPISAs”) as set forth in ZR Section 22-13, and must comply with the qualification standards for NPISAs as determined by DOB. In Residence Districts, the off-street parking requirements for NPISAs are set forth in ZR Section 25-30 and 25-80. In Commercial Districts, the off-street parking requirements for NPISAs are set forth in ZR Sections 36-20 and 36-70. Notably, such requirements are limited and may be waived or exempted in many instances. However, rules vary by district and geography, and underlying requirements may be modified in special areas or by special districts, as applicable.

Q2: Are proposals which include flexible units (i.e., units where walls can be moved) appropriate for the RFEI?
A2: This response updates HPD’s response to question 5 from Addendum 2.

Proposals may include flexible units, including those where walls can be moved. However, proposals that include flexible units should illustrate every possible configuration afforded by the flexible design and demonstrate, including but not limited to product specifications, that each configuration would remain compliant with all applicable regulations, codes, and ordinances (including egress, light and air, minimum room size, sprinkler and smoke alarms, electrical receptacles and lighting controls, accessibility, etc.). Any such proposals must also describe under what circumstances units may be reconfigured, by whom, and upon whose request.