ShareNYC RFEI Addendum 4
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
Addendum 4 Issue Date: March 8, 2019

Contents of the Addendum

A. Questions and Answers – Enclosed are questions and answers that were sent to the ShareNYC RFI/RFEI email address.
Q1: There are multiple references to Form G in the RFEI, but no corresponding downloadable form. Please clarify.
A1: All references to Form G in the RFI/RFEI, aside from the reference to Form G at the top of page 28, should refer to Form I. Form I is the financing proposal template available on the ShareNYC RFI/RFEI page at this link: https://www1.nyc.gov/site/hpd/developers/request-for-expressions-of-interest/share-nyc-rfi-rfei.page. The downloadable file is called “Form I: Financing Proposal”.

Please ignore the reference to Form G at the top of page 28 of the document, under “Tab G – Development Site Information.” Applicants should provide “Development Site Details” in a format of their choosing, but the Form G that is referenced there does not exist. An updated RFI/RFEI document that addresses these discrepancies has been added to the HPD website at the following link: https://www1.nyc.gov/site/hpd/developers/request-for-expressions-of-interest/share-nyc-rfi-rfei.page

Q2: In the Completeness Checklist (Form A-1), Tabs M, N and O differ from the tabs described on page 33 of the RFI/RFEI. Which Tabs should Applicants refer to?
A2: Applicants should refer to Tabs M, N and O referenced on page 33 in the RFI/RFEI. Updated versions of the RFI/RFEI document and Form A-1 that address these discrepancies have been added to the HPD website at the following link: https://www1.nyc.gov/site/hpd/developers/request-for-expressions-of-interest/share-nyc-rfi-rfei.page

Q3: Are the MIH unit distribution requirements applicable to each apartment or each bedroom?
A3: The Inclusionary Housing Program sets forth distribution requirements in paragraph (b) of ZR 23-96. As stated in HPD’s response to question 46 in Addendum 1, “Shared Housing Units may be filed as either a ‘residential use’ or a ‘community facility use’ as each is defined in ZR Section 12-10.” Depending on how Shared Housing Units are filed, the requirements set forth in ZR 23-96 may vary. In addition, and as indicated in ZR 23-96, the provisions of such section may be waived in certain instances in order to comply with an HPD program. As part of ShareNYC, HPD will consider proposals that include waivers and evaluate which waivers may be necessary aspects of the ShareNYC program on a case-by-case basis.

Q4: Assume there is a three bedroom shared housing unit – can all three tenants in the shared housing unit be in the same income band?
A4: Yes. The RFEI is designed to be flexible, and applicants should propose a program, including bedroom distribution, mix of unit types, and mix of income tiers, that they feel best satisfies the goals of the RFEI and that complies with all applicable regulations. However, the RFEI does stipulate a preference to not segregate income tiers by unit type. For example, in a proposal that includes Shared Housing Units and 1-bedroom apartments targeting low-income and market-rate tenants, the low-income and market-rate tenants should be as evenly distributed across the Shared Housing Units and 1-bedroom units as possible.

Q5: If the project is awarded substantial government assistance, will HPD allow the creation of SRO units by a private developer rather than a non-profit?
A5: Respondents should anticipate that HPD will review the creation of new Rooming Units pursuant to the conditions set forth in §27-2077 of the New York City Housing Maintenance Code, in accordance with the Goals of the RFEI. Per §27-2077, HPD has the authority to approve new rooming units if they meet certain criteria. These criteria include being owned/operated/used by a non-profit, or being substantially government-assisted.
Q6: Since affordable units are usually awarded through a lottery, will potential tenants have any say over whom they are paired with?
A6: Developers must comply with HPD and HDC’s marketing requirements, which are designed to ensure that the availability of the units is disseminated as widely and fairly as possible. As such, within Shared Housing Units, lottery applicants will not have the ability to select or provide input on those individuals that share their Shared Housing Unit. Vacancies in Shared Housing Units will be re-rented through Housing Connect, the affordable housing application system.