

Mott-Elizabeth Streets RFP: Addendum 1

RFP issue date: September 14th, 2016

Addendum 1 issue date: Friday, November 4th, 2016

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 October 6th, 2016. Also included are questions and answers that were sent to the Mott-Elizabeth Streets RFP 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 October 6th, 2016. Also included are questions and answers that were sent to the Mott-Elizabeth Streets RFP email address.

Senior Housing and Affordability

Q: Is this project entirely senior affordable housing or can it include market rate units?

A: Proposals must include only affordable housing units for seniors.

Q: I understand that this project must be entirely affordable, but they must all be senior units as well?

A: The project must only include units for seniors, and all of those units must be affordable.

Q: The RFP states that the project must be entirely affordable. What AMI levels is HPD looking for?

A: The RFP does not target specific AMI levels, but AMI levels must meet the requirements of the SARA term sheet.

Q: The SARA term sheet says that proposals should assume Section 8 when targeting households earning less than 60% AMI. Assuming that HPD does not want to exclude units at 60% AMI or lower, how should we address this issue with our RFP responses?

A: The SARA term sheet states: "In order to best serve seniors on fixed incomes significantly lower than 60% AMI, projects with SARA funding should be supported with project-based rental assistance." HPD encourages proposals that reach the lowest of AMI levels, as long as the projects remain financially feasible. The RFP also states that "proposals should use income from ground-floor retail to cross-subsidize affordable housing units and generate deeper affordability levels for the residential portion of the Project." For the purposes of the Mott-Elizabeth Streets RFP, proposals may target AMI levels below 60% without assuming Section 8 vouchers.

Q: How will the social services component of the project be considered when RFP submissions are under review? How does this relate to the language in the Senior Affordable Rental Apartments Program (SARA) term sheet about a service plan for the senior resident population?

A: HPD wants to understand how seniors in this project will be served with programming that will help them age in place. The RFP states that proposals will be evaluated on "amenity spaces and services to meet the needs of target households." Services and programming for senior residents of the project will be evaluated as competitive criteria for development proposals.

Project Financing

Q: Why does the RFP not allow proposals to assume project-based Section 8 vouchers?

A: Applicants that specifically reference “Project-Based Section 8” vouchers in their RFP submission without having been formally selected to receive Project-Based Section 8 may disqualify their project from requesting Project-Based Section 8 vouchers at a later date. Please review 24 CFR 983.51 – “Owner proposal selection procedures” for more information on this topic.

Q: Should developers expect HOME funds for this project, and thus assume Davis-Bacon?

A: Proposals should not assume HOME funds and do not need to assume Davis-Bacon Prevailing Wages.

Q: If proposals assume 4% tax credits and bond financing, will HDC be committing financing for this project?

A: Proposals may assume HDC financing in their pro formas. For SARA projects involving HDC, the HDC ELLA term sheet should be used. In terms of unit size/type requirements, proposals should refer to the HPD SARA term sheet.

Design/Zoning

Q: Is this required to be a Passive House project?

A: This project is not required to be constructed to Passive House standards.

Q: Will the site undergo any zoning changes, and will the project have to conform to the Special Little Italy District?

A: We are not assuming any changes to the zoning on the site. Proposals must conform to the zoning requirements of the Special Little Italy District.

Development Team Experience

Q: The RFP requires that a member of the development team have developed a senior project of at least 70 units within the past 7 years. Is this a strict requirement, particularly in terms of having developed a project of this scale for seniors specifically?

A: Proposals must adhere to the requirements described in the RFP. The RFP states that development teams must include at least one Principal who has had prior development experience, as Principal, by successfully completing new construction of at least one project of comparable size and scope to the one proposed in this RFP. “Comparable Development Experience” is defined as the successful completion of the construction of at least one new construction project of at least seventy (70) senior housing units within the past seven years.

Q: Is it a strict requirement that a development applying for this project have managed at least 70 units of senior housing within New York City in the past 7 years?

A: Proposals must adhere to the requirements of the RFP. The RFP states that at least one Principal on the development team must have successfully managed at least 70 residential units in New York City within the past 7 years. The RFP does not specifically require management experience in senior housing.

Land Use

Q: Will HPD entertain proposals that incorporate adjacent lots?

A: Developers may submit a proposal that incorporates adjacent lots as an alternative development scenario. Proposals must include a baseline scenario that meets the basic requirements of the RFP.

Q: A 1981 Land Disposition Agreement (LDA) with the adjacent property, 21 Spring Street, appears to require that the RFP site be maintained as a recreational area according to a maintenance agreement between LIRA Apartments and the City of New York. Can HPD provide a copy of this maintenance agreement and clarify the length of time this agreement?

A: This 1981 LDA is publicly-accessible on ACRIS (Automated City Register Information System). Please refer to Schedule E of this document for information regarding the agreement between LIRA and the City.

Q: The 21 Spring Street site was conveyed to the developer of Lira Apartments by the Board of Education. The adjacent RFP site was also under control of the Board of Education. Could HPD provide documentation of the transfer of this site to HPD jurisdiction?

A: The RFP site is currently under the jurisdiction of the Department of Citywide Administrative Services (DCAS).

Timeline/Process

Q: Do you anticipate delays or problems in moving this project forward through designation and the ULURP process?

A: As with any RFP, the timeline for designating the project is dependent on the number of submissions that we receive. HPD and the designated developer will follow the standard actions required by the ULURP process.

Q: Is Community Board approval required for this project?

A: The project will have to go through the ULURP process. The following link details the steps of the ULURP process: <http://www1.nyc.gov/site/planning/applicants/applicant-portal/step5-ulurp-process.page>

Q: Can developers interested in the RFP meet with community groups or the Council Member about the project?

A: The RFP does not preclude developers from meeting with community groups or local elected officials.

Other

Q: On Form C-1, should the answers to questions 1 through 9 also relate to the experience of additional members of the development team, like the architect, contractor, etc.?

A: Questions 1-9 in Section 4 of Form C-1 are only required for the developer(s) with an equity stake in the project.

Q: How many hard copies of an RFP submission does HPD require?

A: Each Proposal to this RFP must include one (1) bound original, one (1) bound copy and one (1) flash drive with all components of the Proposal.

Q: Why was there a limit on the number of people who could attend the Pre-Submission Conference?

A: There is often significant interest in attending the Pre-Submission Conference for HPD RFPs. In case the space cannot accommodate all of those interested in responding to the RFP at the Pre-Submission Conference, HPD responds to questions raised at the Conference, as well as those sent to the RFP email, through an addendum to the RFP. This addendum is made available on HPD's website. HPD is committed to ensuring that relevant inquiries can be issued and responded to so that the most competitive and informed responses are submitted from qualified development teams.

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.

Last Name	First Name	Organization	Email
Alozie	Uche	Almat Group	ualozie@almatgroup.com
Brass	Chuck	Forsyth	cbrass@forsythstreet.com
Brown	David	Woods Bagot	david.brown@woodsbagot.com
Brown	Ira	Briarwood	ibrown@briarwoodorg.com
DeMilia	Regina	The Carey Group	rdemilia@careyllc.com
Galloway	Corey	Legacy Growth Partners	corey@legacygrowthpartners.com
Gee	Peter	University Settlement	pgee@universitysettlement.org
Gordon	Larry	The Doe Fund	lgordon@doe.org
Haffey	Daniel	Haffey Architecture and Engineering	dan@haffeyarchitects.com
Harazi	Arnon	Blue Rock Properties	arnon@bluerockprop.com
Hayes	Stephen	The Carey Group	shayes@careyllc.com
Hoffman	Linda	NY Foundation for Senior Citizens	nyfscinc@aol.com
James	JaVonna	Apex Building Group	jjames@apexbuilds.com
Jensen	James	Beverly Capital	jamietjensen@gmail.com
Li	Wendy	Sage Bay Manhattan Realty	wli@sagebayrealty.com
Mabry	Jeffrey	Builders R Us Construction	jeffrey@brus.us
Manning	Donald	JASA	dmanning@jasa.org
Matheson	Donald	Almat Group	dmatheson@almatgroup.com
Moelis	Andrew	Camber Property Group	mbindra@camberpg.com
Oh	Yoori	Verse Development	yoorioh@verseddevelopment.com
O'Hanlon	Tim	Hudson Housing Capital	tim.o'hanlon@hudsonhousing.com

Pizzi	Virginia	Bermello Ajamil & Partners	vpizzi@bermelloajamil.com
Sibilia	Kirsten	Dattner Architects	ksibilia@dattner.com
Stein	Abby	Nelligan White Architects	abby@nelliganwhite.com
Switzen	Steven	Hunts Point Clean Energy	sswitzen@huntspointenergy.com
Wong	Bonnie	Asian Women in Business	bwong@awib.org
Yelkikanat	Tuna	The Harman Group	tyelkikanat@harmangroup.com
Brian	Matt	Omni New York	mbrian@onyllc.com
D'Alonzo	Dominick	Cow Bay Contracting	dom.dalonzo@cowbaycontracting.org
Vaccanello	Robert	DeMatteis Organization	rvac@rvmanagement.com