Jerome-Anthony Avenue RFP Addendum 4
RFP Issue Date: December 23, 2019
Pre-submission Conference Date: January 17, 2020
Addendum 1 Issue Date: February 28, 2020
Addendum 2 Issue Date: October 5, 2020
Addendum 3 Issue Date: October 22, 2020
Addendum 4 Issue Date: November 5, 2020

Contents of the Addendum
A. Submission Instructions
B. Questions and Answers – Enclosed are answers to questions sent to the RFP email address.
A. Submission Protocol

Please look forward to a fifth addendum in the coming days for electronic submission instructions. We will not be accepting physical submissions for this RFP.

B. Questions and Answers

Site B Questions and Answers

1. Since so much time has elapsed due to COVID, may we use 2021 AMI levels for the Sales Proceeds tab? The units will likely sell in 2022.

   For the purposes of this RFP submission, please use 2020 AMI levels as instructed in the RFP document.

2. Is a super’s unit required for a homeownership project?

   The homeownership building must have maintenance personnel. This requirement may be satisfied by an onsite super, a super that lives within a 200-foot radius of the building, or a 24-hour maintenance contract. You may also refer to §27–2053: Obligations of Owner in the New York City Housing Maintenance Code.

3. Can the non-HPD funds for the construction loan come from CPC, or a private bank, or must they come from bond financing through HPD/HDC?

   Private bank loans may be used for the construction loan.

4. Does the developer equity of 10% come in during construction before the construction loan, pari passu, or after the construction loan?

   The developer equity may be contributed at any of these stages.