

Jerome-Anthony Avenue RFP Addendum

RFP Issue Date: December 23, 2019

Pre-submission Conference Date: January 17, 2020

Addendum 1 Issue Date: February 28, 2020

Contents of the Addendum

- A. Important Announcements**
- B. Questions and Answers** – Enclosed are questions and answers that were asked at the pre-submission conference held on January 17, 2020, as well as questions sent to the RFP email address.
- C. Additional Site Information** – Basic building plans for the existing, adjacent H+H building.
- D. Contact Information** – Contact information is provided for those individuals who attended the pre-submission conference and indicated their willingness to share their contact information.

A. Important Announcements

1. New Submission Deadline

Please note that the new submission deadline has been extended to **April 28, 2020 at 4:00 p.m.** Proposals must still be delivered by hand to:

Department of Housing Preservation and Development
Office of Neighborhood Strategies, Predevelopment Planning Unit
100 Gold Street, 9X Area
New York, NY 10038
Attention: Natsumi Yokura

2. RFP e-mail correction

The RFP document provided an incorrect e-mail address for the RFP. The correct RFP e-mail is:
JeromeAnthonyRFP@hpd.nyc.gov

B. Questions and Answers

General Questions

1. What is the reason for combining these two sites in this one RFP?

The RFP is the product of a collaborative planning process undertaken by the City and the community. The H+H Morrisania parking lot site, and 1640-1642 Anthony Avenue were both identified as opportunities for the construction of new affordable housing in the Jerome Corridor Neighborhood Plan, which was released in 2018, and subsequent engagement to accomplish these goals have moved forward simultaneously.

2. Is there a preference for development teams that submit proposals for both sites?

There is no preference for development teams submitting proposals for both sites. Proposals are evaluated independent of one another. Teams submitting proposals for both sites should submit separate proposals for each site.

3. Is HPD planning to share PSC deck?

Yes. You can find the presentation on the RFP webpage:

<https://www1.nyc.gov/site/hpd/services-and-information/jerome-anthony-rfp.page>

Site A Questions

Development Site and Zoning Information

1. Please confirm the FAR currently being used by the New York City Health and Hospitals (H+H) Morrisania Clinic building.

The RFP document originally stated that the existing H+H building utilizes approximately 1.91 FAR. While there is no building survey, upon further investigation, we believe that the existing H+H building is approximately 80,000 square feet. Given a lot area of 77,188 SF, we have determined that the existing H+H building utilizes approximately 1.04 FAR. Please use these figures as assumptions for proposals.

2. Is all of the unused FAR for the total zoning lot available for development?

Yes, all unused FAR is available provided it can be accommodated within the zoning envelope.

3. Are there surveys and other technical information for the site available?

Surveys or technical information are not available at this time. Please refer to Appendix C for approximate development site dimensions.

4. Are there plans of the existing H+H building that can be provided?

Yes, please see the attached drawings of the ground floor.

- 5. The existing H+H building has windows located on the building face found at the southern lot line of the Site – do these windows have to be maintained? Is there a minimum distance that must be maintained between the buildings? Can the new building also have windows facing the existing windows?**

A minimum distance of 30 feet is required regardless of the proposed use, in consideration of Multiple Dwelling Law and building code. HPD will consider a proposal that requires modification of zoning provisions, provided that the building design respects the continued operational use of the existing H+H building and that the new development shall not infringe on the ability of the existing H+H facility to have operable windows.

- 6. Is the existing door/egress on the southern lot line a required means of egress, or does it only provide a rear access to the parking that can be blocked?**

Access should be maintained.

- 7. Is it possible to waive the height restriction in order to maximize the available zoning floor area?**

No rezoning is anticipated for either site. HPD will consider a proposal that requires modifications of zoning provisions provided the Development Team clearly states the non-compliant conditions and how such deviations from the requirements substantially improve the project per the RFP's criteria. Every proposal must include a zoning compliant alternative for evaluation.

- 8. Is it important to activate the River Avenue corridor with retail?**

Please refer to the RFP criteria and Community Visioning Report for guidance on the development program.

Financing and Affordability Questions

- 1. The RFP states that 100% of the units must be affordable – should the affordability mix align with the community report?**

All proposals must also be compliant with HPD-HDC term sheets. Respondents are encouraged to thoughtfully consider the Community Visioning Report and the mission of NYC Health and Hospitals as well as other criteria in a holistic manner in determining the proposed housing program.

- 2. Which HPD/HDC term sheet should be used?**

The RFP does not require the use of any specific HPD or HDC term sheet.

- 3. Are competitive financing sources allowed?**

Yes. If the financing scenario proposes competitive financing sources, the financing narrative should explain the feasibility of obtaining the proposed sources and/or describe the respondents' history of successfully applying for the proposed sources.

- 4. Is the NYS AHC funding considered a competitive source?** *(Note: Question only applies to 1640-1642 Anthony Avenue site)*

NYS AHC funding should not be considered a competitive source and should only be used as a permanent financing source.

Homeless Set-Aside Questions

- 1. What is the City-wide homeless set-aside requirement? Is it 10% of a building's total units, or 15%?**

The RFP did not set an explicit requirement for a homeless set aside. The Project on Site A will now require a 30% homeless set-aside in furtherance of H+H's mission and priorities, and that is inclusive of the Local Law 19's 15% homeless set-aside requirement.

- 2. What is the homeless set-aside requirement for Site A?**

The RFP originally required a 20% set-aside for households earning up to 30% of the AMI. The project on Site A will now require that at least 30% of the total number of units be set-aside for formerly homeless individuals and families, and the required 20% set-aside for households earning up to 30% of the AMI should be included within that required 30% set-aside for formerly homeless individuals and families.

Parking Questions

- 1. Can the existing driveway located on Gerard Avenue be used for vehicular access to the new development as an easement?**

No. This driveway is for the sole use of H+H.

- 2. In Section VII of the RFP (Submission Content and Completeness), Tab G instructions direct development teams to assume an initial parking rate that averages \$100 per month, per space in their financing proposal. Is this rate the market rate that development teams must use?**

The \$100 per month rate, per Tab G of Section VII in the RFP, must be used in the financing proposal for the RFP. It represents an average across the 85 spaces. Proposals must include a minimum of 85 parking spaces, 60 of which are for H+H staff and patients at a discounted rate.

- 3. What is the reason for requiring 85 parking spaces?**

The 85 parking spaces will directly replace the 85 spaces that currently exist on the lot.

- 4. Who is currently using the 85 parking spaces at the existing parking lot?**

The parking facility is primarily used by H+H staff and patients but is open to the general public.

- 5. Do there need to be reserved spaces?**

Approximately 6 of the 60 parking spaces for H+H will need to be reserved at all times.

6. Can the parking facility be operated as attended parking? Can the parking facility use stackers?

Yes. Teams providing attended parking/stackers should describe their parking facility operations strategy as it relates to design.

7. Given the site's topography and grade change from River Avenue, where should the parking facility be located?

The parking facility's location in the building is not prescribed.

8. Are there any other requirements for the parking facility (other than those provided for in the RFP)?

Respondents must comply with all current regulations, codes and ordinances per the requirements in the RFP.

9. Do existing curb cuts on site have to remain as-is, or can they be moved to accommodate a differing parking entrance?

Proposed curb cuts should comply with the Zoning Resolution.

Questions Regarding Coordination with H+H

1. What is the H+H approvals process?

The process for receiving H+H approval for the lease includes the following steps in chronological order:

- I. Public Hearing
- II. H+H Capital Committee vote
- III. H+H Full Board vote
- IV. City Council authorizing vote
- V. Mayoral approval

2. How long does the H+H approvals process typically take?

Approximately 6 months.

3. Who uses the Morrisania H+H clinic?

The NYC H+H/Gotham Health Morrisania Diagnostic and Treatment Center serves over 23,000 patients annually, with at least 40 percent of the families Medicaid eligible many of whom would benefit from quality housing with support services. Gotham Health sites are strategically located in or near high need areas offering families and individuals primary and preventive health care services. These centers promote healthy lifestyles and build healthy communities one family at a time.

4. Has there been preliminary approval for the project in concept by H+H? Or will the H+H approvals process be the first time the H+H Board will see the project once a developer has been designated?

The H+H Board does not provide formal preliminary approvals. However, since 2007, H+H leadership and HPD have collaborated on nine housing developments that have successfully obtained H+H Board approval. An integral part of H+H's mission is to promote and protect health in its fullest sense – the total physical, mental, and social well-being of people. H+H's collaboration with HPD advances this mission by focusing on how the provision of affordable housing can lead to improved health outcomes for populations served by both agencies. H+H and HPD will continue this collaboration in coordination with the designated development team to maintain the Project's alignment with the H+H mission and receive the necessary approvals.

5. Can RFP respondent teams communicate and collaborate with H+H?

Respondents should not communicate with H+H directly but are welcome to ask questions through the designated RFP e-mail. HPD will actively work with H+H to provide responses.

6. Why is this site subject to a ground lease?

H+H does not have the ability to sell the land so it provides long-term ground leases for projects of this kind.

Miscellaneous Questions

- 1. Is HPD in contact with the adjacent NYPD Precinct regarding their parking practices around the site?**

The designated developer will work with HPD to address issues regarding the impact of neighboring uses' impacts on the development site.

- 2. If there is no ULURP, will the community have an opportunity to provide input on the final building design, prior to City Council vote?**

Development teams will be encouraged to engage in community outreach activities upon designation and throughout predevelopment that provide a meaningful opportunity for the community to provide input for certain elements of the Project.

Once a development team is designated, HPD will work with the development team to coordinate community outreach and engagement.

Site B Questions

- 1. Does HPD have any documentation on the previous land use of this property?**

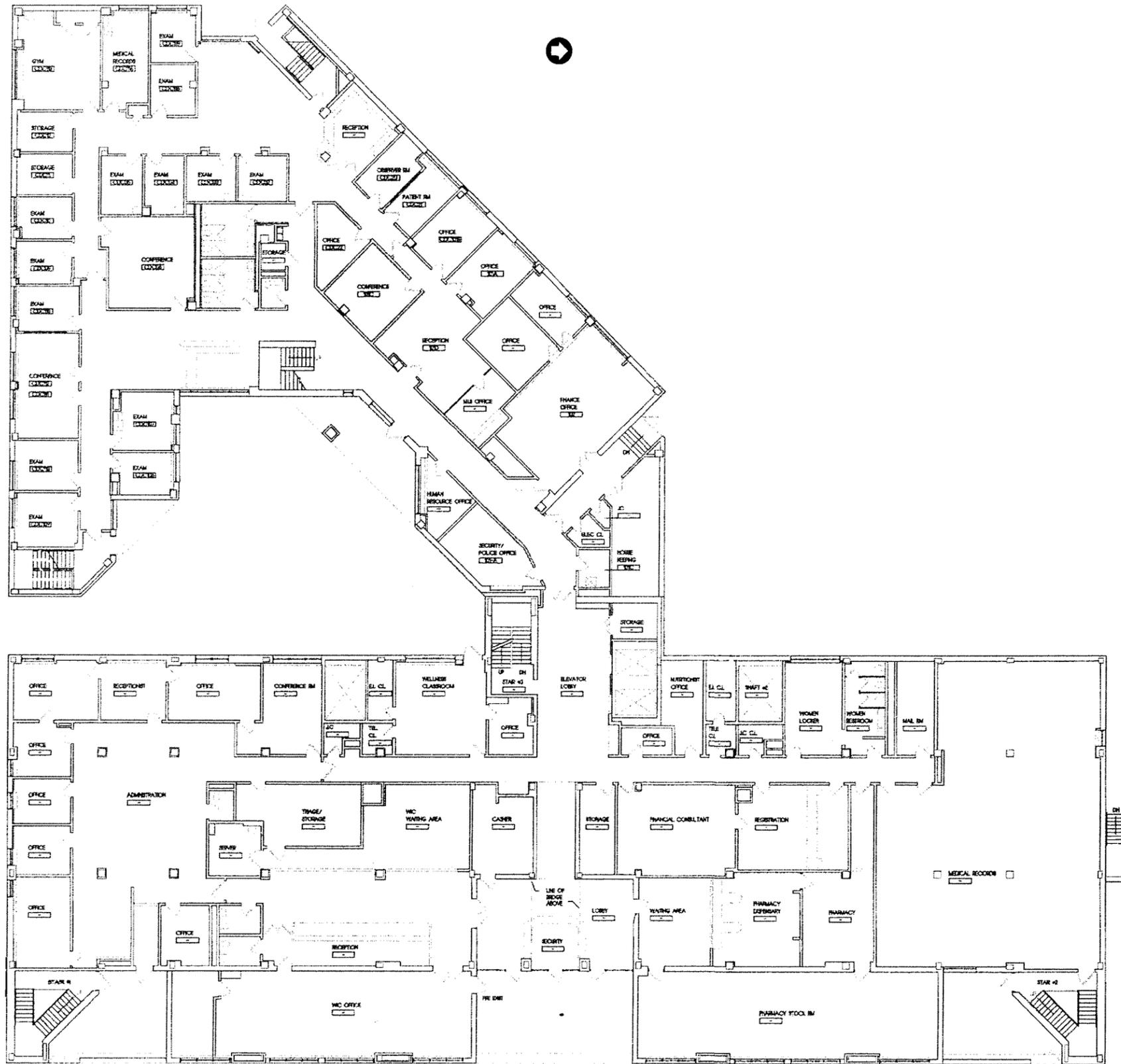
The site was previously used as a Lots-for-Tots park and playground in the 1980s. At one point in time, the neighboring Labor-Bathgate Childcare Center began using the site. The site has not been in use for the past several years.

- 2. Have environmental tests been completed for this site (e.g. soil borings)? If so, are the results available?**

No – the designated developer will conduct site tests and surveys upon designation. However, we encourage respondents to conduct their own research on the site’s history.

C. Additional Site Information

Basic building plans for the existing, adjacent H+H building are provided below.



GRAPHIC SCALE: 3/32" = 1'-0"
 5' 0 5 10 15 20 25'

D. Contact Information

Contact information is provided for those individuals who attended the pre-submission conference and indicated their willingness to share their contact information.

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