

M/WBE RFP Round 2 Addendum

RFP Issue Date: April 22, 2021

Pre-submission Conference Date: May 14, 2021

Addendum 1 Issue Date: June 8, 2021

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- A. Important Announcement**
- B. Questions and Answers** – Enclosed are questions and answers that were asked at the pre-submission conference on May 14, 2021, as well as questions sent to the RFP email address.
- C. 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 Announcement

Site A: 542 Dean Street Financing Proposal

For the purposes of responding to this RFP, submissions for 542 Dean Street should propose a financing scenario that utilizes 9% LIHTC awarded by HPD. For the purposes of the RFP submission, 9% LIHTC would not be considered a competitive finding source. After selection, HPD would work with the Development team to refine project financing.

B. Questions and Answers

Development Team Questions

1. For the comparable management experience, does a principal need to be a property manager or is it acceptable to have a property manager on the team that meets the requirement?

The Property Manager does not need to be a Principal with ownership stake, they can be a member of the Development Team that meets the threshold requirement.

2. If one of the principals has successfully completed a 57-unit (affordable housing) new construction development within the required 7 year timeframe, will that suffice to meet the comparable development experience requirement? The RFP cites 60 units, so we wanted to confirm.

We encourage your team to apply and we will review and make a determination as to this specific question. Submissions must meet the threshold criteria specified in the RFP. Please note that this threshold requirement can be satisfied by any principal of an entity with at least 10% ownership interest in the Development Team. If at least one of the entities of the Development Team with ownership interest can demonstrate the experience required, the team would meet this threshold requirement.

Principal: An individual, partnership, limited liability company, corporation, or other not-for-profit or for-profit entity that will act as the general partner, officer, or managing member of the Development Team, or any entity, known limited partner, or other member that has at least a 10% ownership interest in the Respondent.

3. Can we partner up with an M/WBE owned business as a joint venture to qualify for the RFP for 542 Dean and for 516 Bergen?

We are accepting Submissions from joint ventures, please note the Development Team in joint ventures needs to include an M/WBE that has at least 51% managing ownership interest in the Project as described further in the RFP.

4. What are the M/WBE participation requirements for M/WBE Build Up?

The [M/WBE Build Up Program](#), which aims to increase contracting opportunities for certified Minority- and Women-Owned Business Enterprises (M/WBEs) in HPD/HDC-subsidized affordable housing projects, requires developers/borrowers to spend at least a quarter of HPD/HDC-supported costs on HPD/HDC-subsidized projects. Please see the [M/WBE Build Up Program](#) website for more information.

Design and Zoning Questions

5. The Community Visioning Report describes a nine story/95' high building, should respondents presume the sites will be rezoned as an R7A district?

The zoning district is open for development teams to propose. HPD will evaluate designs with their ability to meet the development goals outlined in the RFP and community priorities outlined in the Dean and Bergen Community Visioning Report.

6. I recall from the community engagement there was some discussion of going from R6B to R7A. But that didn't make its way into the document. Can you help me understand how you're going to be looking at this piece of it?

There may be more than a single zoning framework to achieve the goals of the projects and the community's desire for contextual buildings while meeting the goals of the RFP. The zoning district is therefore open for development teams to propose. We will evaluate the submissions' designs with those project goals and community priorities in mind.

7. We have read that there are proposed changes to the AIRS Program or how HPD applies the AIRS Program beginning July 21, 2021. What are these changes and how do they affect these projects?

HPD has announced that AIRS will be suspended for privately financed projects. Respondents can still assume AIRS zoning for projects financed by HPD loan programs that comply with the AIRS requirements outlined in the Zoning Resolution. SARA projects already meet AIRS affordability and age requirements. Non-SARA proposals would require a senior set aside which is not standard. Any non-SARA proposals assuming AIRS zoning would need to demonstrate a zoning benefit over and above that provided by MIH.

8. As per the "M/WBE RFP Round 2 Dean and Bergen Community Report," Building Design Section, community participants were shown buildings that had a Maximum Base Height of 75'-0" and a Maximum Building Height of 95'-0" and 9 stories for the Dean and Bergen sites. As-of-right zoning does not permit such heights in an R6B district under the AIRS Program. In addition, there is not enough floor area available as-of-right to get that big of a building. In some previous Senior First RFP's, BSA variances were required or preferred to provide additional senior housing. Is a BSA variance preferable / suggested in these two projects?

There is no RFP requirement to pursue a NYC Board of Standards and Appeals zoning variance. Respondents should propose a zoning strategy that permits a high-quality building design, and to create new affordable housing that meets the goals of this RFP.

9. Can the ULURP for these sites be de-coupled to allow for a more facile development process for each?

HPD anticipates each project will go through its own environmental review and public approvals process

Programming Questions

10. For Bergen, is there any preference between homeownership or rental programs? The visioning report has it split 50/50.

Respondents are welcome to propose either a homeownership or rental project on this site. At this moment, the City recognizes there is a greater need to provide lower income New Yorkers, particularly lower income families with children, an opportunity to live in this amenity-, transit-rich neighborhood with positive health outcomes. HPD encourages Respondents to propose a project that meets that development goals for this site.

11. As per the vision goals, do we build relationships with the existing public programs in the community? Or bring in new ones?

HPD encourages Respondents to get to know the sites, their surroundings, the community and community partners especially as Teams consider ground floor community uses. Development Teams should determine which relationships and programs will be most beneficial to the community based on both the Visioning Report and their own knowledge of the neighborhood.

12. Can HPD/developers consider using ground floor spaces for necessary supportive services/agencies for the building residents?

Regarding ground floor supportive services for the community, it is up to the Respondent to propose uses, which may include government agencies and other service-oriented organizations. Respondents are encouraged to consult the Dean and Bergen Community Visioning Report and the RFP criteria to determine what would make a competitive proposal.

Regarding social services for building residents, Respondents should consult the respective term sheet for their proposed program to determine the social services required. An appropriate amount of social service office space should be provided in a suitable location in the residential portion of the building.

Site A Open Space Questions

13. Is there any consideration that whoever is granted development rights that they upgrade the Dean St playground as well. Can Parks include improvements to the Dean Playground in their capital budget?

The Development Team designated for Site A will be responsible for building the publicly accessible open space within the confines of Site A. They will not be responsible for any upgrades to the existing Dean Playground. At this time, the Department of Parks and Recreation is unable to include capital improvements to Dean Playground in its next budget.

14. Are there parameters that define public accessibility of open space? Opening hours, etc.?

Please refer to the Department of Parks and Recreation High Performance Landscape Guidelines linked in Appendix A.

Site B Parking Questions

15. Is the HPD parking intent a UG 8 public parking garage? Should respondents presume a rezoning will include a C2 district overlay to allow the parking use? Should respondents presume HPD will pursue a Mayoral override of zoning to allow the parking use?

The parking is for HPD operations only and Development Teams do not need to assume a commercial overlay. HPD will work with Development Team to ensure approvals are in place.

16. Regarding Appendix C for 22'- and 24'-long vans: can you indicate parking space dimensions you require?

A 26' by 10' parking space would suffice for an Outreach/Command Van.

17. Regarding Appendix C for towed vehicles: can you confirm the towed vehicles parking space is equal to a car parking space?

Confirmed.

18. Regarding Appendix C for towed vehicles: can you confirm required operation dimensions for towing vehicle pull-through, backing & turning?

A tow truck will require at least a 10-foot high ceiling height and a 40-foot turning radius to operate.

19. How many HPD vehicle parking spaces should we assume we need to build, if any?

Per the RFP, Site A has no parking requirements; Site B has a requirement for 23 parking for HPD operations. Please see Appendix C for parking specifications.

Financing Questions

20. Should we assume capital subsidy on top of the housing subsidy for the extra costs associated with the below grade parking at 516 Bergen Street?

For the purposes of this RFP, Respondents may make an HPD subsidy request for any unfunded portion of the parking. Respondents should not assume income from the parking.

21. How much funding does the developer have to put in on their own?

Developer equity requirements depend on the residential program. For Site A which will be a senior residential program, Respondents will need to comply with the SARA term sheet; this term sheet does not include a requirement for a developer equity, but requires deferred developer fee. For Site B, Respondents will need to comply with the HPD and HDC term sheets for their proposed residential programs.

22. Assuming that 542 Dean Street proposals will likely range from 80-100 SARA units, does HPD have a preference about whether it is funded with 4% or 9% LIHTC?

For the purposes of responding to this RFP, submissions for 542 Dean Street should propose a financing scenario that utilizes 9% LIHTC awarded by HPD. For the purposes of the RFP submission, 9% LIHTC would not be considered a competitive funding source. After selection, HPD would work with the Development team to refine project financing.

C. 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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