

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

Addendum 2 Issue Date: July 16, 2021

Addendum 3 Issue Date: July 26, 2021

Contents of the Addendum

- A. RFP Submission Instructions**
- B. Questions and Answers** – Enclosed are questions sent to the RFP email address.

A. RFP Submission Instructions

HPD will be accepting electronic submissions only for this RFP. Electronic signatures may be used. If you intend to submit a proposal for this RFP, please send an email to and express an intent to submit by 5 p.m. on **August 6, 2021**. In such email, please also provide an email address for the contact person that will be managing your submission. This contact will receive an email with a link to a secure site where they may upload the submission. Please note that the upload site does not support the uploading of folders. Respondents should submit separate PDF files for each tab as well as the complete submission in one PDF file. All PDFs must be searchable. For each file that will be submitted, kindly use the following file name convention when possible: Lead Development Team Member_File Description.pdf. Please limit file names to no more than 20 characters.

If you do not wish to upload your asset statement using the secure upload link, you may mail a physical copy to:

ATTN: Katherine Taveras
HPD Office of Neighborhood Strategies
100 Gold Street, 9X Area New York, NY 10038

If you choose to mail your asset statements, please provide an expected delivery date and carrier tracking number to the RFP email address.

B. Questions and Answers

Design and Zoning Questions

1. Will setbacks be required from Dean Playground as a “wide street” even though 30 ft open space is being provided?

For the purpose of submissions, Respondents should assume that the setback for a wide street applies, however, the open space on the development site could be used to reduce the setback requirement, per 23-662 (c)(2).

2. Will Inclusionary Housing zoning bonuses be available to the project since it is 100% affordable?

Currently the sites are not in a Voluntary Inclusionary Housing Area, pending the designated proposal and proposed rezoning, MIH may be required. If MIH is not required, the affordable units will be governed by a regulatory agreement that maintains the unit’s affordability in the long-term.

3. Will open space adjacent to Dean Playground be managed by City Parks? If so, will city design standards be required to be met for this space?

We anticipate that DPR will maintain the publicly accessible open space as it will be contiguous with Dean Playground. However, this is part of an ongoing conversation, we will work with the developer and DPR after the site is designated to finalize the process. The designated developer is responsible for building out the publicly accessible open space per DPR's guidelines which are linked in Appendix A.

4. Should the design team consult HPD's Design Guidelines for Supportive Housing for the units that will serve formerly homeless households or would those guidelines only apply to buildings being financed by SHLP (so for example, if the site is being contemplated as an ELLA w a formerly homeless component, would the Supportive Housing guidelines apply or just HPD's March 2021 Design Guidelines for New Construction)

Respondents should use the *HPD Design Guidelines for New Construction* [found here](#) as they consider design decisions for their proposal.

5. According to 25-20 Required Accessory Off-Street Parking Spaces for Residences (25-251, 25-252), neither property would have any required parking other than the 23 spots that HPD requires for their own use; is that correct?

With the exception of the 23 parking spaces required at the 516 Bergen Street site for HPD operations, no parking is required for either site beyond what might be required by the applicable zoning text.

6. Will HPD be the applicant for the rezoning?

Per the RFP, HPD will be the applicant for the ULURP applications for the Sites, which will include a land use action to rezone the Sites.

7. Will HPD be lead agency for the CEQR review?

Per the RFP, it is anticipated that HPD will serve as the lead agency for the CEQR review and will oversee the preparation of all CEQR documentation; however, the Developer will be responsible for retaining a reputable environmental consultant, preparing and submitting all CEQR documents, and funding the cost of the studies and analysis required for completion of CEQR.

8. What use is generating the right for HPD to park on the site currently and where is it located? What use would generate HPD's right to park on the site under the future construction scenario for it to be zoning compliant?

For the purposes of the RFP, Respondents may assume the parking is compliant. HPD will work with the selected developer as needed to receive DOB approvals.

9. Will HPD have all open permits signed off, as necessary, to demolish the existing building and construct a new building?

Per the RFP, the Developer is responsible for obtaining all necessary governmental permits for the construction of the Project. Please refer to the RFP for further details.

10. Has HPD performed a Phase 1 and Phase 2? Are there any hazmats on site?

HPD has not performed a Phase 1 or Phase 2.

11. How should respondents treat the HPD parking in determining whether it constitutes floor area?

For the purposes of this RFP, such parking may be considered accessory for the purpose of determining if parking counts as floor area per ZR 12-10 definition.

Financing Questions

12. We are designing a high energy performance building. How much of the anticipated energy savings can we include in our underwriting?

Respondents may include the energy savings anticipated in the underwriting. Respondents must substantiate the anticipated savings in the financing narrative.

RFP Submission Questions

13. My team is responding to both sites. I'm curious as to whether the Agency will insist on two separate proposals or if we can combine them into a single?

HPD requires Respondents to submit a Proposal per RFP Site because each Submission is reviewed independently and all RFP materials are required for the review team to evaluate the Respondent and their Submission for each Site. Please note each Site has its own unique dimensions, programmatic requirements, and underwriting and as such will result in separate Proposals with different architectural

plans, narratives, and underwriting. Ultimately, HPD requires separate Proposals to ensure Submissions remain independent.

14. There is a reference to Form J but no form was attached to the RFP. Can the form be shared?

There is no Form J to fill out. Please check Appendix D for guidance on the jobs outreach plan.

Miscellaneous Questions

15. How can we access the public records to review the awarded RFPs from previous HPD bids?

Designated projects can be found [here](#).