

## **Seniors First Kingsborough and Morris Houses RFP Addendum 1**

RFP Issue Date: March 6, 2020

Pre-submission Conference Date: October 1, 2020

Addendum 1 Issue Date: December 11, 2020

New Submission Deadline: February 11, 2021

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### **Contents of the Addendum**

- A. Important Announcements**
- B. Questions and Answers** – Enclosed are answers to questions sent to the RFP email address and submitted through the pre-submission conference.
- 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 Announcements

### 1. New Submission Deadline

Please note that the submission deadline has been extended to **February 11, 2021 at 4:00 p.m.** Proposals shall be submitted electronically. A third addendum will be released prior to the submission deadline with submission instructions and answers to any additional questions. Please submit questions to be answered in this final addendum by 5:00 p.m. on January 19, 2021.

### 2. 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 [KingsboroughMorrisRFP@hpd.nyc.gov](mailto:KingsboroughMorrisRFP@hpd.nyc.gov) and express an intent to submit by **February 1, 2021 at 4:00 p.m.** In this email, please also provide an email address for the contact person that will be managing your submission. This contact will receive an email link to a secure site where they may upload the submission. HPD commits to sending a receipt confirmation.

Please note that the upload site does not support the uploading of folders. For each file that will be submitted, please use the following file name convention: Project Name\_Lead Development Team Members\_File Description.pdf

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

### 3. New Requirement and Preferences

A. In addition to the Project requirements stated in the RFP document please take note of the following new requirement:

#### Internet Access Plan

The COVID-19 pandemic emphasized our reliance on high-speed internet in order to communicate with others, access news and information, and for some, work remotely. However, many New Yorkers, especially those in low-income neighborhoods, do not have access to high-quality internet due to cost or lack of infrastructure. HPD recognizes that its new construction projects can help bridge the internet access divide. To this end, the for Projects to include an Internet Access Plan:

*Developers shall ensure that all common areas and individual dwelling units are provided with access to the internet via open access infrastructure that is available to any interested internet service provider (ISP). Additionally, developers shall ensure fiber cable internet technology is installed to provide better internet access to individual units and common areas, regardless of whether the building can access a fiber network at the time of construction.*

There is also a Development Program and Economic Development preference criterium:

*Submissions that actively lower barriers to internet access for the building's residents. Such proposals should explain how residents of the building will be able to access internet through technologies and/or service contracts offered by the building to residents, [and the expected speed and quality of service]. Respondents should refer to the NYC Principles for Internet Service and Infrastructure outlined in the City's Internet Master Plan (see figure 4, page 3).*

The Internet Access Plan should be included in Tab J: Development Program in the form of a brief narrative describing the plan for internet infrastructure and resident connectivity in the new building. The strategy should focus on the NYC Principles for Internet Service and Infrastructure outlined in the City's Internet Master Plan (see Figure 4 on page 3). Respondents should outline upfront and/or ongoing costs associated with the proposed strategy.

**B. Community Visioning Summary:**

In addition to the preferences and competitive criteria stated in the RFP, please make note of two preferences that were discussed in the pre-submission conference but were unintentionally omitted in the RFP document.

- 1) As part of the Development Program and Community Economic Development Criteria, preference will be given to Submissions that thoughtfully consider goals and priorities outlined in the Community Visioning Summaries (Appendix A).
- 2) As part of the Design and Performance Criteria, preference will be given to Submissions that thoughtfully consider goals and priorities outlined in the Community Visioning Summaries (Appendix A).

**4. Form A-1: Completeness Checklist**

A line in the Completeness Checklist erroneously referenced an item named "Proposed Changes to RFQ Development Team, if applicable (Form A-3)." Please disregard as Form A-3 is not part of the submission package.

## B. Questions and Answers

**1. Is HPD or NYCHA requiring pre-qualification to respond to this RFP?**

The RFP is open to all developers who meet the threshold criteria. HPD and NYCHA are not using the PQL from the Seniors First RFQ for this RFP.

**2. Is there a preference for acquisition payments or ground lease payments to NYCHA?**

There is no requirement or preference for acquisition payments or ground lease payments from the Development to NYCHA. Proposals should assume a nominal ground rent of \$1.00 per lot per annum.

**3. How many units will be supported by Section 8 Project Based Vouchers?**

We anticipate is that all units will be supported by Project Based Vouchers (PBV).

**4. The RFP states that all respondents assuming project-based Section 8 should underwrite rents at 100% of 2019 FMR. Should we still use 2019 FMR or 2020 FMR?**

For units supported by PBVs, Projects should assume rental assistance at 100% of the 2020 FMR.

**5. Are we allowed to use the floor area and apply open space requirements of the entire zoning lot or are we limited to using the floor area generated of the Proposed Tax Lot?**

You may use available zoning floor area generated from outside the proposed tax lot to achieve the unit count indicated in the RFP. Any excess development rights would be retained by NYCHA.

**6. By what mechanism will the City allow height and setback modifications indicated in the RFP?**

Respondents may propose height, streetwall, and setback modifications if Proposals demonstrate how any such proposed modifications/variance would benefit the affordable housing development. The City, working with the designated development team, will determine the best course of action to ensure DOB approval that includes any such modifications.

**7. Should modifications to zoning requirements be established against the height factor regulations or quality housing regulations?**

Respondents should indicate whether QH or height factor is being utilized and describe the modifications to the applicable zoning accordingly.

**8. Can you discuss the role the Community Visioning Summary will play in the design evaluation?**

Preference will be given to Submissions that thoughtfully consider the priorities and goals outlined in the Community Visioning Summaries.

**9. Can the improvements, such as landscaping, extend beyond the Proposed Tax Lot?**

For the purposes of the RFP, any substantive improvements that would impact the budget should be limited to the Proposed Tax Lot.

**10. Is there any medical facility or retail added to the Program?**

Retail uses are not allowed by zoning for either site. Development Teams may propose medical facilities or other community facility spaces separate from the residential component.

**11. Are potential community facilities offering social services intended to only serve the residents of the building or can the facility and services target a broader population?**

Social services for building residents that are part of the SARA program homeless set-aside must be provided within a space that is part of the residential component. Social services and community facility space intended to serve a broader population may additionally be provided through a separate community facility at the Development Team's discretion.

**12. Does the RFP include any competitive criteria or guidelines workforce, career opportunities, labor standards, and community hiring?**

As indicated in the RFP, Applicants must comply with NYCHA REES and Section 3 requirements. Competitive criteria in the RFP further describe training and hiring plans will be evaluated.

**13. What is the extent of NYCHA's involvement with tenant management, operations, and maintenance of the Project?**

The Project will be operated by the development team and its selected management company. NYCHA's involvement would be limited to the administration of PBVs, assuming such PBVs are issued by NYCHA.

**Kingsborough**

**14. Can a zoning lot merger between lots 175 and 1 be considered to generate additional floor area for the project?**

Respondents may assume current lot 175 and Lot 1 is part of the subject zoning lot for the zoning analysis.

**Morris**

**15. Will HPD/NYCHA waive parking requirements for this site if it is not in a transit zone?**

Zoning requires parking accessory to the residential use. Respondents proposing a scenario that does not include parking should provide a justification for why providing parking presents a significant challenge to building affordable housing on this Site and additionally provide a zoning complaint alternative scenario in brief narrative form.

## C. Contact List

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