

**The New York City Housing Authority
And
The New York City Department of Housing Preservation and
Development**

**NEXT GENERATION NYCHA:
NEXTGEN NEIGHBORHOODS
SITES IN BROOKLYN AND MANHATTAN**

**REQUEST FOR PROPOSALS
RFP 63877**

ADDENDUM 2

RFP issue date: June 30, 2016

Addendum 1 issue date: August 16, 2016

Addendum 2 issue date: September 12, 2016

Bill de Blasio, Mayor

Alicia Glen, Deputy Mayor for Housing and Economic Development



Department of
Housing Preservation
& Development

Vicki Been, Commissioner
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Shola Olatoye, Chair & CEO
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I. QUESTIONS AND ANSWERS

I. Questions and Answers

Enclosed is a summary of questions and answers that were sent to the Next Gen NYCHA email address at NextGenNeighborhoods@nycha.nyc.gov in regards to the 63877 Request for Proposals.

- 1. Can NYCHA provide zoning floor area and coverage by use for the existing buildings? Number of dwelling units? This information is necessary in order to provide the zoning analysis.**

For the purposes of this RFP please use the following for existing zoning floor area, lot coverage and dwelling units:

Development Site 1: Wyckoff Gardens

528 Existing Dwelling Units

	Zoning Floor Area	Lot Coverage
Existing Residential	564,823	27,606
Existing Commercial	0	0
Existing Community Facility	11,008	11,119

Development Site 2: Holmes Towers

537 Existing Dwelling Units

	Zoning Floor Area	Lot Coverage
Existing Residential	403,562	16,559
Existing Commercial	0	0
Existing Community Facility	11,519	11,635

- 2. Is there a site survey indicating site area, metes & bounds, easements, utilities?**

Additional maps and information of the Development Sites are included in Exhibit A of RFP: 63877 Addendum 1.

- 3. Will some portion of the new affordable units be subject to Inclusionary Housing regulations?**

New affordable units may be subject to Mandatory Inclusionary Housing. NYCHA reserves the right to maintain ownership of any inclusionary development rights generated from the Development Sites.

- 4. Regarding “Development Site 1; Wyckoff Gardens, Boerum Hill (Brooklyn)”: The site plan indicated site B is @ 25,000 sf. Based on the dimensions it is 24,850 sf. Are the dimensions or the area to guide design?**

The dimensions provided in Exhibit B of the RFP document are approximate.

- 5. Is a maximum height of 130 – 135 feet based on R8 Quality Housing a desired maximum, or can the proposal exceed this height?**

Applicants can assume design flexibility through certain height and setback modifications to achieve a more economical building envelope.

- 6. On our site visit, we noticed that there was construction / capital repair work happening on the existing Wyckoff Gardens buildings. What work is being undertaken?**

NYCHA’s Capital Projects Division is currently completing exterior brick work and roofing improvements at Wyckoff Gardens. Completion is anticipated by the end of 2016.

- 7. Do you have an existing survey or dimensioned site plan you can for the Wyckoff Gardens campus?**

A site plan of the existing Wyckoff Gardens development is included in Exhibit A of RFP: 63877 Addendum 1.

- 8. For Development Site 2, can any flexibility be assumed in regards to the application of ZR Section 23-711 Standard Minimum Distance between Buildings?**

No. All proposals must comply with the standard minimum distance between buildings.

9. Can the SARA program be used even though for the HDC portion of the financing, ELLA requires a certain percentage of three bedroom apartments?

Yes, HDC's ELLA term sheet says that "projects must have a minimum of 15% one-bedroom, 15% two-bedroom, and 15% three or more bedroom units and a maximum of 25% studio units, unless it is demonstrated that the project is located in an atypical market." A project marketed to seniors thru HPD's SARA program would be considered a demonstration of an atypical market for purposes of this requirement.

10. We understand that questions regarding the RFP were to be submitted no later than 2:00PM on August 22nd, 2016. As we evaluate this opportunity, and keeping in mind the Mayor's Vision Zero commitment, we want to ensure that both existing NYCHA residents and new tenants have access to safe, reliable transportation options in the area. In light of the City's future plans to add an additional entrance ramp on 92nd street for the marine transfer station, has the City made any decisions to relocate, add, or remove bus stops within the vicinity of the Holmes Tower site?

The City will work with the selected developer to ensure that both existing NYCHA residents and new tenants have access to safe, reliable transportation options in the area.