

351 Powers Avenue RFP Addendum

RFP Issue Date: August 18, 2022

Pre-submission Conference Date: September 13, 2022

Addendum 1 Issue Date: October 3, 2022

Addendum 2 Issue Date: October 25, 2022

Contents of the Addendum

A. RFP Submission Instructions

- B. Questions and Answers** — Enclosed are questions and answers that were sent the RFP email address from October 3, 2022 to October 21, 2022.

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 November 4, 2022. In such email, please also provide an email address for the contact person who 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 the complete submission in one PDF file and separate PDF files for each tab as well. 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_Tab X.pdf. Please limit file names to no more than 20 characters.

If you do not wish to upload the Principals' asset statements using the secure upload link, you may mail a physical copy to the address below. If you choose to mail your asset statements, please provide an expected delivery date and carrier tracking number to the RFP email address.

ATTN: Katherine Taveras

HPD Office of Neighborhood Strategies

100 Gold Street, 9X Area New York, NY 10038

B. Questions and Answers

1. **With an understanding that we are heading into closing season, has there been any discussion regarding extending the submission deadline?**

At this time the Submissions deadline remains November 18, 2022.

2. **On page 30, On the 2nd bullet under Tab G- Financing Submission, it states “For units supported by Project-Based Section 8 Vouchers (PBV), assume rental assistance at 100% of the 2022 FMR.” However, shortly after the RFP was released, HUD released the 2023 FMRs. Can we now use 2023 FMRs for any PBV units?**

Respondents may use the 2023 FMRs for PBV units.

3. **Can you please provide more detail on the intended operations of the parking? Will the DOE lease the parking spaces for its staff members or will the building be expected to lease to DOE staff members directly? If the latter, what involvement will the DOE have with the parking spaces, if any?**

Teams should propose an ownership and management structure for the parking facility. DOE and HPD are open to scenarios that are most feasible for the Project being proposed. The designated Development Team will coordinate with HPD and DOE to finalize parking arrangements.

4. **In lieu of listing a GC on the proposal, we plan to include a Construction Manager. Is the listed Construction Manager allowed to be an internal team member of the applicant entity or does it have to be a contracted 3rd party?**

Members of the Development Team may be part of the Respondent team. However, such entities making up the Respondent team can only have an equity stake in one proposal per RFP Site.

5. **If we plan to include a community space within the development, is an LOI required from a community partner/social service provider?**

The RFP does not require Letters of Interest (LOIs); however, Respondents are encouraged to include LOIs if available.