

Bedford-Stuyvesant Community Wealth and Wellness RFP Addendum

RFP Issue Date: November 20, 2020
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Addendum 1 Issue Date: January 6, 2021

Contents of the Addendum

- A. Questions and Answers** – Enclosed are questions and answers that were asked at the Pre-submission Conference, as well as questions emailed to the RFP email address.

- B. Contact Information** – Contact information is provided for those who attended the Pre-submission Conference and indicated their willingness to share their contact information.

A. Questions and Answers

General

1. Will the attendee list from the pre-submission conference be shared?

Contact information will be shared for Pre-submission Conference registrants who indicated a willingness to share their contact information during registration.

2. Will the audio and/or video recording of the pre-submission conference be shared?

No, however the presentation deck is now posted on the [RFP webpage](#).

3. Is the submission fully online? There is language about flash drives under the Submissions heading in Section V. Selection Process of the RFP.

The submission will be fully online - physical submissions and flash drives will not be accepted. Please refer to Section III. Submission Instructions in the RFP.

4. Do you anticipate the submission deadline to shift due to the COVID pandemic?

No, we do not anticipate changing the deadline for submissions

5. What kind of community facilities/commercial spaces were envisioned by the community visioning process for the sites?

Please refer to the development goals section of the RFP and the Bedford-Stuyvesant Housing Plan for more information on community preferences.

Development Team and Experience

1. Is HPD seeking joint ventures to submit responses to this RFP?

There is no preference for joint ventures. As per the RFP, qualified respondents may be for-profit, non-profit, or joint venture entities that demonstrate the experience and capacity to implement the Project in accordance with community development objectives and long-term equitable investments in neighborhoods. HPD encourages potential respondents to assemble a complete, experienced, and competitive development team.

2. With respect to the M/WBE requirements, is there a 25% goal for M/WBE participation in the project as a whole, or a 25% minimum ownership stake for an M/WBE or non-profit entity in the joint venture?

There are two separate M/WBE-related requirements for RFPs on City-owned land. The first requirement is compliance with the [M/WBE Build-Up Program](#), which requires that for projects where HPD/HDC contributes two million dollars or more, developers/borrowers must spend at least [a quarter of HPD/HDC-supported costs](#) on certified M/WBEs over the course of design and construction. The second, new requirement is for an M/WBE or eligible non-profit entity to hold a minimum 25% ownership stake in the project as part of a joint venture.

- 3. For the new M/WBE and non-profit ownership requirement, does the 25% minimum need to be held by one M/WBE or non-profit entity, or can the 25% minimum be split by more than one M/WBE or non-profit entity?**

One M/WBE or eligible non-profit entity must hold a minimum 25% ownership stake in the project – it cannot be split by more than one entity.

- 4. Can non-profit organizations be a part of more than one respondent team, either as part of the joint venture, or as a service provider or community partner?**

Members of Development Team(s) and/or neighborhood partners/service providers are allowed to participate in multiple Proposals provided they do not have an ownership stake in more than one Proposal. We highly advise that any entity participating in multiple Proposals disclose the extent of their involvement in all Proposals for which they are participating to other members of the Development Teams for such Proposals.

- 5. Is there a preference and/or competitive credit for Community Land Trusts (CLTs) on either site?**

There is no preference for CLTs. HPD encourages responses from CLTs.

- 6. With respect to the development experience requirement for a developer to have developed a mixed-use development containing at least 10 or 60 units (for Site 1 and 2, respectively) in the past 7 years, do the developments need to hold Certificates of Occupancy in order to qualify?**

Yes, the developments cited for fulfilling the development experience requirement must have a certificate of occupancy to be considered complete.

- 7. If a member of the development team has experience developing buildings containing residential units only, does the development team meet the Developer Experience Threshold Requirement?**

The Developer Experience and Capacity threshold requirement for this RFP states that a Principal of the development team must have developed a mixed-use project (a building containing residential units as well as a non-residential use – for example, retail or community facility). The mixed-use project being used to fulfill the development experience requirement must also contain the minimum number of units specified for each site in Section VI. Submission Requirements and Competitive Preferences.

- 8. Are overseas/foreign developments eligible towards the comparable development experience requirement?**

The Threshold Requirements for this RFP do not specify the geographic location of projects that qualify towards past development experience, however the development experience must be comparable to the size and scope of the RFP Sites.

Finance

- 1. Are financial proposals to assume a “not-to-exceed” (“NTE”) rule with respect to the project’s budget?**

Financial proposals must be in compliance with HPD-HDC term sheets to meet Threshold Requirements. Please also refer to the Financing and Affordability Criteria in Section VI. Submission Requirements and Competitive Preferences of the RFP.

- 2. Does the requirement for 100% of the units be affordable mean that all units must serve households below 80% AMI?**

All units must be income restricted per the term affordable housing term sheet specified by the respondent in the submission, which may include units that are above 80% AMI.

Internet Access Plan

- 1. Who pays for the internet infrastructure and the internet service? Is WiFi service required, or just the infrastructure to provide internet access.**

Respondents should propose strategies to finance the internet infrastructure as well as the internet service itself. Respondents should also propose how internet service will be provided (WiFi, or otherwise).

Other

- 1. How many hires are required through HireNYC?**

If selected, the Developer, General Contractor, and certain Subcontractors will be required to participate in HireNYC. For more information about HireNYC, see [HPD](#) and [SBS](#) websites.

- 2. Is there a preferred vendor list for internet service providers?**

No, there is no preferred vendor list.

Design

- 1. What extent of drawings (by registered architects or professional engineers) needed for the submission?**

Please refer to the Tab M portion of Section VII. Submission Content in the RFP for a list of drawings that should be included in each submission. In general, submissions should provide schematic drawings that describe and represent the project effectively. Please note that while we require illustrative graphics that communicate the building’s design approach, renderings are not required.

- 2. Can teams propose GIFs or videos as part of the design submission?**

No. We discourage submitting design materials over and above what the RFP requests under Tab M of Section VII as referred to above.

- 3. Is there an interest or preference for modular construction?**

Submissions may propose modular construction, but there is no preference for such.

Site 2 (Fulton-Saratoga)

- 1. Should development teams propose two buildings or developments, or can teams propose one building?**

The RFP states that there should be two separate developments: one development that contains at least 80 senior housing units using the HPD SARA term sheet, and a second development that contains the development program of the respondent's choosing that adheres to HPD-HDC term sheets.

- 2. Can the rear yards for the two separate developments be connected or shared?**

Yes. Respondents may propose a shared or connected rear yards along with a detailed zoning analysis.

- 3. Will the two developments be financed concurrently by HPD, or is there a preference for a phased approach?**

Submissions may propose a phased or non-phased approach, as long as the two developments are distinct in that one must be a senior housing program.

- 4. We have heard there is a new SARA term sheet being released soon. Should proposals use the existing SARA term sheet or the updated term sheet?**

Proposals should use the existing SARA term sheet that is in effect, unless otherwise instructed through a subsequent addendum.

- 5. With respect to the Community Wealth and Wellness theme of the RFP, during review, is there a specific weighting for "community wealth" as opposed to "community wellness"?**

No, the Community Wealth and Wellness theme should be viewed as a holistic one that addresses the linkages between community wealth (i.e. wealth-building and access to resources and tools) and the various resources that help bolster a community's physical, mental and social wellness. Please refer to the narrative provided under Section IV. Project Overview for more context.

- 6. Does the policy for 50% of units be reserved for residents of the local community board apply to the RFP sites?**

At this time, the community board preference is still in effect for projects using HPD term sheets, with the exception of the SARA term sheet.

- 7. Will physically or mentally disabled households be eligible to live in the eventual development?**

HPD projects are marketed in accordance with fair housing laws. As such, building owners may not discriminate based on physical or mental disability. Please refer to HPD's marketing guidelines for additional information on marketing standards and certain marketing preferences for households with special needs. Refer also to the HPD Design Guidelines for New Construction for details on accessibility requirements.

B. 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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