

Jersey Street RFP Addendum 2

RFP Issue Date: November 3, 2023

Pre-submission Conference Date: December 5, 2023

Addendum 1 Issue Date: December 20, 2023

Addendum 2 Issue Date: January 19, 2024

Contents of this Addendum:

- A. **RFP Submission Instructions**
- B. **Questions and Answers** — Enclosed are questions and answers that were sent to the RFP email address through from December 20, 2023, to January 11, 2024.

A. RFP Submission Instructions

Intent to Submit

If you intend to submit a proposal for this RFP, please send an email to JerseyStreetRFP@hpd.nyc.gov to express an intent to submit by 4:00 PM on January 26, 2024. 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.

File Format

HPD will be accepting electronic submissions only for this RFP. Electronic signatures may be used.

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.

Asset Statements

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: Benjamin Palevsky

HPD Office of Neighborhood Strategies

100 Gold Street, 9X Area

New York, NY 10038

B. Questions and Answers

1. **If a development team is comprised of multiple partners and the project will consist of multiple buildings, and the ownership of each partner in each building will vary, how should the team represent the proposed interest of each entity in Form D-1?**

If your proposal has different ownership structures for each building/phase, you may provide separate Form D-1s labeled for each building/phase, combined in the same PDF, so that we understand who all the partners and consultants are proposed to be.

2. **What is the zoning floor area assumed, for residential and commercial/community facility space respectively, in connection with the 223-unit count suggested in the RFP guidelines? Is there an approved residential zoning floor area indicated in the UDAAP?**

Per the [City Council Resolution](#), there is no residential zoning floor area assumed, and the commercial/community facility space should be approximately 16,500 square feet.

3. **Does the underlying massing (supporting 223 units) contemplate obtaining authorization from the City Planning Commission for street wall widths greater than 185'?**

HPD will not provide guidance on street wall widths. Respondents may propose street wall widths greater than 185 feet in conjunction with appropriate land use actions.

4. **Does this program (supporting 223 units) contemplate the ground floor use limitations imposed by the site's zoning (ground floor uses - for a minimum depth of 30 feet - are limited to non-residential uses except for Type 1 lobbies and entrances/exits to accessory parking facilities)?**

Proposals should comply with the ground floor use limitations regulated by zoning to the greatest extent possible, but in the event of noncompliance, please explain how the Proposal does not comply and include any land use actions that would be required as a result in Tab L – Design Narrative (page 33 of the RFP) and in other relevant parts of the Proposal.

5. **Appendix C states: "Prior to HPD's construction loan closing, a developer and or borrower requesting city subsidies must use HPD's approved form to submit information on their job outreach plans related to employment opportunities generated on the proposed project." However, I cannot seem to find the HPD approved form anywhere. Is this something that actually needs to be submitted now, or just prior to closing, and really, we should just be writing our narrative based on the criteria in the form?**

For this RFP submission, please submit concise narrative responses to the criteria outlined in the "Plan" section of the Job Outreach Form (Appendix C).

- 6. Regarding *Historical Financing Letters of Interest/Award Letters*, are you looking for things like FHLB / Reso A, etc.? Or normal bank letters like construction LOIs, LIHTC equity, LOC debt, etc.?**

HPD is looking for teams to submit evidence that they have a track record of obtaining the types of competitive financing they propose in their budget. Therefore, teams should submit award letters or letters of interest corresponding to the types of competitive financing sources they propose in their budget.

- 7. What are the instructions for submitting asset statements separately from the RFP booklet?**

See instructions above in *A. RFP Submission Instructions* (page 2).

Combined asset statements and references may be submitted by each joint venture partner (whether that be an entity, or an individual not affiliated with an entity). It should be clear which partners and references submitted correspond to which building or phase.