

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

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**AFFORDABLE HOUSING FOR  
NEXTGENERATION NYCHA SITES  
IN MOTT HAVEN, BRONX**

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**REQUEST FOR PROPOSALS  
RFP 63875**

**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**



Vicki Been, Commissioner  
Department of Housing Preservation and Development  
[www.nyc.gov/hpd](http://www.nyc.gov/hpd)



Shola Olatoye, Chair & CEO  
New York City Housing Authority  
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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 [NGN.MottHaven@nycha.nyc.gov](mailto:NGN.MottHaven@nycha.nyc.gov) in regards to the 63875 Request for Proposals.

1. The aforementioned RFP is very comprehensive and we applaud NYCHA and HPD for putting this together to address the urgent needs of the community. However, it does raise a question about the floor area available stated in the RFP for Site 1 at Betances V requiring As-of-right development under R6, versus the paragraphs mentioning up zoning to R7 for this Site as Site2 in the *Exhibit A Mott Haven Transformation* included in the package. Should we follow the *Exhibit A* or disregard contents regarding Zoning? This will affect height, number stories and floor area significantly for senior housing a/k/a Affordable Independent Residences for Seniors.
  - a. Please follow Addendum 1 and disregard statements in *Exhibit A*. As stated in Addendum 1:  
  
*There are no development rights being transferred [For Betances V, Site 1]. Block 2287, Lot 26 and Block 2287, Lot 71, and the accompanying floor area, will be merged to create a new zoning lot for the proposed development. According to the New York City Zoning Resolution, the maximum allowable floor area for the residential portion is approximately 78,000 SF using a 3.9 FAR (Affordable Independent Residences for Seniors Program, ZR 23-155), and the maximum allowable floor area is approximately 95,000 SF using a 4.8 FAR (ZR 24-11).*
2. We are working on the Site 2 Betances VI RFP and wanted to know if we can include any available air rights from the existing NYCHA building in the new proposed development.
  - a. The proposed development site for Betances VI is part of Zoning Block 2291, Lot 1. The zoning block contains two NYCHA-owned existing buildings. The first building is a one-story commercial structure which will be demolished to prepare the site for the forthcoming NextGen NYCHA building ("Development Site 2"). The second building is a five-story residential building. There are 50 residential units in the existing building. The correct residential zoning floor area on the Betances VI lot is 45,500 SF, as stated in the RFP. Please disregard the original unit count listed in the RFP, and use the 50-unit count for Betances VI zoning calculations. The site plans of the existing buildings on Block 2291, Lot 1 can be found within the RFP's *Exhibit B*. The existing residential building needs to be accounted for in Developer's zoning calculations to ensure the proposed floor area is compliant with either a R7X/C1-4 or R8/C1-4 zoning class as described in the RFP's Site 2 "Location, Site Area, and Development Rights for Project" description.
3. We are a NYCHA-certified MBE firm that provides Special Inspections and Materials Testing services. Will the successful Developer be responsible for Special Inspections and Materials Testing?
  - a. The selected applicant will be responsible for Special Inspections and Materials Testing. NYCHA and HPD strongly encourage M/WBE and non-profit developers to submit Proposals under this RFP.
4. If a vendor sends a question to NYCHA regarding procurement, and they enter the RFP number incorrectly, will NYCHA not respond to the question? Even if the title of the RFP is entered correctly?
  - a. Yes. Responses to all questions will be posted to RFP 63875 via NYCHA's Advanced Procurement System iSupplier and HPD's website. If there is a typo in the RFP number in the inquiry, NYCHA will refer to the title of the inquiry to respond to the question.

5. Are there requirements to comply with MWBE contracts in construction? Will MWBE goals be included in the contract documents as part of this project?
  - a. No, there aren't requirements for MWBE contracts in construction; however, NYCHA and HPD strongly encourage MWBE and non-profit developers to submit Proposals under this RFP.
6. After reading the Addendum we are clear on all the facts, and zoning for Betances V at R6. However, it does not respond to the confusing statements made in the in the *Exhibit A: NYCHA Make Mott Haven Transformation Plan* that also calls Betances V "Site 2" instead of "Site 1" as it is in the RFP.
  - a. Please follow Addendum 1 and disregard statements in *Exhibit A*. See question #4 above for further clarification.