

NYCHA 2.0

TRANSFER TO PRESERVE

REQUEST FOR EXPRESSION OF INTEREST
RFEI #110832

EVENT	DATE	TIME
PUBLIC ISSUE	MARCH 10, 2020	1:00PM
PROPOSERS' QUESTIONS DUE DATE	APRIL 1, 2020	1:00PM
PRE-SUBMISSION CONFERENCE DATE	APRIL 6, 2020	1:00PM
RESPONSES TO QUESTIONS DUE DATE	APRIL 15, 2020	5:00PM
SUBMISSION DEADLINE (ROLLING)	APRIL 20 -JULY 31, 2020	7/31 @ 2:00PM



The City of New York
Mayor Bill de Blasio

Vicki Been, Deputy Mayor for
Housing and Economic Development



Gregory Russ, Chair & CEO
New York City Housing Authority

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I. INTRODUCTION

In December 2018, Mayor de Blasio unveiled *NYCHA 2.0*, a comprehensive plan to preserve public housing. This plan will provide \$24 billion in vital repairs to New York City's aging public housing and ensure residents have the safe, decent and affordable homes they deserve. The ten-year plan will deliver top to bottom renovations for 175,000 residents, fund essential capital repairs across the rest of NYCHA's portfolio and launch aggressive new repair strategies to tackle lead paint, mold, elevators, heat and vermin. One of the strategies outlined in *NYCHA 2.0*, Transfer to Preserve ("TTP"), will deliver approximately \$1 billion in capital repairs through the sale of unused development rights.

The TTP strategy will sell unused development rights from NYCHA properties to facilitate development on private lots that are located on the same block as a NYCHA property using "as-of-right" transfer mechanisms. Potential buyers should maximize their bids to provide revenue that NYCHA can use to make much needed capital repairs.

The New York City Housing Authority is pleased to release this Request for Expression(s) of Interest ("RFEI") to propose possible "as-of-right" zoning lot mergers to facilitate the transfer of development rights to neighboring privately-owned land to be used for new construction or for increasing the size of an existing structure. All proposals should contemplate use of current development rights transfer mechanisms in accordance with the provisions of New York City's Zoning Resolution ("Zoning Resolution"). This RFEI is not seeking proposals that suggest new mechanisms or the creation of new districts to transfer development rights. Proposals should offer maximum bids for NYCHA's unused development rights and develop preliminary concepts for a development. In addition, Applicants should consider how their proposed project will enhance the surrounding area and the respective NYCHA campus.

Proposal selection through this RFEI indicates NYCHA's willingness to engage in negotiations and a cooperative process to assist with projects, as needed. Selected projects will be prioritized in NYCHA's TTP pipeline to the extent that project readiness and the availability of resources permits. Submissions to the RFEI may contribute to a report on the findings of this RFEI. NYCHA may select one, more than one, or none of the proposals received through this RFEI. Selection through this RFEI is in no way an obligation on the part of NYCHA or the Applicant to enter into an agreement for a proposed development rights transfer.

II. GOALS OF THE RFEI

NYCHA seeks to select proposals that fulfill the agency's goals in four key areas: Financial return to NYCHA; Development that benefits NYCHA and the City; Applicant Team Experience; and Urban Design.

1. FINANCIAL RETURN TO NYCHA

Competitive offers that maximize return to NYCHA to put towards comprehensive repairs.

2. DEVELOPMENT THAT BENEFITS NYCHA AND THE CITY

Development that contributes positively to NYCHA and the surrounding community.

3. APPLICANT TEAM EXPERIENCE

Applicant Team that has identified a feasible site for the development and brings the resources, understanding, and experience to implement the proposed Project.

4. URBAN DESIGN

Well designed building massing(s) that addresses site conditions and relates to the surrounding NYCHA development.

III. DEFINITIONS

For the purpose of this document the terms not otherwise defined herein shall have the definitions given below:

Applicant

An individual, partnership, limited liability company, corporation, joint venture, or other entity that submits a Proposal in response to this RFEI.

City Environmental Quality Review (“CEQR”)

New York City’s process for implementing the State Environmental Quality Review Act (SEQRA), by which agencies of the City of New York review proposed discretionary actions to identify and disclose the potential effects those actions may have on the environment. The CEQR Technical Manual defines how environmental testing should be conducted in order to satisfy the legal requirements of New York State’s SEQRA.

City

The City of New York

Developer

Any Applicant(s) selected by NYCHA to commence negotiations regarding the transfer of development rights proposed in response to this RFEI.

Development Team

The Developer and the professional, technical, and construction entities (e.g. general contractor, architect, engineer, legal counsel, marketing, and managing agents) that will participate in the design, development, construction, marketing, and/or management of the Project.

Discretionary Action

A discretionary action requires the review and approval of the City Planning Commission or the Board of Standards and Appeals. Zoning amendments, special permits, authorizations and variances are discretionary actions.

Floor Area

The floor area of a building is the sum of the gross area of each floor of the building, excluding mechanical space, cellar space, floor space in open balconies, elevators or stair bulkheads and, in most zoning districts, floor space used for accessory parking that is located less than 23 feet above curb level.

HUD

United States Department of Housing and Urban Development

Mandatory Inclusionary Housing (“MIH”)

As a key initiative of Mayor de Blasio’s housing plan, enacted in March 2016, MIH requires a share of new housing in medium- and high-density areas that are rezoned to promote new housing production—whether rezoned as part of a city neighborhood plan or a private rezoning application—to be permanently affordable.

Negotiation Letter

The letter sent to the selected Developer by NYCHA regarding the commencement of negotiations for the development of a Project.

National Environmental Policy Act (“NEPA”)

Signed into law on January 1, 1970, NEPA requires federal agencies to assess the environmental effects of their proposed actions prior to making decisions. Using the NEPA process, NYCHA evaluates the environmental and related social and economic effects of any proposed actions.

NYCHA

The New York City Housing Authority

Principal

An individual, partnership, limited liability company, corporation, or other not-for-profit or for-profit entity that will act as the general partner, officer, or managing member of the Applicant, or any entity, known limited partner, or other member that has at least a 10% ownership interest in the Applicant.

Resident Economic Empowerment and Sustainability (“REES”)

REES supports residents to increase their income and assets through programs, policies, and collaborations through employment and career advancement, training, financial empowerment, and business development. REES will collaborate with selected applicant teams to finalize an agreed upon hiring plan that is consistent with applicable HUD and NYCHA resident hiring policies.

Resident Engagement

The process of sharing information and gathering input from residents and other community stakeholders.

Section 18 Disposition Approval

Conveyance of a property interest in NYCHA Development Rights typically requires HUD approval under Section 18 of the United States Housing Act of 1937, as amended. HUD has promulgated regulations at 24 C.F.R. Part 970, detailing the administrative steps required for its approval of any demolition/disposition activity affecting covered public housing property. The Section 18 regulations may be found at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/24cfr970.pdf

State Environmental Quality Review (“SEQR”)

New York State’s policy requiring state and local agencies to assess the environmental impacts of certain discretionary actions.

Transferable Development Rights (“TDR”)

Development rights generally refer to the maximum amount of floor area permissible on a zoning lot. The difference between the maximum permitted floor area and the actual built floor area is referred to as “unused development rights”. Unused development rights can be sold to an adjacent property owner to facilitate a larger development, when in accordance with the Zoning Resolution.

Uniform Land Use Review Process (“ULURP”)

The process, set forth in the City Charter, prescribing the City’s land use review process, including public hearings and several levels of government approvals. Actions requiring ULURP include, among others, changes to the City Map, designation or change of zoning districts, and Special Permits within the Zoning Resolution requiring approval of the New York City Planning Commission (CPC).

Lot or Zoning Lot

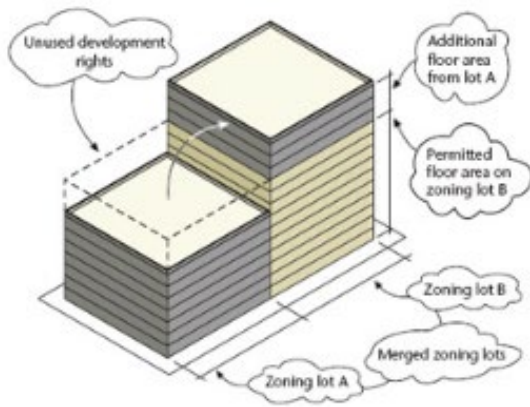
A lot or zoning lot is a tract of land comprising a single tax lot or two or more adjacent tax lots within a block. An apartment building on a single zoning lot, for example, may contain separate condominium units, each occupying

its own tax lot. Similarly, a building containing a row of townhouses may occupy several separate tax lots within a single zoning lot, or two or more detached homes on one zoning lot may each have its own tax lot.

The zoning lot is the basic unit for zoning regulations and may be subdivided into two or more zoning lots, and two or more adjoining zoning lots on the same block may be merged, provided that all resulting zoning lots comply with applicable regulations.

Zoning Lot Merger ("ZLM")

A zoning lot merger is the joining of two or more adjacent zoning or tax lots into one zoning lot. Unused development rights may be shifted from one lot to another, as-of-right, through a zoning lot merger. Property owners that are not immediately adjacent to a NYCHA-controlled lot, but are within the same block, may pursue purchasing NYCHA development rights, if the merged zoning lot contains contiguous parcels.



IV. RFEI PROCESS

Please follow the instructions and information provided in this section to ensure a complete RFEI proposal is submitted to NYCHA for review. Proposals that are not complete or not in conformance with the requirements of this RFEI will be eliminated from further consideration.

A. DEADLINE & DELIVERY

Submission Window: April 20, 2020 – July 31, 2020

Final Deadline: July 31, 2020, 2:00 p.m.

On or before the submission deadline, the Applicant must submit a Proposal in accordance with the instructions and attachments contained in this RFEI, as well as in any addenda that may be issued to the RFEI. All submissions become the property of NYCHA. Late submissions will not be accepted.

Submissions must be delivered by hand to:

New York City Housing Authority
Procurement Department
90 Church Street, 6th FL
New York, NY 10007
Attention: Yesenia Rosario

B. PACKAGE FORMAT

Title

Printed on front cover:

NYCHA TTP RFEI; Applicant Name; Project Site; Submission Date

Format

The following must be provided separately for each Site the Applicant intends to submit:

- One (1) bound original, signed by an authorized representative of the Applicant
- One (1) bound copy, tabbed with tabs running down the right-hand side. The folders should be named according to the listed titles (i.e. *TAB A – Completeness Checklist and Applicant’s Letter*).
- Two (2) flash drives containing folders with all components of the submission, and a complete searchable PDF file named according to the following convention:
YYMMDD – TTP RFEI – Applicant Name.pdf

Forms

All forms associated with the Proposal must follow the format included in this RFEI. All Forms included in *Exhibits* will be made available for download on the NYCHA website. Form B-1 (Proposal Summary), Form C-1 (Zoning Analysis), and Form H-2 (Applicant Respondent Description, if applicable) must be submitted as Excel files and in original formatting on the flash drive.

C. PRE-SUBMISSION CONFERENCE

Date: Monday, April 6, 2020

Time: 1:00-4:00pm

Location: 90 Church Street

RSVP: Please send an email to development@nycha.nyc.gov by 12:00 PM on Wednesday, April 1, 2020. RSVPs must include the name(s), email address(es), and name of affiliated organization of all individuals who will attend the conference. Please include the subject line "TTP RFEI Pre-Submission RSVP".

NYCHA strongly recommends that interested Applicants attend this pre-submission conference, as this will be an opportunity to ask questions and receive answers in person. Responses to all inquiries will be collectively provided at the pre-submission conference and in an addendum, posted on NYCHA's Website and sent to all prospective Applicants. Any updates and/or additional communications regarding this RFEI will also be posted to: <http://www1.nyc.gov/site/nycha/business/request-development-proposals.page>

D. COMMUNICATIONS AND INQUIRIES

All communications and inquiries regarding this RFEI are to be directed in writing, via email, to development@nycha.nyc.gov

Responses to all inquiries will be collectively provided in an addendum that will be posted on NYCHA's website and sent to all registered prospective Applicants after the pre-submission conference. All written questions must be submitted by April 1, 2020 to be included in the RFEI addendum.

E. MODIFICATIONS

An Applicant may submit a complete modified Proposal to replace all or any sections of a previously submitted Proposal up until the submission deadline. Neither NYCHA personnel will insert pages or otherwise modify the Applicant's Proposal. The Applicant has the full responsibility for ensuring that its final Proposal has been submitted in the desired form by the submission deadline. The front cover of a modified Proposal must identify the submission as a modified proposal and include the date on which the modified Proposal is submitted.

Modifications received after the submission deadline due date will not be considered. If NYCHA determines, upon review of a Proposal, that any items are missing and/or incomplete, NYCHA, in their sole discretion, by written notification given to the Applicant, may permit the Applicant to provide or clarify such items. Failure to provide complete information in a timely fashion could result in rejection of the Proposal.

F. RFEI ADDENDA

NYCHA reserves the right to amend or withdraw this RFEI at any time. In order to be considered, Proposals must conform to any amendments that may be issued to this RFEI. Amendments may include, without limitation, any requirements and terms or conditions contained in this RFEI. NYCHA will advise each Applicant of any clarifications or revisions. If, in NYCHA's judgment, additional time is required for Applicants to prepare their Proposals, NYCHA reserves the right to grant an extension of the deadline for submission of a Proposal, and such extension will then be granted to all Applicants.

G. REFERENCES AND REQUESTS FOR FURTHER INFORMATION

Submission of a Proposal shall constitute permission from the Applicant for NYCHA to make such inquiries concerning the Applicant as NYCHA deems necessary. NYCHA reserves the right to communicate with any of the Applicants, but NYCHA is not obligated to do so. NYCHA may discuss the Proposals of any Applicants concurrently or sequentially, as NYCHA may determine. No Applicant has any rights against NYCHA solely arising from any such invitation to a discussion, or from any negotiations that may arise pursuant to the discussions.

Applicants must comply with all requests for information and, if requested by NYCHA, appear for presentations or discussions. If any Applicant fails to do so within the time period given (or within any time extension that NYCHA may grant), NYCHA may deem this as a failure and act of non-compliance with the RFEI, which will permit NYCHA to select another Applicant or to solicit new Proposals. In furtherance and not in limitation of the foregoing, before a final selection is made, an Applicant may be required to produce more detailed information concerning the professional background of those persons who own and manage such Applicant, a report on the financial background of such Applicant, and information concerning the nature and status of any past or pending threatened charges or actions (including lawsuits, criminal or disciplinary actions, administrative proceedings by any governmental or regulatory agency or bankruptcy action) against such Applicant or any of its partners, directors, officers, employees, shareholders, subsidiaries, or affiliates, as the case may be.

H. SELECTION

Selection of an Applicant under this RFEI means only that NYCHA will commence negotiations with such Applicant regarding the Proposal for the as-of-right transfer of unused development rights.

I. LOBBYING AND ADVOCACY

In order to preserve and maintain the integrity of the selection process, NYCHA will not consider or accept any advocacy or letters of support from any person or organization, including elected officials, attempting to influence the selection process.

J. NEGOTIATION LETTER

Upon such selection, NYCHA will send written notification (“Negotiation Letter”) to the Developer regarding the commencement of negotiations. This Negotiation Letter will set forth certain information regarding the Project and procedures that will form the basis for such negotiation.

Each Proposal must include an Applicant’s Letter (Form A-2), signed on behalf of the Applicant by a Principal. NYCHA reserves the right to terminate negotiations with or without cause after the issuance of such Negotiation Letter.

K. DISCLOSURE

The Developer who receives a Negotiation Letter from NYCHA must thereafter disclose all previous participation in NYCHA and City-assisted projects. Such entity or entities and all Principals thereof will each be required to submit completed Entity and Individual Disclosure Statements. NYCHA will provide copies of these forms upon request to any Applicant.

L. NO OBLIGATION

This RFEI does not represent any obligation or agreement whatsoever on the part of NYCHA, nor does it represent any obligation on the part of NYCHA to issue a Negotiation Letter, to enter into negotiations with a Developer, and/or to award an agreement pursuant to this RFEI. Any obligation, commitment, or agreement on the part of NYCHA may only be incurred after NYCHA and the Developer enter into a written agreement(s) approved by the NYCHA Board and HUD for the conveyance of the unused development rights at closing. NYCHA may use the Proposals submitted pursuant to this RFEI as a basis for negotiation with Applicants as they deem appropriate and may use the Proposals solely as basis for gauging interest in the conveyance of the unused development rights and determining whether to issue a subsequent RFP or RFEI for the conveyance of the unused development rights. NYCHA may reject at any time any or all Proposals, amend or withdraw this RFEI in whole or in part, negotiate with one or more Applicants, and/or negotiate and dispose of the unused development rights on terms other than those set forth herein (including to parties other than those responding to this RFEI). NYCHA may also, at any time, waive compliance with, or change any of the terms and conditions of this RFEI, and allow, and consider, modifications or additions to selected Proposals. All determinations as to the completeness or compliance of any Proposals with the requirements of this RFEI, or as to the eligibility or qualification of any Applicant, will be within the discretion of NYCHA.

M. FOIL

All Proposals and other materials submitted to NYCHA in response to this RFEI may be disclosed in accordance with the standards specified in the Freedom of Information Law, Article 6 of the Public Officers Law ("FOIL"). The Applicant submitting a Proposal must designate those portions of the Proposal that it believes are exempt from FOIL. This characterization shall not be determinative but will be considered by NYCHA when evaluating the applicability of any exemptions in response to a FOIL request.

N. REVIEW CRITERIA

NYCHA will review proposals comprehensively based on the goals of the RFEI with a focus on financial return to NYCHA. Details on specific aspects of each criteria are outlined in the Review Criteria Table on the next page.

REVIEW CRITERIA TABLE

Financial Return to NYCHA

Proposals will be evaluated principally on the amount of revenue generated for NYCHA from the disposition of development rights to be used for NYCHA capital repairs.

Development that benefits NYCHA and the City

Proposals will be evaluated on:

- The implications of the disposition on any possible future development scenarios for NYCHA (i.e. ability to develop a new building and/or redevelop within the campus); and
- How the disposition of development rights would facilitate a development that contributes to the NYCHA campus and surrounding community; and
- How the building program furthers citywide housing, economic development and other goals.

Applicant Team Experience

Previous development experience will be evaluated as it reflects the Applicant's demonstrated ability to successfully carry out a quality project of this type, size, and complexity in a timely manner. Among the factors that will be considered are:

- Applicant's history of delivering quality projects on time and within budget;
- Quality of construction and design in projects completed or currently being built by the Applicant and/or its Principals;
- Demonstrated commitment and successful track record of tangible investments in community and economic development;
- Design experience of the Applicant will be taken into consideration.

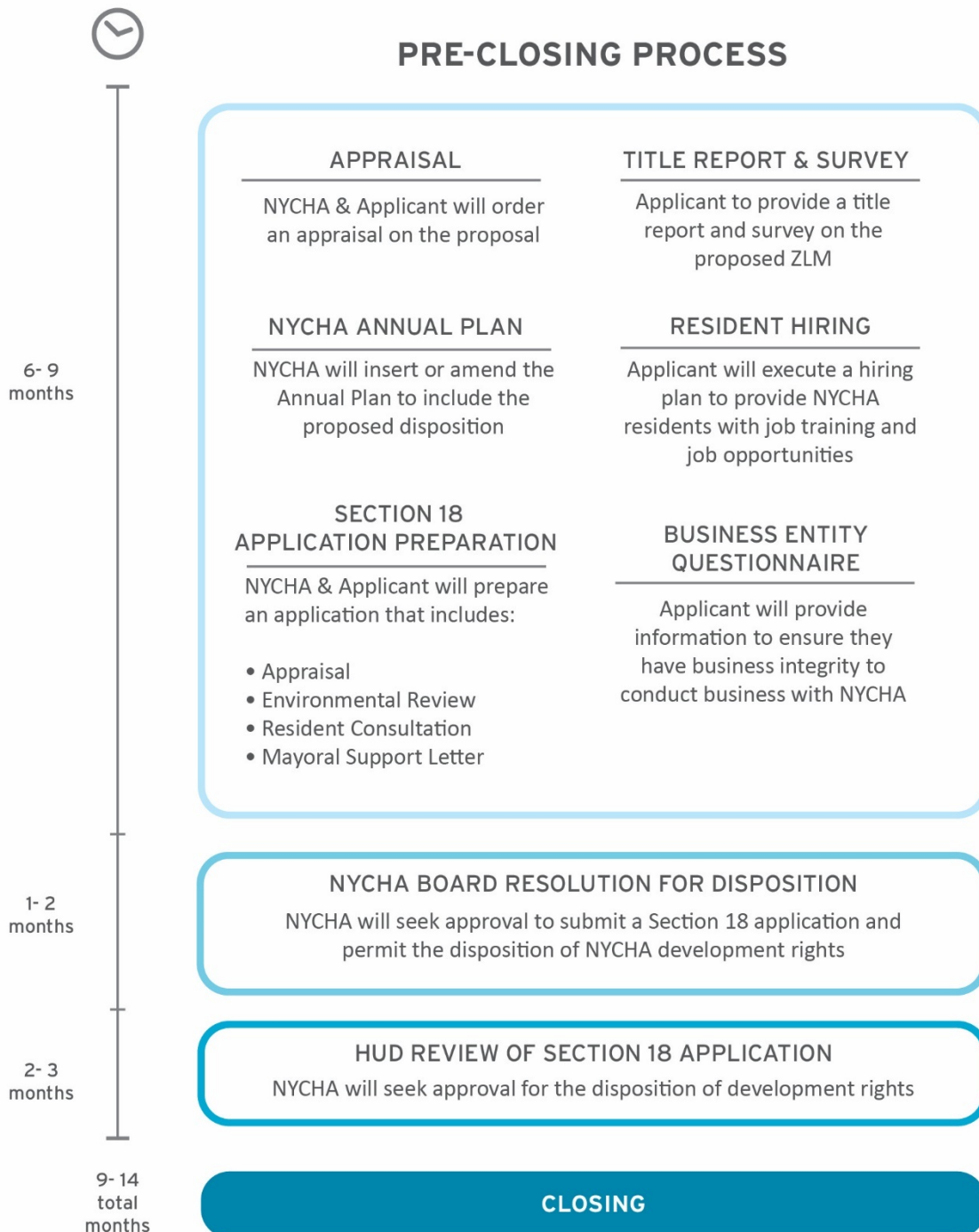
Urban Design

Proposals will be evaluated on how the new development integrates and responds to the surrounding area and the existing NYCHA campus. Site planning, building arrangement, massing, and streetscape treatment will be considered.

- If optional items are submitted, additional consideration will be given to the proposals on quality of design, to the extent which they demonstrate creativity and insight in their solution to site conditions, relationship to the surrounding NYCHA development, quality of construction, innovative use of materials and construction technology, sustainability, and potential long-term viability within reasonable cost parameters.

V. PRE-CLOSING AND APPLICANT OBLIGATIONS

After proposals are selected, Applicants will begin pre-closing. The diagram below shows the general pre-closing process; however, the negotiation letter may change, alter or account for any exceptions to the process. The Applicant will be responsible to all costs associated with pre-closing. Further details on each item are explain in this section.



A. APPRAISAL

A Fair Market Value (FMV) appraisal of the value of the unused development rights proposed for disposition, with the cost of appraisal to be covered by the developer, is required. Additional appraisals may be warranted if an extended amount of time (approximately 12 months) passes between the date that the appraisal was issued and the closing date, or otherwise at NYCHA's sole discretion.

B. TITLE REPORT

The Applicant is responsible for providing a title report for the properties within the proposed ZLM, including NYCHA land.

C. SURVEY

The Applicant is responsible for surveying the properties within the proposed ZLM, including NYCHA land.

D. NYCHA ANNUAL PLAN INSERTIONS AND AMENDMENTS

NYCHA is required to submit a statement of planned disposition activities that encompass the proposed project in the Annual Plan. The process for developing the Annual Plan begins the year prior with meetings held with the Resident Advisory Board (RAB) that usually start in January. NYCHA must present projects subject to the Section 18 regulations to the RAB before they are released for public review in a draft Annual Plan. The Annual Plan, including any proposed disposition activities, must be made available for public review for 4 days before the public hearing. After the public hearing, the Annual Plan is submitted to the NYCHA Board for review and approval and are then submitted to the local HUD office for approval. NYCHA must include the agency's responses to the comments from the RAB and the public on the proposed activities in a required attachment in the Annual Plan.

The Section 18 Application can only be submitted for a project with a description of the proposed development that has been included in an approved Annual Plan. In rare cases, NYCHA may expedite a Section 18 application for a worthwhile project not yet listed in the Annual Plan, in such a case, however, NYCHA is required to make a significant amendment to the Annual Plan, that follows the same process described above. The significant amendment process can run concurrently with the Annual Plan process (use the same RAB meetings and public hearing) or can be held at any other time of the year. The significant amendment process requires meeting with the RAB, releasing the significant amendment for a public review period of 45 days, conducting a public hearing and a board resolution approved by NYCHA's Board of Directors.

E. BUSINESS ENTITY QUESTIONNAIRE (BEQ) AND VENDOR NAME CHECK (VNC)

The BEQ form collects information from Applicants seeking to participate in a NYCHA proposed project to ensure that NYCHA selects entities that have the requisite business integrity to conduct business with the agency. In addition to the Principals listed on the form for the BEQ, individuals on the Housing Committee of the Board of Directors (or those responsible for overseeing real estate transactions or housing decisions) will also be reviewed by NYCHA's Inspector General ("IG"). The General Contractor, Managing Agent, and any Social Services Providers must also complete the BEQ/VNC process. Entities created for the sole purpose

("SPEs") of the proposed project are not required to complete the BEQ/VNC process so long as all interested parties in the SPEs have been vetted.

F. SECTION 18 APPLICATION

Disposition of public housing assets, including buildings, vacant land and development rights owned by NYCHA, is subject to Section 18 of the U.S. Housing Act of 1937, as amended and 24 CFR 970.

G. ENVIRONMENTAL REVIEW

To submit a Section 18 application, NYCHA must undergo an environmental review process to ensure that the proposed project will not have an adverse impact on the residents, community, and surrounding environment. Because NYCHA is both a New York State public-benefit corporation and a federally funded Public Housing Authority, it is subject to the State Environmental Quality Review Act ("SEQRA") and the National Environmental Policy Act ("NEPA"). As mandated by SEQRA, the City Environmental Quality Review (CEQR) is the process by which New York City agencies determine what effect, if any, a discretionary action may have upon the environment. For conservative analysis purposes, NYCHA will require that the proposed project be assessed in accordance with CEQR methodologies as per the 2014 CEQR Technical Manual.

NYCHA works closely with the New York City Department of Housing Preservation and Development (HPD) throughout the environmental review, in part because under 24 CFR Part 58, HPD is required to serve as the Responsible Entity for any federal actions undertaken by NYCHA as Lead Agency. These three environmental processes—SEQRA, CEQR, and NEPA—have overlapping requirements, and NYCHA will coordinate with Applicants to ensure a timely review. The attainment of environmental clearance is typically the longest step in the Section 18 approval timeline.

1. CLASSIFICATION OF ACTION

The first step of the process is to determine what level of environmental review is needed. Under SEQRA and CEQR, proposed actions are classified as either Type I, Type II or Unlisted. Most development projects are classified as Unlisted or Type I and require the completion of a SEQRA and CEQR Environmental Assessment Statement (EAS) forms.

NEPA has its own classification system to determine the level of federal review: Exempt; Categorically Excluded Not Subject To 58.5 ("CENST"); Categorically Excluded Subject To 58.5 ("CEST"); or Environmental Assessment (EA). Most development projects require the completion of a NEPA EA, which triggers further environmental review in the form of a statutory checklist, an environmental review, and other required forms.

2. ENVIRONMENTAL ASSESSMENT STATEMENT

The NEPA EA and SEQRA and CEQR EAS forms describe the proposed action and provide an initial analysis of its potential effects on the environment. The Applicant will be responsible for retaining a reputable environmental consultant, preparing and submitting all environmental documents, and funding the cost of the studies and analyses required for completion of CEQR, SEQRA and NEPA. The CEQR assessment must consider all city, state and federal discretionary approvals including ULURP approvals. When

necessary, the Applicant will be responsible for preparing associated environmental studies which could include, but are not limited to, Phase I and Phase II Environmental Site Assessments, Phase IA and IB archaeological assessments, and noise/acoustical studies.

The purpose of the EA and EAS is to assist the lead agency, in this case NYCHA, in screening for technical areas which warrant further analysis. After environmental assessments are completed for such technical areas, the Applicant is responsible for creating a remediation plan to address any environmental impacts. If no significant impacts are anticipated after remediation, a Negative Declaration (“NegDec”) is issued, signaling completion of the CEQR/SEQRA process. Positive declarations trigger the Environmental Impact Statement (“EIS”) process, which requires further assessment of the cumulative impacts of the proposed project.

3. ENVIRONMENTAL CLEARANCE

NYCHA and HPD must review all corresponding environmental review documents. If the proposed action is found to not have significant adverse impacts on the environment, NYCHA creates a Negative Declaration letter for the CEQR/SEQRA and HPD creates a Finding of No Significant Impact (“FONSI”) letter for the NEPA EA. The developer must then publish the FONSI in a Spanish and an English newspaper for one day and solicit public comments for 15 days. If substantive CEQR-related public comments are received, the developer and all involved agencies must consider the public comments before issuing the final EAS documents. If no comments are received, HPD will complete the Request of Release of Funds (“RROF”) and send the RROF package to HUD. HUD then has 15 days to review and approve the Environmental Review Record (“ERR”), as well as, provide an Authority to Use Grant Funds (“ATUGF”). The ATUGF finalizes the environmental review process and acts as the environmental clearance document necessary for the submission of the Section 18 application.

4. ENVIRONMENTAL IMPACT STATEMENT

If NYCHA and HPD determine that the proposed action will result in significant adverse impacts, NYCHA will create a Positive Declaration (“PosDec”) letter and HPD will create a Finding of Significant Impact (“FOSI”) letter. This results in further scoping of the proposed project’s technical areas in an EIS. An EIS is a much more comprehensive document. An EIS requires a much more comprehensive discussion of the reasonable alternatives, and a look at the cumulative impacts of the proposal along with all existing and reasonably foreseeable future development within the project area.

The Developer will be responsible for implementing all remedial measures identified in connection with the redevelopment of the Development Site as determined by NYCHA or any applicable governmental authority having jurisdiction. NYCHA does not make any representation or warranty whatsoever regarding the condition of the Development Site or the suitability for the uses contemplated by this RFEI.

H. RESIDENT CONSULTATION

Section 18 requires NYCHA to consult the resident association on the disposition of land or unused development rights. Evidence of consultation, which includes meeting minutes, written questions and answers, and a Letter of Acknowledgement of Consultation, are required in the Section 18 application. NYCHA will coordinate with Applicants to schedule resident consultation meetings with the Resident Association and

the Citywide Council of Presidents (CCOP). The Applicant will be responsible for creating presentation materials that summarize the project and leading the meeting with support from NYCHA.

I. MAYORAL SUPPORT LETTER

NYCHA is required to submit proof of consultation with local elected officials, generally evidenced to HUD by a letter from the Deputy Mayor.

J. RESIDENT HIRING

The Applicant is responsible for executing a NYCHA approved hiring plan to provide NYCHA residents with construction job training and employment opportunities as well as permanent jobs in construction or building/community facility operation. NYCHA's Office of Resident Economic Empowerment and Sustainability ("REES") will work with the Applicant on resident recruitment, training and employment in accordance with applicable HUD and NYCHA resident hiring policies.

K. NYCHA BOARD RESOLUTION

Approval Section 18 requires NYCHA board approval to permit submission of a Section 18 application and, subsequent to HUD approval, to permit the disposition or lease conveyance.

L. HUD APPROVAL

1. PARTIAL RELEASE OF DECLARATION OF TRUST

Upon receipt of Section 18 approval from HUD, NYCHA will request HUD NY Office to issue a Partial Release of Declaration of Trust for the area or unused development rights approved for disposition. This item is required as part of the closing documentation.

2. CERTIFICATION OF COMPLETED DISPOSITION

Upon completion of disposition, NYCHA is required to provide the HUD NY Office with a letter certifying completion of the approved disposition.

M. OTHER APPLICANT OBLIGATIONS AND REGULATIONS

1. COMMUNITY OUTREACH

NYCHA is committed to transparent resident engagement and community outreach. The Applicant will participate in required public forums, hearings, and briefings with NYCHA residents, the Community Board, elected officials, City agencies, and other organizations, as needed.

2. PUBLIC LAND USE APPROVALS

Where applicable, NYCHA may be the co-applicant for the Developer's ULURP application, aiding the Developer in preparing the land use application and supporting documentation for the Project. ULURP is not triggered by the disposition of NYCHA development rights or land but may be required for other types

of land use actions. Pre-Closing process and timeline will be adjusted to account for discretionary approval processes.

3. FAIR HOUSING REQUIREMENTS

The Applicant is required to comply with all applicable Federal, State, and local laws, orders, and regulations prohibiting housing discrimination.

VI. RFEI SUBMISSION REQUIREMENTS

Each Applicant must submit the forms and supporting documentation described below. Each copy of the submission must be tabbed as indicated below, with tabs running down the right-hand side of the binder. Submissions that are incomplete or not in conformance with the requirements of this RFEI will be eliminated from further consideration.

A. CONTENT OVERVIEW

TAB	CONTENT	FORMS
A	Completeness Checklist and Applicant's Letter	A-1, 2
B	Proposal Summary and Narrative	B-1
C	Zoning Analysis	C-1
D	Site Plan and Massing Diagram	
E	Area Map and Tax Map	
F	Deed Copy and Owner's Consent	
G	Zoning Lot Merger Consent Letters (if applicable)	
H	Applicant Description	H-1, 2
I	NYCHA General Resident Hiring Plan	I-1
J	NYCHA Business Entity Questionnaire	J-1
K	Architectural and Urban Design Drawings	(OPTIONAL)
L	Other Members of Development Team Information	(OPTIONAL)

- Tabs must be in the order specified above and run down the right-hand side of the bound original and copy.
- Forms are available for download from the NYCHA website
- All forms must comply with the format associated with said form.
- All architectural plans must be on paper no larger than 11" x 17," and must be legible.
- Plans and documents must be in formats and paper size that are simple to copy/reproduce.

B. CONTENT DETAILS

TAB A – Completeness Checklist and Applicant's Letter

- Form A-1.* Completeness Checklist
- Form A-2.* Applicant's Letter printed on Applicant's letterhead and signed by an authorized representative.

TAB B – Proposal Summary and Narrative

- Form B-1.* The Proposal Summary must provide a complete synopsis of the submission's major elements: information on the development site and NYCHA campus, proposed transaction, proposed development and design.

NOTE: Submit Proposal Summary in excel format.

- The Narrative must provide a comprehensive overview of the salient elements of the proposal and explain how the project achieves the goals of the RFEI. Narrative must be limited to five (5) pages maximum. The narrative should describe the various components including:
 - Competitive offer for the proposed transaction and requested amount of unused development rights.
 - Development program, including residential, commercial/community facility (if applicable), open space (if applicable), and other land uses.
 - Design description of the preliminary design that succinctly articulates the design approach to achieving the Project vision and goals. The narrative may cite various elements or illustrations within the submission package.
 - Development Experience that makes the team suited to developing, operating and managing urban projects
 - Special considerations explaining any unique circumstances, additional requests or other actions needed to facilitate the transaction.

TAB C – Zoning Analysis

- *Form C-1.* A detailed zoning computation with an analysis to demonstrate compliance with the assumed zoning. The analysis must cite pertinent sections of the zoning resolution. The analysis must include, at a minimum, the assumed zoning and uses; and the proposed and allowable/required (1) floor area ratio and zoning floor area (total and by use); (2) height and setbacks; (3) lot coverage/open space; (4) yard requirements; (6) unit density and (7) parking and loading, etc.

NOTE: The zoning analysis must be certified by a registered architect prior to closing.

TAB D – Site Plan and Massing Diagram (Axonometric)

- Site Plan Diagram that is clearly illustrates a dimensioned zoning lot; building foot prints; yards; wide and narrow streets; zoning districts; street trees; open space, plazas; curb cuts; and parking areas. For detailed guidance on formatting, please use NYC DOB’s Zoning Diagram Guide: (https://www1.nyc.gov/assets/buildings/pdf/zd1_guide.pdf)
- Massing Diagram (Axonometric) that depicts dimensioned building height, dimensioned street wall heights and setbacks, permitted obstructions, and sky exposure plane. For detailed guidance on formatting, please use NYC DOB’s Zoning Diagram Guide: (https://www1.nyc.gov/assets/buildings/pdf/zd1_guide.pdf)

NOTE: The site plan and massing diagram must be certified by a registered architect prior to closing.

TAB E – Area Map and Tax Map

- Area Map. The Area Map is used to understand the land uses and zoning districts within the proposed development site and the surrounding 600 feet. The maps should include: the NYCHA campus and the proposed development site; land uses (following NYC DCP land use colors); zoning district boundaries, commercial overlay zoning districts and zoning special districts; streets, highways, railroads, and other public ROW and Waterways; sidewalks; building footprints; tax lots; tax block numbers; parks and open spaces; and transit information. Furthermore, within the 600-foot boundary only, please include: street widths and directions; and the number of floors for buildings. For detailed guidance on formatting, please use NYC DCP’s Standards: (https://www1.nyc.gov/assets/planning/download/pdf/applicants/applicant-portal/area_map_standard.pdf)

- Tax Map. The Tax Map is an official document published by the NYC Department of Finance (DOF) that show a block, or pertinent portion of a tax block, with all official tax lots displayed. Each tax lot is displayed with the appropriate tax lot number and is dimensioned. A tax map must be secured from the NYC DOF website in digital or printed format. The Tax Map should not be modified to change the area shown on the map; however, the tax map must be modified with symbols to note where the proposed receiving site and NYCHA campus are located.

TAB F – Deed Copy and Owner’s Consent

- Provide evidence of proof of ownership for the proposed development site by submitting a copy of the deed.
- If the Applicant is not the property owner, a notarized authorization by the property owner must be submitted. The owner’s statement should explain that he/she is fully aware of the actions concerning the property that is being requested by the Applicant.

TAB G – Zoning Lot Merger Consent Letters (if applicable)

- Zoning Lot Merger Consent Letters. If the proposed ZLM includes additional tax lots, not controlled by the Applicant, to facilitate the transfer of development rights from NYCHA to the subject development site, the Applicant is required to provide notarized authorization by each property owner within the proposed ZLM boundary. These letters should explain that respective property owners are fully aware of the proposed ZLM concerning their property.

NOTE: The zoning lot merger must be executed prior to closing.

TAB H – Applicant Description

- Form H-1*. Development Team Information and Applicant Questionnaire, signed by Principal (if joint venture, principal of each entity must sign)
- Form H-2*. Development Experience

TAB I – NYCHA Resident Hiring Plan

- Form I-1*. NYCHA promotes generating economic opportunities for its residents. Applicants should share their initial ideas on the types of employment and training that may be created from the project and available for NYCHA residents.

NOTE: The form is a draft for the RFEI submission and will be finalized prior to closing.

TAB J – NYCHA Business Entity Questionnaire (“BEQ”)

- Form J-1*. The BEQ form collects information from Applicants seeking to participate in a NYCHA proposed project to ensure that NYCHA selects entities that have the requisite business integrity to conduct business with the agency. Owners of the proposed development site should complete the form.

NOTE: The form is a draft for the RFEI submission.

TAB H – Architectural and Urban Design Drawings (OPTIONAL)

Preliminary plans and drawings must provide a clear understanding and comprehensive illustration of the design approach. Plans and drawings are to be at a concept design level typically included as part of the preliminary Schematic Design phase for architectural services. All materials must be on paper size of 11” by 17”, or smaller, and must be easily reproducible. Additional drawings may include:

- o Site Plan

- Site Connectivity Plan
- Circulation and Open Space Plan
- Floor Plans and Typical Unit Plans
- Elevation Drawing
- Site Section Drawings
- Building Section Drawings
- Illustrative Renderings

TAB K – Other Members of Development Team, if known (OPTIONAL)

- Submit marketing materials, narrative statements, and/or portfolio list in graphic format that clearly describes relevant experience and work on similar projects completed within the last seven (7) years. Other Member of Development Team may include, if known:
 - Architect and Engineer, other members of the Design Team
 - Construction Manager
 - Real Estate Attorney and Land-Use Attorney
 - Community Service or Program Provider
 - Affordable housing marketing and Leasing/Sales Agent

VII. RFEI CONDITIONS, TERMS, AND LIMITATIONS

The submission is subject to the specific conditions, terms, and limitations stated below: All determinations regarding this RFEI are at the sole discretion of NYCHA.

The proposed Project must conform to, and be subject to, the provisions of the Zoning Resolution, Building Code, and all other applicable laws, regulations, and ordinances of all Federal, State, and City authorities having jurisdiction, as the same may be amended from time to time.

Valid permits and approvals, as required by City, State, and Federal agencies, must be obtained by the Applicant prior to commencing work.

The commencement of negotiations with an Applicant will depend on satisfaction of the additional documentation and review requirements described in this RFEI, and will be subject to the subsequent approval of the Mayor.

No transaction will be consummated if any Principal of any selected Applicant is in arrears, or in default upon any debt, lease, contract, or obligation to the City or NYCHA, including without limitation, real estate taxes and any other municipal liens or charges. NYCHA may refuse to review any submission by any such Applicant.

The Applicant and any contractor it retains must pass any applicable government background check before closing.

No commission for brokerage or any other fee or compensation will be due or payable by the City and/or NYCHA, and the submission to this RFEI will constitute the Applicant's undertaking to indemnify and hold the City and NYCHA harmless from and against any such claim for any such fee or compensation based upon, arising out of, or in connection with any action taken by the Applicant, the selection of the Applicant's submission and invitation to the Applicant to respond to this RFEI, the conditional designation of an Applicant pursuant to this RFEI, or the sale of the Site(s).

The City and/or NYCHA is not obligated to pay, nor shall in fact pay, any costs or losses incurred by any Applicant at any time, including the cost of responding to the RFEI.

This RFEI and subsequent submission do not represent any obligation or agreement whatsoever on the part of the City and/or NYCHA. Any obligation or agreement on the part of the City and/or NYCHA may only be incurred after the City executes a written agreement approved as to form by the Corporation Counsel and/or NYCHA's Law Department. NYCHA is under no legal obligation to convey the unused development rights through a competitive process. NYCHA may use the submissions pursuant to this RFEI as a basis for negotiation with Applicants as NYCHA deems appropriate. NYCHA may reject at any time any or all submissions, amend or withdraw this RFEI in whole or in part, negotiate with one or more Applicants, and/or negotiate and dispose of the unused development rights on terms other than those set forth herein (including to parties other than those responding to this RFEI). NYCHA may also, at any time, waive compliance with or change any of the terms and conditions of this RFEI, entertain modifications or additions to selected submissions.

All determinations as to the completeness or compliance of any submissions, or as to the eligibility or qualification of any Applicant, will be within the sole discretion of NYCHA.

This RFEI and any agreement resulting there from are subject to all applicable laws, rules, and regulations promulgated by any Federal, State, or municipal authority having jurisdiction over the subject matter thereof, as the same may be amended from time to time.

VIII. CONFLICTS ON INTEREST

Current and former employees of the City of New York may respond to this RFEI only in accordance with Chapter 68 of the New York City Charter governing ethics and conflicts of interest affecting City personnel. Section 2604(c) (7) of the City Charter contains specific prohibitions that exclude enumerated groups of employees from participating in the sales process. In addition, current NYCHA employees may not respond to this RFEI.

Persons in the employ of the City considering a submission are advised that opinions regarding the propriety of their purchase of City-owned property may be requested from the New York City Conflicts of Interest Board. This body is empowered, under Section 2602 of the City Charter, to issue advisory opinions on conflict of interest questions and other matters of ethical considerations. It is not necessary, however, that such an opinion be obtained prior to responding to this RFEI.

Former employees of the City of New York are also advised that the City Charter imposes certain restrictions on post-employment and business relationships with the City. Such individuals are advised to consult the specific provisions on this issue contained in the City Charter.

IX. EXHIBITS - PROPOSAL FORMS

FORM A-1 COMPLETENESS CHECKLIST

FORM A-2 APPLICANT'S LETTER

FORM B-1 PROPOSAL SUMMARY

FORM C-1 ZONING ANALYSIS

SITE PLAN DIAGRAM SAMPLE (DOB STANDARD FORMAT)

MASSING DIAGRAM SAMPLE (DOB STANDARD FORMAT)

AREA MAP SAMPLE (DCP STANDARD FORMAT)

TAX MAP SAMPLE (DOF MAP)

FORM H-1 DEVELOPMENT TEAM INFORMATION AND APPLICANT
QUESTIONNAIRE

FORM H-2 DEVELOPMENT EXPERIENCE

FORM I-1 NYCHA GENERAL RESIDENT HIRING PLAN

FORM J-1 NYCHA BUSINESS ENTITY QUESTIONNAIRE

Form A-1: Completeness Checklist

Before completing the following forms, please see instructions in **RFEI Submission Requirements**.

Tab	Form	X
A	Completeness Checklist and Applicant's Letter	
	1. Completeness Checklist (Form A-1)	
	2. Applicant's Letter (Form A-2)	
B	Proposal Summary and Proposal Narrative	
	1. Proposal Narrative (provided by Applicant)	
	2. Proposal Summary (Form B-1)	
C	Zoning Analysis (Form C-1)	
D	Site Plan and Massing Diagram	
	1. Site Plan Diagram (DOB standard format)	
	2. Massing Diagram (DOB standard format)	
E	Area Map and Tax Map	
	1. Area Map (DCP standard format)	
	2. Tax Map (DOF Map)	
F	Deed Copy and Owner's Consent	
	1. Deed Copy for evidence of proof of ownership (provided by Applicant)	
	2. Notarized Authorization letter from Owner (provided by Applicant)	
G	Zoning Lot Merger Consent Letters (if applicable)	
H	Applicant Respondent Description	
	1. Development Team Information and Respondent Questionnaire (Form H-1)	
	2. Development Experience and Current Workload (Form H-2)	
I	NYCHA General Resident Hiring Plan (Form I-1)	
J	NYCHA Business Entity Questionnaire (Form J-1)	
K	OPTIONAL - Architectural and Urban Design Drawings (provided by Applicant)	
L	OPTIONAL - Other Members of Development Team (provided by Applicant)	

NYCHA 2.0: Transfer to Preserve

Form A-2: Applicant's Letter

New York City Housing Authority
Procurement Department
90 Church Street, 6th Floor
New York, New York 10007

Re: Proposal in Response to *Transfer to Preserve* RFEI

Dear Mr. Jonathan Gouveia:

This letter is being submitted in connection with the undersigned Applicant's proposal ("Proposal") submitted in response to the Request for Expression of Interest ("RFEI") issued by the New York City Housing Authority ("NYCHA") for the Transfer to Preserve RFEI. Capitalized terms used in this letter and not otherwise defined shall have the meanings assigned to them in the RFEI.

The Applicant confirms that it has received, read, and understands the provisions of the RFEI. The Applicant further acknowledges, agrees, and understands that if the Applicant is selected as the Developer under, and pursuant to the terms of, the RFEI for disposition of unused development rights ("Development Rights") such selection will mean only that NYCHA will commence negotiations with such Developer regarding the sale of development rights.

The Applicant acknowledges, agrees, and understands that any negotiations with NYCHA pursuant to the RFEI will be subject to the following terms and conditions:

1. The commencement of negotiations will not represent any obligation or agreement on the part of the City and NYCHA, which may only be incurred or entered into by a written agreement which has been (i) approved as to form by the Corporation Counsel and/or NYCHA's Law Department, (ii) approved by HUD, and (iii) duly executed by the Applicant and NYCHA.
2. The Applicant will not have permission to enter upon NYCHA land without NYCHA's prior written approval, which permission will only be granted, if at all, in the form of a license agreement duly executed by the Applicant and NYCHA. The execution of any such license agreement, if it occurs, will only indicate that NYCHA has granted permission for the Applicant to enter onto NYCHA land for the limited purposes set forth therein, and will not indicate that NYCHA reached any other agreement with the Applicant regarding the Project.
3. The following requirements will have to be satisfied prior to the disposition of the Development Rights:
 - a. The Applicant and their respective Principals must successfully undergo a background check concerning their suitability to do business with the City and NYCHA.
 - b. The Applicant must execute legal documents in form and substance acceptable to NYCHA and in form approved by Corporation Counsel and/or NYCHA's Law Department.

4. During negotiations, the Applicant must diligently, competently, and expeditiously comply with all requirements communicated to the Applicant by NYCHA.
6. NYCHA or the Applicant may terminate negotiations at any time with or without cause.
7. If negotiations are terminated by NYCHA or the Applicant, whether with or without cause, or if negotiations terminate automatically, then neither NYCHA nor the Applicant will have any rights against or liabilities to the other.
8. NYCHA is not obligated to pay, nor will it in fact pay, any damages, costs or losses incurred by the Applicant at any time, including, but not limited to, the damages, cost, or losses incurred in: (i) any prior actions by the Applicant in order to prepare its Proposal and to comply with the selection process in the RFEI, or (ii) any future actions by the Applicant in connection with the negotiations, including, but not limited to, actions to comply with requirements of NYCHA, the City, or any applicable laws, (iii) any deviation or change by NYCHA from the terms of the RFEI, or (iv) the decision by NYCHA to terminate negotiations and/or select another Applicant as the Developer.
9. The acknowledgments, terms, and disclaimers set forth in this letter are not exhaustive of all of NYCHA's rights and remedies with respect to the RFEI and the negotiations and selection of a Developer, as set forth in the RFEI or otherwise, and NYCHA reserves, and does not waive, any such rights and remedies.

Very truly yours,

Signature

Name and Title

Applicant

NYCHA 2.0 Transfer to Preserve
Form B-1: Proposal Summary

Name of Project			
Applicant/ Developer			
		[Insert Reference Aerial of Block, include Development Site and NYCHA campus]	
		[Insert Reference Image of Proposed Development]	
SITE			
Development Site (Receiving Site)			
Address			
Community District			
Block			
Lot(s)			
Zoning Section Map No.			
Zoning Lot Area			
Zoning District			
NYCHA Campus (Generating Site)			
Campus Name			
Block			
Lot(s)			
Zoning Section Map No.			
Zoning Lot Area			
Zoning District			
	Residential	Commercial	CF
Floor Area Ratio (FAR) Permitted			
Existing Built Floor Area (SF)			
Available Floor Area (SF)			
Requested Amount of Unused Development Rights (SF)			
Proposed Zoning Lot Merger			
Block			
Lots			
TRANSACTION			
Available Development Rights on NYCHA (Estimate)		(sf)	
Requested Development Rights from NYCHA		(sf)	
Offer for Unused Development Rights Per Square Foot		(\$/sf)	
Total Offer for Unused Development Rights			
Timeline			

State a preferred month/year to close and briefly specify any unique or mitigating circumstances.

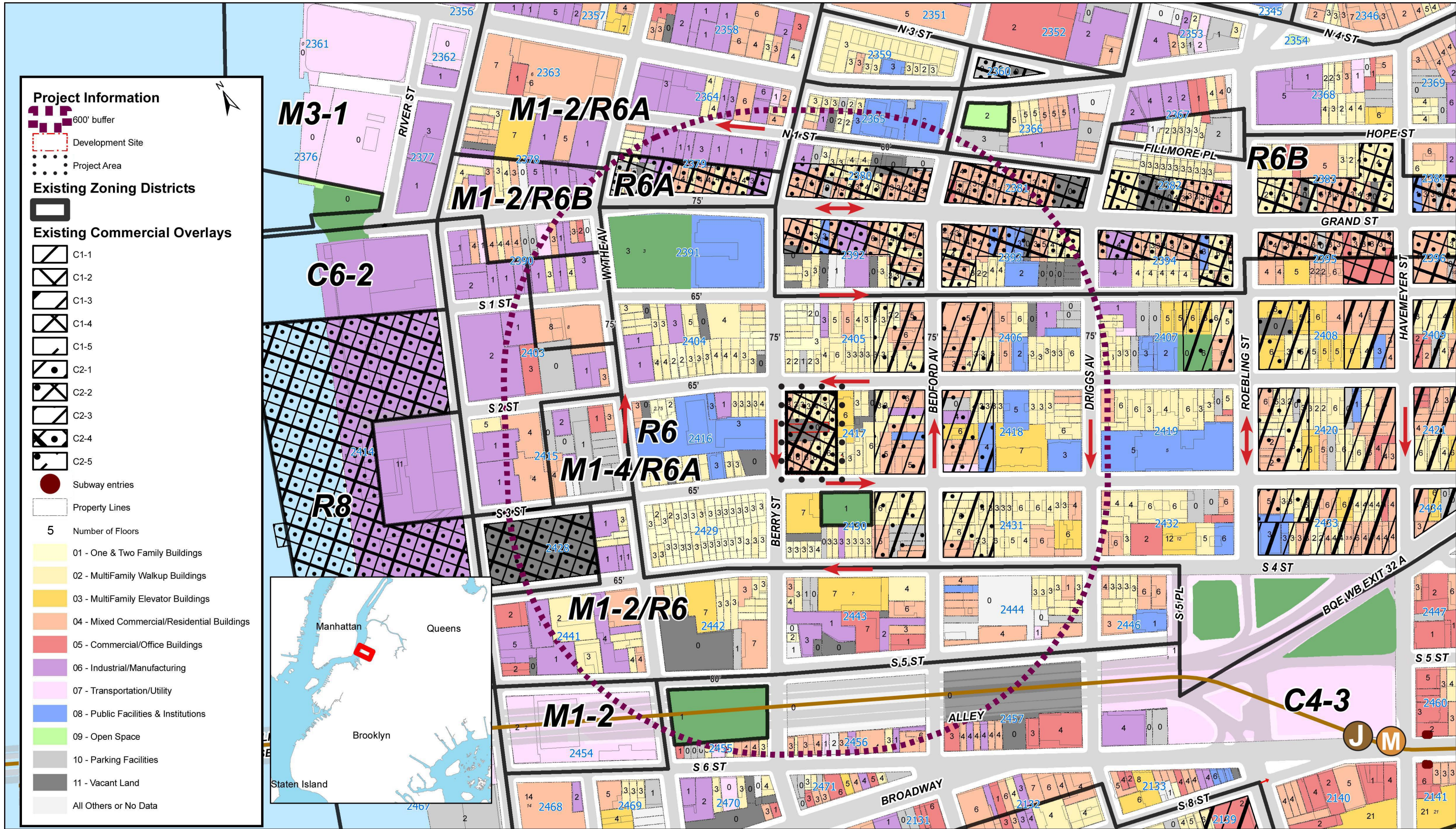
DEVELOPMENT PROPOSAL			
Area	Square Footage	Percent	
Commercial			
Residential			
Community Facility			
Total			
Affordability (if applicable)	Units	Percent	
Formerly Homeless			
< X0% AMI			
< X0% AMI			
< X0% AMI			
< X0% AMI			
Total (Super's unit not included)	0		
Unit Mix	Units	Percent	
Market Rate Housing Units			
Supportive Housing Units (if applicable)			
Senior Housing Units (if applicable)			
Affordable Rental Multi-Family Units (if applicable)			
Super's Unit			
Total			
ARCHITECTURE AND URBAN DESIGN			
Height			
Floors			
Ground Floor Height			
Discretionary Actions (if applicable)			
Construction System (Optional)			
HVAC (Optional)			
Facade Materials (Optional)			
Sustainability Features (Optional)			
Site Improvements (Optional)			
Building Amenities (Optional)			
DEVELOPMENT TEAM			
Membership			
Developer / Equity Partners	Name	Percent Interest	
Architect (if applicable)			
General Contractor (if applicable)			
Marketing / Management Agent (if applicable)			
Social Service Provider (if applicable)			
Community Facility Operator (if applicable)			
Other (please specify role)			
Other (please specify role)			
Development Experience	Affordable	Market-Rate	Commercial
Units Constructed Since 1/2013			(sf)
Buildings Constructed Since 1/2013			

NYCHA 2.0 Transfer to Preserve
Form C-1: Land Use and Zoning Analysis

Name of Project				
Applicant / Developer				
Proposed Development				
Zoning Requirements	PERMITTED			Compliance/ Notes
	Zoning Section	[INSERT Zoning District]	Proposed	
USE GROUP				
FAR				
Residential				
Commercial				
Community Facility				
FLOOR AREA				
Residential				
Commercial				
Community Facility				
HEIGHT & SETBACK				
Max Building Height				
Max Height of Front Wall				
Sky Exp Plane				
(INSERT REGULATIONS, AS NEEDED)				
LOT COVERAGE				
OPEN SPACE				
YARD REQUIREMENTS				
DENSITY REGULATIONS				
PARKING				
LOADING				
[INSERT SECTIONS, AS NEEDED]				

Draft Sample Area Map

DCP Sample:
For Use as a Reference Document Only



Project Information

- 600' buffer
- Development Site
- Project Area

Existing Zoning Districts

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

- Subway entries
- Property Lines
- 5 Number of Floors
- 01 - One & Two Family Buildings
- 02 - MultiFamily Walkup Buildings
- 03 - MultiFamily Elevator Buildings
- 04 - Mixed Commercial/Residential Buildings
- 05 - Commercial/Office Buildings
- 06 - Industrial/Manufacturing
- 07 - Transportation/Utility
- 08 - Public Facilities & Institutions
- 09 - Open Space
- 10 - Parking Facilities
- 11 - Vacant Land
- All Others or No Data



NYC Digital Tax Map

Effective Date : 12-05-2008 10:12:52

End Date : Current

Brooklyn Block: 2050



- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
 - Receiving Site
 - NYCHA Campus



NYCHA 2.0: Transfer to Preserve

Deed Copy and Owner's Consent

- Provide evidence of proof of ownership for the proposed development site by submitting a copy of the deed.
- If the Applicant is not the property owner, a notarized authorization by the property owner must be submitted. The owner's statement should explain that he/she is fully aware of the actions concerning the property that is being requested by the Applicant.

NYCHA 2.0: Transfer to Preserve

ZLM Letter(s) of Consent

Zoning Lot Merger Consent Letters. If the proposed ZLM includes additional tax lots, not controlled by the Applicant, to facilitate the transfer of development rights from NYCHA to the subject development site, the Applicant is required to provide notarized authorization by each property owner within the proposed ZLM boundary. These letters should explain that respective property owners are fully aware of the proposed merger concerning their property.

NOTE: The zoning lot merger must be executed prior to closing.

Form H-1: Development Team Information and Applicant Questionnaire

Name of Applicant: _____

Name of Contact Person: _____

E-mail: _____

Mailing Address: _____

Telephone No: _____

Alternate Phone: _____

1. Type of organization of Applicant (i.e. partnership, corporation, limited liability company, joint venture):

2. Provide the following information about the Principals of the Applicant (see *Section III: Definitions*): for corporations, provide the names of the officers and any shareholders owning 10% or more; for partnerships, provide the names of all general partners. Also, state the role(s) that each Principal and/or member thereof would play in the development of the sites.

ENTITY # 1: _____

Percent Interest in Applicant: _____ %

Is the Entity a Registered Not-for-Profit? Yes [] No []

Is the Entity a Registered M/WBE? Yes [] No []

PRINCIPALS: Name/Position/Title	Address	Role	% Interest in Entity

ENTITY # 2 (IF APPLICABLE): _____

Percent Interest in RFP Applicant: _____ %

Is the Entity a Registered Not-for-Profit? Yes [] No []

Is the Entity a Registered M/WBE? Yes [] No []

PRINCIPALS: Name/Position/Title	Address	Role	% Interest in Entity

ENTITY # 3 (IF APPLICABLE): _____

Percent Interest in RFP Applicant: _____ %

Is the Entity a Registered Not-for-Profit? Yes [] No []

Is the Entity a Registered M/WBE? Yes [] No []

PRINCIPALS: Name/Position/Title	Address	Role	% Interest in Entity

ENTITY # 4 (IF APPLICABLE): _____

Percent Interest in RFP Applicant: _____ %

Is the Entity a Registered Not-for-Profit? Yes [] No []

Is the Entity a Registered M/WBE? Yes [] No []

PRINCIPALS: Name/Position/Title	Address	Role	% Interest in Entity

3. Provide the names, addresses, e-mail addresses, and telephone of members of the Development Team to the extent that these have been decided; if unknown, enter "N/A".

<u>Architect:</u>	<u>Marketing Agent:</u>
<u>General Contractor:</u>	<u>Managing Agent:</u>
<u>Legal Counsel:</u>	<u>Social Service Provider:</u>
<u>Other:</u>	<u>Other:</u>

4. Is there an identity of interest between any Principals of the Applicant and any other entities that make up the Development Team? If yes, please explain. Yes [] No []

5. Has any Principal identified above, or any organization in which the Principal is or was a general partner, corporate officer, or owned more than 10% of the shares of the corporation, been the subject of any of the following:

- a. Conviction of, or charges currently pending for, arson, fraud, bribery, or grand larceny any felony or crime of dishonesty? Yes [] No []

- b. Noncompliance with fair housing or anti-discrimination laws, any applicable codes or ordinances, labor laws, or construction laws? Yes [] No []

- c. Had an ownership or management interest in real property that was the subject of a tax lien sale, was or is the subject of tax, mortgage, or lien foreclosure or enforcement proceedings, or is currently in tax or mortgage arrears? Yes [] No []

- d. Had an ownership or management interest in a property with respect to which HPD commenced an action in the Housing Part of the Civil Court, or with respect to which an administrator was appointed pursuant to Article 7-A of the Real Property Actions and Proceedings Law?

Yes [] No []

- e. Denial of a certification of no harassment or any administrative or judicial finding of harassment?

Yes [] No []

- f. Default or poor performance rating under any agreement with, or suspension or debarment by, any governmental entity?

Yes [] No []

- g. In the last seven years, filed a bankruptcy petition or been the subject of involuntary bankruptcy proceedings?

Yes [] No []

- h. In the last five years, failed to file any required tax returns, or failed to pay any applicable Federal, State of New York, or City taxes or other charges?

Yes [] No []

- i. Had any negative findings from the City's Department of Investigation?

Yes [] No []

If the answer to any question is yes, provide the following information about each instance: name of Principal(s); name(s) of organization(s) or corporation(s); Principal's status in the organization or corporation (e.g. officer), the date of the action, status and disposition.

CERTIFICATION

[This certification must be signed by each of the Principals listed above; if the applicant is a joint venture, it must be signed by a principal of each entity that comprises the joint venture.]

I certify that the information set forth in this application and all attachments and supporting documentation is true and correct. I understand that the City of New York will rely on the information in or attached to this document and that this document is submitted to induce the City of New York to select this proposal for development of a site.

I understand that this statement is part of a continuing application and that until such time that the subject project is finally and unconditionally approved by the City of New York, I will report any changes in or additions to the information herein, and will furnish such further documentation or information as may be requested by the City of New York or any agency thereof.

I understand that if I receive preliminary designation to develop this site, I must submit all additional disclosure forms required.

Name of Entity 1

Name of Entity 3 (If Applicable)

Signature

Signature

Print or Type Name and Title

Print or Type Name and Title

Date

Date

Name of Entity 2 (If Applicable)

Name of Entity 4 (If Applicable)

Signature

Signature

Print or Type Name and Title

Print or Type Name and Title

Date

Date

Form I-1: General Hiring Plan Form

COMPANY CONTACT INFORMATION:

- Company Name:
- Federal Tax ID number
- Business Address:
- Business Phone #:
- NYCHA Development (where work is being performed):
- Company Officer Name:
- Company Officer Email and Phone #:

EMPLOYMENT AND TRAINING OPPORTUNITIES:

NYCHA Resident Order of priority:

- Category 1 residents: Residents of the housing development(s) where work is being performed
- Category 2 residents: Residents of other housing developments managed by the housing authority

1. CONSTRUCTION POSITIONS (NON-SECTION 3 PROJECTS ONLY)

This section should be completed by development teams without a Section 3 requirement. If the project is subjected to Section 3 requirements, the development team must submit a separate Section 3 hiring plan for construction positions.

Please provide a breakdown on the total number of positions by titles and the number committed to the hiring of NYCHA residents on this project.

Projected Titles	Training Provided (Y/N)	Projected # of NYCHA Resident Hires	Projected # of New Hires

2. POST- CONSTRUCTION (PERMANENT) POSITIONS

This section should be completed by development teams for post-construction position such as permanent positions with the management team or other selected vendors. Development teams with a Section 3 requirement are also expected to complete this section for post-construction positions.

Please provide a breakdown on the total number of positions by titles and the number committed to the hiring of NYCHA residents on this project. If the development team will be providing training for any of the available positions, please indicate so under the "Training Provided" column. The training should be further broken out under the "Training Opportunities" section.

Projected Titles	Training Provided (Y/N)	Projected # of NYCHA Resident Hires	Projected # of New Hires

3. TRAINING OPPORTUNITIES (ALL TRAINING OFFERED INCLUDING CONSTRUCTION RELATED TRAINING)

Please list all training that will be provided to NYCHA residents by the development team for both construction and post-construction (permanent) opportunities. These should be separate from general on-boarding training provided by the company to all employees.

Projected Training	Length of training	Certificates/licenses obtained	Projected # of training slots

RECRUITMENT AND OUTREACH STRATEGIES:

What actions will your company take to recruit NYCHA residents for training and employment opportunities listed above?

- Do you commit to working with the NYCHA’s office of Resident Economic Empowerment & Sustainability (REES) to source Category 1 & 2 residents?
- Do you commit to interviewing qualified Category 1 & 2 residents who are graduates of the NYCHA Resident Training Academy and other REES partners?
- What other tools will you use to market job opportunities?
- In which locations will you hang recruitment posters/flyers?
- Do you commit to working with property managers to post available opportunities?
- Which Resident Association/Organizations will you contact?
- How else do you plan to inform the NYCHA community regarding job opportunities?
- How else will you recruit NYCHA residents?

Form J-1: Business Entity Questionnaire

The New York City Housing Authority (“NYCHA”) designed this Business Entity Questionnaire to collect information from entities seeking to participate in a NYCHA development transaction to ensure that NYCHA selects entities that have the requisite business integrity to conduct business with the agency.

GENERAL INSTRUCTIONS

In this Questionnaire, unless otherwise stated, “you,” “your,” or “the “Applicant,”” refers to the entities and the associated officers or principals seeking to do business with NYCHA.

Only a duly authorized individual who is knowledgeable about the past and present operations and policies of Applicant should complete this Questionnaire.

NYCHA will accept your Questionnaire only if you have answered EVERY question completely and signed this form as required. NYCHA will not consider a “not applicable” notation to be a response. When a question relates to a span of years (e.g., “within the last five years...”), part of which predates your organization, respond to the question for the years the organization has been active. If you fail to provide a complete Questionnaire, NYCHA may decide not to do business with you.

Where your response to a question exceeds the space provided in this form, you must make a copy of the applicable section of the form and continue your response on the “copy” page. Make certain to attach all copy pages to the Questionnaire prior to submitting the Questionnaire to NYCHA. Use letter-size paper, marking each photocopy or page with the firm’s name and Tax Identification Number (“TIN”), the same number you provide in response to Question 1c. Indicate on each page the number of the question and the specific matter, as stated in the Questionnaire, for which you are providing information.

Once you have completed this Questionnaire, all current Principals of Applicant (as defined on page 7) are responsible for reading this Questionnaire, correcting errors or omissions, if any, and each must file with NYCHA a completed certification on the form provided at the end of this Questionnaire. If any Principals of Applicant or affiliate firm fails to file a certification, NYCHA will consider your submission incomplete.

An organizational chart of the entities involved in the proposed transaction and their Principals (as defined on page 7) must be included with this document.

By signature here, I confirm that I have the authority to bind the Applicant to the representations made herein, and that I have read and understand the above instructions.

(Signature)

(Date)

(Print)

TYPE OF FILING

You are filing an (check one) original completed questionnaire

a revised questionnaire; the original was submitted on ____/____/____

GENERAL INFORMATION ABOUT THE APPLICANT

1a. Name of Applicant: _____

1b. Does the Applicant currently do business by any other name(s)? **YES** **NO**

If Yes, list them here: _____

1c. Provide the Applicant's Tax Identification Number ("TIN"):

This number is the Employer Identification Number, or Social Security Number

1d. Applicant's New York Metropolitan area (local) address:

Name: _____

Street: _____

City/State/Zip: _____

1e. Applicant's primary/principal address (if different):

Name: _____

Street: _____

City/State/Zip: _____

1f. Local telephone No.: () _____ Fax No.: () _____

Contact Person: _____ Title: _____

1g. Dun and Bradstreet number: _____ None

Other credit service name and number: _____ None

2. Based upon the information you provided in Question 1, in the past five years:

2a. Has the Applicant's New York metropolitan area address changed? **YES** **NO**

2b. Has the Applicant operated under any other name(s) or trade name(s), or abbreviation(s), not given above?
 YES NO

2c. Has the Applicant used another TIN (EIN or SSN)? YES NO

2d. If Applicant was acquired, by purchase or otherwise, from someone else, or if Applicant is the successor to a "predecessor firm" acquired from someone else, provide seller's or predecessor firm's information below.
 YES NO

If Yes to Questions 2a, b, c, or d, give details below.

NAME	ADDRESS/TELEPHONE	TIN	FROM/TO (MO/YR)

BUSINESS ORGANIZATION AND HISTORY

3a. Date the Applicant was formed ____/____/____

3b. Type of organization (check one and answer all related questions)

- Sole Proprietorship
- Partnership
- Limited Liability Partnership
- Limited Liability Company
- Corporation
- Other

3c.

Formed/Incorporated in the State of: _____

If Corporation, Number of shares authorized to the corporation: _____

If Corporation, Number of shares issued to individuals or entities: _____

3d. Was the Applicant entity purchased as an existing business by its present owner(s)? YES NO

If Yes, provide the date of purchase ____/____/____ and name of the previous owner:

3e. Does any Applicant, Principals (as identified on page 7), or any member of Applicant's immediate family have an ownership interest in any business that holds the title or lease to any real property used, or intended for use under the proposed contract by the applicant contractor/firm in the New York Metropolitan area? ["Immediate family" is a current or former spouse and natural or adopted children, of any age.]

YES NO

If Yes to Questions 3d or e, provide the information below.

NAME AND ADDRESS OF BUSINESS AND/OR NAME OF PROPERTY OWNER/LESSOR	TIN OF OWNER OR LESSOR	TYPE OF SHARING, OR INDICATE IF OWNER OR LESSOR

AFFILIATE FIRMS

[Affiliate Firms are all firms that you list in response to Question 4.]

4. At present, or during the past five years:

4a. Has the Applicant been a subsidiary of any other firm? [A "subsidiary" is a business or company whose majority of voting stock is owned by another business or company.]

YES NO

4b. Has the Applicant consisted of a partnership or joint venture in which one or more partners are other firms?

YES NO

4c. Has any other firm owned ten percent or more of the Applicant? YES NO

4d. Has any shareholder or partner of the Applicant owned ten percent or more of another firm?

YES NO

4e. Does another business direct or have the right to direct daily operations of the Applicant? YES NO

If Yes to Question 4a, b, c, d, e or g, list the other firms below and provide all information.

	FIRM #1	FIRM # 2
TIN		
FIRM'S NAME AND ADDRESS		
RELATION TO APPLICANT (partner, co-owner, etc.)		
% OF APPLICANT OWNED		
FROM/TO (dates)		
NAME/TITLE OF \ REPRESENTATIVE*		

*** IMPORTANT: A representative of each firm listed above whose affiliation continues to the present must file with NYCHA the attached certification and have it notarized. A representative is a person authorized to bind the firm to contractual agreements.**

4f. At present, or in the past five years, has the Applicant had any subsidiaries? (A "subsidiary" is defined in Question 4a, above.) YES NO

4g. At present, or in the past five years, has the Applicant owned ten percent or more of any other firm? YES NO

4h. At present or in the past five years, has the Applicant directed or does it have the right to direct daily operations of any other business? YES NO

4i. Does any individual or firm have the right to acquire ownership of an amount of stock of the Applicant stock, pursuant to any stock option, arrangement, warrant, right, or otherwise which if combined with such individual's or firm's current holding, would constitute ten percent or more of the outstanding stock? YES NO

If Yes to Questions 4f, g, h, or i, list such firms below and provide the required information.

FIRM'S NAME AND ADDRESS	FIRM'S TIN	% APPLICANT FIRM OWNS

*** IMPORTANT: A representative of each firm listed above whose affiliation continues to the present must file with NYCHA the attached certification and have it notarized.**

PRINCIPALS OF APPLICANT:

Includes all persons and entities with (i) an ownership interest in or ability to control Applicant; and/or (ii) an ability to make day-to-day decisions. If the Applicant is a Corporation, LLC, or Limited Liability Partnership, then "Principal of Applicant" includes, as applicable, proprietors, owners, partners, directors, officers; shareholders of ten percent or more of the Applicant's issued stock, including owners of other securities (e.g., stock options, secured or unsecured bonds, warrants and rights, etc.) that can be converted to stock that, if exercised, would constitute ten percent of the Applicant's issued stock; each manager or individual who participates in overall policy-making or financial decisions for the Applicant; and each person in a position to control and direct the firm's overall operations. Applicant firms that are publicly held corporations should list as Principals of Applicant the president, treasurer, shareholders of ten percent or more of the firm's issued stock, and only those officers and managers who will have direct responsibility concerning the proposed lease. Partnerships should list only the partners who will have direct responsibility. Principals of Applicant include, without limitation, any individuals who have the right to acquire ownership of an amount of the Applicant's stock, pursuant to any stock option, arrangement, warrant, right, or otherwise, which if combined with such individual's current holdings, would constitute ten percent or more of the outstanding stock].

5. Provide below the required information on all current Principals of Applicant and those who have served as Principals of Applicant in the past five years. Copy/duplicate the table below if more space is required. Complete all areas.

	NAME, TITLE & HOME ADDRESS (BUSINESS NAME IF APPLICABLE & ADDRESS)	BIRTH DATE & SOCIAL SECURITY #	% OF OWNERSHIP	# OF SHARES OWNED AND HOW ACQUIRED *	FROM/TO (dates)
Person 1		DOB SSN			
Person 2		DOB SSN			
Person 3		DOB SSN			
Person 4		DOB SSN			
Person 5		DOB SSN			
Person 6		DOB SSN			
Person 7		DOB SSN			
Person 8		DOB SSN			

IMPORTANT: Each current Principals of Applicant must file with NYCHA a NOTARIZED certification on the form attached at the end of the Questionnaire.

* Include information regarding the right to acquire ownership of shares.

6. At present or during the past five years have any of the Principals of Applicant served as a principal of another entity, or owned ten percent or more of any other firm, including firms that are inactive or have been dissolved?

YES NO

If Yes, list below.

FIRM'S NAME AND ADDRESS	TIN	PRINCIPALS OF APPLICANT - NAME	POSITION HELD	% OWNED

7. Has any current or past Principals of Applicant now or within the past five years been:

7a. An employee or elected official of the City or State of New York, an employee of NYCHA, or a paid or unpaid political party officer, community board officer, or non-elected governmental appointee? YES NO

7b. Related by kinship or marriage to any present or past employee of NYCHA? YES NO

If Yes to Questions 7a and b, provide the following information.

NAME	RELATIONSHIP/POSITION & ORG.	FROM/TO (dates)

FINANCIAL INFORMATION

8. At present, or in the past five years:

8a. Has Applicant or any Principal of Applicant been indebted to an individual or entity, other than a commercial lending institution, in the cumulative amount of \$50,000 or more, for the benefit of the Applicant? YES NO

8b. Has Applicant pledged any of its assets, stock or profit to guarantee any debt or obligations? YES NO

8c. Has any individual or firm been a guarantor, co-maker or co-signer of any obligations on behalf of the Applicant? YES NO

If Yes to any portion of Question 8, provide details below.

NAME OF CREDITOR	NAME OF BORROWER	AMOUNT OF LOAN \$	TERMS OF PLEDGE OR LOAN	GUARANTOR OR CO-SIGNER'S NAME

9. At present, or in the past seven years; has the Applicant or any Principal of Applicant been a party to a bankruptcy or reorganization proceeding? YES NO

If Yes to Question 9, provide the following information.

CAPTION OR ACTION	DATE	DOCKET #	COURT	COUNTY

COMPLIANCE INFORMATION

10. Currently or at any time in the past five years has the Applicant or any Principal of Applicant been the subject of any of the following actions by any government agency ["government agencies" include City, State & Federal public agencies, quasi-public agencies, authorities & corporations, public development corporations and local development corporations], whether pending or finalized:

10a. Suspended, debarred, disqualified, found non-responsible, had a prequalification revoked, or otherwise been declared ineligible to do business with a government agency for any reason? YES NO

10b. Barred as a result of refusal of Principals of Applicant to testify before a grand jury or administrative board? YES NO

10c. Barred as a result of failure to meet statutory affirmative action or MBE/LBE requirements? YES NO

10d. Defaulted on any contract? YES NO

If Yes, to any portion of Question 10, provide details below.

AGENCY	CONTRACT #	DATE OF ACTION	DESCRIBE ACTION	AGENCY CONTACT PERSON'S NAME/PHONE

LITIGATION ACTIVITY

11. At the present time, is the Applicant or any of its affiliate firms engaged in any litigation with or against NYCHA, the City of New York, or another government agency? **YES** **NO**

If Yes to Questions 11, provide the information below. Indicate in the "P/D" column whether the Applicant, Principals of Applicant or affiliate firms were plaintiffs ("P") or defendants ("D").

CAPTION OR ACTION	P/D	COURT	INDEX/DOCKET #	DATE	STATUS

INTEGRITY INFORMATION

12. Now or in the past five years, has the Applicant or any Principal of Applicant:

12a. Been the subject of an investigation involving any alleged violation of criminal law? **YES** **NO**

- "Investigation" includes:
- 1) an appearance before a Federal or State grand jury
 - 2) any oral or written inquiry including subpoena
 - 3) review of the documents by a public agency
 - 4) questioning of employees

12b. Been the subject of an investigation of any alleged violation of a civil antitrust law or other Federal, State or local civil law, including prevailing wage investigations? **YES** **NO**

12c. Been the subject of an investigation of any alleged violation of a Federal, State or local regulation by any public or governmental agency, including prevailing wage investigations? **YES** **NO**

12d. Been arrested, indicted or named as an unindicted co-conspirator in any indictment or other accusatory instrument? **YES** **NO**

12e. Entered into a consent decree? YES NO

12f. Been granted immunity from prosecution for any business-related conduct constituting a crime under State or Federal law? YES NO

12g. Asserted the Fifth Amendment privilege while being questioned regarding any business-related charge constituting a crime under State or Federal law? YES NO

If Yes to any portion of Question 12, supply details below.

AGENCY OR COURT	NATURE OF ACTION	PERSON AND TITLE OR ENTITY NAME	DATE	STATUS OF OUTCOME

13. In the past five years, or at the present, has or does the Applicant or any of its current or past Principals of Applicant:

13a. Been convicted, after trial or by plea, of any felony under State or Federal law? YES NO

13b. Been convicted of any misdemeanor involving business-related crimes? YES NO

13c. Have pending against them any felony or misdemeanor charges or any other crime, including such charges that were filed either before, during or after their employment with the Applicant or affiliate firm?

YES NO

13d. Been found to have violated Federal, State or local environmental protection laws? YES NO

13e. Been found in violation of, or have charges currently pending related to, any administrative, statutory or regulatory provisions? YES NO

13f. Had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? YES NO

13g. Entered a plea of nolo contendere to a charge of embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property or a violation of the antitrust law? YES NO

If Yes to any part of Question 13, supply details below.

AGENCY OR COURT	FIRM OR PERSON NAMED	NATURE OF THE CHARGES OR INVESTIGATION	DATE	STATUS OR OUTCOME

14. In the past ten years, or at the present, has the Applicant, or any of its current or past Principals of Applicant engaged in any of the following practices:
- 14a. Filed with a government agency or submitted to a government employee a written instrument known to contain false statements or information? YES NO
- 14b. Falsified business records? YES NO
- 14c. Excluding an official agency filing fee, given, or offered to give, money or any other benefit to a public servant? YES NO
- 14d. Given, or offered to give money, or other benefit to an official or employee of a private business with intent to induce that official or employee to engage in unethical or illegal business practices? YES NO

If Yes to any part of Question 14, explain below.

DESCRIBE ACTION	NAMES OF THOSE INVOLVED	DATES	RESULTS

15. For the past ten years, has the Applicant, failed to file any required tax returns or failed to pay any applicable Federal, State or New York City taxes, or other assessed New York City charges, including but not limited to water and sewer charges? YES NO

If Yes to Question 15, provide details.

TAX YEAR	FAILURE	EXPLANATION
	TO FILE TO PAY	
	TO FILE TO PAY	
	TO FILE TO PAY	

IMPORTANT: THE APPLICANT MUST APPEND TO THIS QUESTIONNAIRE NOTARIZED CERTIFICATIONS ON THE PART OF EACH AND ALL OF THE PRINCIPALS OF APPLICANT IDENTIFIED IN QUESTIONS 4 AND 5. NYCHA WILL NOT ACCEPT QUESTIONNAIRES THAT LACK ANY OF THE REQUIRED CERTIFICATIONS.

“PRINCIPAL OF APPLICANT” CERTIFICATION

Each “Principal of Applicant” as identified in the Questionnaire must complete a certification. The certification must be notarized when signed.

WE ADVISE YOU: A MATERIAL FALSE STATEMENT OR OMISSION MADE IN CONNECTION WITH THIS QUESTIONNAIRE IS SUFFICIENT CAUSE FOR NYCHA TO DETERMINE THAT THE APPLICANT DOES NOT HAVE THE REQUISITE BUSINESS INTEGRITY TO TRANSACT BUSINESS WITH NYCHA. NYCHA MAY TAKE LEGAL ACTION TO RECOVER COSTS ASSOCIATED WITH PROJECT DELAYS AND LEGAL PROCEEDINGS FOR FALSE STATEMENTS, INCLUDING OMISSIONS, IN THE BUSINESS ENTITY QUESTIONNAIRE. IN ADDITION, SUCH FALSE SUBMISSION MAY SUBJECT THE APPLICANT MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES, INCLUDING NEW YORK STATE PENAL LAW SECTIONS 175.35 (OFFERING A FALSE STATEMENT FOR FILING) AND 210.40 (SWORN FALSE STATEMENT) AND/OR TITLE 18 U.S.C. SECTIONS 1001 (FALSE OR FRAUDULENT STATEMENT) AND/OR TITLE 18 U.S.C. SECTION 1341 (MAIL FRAUD).

I, _____, being duly sworn, state that I am _____
(Full Name) (Title)

of _____ and that I have read and understood the
(Full Name Of Applicant)

questions contained in the attached Questionnaire.

I certify that to the best of my knowledge, the information given in response to each question is full, complete and truthful.

I acknowledge that NYCHA may, by means it deems appropriate, determine the accuracy and truth of the statements made in the Questionnaire.

I recognize that all the information submitted is for the express purpose of inducing NYCHA to enter into a business transaction with the Applicant or entities associated with the Applicant.

I authorize NYCHA to contact any entity named in the Questionnaire for purposes of verifying the information supplied by the Applicant.

PRINT NAME SIGNATURE DATE SIGNED

Sworn to before me

this _____ day of _____ 20__

Notary Public