

## HCR Multifamily Finance 9% RFP – Summer 2021

### Questions and Answers #2

#### Design:

**Q1: HCR is requiring projects to include high-speed broadband services for all residents as part of their lease contract at no additional cost to the tenant. Does having free high-speed internet in the community room suffice to meet this requirement?**

A: Providing access only in the common area does not meet the intent of the requirement. All residents must have broadband services both within the unit and in common area. The HCR Design Guidelines (page 50) outline all of the broadband internet requirements, specifically that high-speed broadband services shall meet the following criteria: Wireless internet service throughout each dwelling unit.

**Q2: It is clear Fall 2020 Design Waivers can be resubmitted in this upcoming round, but can Design Waivers issued in Summer 2020 also be resubmitted?**

A: If the waiver was granted from a provision of the 2020 Design Guidelines, the waiver can be resubmitted in the Summer 2021 funding round. If the waiver was granted from provisions of the 2018 Design Handbook, please submit a new Design Waiver Request referencing the provision outlined in the 2021 Design Guidelines.

**Q3: If a design waiver was approved as part of the Fall 2020 application, does the entire waiver request need to be resubmitted as part of the Summer 2021 application or just the prior approval?**

A: The entire waiver request and prior approval should be submitted as part of Attachment D-1.

**Q4: Are EV-charging stations required for single-family homes, either new or rehab? Likewise, are EV-charging stations required for two-, three-, or four-family homes, either new or rehab?**

A: If the single-family or townhouse buildings only have a driveway or street parking there is no need to provide any EV charging stations for those sites. If the other sites contain parking lots with more than 20 parking spaces, at least one EV charging station will be required for every twenty spaces.

**Q5: Can clarity be provided on the EV charging station requirements? The guidance states that 1 space is required for every 20 parking spaces. If a project has less than 20 total parking spaces, is 1 EV charging station required? Or is the requirement if there are 20 or more total parking spaces then 1 EV station is required?**

A: If there are 19 spaces or less, a project is not required to provide an EV charging station. For 20-39 parking spaces, one EV charging station must be provided, 40-59 spaces, two EV charging stations must be provided, etc.

**Q5: Are electric heat/hot water and broadband encouraged or required?**

A: There is not a requirement for electric heating/cooling or electric hot-water heaters, although high-efficiency electric heating/hot water are encouraged. Broadband internet is required under the 2021 Design Guidelines, page 50.

**Q6: For scattered site projects that include both new construction and rehabilitation, is the rehabilitation portion of the project eligible for the HCR Multifamily Finance Clean Energy Incentives for High Performance Projects? Or is this program only limited to new construction and adaptive reuse?**

A: The HCR Multifamily Finance Clean Energy Incentives for High Performance Projects addresses new construction, substantial rehabilitation and adaptive reuse at this time. If the project has a mix of new construction and rehabilitation, the new construction, substantial rehab and adaptive reuse buildings may apply to the program. If selected for the program, any new construction, substantial rehab and adaptive reuse buildings in the project would go through the enhanced design process with HCR, NYSERDA and the technical assistance provider, and the remaining moderate rehab buildings would fall under the typical scope of work. In this scenario, only the dwelling units that meet the Clean Energy Program requirements would receive the incentive.

**Q7: The project has been designed and previously submitted with a natural gas system and designed to meet NYSERDA Tier 2 Incentives. If the project team determined an all-electric design is feasible and beneficial for award, would it be acceptable to re-design the plans post-award, considering the timeframe for the 9% submission?**

A: HCR recommends two courses of action that would be acceptable:

1. Redesign the project for the current RFP application submission to address an all-electric design for the project.
2. Submit the project with the current design (natural gas) but apply for the Clean Energy Incentives for High Performance Projects. If selected, HCR, NYSERDA and a technical service provider will work with the development team to convert the project to meet HCR's Stretch Sustainability Standards (highly-efficient, all-electric buildings).

Please note that in this demonstration phase for the Clean Energy Incentives for High Performance Projects, only 1-2 projects may be selected, so it will be up to the applicant to decide which course of action would best suit the project and the project's competitiveness in the RFP selection process.

Environmental:

**Q1: Does HCR have any required standards for noise or air studies?**

A: If the project is seeking federal funding, HUD Noise Study procedures must be followed: [Noise Abatement and Control - HUD Exchange](#)

Otherwise, follow the noise study procedures indicated by the project consultant and the SEQRA Handbook. The focus is not only the impact of the project on noise, but also the impact of surrounding noise sources on the site, including traffic and trains. If the project wishes, the HUD standards can be used for both state and federally funded projects.

Air impact studies should also be as indicated by the project consultant and the SEQRA Handbook. Again, the focus is not only the impact of the project on air pollution, but also the impact of surrounding air pollution sources on the project, especially highways within 600 feet. Air modelling is not required unless indicated by the consultant. However, there should be enough information for HCR to conclude that the project will not be adversely impacted by surrounding air pollution sources, including traffic.

**Q2: We have a Phase I ESA completed in June 2020. It is outside the 12-month mark required by the application instructions. Is an update letter from the issuer sufficient along with the original report, or does the report itself need to be updated and within 12 months of submission?**

A: If the consultant is willing to provide an update letter along with the June 2020 ESA, HCR would accept this. Note that if the Phase I ESA found RECs and a Phase II ESA was conducted since June 2020, an update to the Phase I ESA would not be needed. In this case, submit the Phase I and II and any plans to address the Phase II findings.

RFP:

**Q1: If a project receives a HOME award from a local municipality, can the project also apply for HOME funds from HCR?**

A: Yes. Per the HOME Term Sheet, if a project is funded by more than one source of HOME funds, total HOME funds from all participating jurisdictions must be within published HOME maximum subsidy limits.

**Q2: What dollar amounts are the M/WBE and SDVOB participation requirements calculated on?**

A: All state-assisted contracts are subject to the M/WBE and SDVOB participation requirements. Please see <https://hcr.ny.gov/mwbe-central> for more information.

ESSHI:

**Q1: For an ESSHI project, part of the ESSHI award is applied to funding services for the special population that is also within the HCR operating budget, such as the cost of internet service within the unit. What is the appropriate way to represent the income and expense in the Underwriting Application?**

A: Broadband internet is a requirement for all units and the cost of Broadband internet must be shown in the line item "Broadband Internet" in the Operating Expenses tab of the Underwriting Application. For ESSHI units, the proposed rent subsidy for the ESSHI units must support the real estate operating costs of the units, including the cost of broadband internet.