

HCR Multifamily Finance 9% RFP – Summer 2021

Questions and Answers #3

Design:

Q1: If a project is replacing 50 existing parking spaces as part of a project, is the EV charging station requirement triggered?

A: A new construction, substantial rehab or adaptive use project is required to provide EV charging stations. A moderate rehab project is highly encouraged but not required to provide EV charging stations. Waiver requests may be submitted if the existing conditions preclude the applicant financially or technically from upgrading the necessary spaces to include EV charges.

Q2: We have been quoted \$40/per unit per month for broadband internet which will have a substantial impact on underwriting. Should we be assuming the \$40/per unit per month cost?

A: Yes, provision of broadband internet for all residents as part of their lease contract at no additional cost to the tenant is a requirement of the Summer 2021 funding round.

Q3: Can the costs of the electricity consumed by the resident using the EV charging station be charged to the resident?

Q4: Are members of the public allowed to use the EV charging station provided they pay for the electricity usage?

Q5: Can the property contract with a third party to administer the billing for the use of the EV charging station?

A: Costs and operations of the charging stations are left to the discretion of the applicant. HCR encourages the applicant to consider the following when making the determination regarding costs and operations of the EV charging stations:

- Requirements for any incentive programs sought through NYSERDA or the utility company;
- Maintenance and operating capacity of the project team vs 3rd party administrator;
- Benefits to the residents for free charging stations; and,
- Security and management of the parking facility and the potential for non-residents utilizing the chargers.

Underwriting:

Q1: Is there a limit to the cost included in the operating budget for providing internet in the apartments and common spaces?

A: HCR has not established a maximum cost for broadband services. Applicants are required to submit a quote from a service provider for broadband services per Section 5.07 of the CPM.

RFP:

Q1: For sponsors submitting multiple applications requesting both 9% LIHTC and SLIHC, can one check for \$12,000 be submitted along with a memo and a copy of the check noting the check is for 9% LIHTC and SLIHC fees for Application 1 and Application 2? Each application would contain a copy of the check and the memo.

A: HCR would require separate checks for different applications.

Q2: What award date should we assume in the application?

A: HCR anticipates Summer 2021 awards in November/December 2021.

Clean Energy Initiative

Q1: Is the Technical Assistance Provider selected by HCR and assigned to the development team?

A: A Technical Assistance provider will be pre-selected by NYSERDA and HCR and assigned to the project team upon award to help support the project team in reaching the all-electric high performance (carbon neutral) requirement. This Technical Assistance Provider will be an additional resource to the energy and/or green building consultant selected and identified in Attachment D-6 of the 9% RFP application.

Q2: If selected by the development team, will HCR provide a list of certified Technical Assistance Providers, or can we use NYSERDA's Primary Energy Consultant list?

A: The Technical Assistance Provider will not be selected by the development team.

Q3: The \$2,500 per unit to fund integrated design – is this intended to fund the cost of the Technical Assistance Provider only? Or can this cover design costs of the development team that are incurred as a result of the Clean Energy Initiative?

A: \$2,500/unit of the full \$12,500/unit award in the Clean Energy Incentives funding is meant to supplement the design team's costs to ensure integrative design practices are utilized. This includes potential additional costs related to the increased scope of work for the project's green/energy efficiency consultant identified in Attachment D-6 of the application. The \$2,500/unit is not meant to cover the cost of the HCR/NYSERDA provided Technical Assistance Provider. This Technical Assistance Provider will be available at no cost to the development team if awarded Clean Energy Incentives.

Q4: Do the budgets and scope of work need to be included in the memo required in the “How to Apply” section of the Clean Energy Initiatives for High Performing Projects – Demonstration Phase 1A document in the Reference Materials?

A: If applying for the Clean Energy Initiative, the applicant should include a description of the proposed enhanced scope of work changes compared to what the applicant has submitted in the base application. The description should include how the \$12,500/unit will support the proposed enhanced work that will meet the clean energy initiative goals. The proposed enhanced scope of work and assumed costs associated with this enhanced scope for the Clean Energy Initiative should only be conveyed in Exhibit D-6a.

Environmental:

Q1: If a Phase 1 was completed in November 2020 which is within 12 months of the application deadline, does the Phase I need to be updated?

A: No, the Phase 1 does not need to be updated.