

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
THIRD PARTY TRANSFER PROGRAM ROUND 10
L.U. NO. 177, 178, 179, 180, 181, 182

AUGUST 14, 2018

Third Party Transfer

Good afternoon Chair Kallos and members of the Subcommittee, I am Kim Darga, Associate Commissioner for HPD's Preservation Finance programs. HPD is before the Planning Subcommittee today on six Land Use items related to the Third Party Transfer Program, also known as TPT.

This administration has invested significant resources in creating and preserving affordable housing as part of a broader strategy that includes robust measures to prevent displacement, protect tenants from harassment, and revitalize neighborhoods. The TPT program plays a key role in this holistic approach by stabilizing and improving conditions in some of the worst buildings in the city. It is a vital tool to keep people in their homes, and to safeguard the quality and affordability of those homes.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
THIRD PARTY TRANSFER PROGRAM ROUND 10
L.U. NO. 177, 178, 179, 180, 181, 182

AUGUST 14, 2018

Third Party Transfer

TPT is a public-private partnership created by the City Council through local law in 1996 to rehabilitate buildings with significant delinquent municipal charges and poor housing conditions, and to ensure that residents remain in place with affordability and rent stabilization protections.

Under TPT, a final judgment of foreclosure authorizes the Commissioner of Finance to execute and deliver deeds to a transferee, Neighborhood Restore HDFC. Neighborhood Restore will stabilize and manage the occupied buildings, as well as maintain any vacant lots. Once scopes of work are completed and construction financing is finalized by a Third Party entity selected through an HPD Request for Qualifications, Neighborhood Restore will then convey title to the new owner, which will own and operate the rental buildings.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
THIRD PARTY TRANSFER PROGRAM ROUND 10
L.U. NO. 177, 178, 179, 180, 181, 182

AUGUST 14, 2018

Third Party Transfer

The actions that are on today's agenda are part of Round X of the TPT program. On June 5, 2018, HPD submitted a request to the Council's Committee on Housing and Buildings to transfer properties on the Round X transfer list to Neighborhood Restore. This began that committee's statutory 45-day review period. On July 18, 2018, the Housing and Buildings Committee and full stated Council voted to approve the transfer.

HPD is before the Planning Subcommittee seeking approval of Urban Develop Action Area Project (UDAAP) findings and tax benefits as well as Article XI tax exemptions for the 87 properties in order to facilitate redevelopment and long-term affordability of the residential units.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
THIRD PARTY TRANSFER PROGRAM ROUND 10
L.U. Nos. 179, 180

AUGUST 14, 2018

Brooklyn – In Rem Action 53

Land Use Numbers 179 and 180 consist of the proposed transfer of Brooklyn properties under HPD's Third Party Transfer Program (TPT). The Commissioner of Finance included the parcels in a final judgment of foreclosure known as In Rem Foreclosure Action No. Brooklyn 53. Located Council Districts 34, 35, 36, 37, 38, 40, 41, 42 and 47 in Brooklyn, Land Use Number 179 includes 4 vacant lots and Land Use Number 180 includes 41 buildings slated for redevelopment.

The judgment authorized the Commissioner of Finance to execute and deliver a deed to a transferee, Neighborhood Restore HDFC. The Committee on Housing and Buildings commenced their statutory 45 day review period on June 5, 2018 and on July 18, 2018 the Council voted to approve the transfer of properties to Neighborhood Restore HDFC.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
THIRD PARTY TRANSFER PROGRAM ROUND 10
L.U. Nos. 179, 180

AUGUST 14, 2018

Brooklyn – In Rem Action 53

Neighborhood Restore will stabilize and manage the properties until the third party entity has finalized the Scopes of Work and construction financing, at which time Neighborhood Restore will convey title to the new owner.

Currently, HPD is before the Planning Subcommittee seeking approval of Urban Develop Action Area Project (UDAAP) tax benefits, as well as Article XI tax exemptions in order to facilitate redevelopment and long term affordability of the residential units.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
THIRD PARTY TRANSFER PROGRAM ROUND 10
L.U. NO. 181, 182

AUGUST 14, 2018

BX – IN REM ACTION NO. 52

Land Use Numbers 181 and 182 consist of the proposed transfer of Bronx properties under HPD's Third Party Transfer Program (TPT). The Commissioner of Finance included the parcels in a final judgment of foreclosure known as In Rem Foreclosure Action No. Bronx 52. Located Council Districts 8, 11, 12, 14, 15, 16 and 17 in the Bronx, Land Use Number 181 includes 8 vacant lots and Land Use Number 182 includes buildings 27 slated for redevelopment.

The judgment authorized the Commissioner of Finance to execute and deliver a deed to a transferee, Neighborhood Restore HDFC. The Committee on Housing and Buildings commenced their statutory 45 day review period on June 5, 2018 and on July 18, 2018 the Council voted to approve transfer of the properties to Neighborhood Restore HDFC.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
THIRD PARTY TRANSFER PROGRAM ROUND 10
L.U. NO. 181, 182

AUGUST 14, 2018

BX – IN REM ACTION NO. 52

Neighborhood Restore will stabilize and manage the properties until the third party entity has finalized the Scopes of Work and construction financing at which time Neighborhood Restore will convey title to the new owner.

Currently, HPD is before the Planning Subcommittee seeking approval of Urban Develop Action Area Project (UDAAP) tax benefits, as well as Article XI tax exemptions in order to facilitate redevelopment and long term affordability of the residential units.

{Ayala} **L. U. No 183** consists of an Exemption Area known as **Triple HDFC.HPO.FY19** located at **235 East 105th Street** (Block 1655, Lot 15), **2232 First Avenue** (Block 1708, Lot 48) and **2295 First Avenue / 349 East 118th Street** (Block 1795, Lot 24) in Manhattan Council District 8. The Exemption Area contains four multiple dwellings on three tax lots, of which two were acquired from the City of New York by the current owner in 2001.

Triple HDFC is a preservation project slated for rehabilitation under HPD's Housing Preservation Opportunities Program (HPOP). As part of the program, Sponsors can refinance loans and obtain Article XI tax benefits in an effort to help maintain long-term affordability of rental units.

In total, there are 69 units of rental housing across the four buildings, two of which are currently vacant, as well as two commercial spaces. Of the total unit count, approximately 10% will be set aside for formerly

homeless households (7 units). HPD's Homeless Placement Unit works with the Department of Homeless Services to such match families.

There is a mixture of unit types, including 2 studio, 22 one-bedroom and 44 two-bedroom apartments, plus a superintendent's unit. Proposed rent restrictions include tiers at 30%, 70%, 95%, and 150% of AMI.

Depending on unit type and initial occupancy, rents average \$1,397 to \$1,722 and upon vacancy, incomes will be restricted to those making between 40% to 160% of AMI.

It is anticipated that work slated for the building includes restoration of the facades, and upgrades to energy efficiency, including installing new windows; installing low-flow faucets, toilets, and showerheads; and updating the electrical system.

Currently, the building located at 235 East 105th Street (Block 1655, Lot 15) has a 421-a tax exemption that was approved in July of 2004. Upon approval of the new exemption, the 421-a exemption will be terminated

and replaced with the Article XI exemption. The properties located at 2232 First Avenue (Block 1708, Lot 48) and 2295 First Avenue / 349 East 118th Street (Block 1795, Lot 24) both have J-51 tax exemptions and abatements. The J-51 exemptions will continue to be in place until they expire in Fiscal Year 2037/2038 and Fiscal Year 2036/2037, respectively. There is also a J-51 abatement, which expires in three years. This reduces the value of the Article XI by approximately \$443,000. Taking this into account, the cumulative value of the Article XI is currently \$14,423,490, and the net present value is \$4,112,381.

In an effort to help facilitate continued affordability of the residential units upon completion of the rehabilitation, HPD is seeking partial Article XI tax benefits for the Exemption Area.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. No. 186

Nueva Era Apartments

August 14, 2018

{**Rodriguez**} **Land Use No. 186** consists of an Exemption Area containing one occupied multiple dwelling located at **287 -289 Audubon Avenue (Block 2152, Lot 36, 38)** in Manhattan Council District 9, known as **Nueva Era Apartments**. The project is a low-income Section 8 development, which is currently owned by an Article V Housing Redevelopment Company, as approved for disposition by the Board of Estimate on June 12, 1980 (Cal. No. 12). At the time of the disposition approval, the housing company also received a property tax exemption, which is set to expire in July 2020.

The building is fully occupied and contains a mixture of unit types including 9 studio, 5 one-bedroom, 13 two-bedroom, 5 three-bedroom and 1 four-bedroom apartments as well as one superintendent's unit for a total of 34 residential units. There is

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L.U. No. 186

Nueva Era Apartments

August 14, 2018

an existing Housing Assistance Program (HAP) contract with HUD for all the units, with the exception of the superintendent's apartment. Under the contract, household incomes do not exceed 50% of AMI and tenants pay no more than 30% of their income towards rent.

Currently, the exemption area is proposed for redevelopment under HPD's HUD Multifamily Program. The current owner will convey the project to a new entity formed under a Housing Development Fund Corporation (HDFC). Both the acquisition and rehabilitation of the property will utilize private financing.

The owner will also be required to enter into a new HAP contract with HUD for an additional term upon expiration of the current agreement (4/30/2030). Eligible tenants will continue to receive Section 8 rental assistance.

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L.U. No. 186

Nueva Era Apartments

August 14, 2018

A moderate rehabilitation is planned for the project that consists of boiler repair, installation of LED lighting throughout the building, painting, closet repairs, and upgrades to the tenant's community room, including new furniture.

In order to facilitate redevelopment of the exemption area, HPD is before the Planning Subcommittee seeking approval for the housing company to voluntarily dissolve their status as an Article V, terminate their current tax exemption, and enter into a new Article XI tax exemption for a term of 40 years coinciding with the regulatory agreement. The cumulative value of the tax exemption is approximately \$2,165,340 (net present value of approximately \$75,213).

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. No. 187

Deshler Apartments

August 14, 2018

{Perkins} **Land Use No. 187** consists of an Exemption Area containing one occupied multiple dwelling located at **124 West 114 Street and 1871 Adam Clayton Powell Boulevard (Block 1823, Lots 58 and 61)** in Manhattan Council District 9, known as **Deshler Apartments**. The project is a low-income Section 8 development currently owned by an Article V Housing Redevelopment Company, as approved for disposition by the Board of Estimate on December 20, 1979 (Cal. No. 1). At the time of the disposition approval, the housing company also received a property tax exemption, which is set to expire in July 2019.

The building contains a mixture of unit types including 1 studio, 33 one-bedroom, 20 two-bedroom and 5 three-bedroom apartments, as well as 1 superintendent's unit, for a total of 60.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. No. 187

Deshler Apartments

August 14, 2018

residential units and 1 community facility for the residents' use.

There is an existing Housing Assistance Program (HAP) contract with HUD for all the units, with the exception of the superintendent's apartment. Under the contract, household incomes do not exceed 50% of AMI, and tenants pay no more than 30% of their income towards rent.

Currently, the exemption area is proposed for redevelopment under HPD's HUD Multifamily Program. The owner will convey the exemption area to a new entity formed under a Housing Development Fund Corporation (HDFC). Both the acquisition and rehabilitation of the property will utilize private financing. The Owner will also be required to enter into a new HAP contract with HUD for an additional term upon expiration of the current agreement (12/31/2020). Eligible tenants will

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. No. 187

Deshler Apartments

August 14, 2018

continue to receive Section 8 rental assistance.

A moderate rehabilitation is planned for the project, which includes installation of a new gas main to accommodate a dual-fuel heating plant with a dual-fuel capable burner. Additionally, the common areas, as well as apartment interiors, will be painted and receive new LED lighting. Installation of new flooring is also planned for the apartment interiors. There are very few outstanding housing code violations, which will be addressed by the planned rehabilitation.

In order to facilitate redevelopment of the project, HPD is before the Planning Subcommittee seeking approval for the housing company to voluntarily dissolve their status as an Article V, terminate their current tax exemption, and enter into a new Article XI tax exemption for a term of 40 years coinciding with

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. No. 187

Deshler Apartments

August 14, 2018

the regulatory agreement. The cumulative value of the tax exemption is approximately \$5,401,474 and the net present value is approximately \$1,658,575.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 187 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Rick Gropper

Address: _____

I represent: Camber Properties

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 186 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Rick Gropper

Address: _____

I represent: Camber Properties

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 187 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 187 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Carolyn Williams

Address: _____

I represent: HPD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 186 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 186 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Carolyn Williams

Address: _____

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

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THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 183 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Donald Capoccia

Address: _____

I represent: BFC Partners

Address: 150 Myrtle Avenue, Bklyn, NY

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THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 183 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Alex Yulfo

Address: _____

I represent: BFC Partners

Address: _____

**THE COUNCIL
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Appearance Card

[]

I intend to appear and speak on Int. No. 183 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 183 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Jeremy Hoffman

Address: _____

I represent: HPD

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 177-182 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Nelson Chan

Address: _____

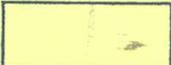
I represent: HPD

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 177-182 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Kim Dargaa

Address: _____

I represent: HPD

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 177-182 Res. No. _____

in favor in opposition

Date: 8/14/18

(PLEASE PRINT)

Name: Salvatore D'Avola

Address: _____

I represent: Neighborhood Restore

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

REQUEST FOR QUALIFICATIONS

THIRD PARTY TRANSFER PROGRAM ROUND X MULTIFAMILY PRESERVATION LOAN PROGRAM & RENTAL SPECIAL PROJECTS

March 13, 2017



**THIRD PARTY TRANSFER PROGRAM ROUND X
MULTIFAMILY PRESERVATION LOAN PROGRAM
RENTAL SPECIAL PROJECTS**

REQUEST FOR QUALIFICATIONS

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**THIRD PARTY TRANSFER PROGRAM ROUND X
MULTIFAMILY PRESERVATION LOAN PROGRAM
RENTAL SPECIAL PROJECTS**

REQUEST FOR QUALIFICATIONS

I. INTRODUCTION

This Request for Qualifications (“**RFQ**”) is being issued by the New York City Department of Housing Preservation and Development (“**HPD**”) to determine the eligibility of experienced not-for-profit and for-profit organizations (“**Applicants**”) to participate in the rehabilitation and management of multifamily residential properties through HPD’s Third Party Transfer program (“**TPT**”), Multifamily Preservation Loan Program (“**MPLP**”) and of other projects described below (“**Rental Special Projects**”). TPT, MPLP and Rental Special Projects are sometimes individually or collectively referred to as the “**Programs**”, and properties in TPT, MPLP and Rental Special Projects are sometimes referred to respectively as “**TPT Properties**”, “**MPLP Properties**” or “**Rental Special Project Properties**”, or collectively as the “**Properties**”. Through TPT and MPLP, HPD conveys multifamily residential properties for redevelopment as affordable rental buildings. HPD may dispose of an individual building for a single-building project (“**Project**”) or groups of buildings for multiple building projects (“**Projects**” or “**Cluster**”). This RFQ only determines the eligibility of qualified Applicants to rehabilitate multifamily rental properties. Applicants interested in Third Party Transfer – Tenant Petition Cooperatives are directed to apply to the Affordable Neighborhood Cooperative Program, Third Party Transfer Program – Tenant Petition Cooperatives, and Special Projects Request For Qualifications issued on October 29, 2015 which continues to accept applicants on a rolling basis.

When grouping the Properties into Projects, HPD considers attributes of the Properties such as geographic proximity, number of dwelling units, occupancy status, nature of required rehabilitation (substantial, moderate), nature of management of the Properties (scale of buildings, special needs tenants) and other characteristics HPD deems appropriate.

HPD will review Applicants’ responses to determine which Applicants qualify to participate in the Programs. Qualified applicants will be included on a list of Qualified Developers for the Programs. (“**Qualified Developers**”). Please see Section VII, “Criteria for Assignment of Properties”, for further information. HPD may also draw from the list of Qualified Developers for participation in other HPD programs. **Not all Qualified Developers will be selected to participate in the Programs.**

II. OVERVIEW OF PROGRAMS

A. TPT Program

The City of New York (“**City**”) enacted legislation to improve real estate tax collection while effectively preserving and maintaining the City’s residential housing stock. The legislation allows the City, pursuant to the judgment of foreclosure, to transfer title of tax delinquent residential properties from the delinquent owners to Neighborhood Restore Housing Development Fund Corporation (“**Neighborhood Restore**”), a not-for-profit organization that works in collaboration with HPD in overseeing the management and rehabilitation planning of TPT Properties.

The TPT program ensures that such TPT Properties do not deteriorate further and are improved under new responsible ownership. The effort preserves and expands the City’s stock of decent and affordable housing, forestalls abandonment, and stabilizes neighborhoods. The Qualified Developer will acquire the Properties from Neighborhood Restore at the time of construction loan closing.

B. MPLP

Under MPLP, HPD conveys and finances distressed City-owned properties to facilitate the rehabilitation and preservation as affordable housing. HPD selects Qualified Developers to purchase and rehabilitate distressed vacant and occupied multifamily properties in order to improve and preserve housing affordable to low and moderate income households. All MPLP Properties were subject to an *in rem* foreclosure action. The Qualified Developer will acquire the property from the City at the time of construction closing.

III. PROPERTY DESCRIPTIONS

- A. *TPT Properties*** may be vacant, partially or fully occupied buildings. TPT Properties vary in size. Physical conditions in the buildings are not uniform. Most buildings will require moderate to substantial rehabilitation.
- B. *MPLP Properties*** may be vacant, partially or fully occupied buildings. MPLP Properties vary in size. Physical conditions in the buildings are not uniform. Most buildings will require moderate to substantial rehabilitation.
- C. *Rental Special Project Properties*** may be vacant, partially or fully occupied buildings. Rental Special Project Properties vary in size. Physical conditions in the buildings are not uniform. Most buildings will require moderate to substantial rehabilitation.

IV. PROGRAM PHASES

Programs are generally organized into five phases: A) Selection of Qualified Developers; B) Commencement of Negotiations With Qualified Developers; C) Interim Management and Predevelopment; D) Construction Loan Closing and Rehabilitation; and E) Permanent Conversion.

A. Selection of Qualified Developers

HPD will review the responses to this RFQ and identify Qualified Developers. HPD seeks to include both not-for-profit and for-profit organizations that are either neighborhood-based or operate citywide. Qualified Developers must have the residential development experience, financial resources and organizational capacity required to manage, rehabilitate, and market multifamily properties, as well as convert construction financing to permanent financing in a timely manner. Applicants must have demonstrated experience working with occupied buildings.

Inclusion of an Applicant on the list of Qualified Developers under this RFQ means only that HPD has determined that such Applicant meets the requirements set forth in this RFQ to be a Qualified Developer. **Inclusion of an Applicant on the list of Qualified Developers under this RFQ does not guarantee that the Applicant will be selected to participate in the Programs.**

B. Commencement of Negotiations with Qualified Developers

If HPD elects to commence negotiations with a Qualified Developer with respect to a particular Project, HPD will send a letter to the Qualified Developer regarding the Commencement of Negotiations ("**Negotiation Letter**") which will set forth certain information regarding the Project, Program and procedures that will form the basis of such negotiation. The sending of the Negotiation Letter by HPD signifies, for the purpose of this RFQ only, that HPD is considering matching a particular Project to the Qualified Developer, and will not create any equitable or legal rights whatsoever on the Qualified Developer's part with respect to the Project or the proposed transfer or development. Exhibit A contains an Applicant's Letter that describes this process (Form 8). Each application must include this letter signed by a principal of the Applicant.

C. Interim Management and Predevelopment

1. TPT Properties

The City will transfer TPT Properties to Neighborhood Restore which will retain ownership until construction loan closing, at which time it will transfer title to the property to the Qualified Developer. On or before the date that HPD transfers title of a TPT Property to Neighborhood Restore, each Qualified Developer will enter into a Management and Predevelopment Agreement (“**MPA**”) with Neighborhood Restore which sets forth the property management and predevelopment responsibilities the Qualified Developer will assume prior to construction loan closing during Neighborhood Restore’s ownership.

The MPA will require that each Qualified Developer for the TPT program must adhere to specific requirements while managing TPT Properties on behalf of Neighborhood Restore. Qualified Developer obligations under the MPA shall include without limitation:

- Inspect TPT Properties including all residential units to identify conditions that need immediate repairs. Qualified Developers will prepare a Building Stabilization Plan (“**Building Stabilization Plan**”) to address any required emergency repairs that includes cost estimates for the repairs. The Building Stabilization Plan is due within 30 days after transfer to Neighborhood Restore for review and approval. All approved repairs must be made within 90 days of the date of transfer to Neighborhood Restore.
- Provide an occupancy report within 30 days after transfer to Neighborhood Restore detailing existing tenancies, presence of children and rents per unit.
- The Qualified Developer must obtain copies of all existing leases, execute renewal and replacement leases on an as-needed basis. Tenants who do not currently have a lease but can establish their tenancy through other means will receive a lease for the duration of the TPT Interim Management Period.
- The Qualified Developer must register all the units with the NYS Division of Housing and Community Renewal (“**NYS DHCR**”) in accordance with the Rent Stabilization Code if they are not already.
- Obtain income information from tenants.
- Respond, record, and attend to all tenant complaints and requests with respect to services and facilities.
- Notify Neighborhood Restore immediately of any loss or damage to any portion of TPT Properties or any accident or injury at TPT Properties.
- Maintain appropriate legal actions and report to Neighborhood Restore on a monthly basis the existence and status of all legal actions.
- Provide Monthly Operating Report (“**MOR**”) to Neighborhood Restore detailing the income collected and expenses incurred for the TPT Properties (with appropriate back-up documentation), due no later than the 20th of the month following the month in which the expenses were incurred.

Neighborhood Restore will provide guidance in the preparation and/or submission of the above items. Limited funds from Neighborhood Restore may be available to address operating deficits prior to construction loan closing, but the selected Qualified Developers for the TPT Program must demonstrate that they have working capital sufficient to cover at least three months of operating deficits. All selected Qualified Developers for the TPT Program, both not-for-profit and for-profit organizations, will be required, upon the City’s transfer of TPT Properties to Neighborhood Restore, to initially fund the Project or Cluster’s operating account with \$5,000 for the first building

plus \$1,000 for each additional building in the Cluster, which will be reimbursed by Neighborhood Restore at or before Neighborhood Restore's transfer of the property to the Qualified Developer. In addition to pre-funding the Cluster operating account as described above, the Qualified Developers must have sufficient liquid assets to meet the minimum requirements of this RFQ, as outlined in Section VI C.

Prior to construction loan closing, the TPT Properties (with rents that have already been registered with the NYS DHCR) will be subject to rent stabilized increases.

2. MPLP Properties

Properties will remain under HPD ownership until construction loan closing, at which time HPD will transfer title to the Qualified Developer. HPD will execute a Net Lease ("Net Lease") with the Qualified Developer for occupied buildings at the time the developer is matched with a Project or Cluster. Under the Net Lease, the Qualified Developer will manage the Properties throughout the pre-development period.

The Net Lease will specify requirements for managing MPLP Properties. Qualified Developer requirements may include, but are not limited to, the following:

- Inspect the property and prepare a rehabilitation scope of work.
- Compile a report detailing household sizes and incomes of tenants, children on premises, rents, and vacancies.
- Respond, record, and attend to all tenant complaints and requests with respect to services and facilities.
- Notify HPD immediately of any loss or damage to any portion of the property or any accident or injury at the property.
- Take appropriate legal actions and report to HPD on a monthly basis the existence and status of all legal actions.
- Provide financial reports to HPD detailing the income collected and expenses incurred for the property (with appropriate back-up documentation), due no later than the 15th of the month following the month in which the expenses were incurred.
- Register all multiple dwellings with the Division of Code Enforcement at HPD.

3. Rental Special Project Properties

HPD will Net Lease occupied City-owned rental properties directly to the Qualified Developers for Rental Special Projects prior to conveyance.

4. Preparing for Construction Loan Closing

Qualified Developers are required to prepare for closing on a construction loan by completing the following:

- i. Prepare a scope of work, schematic plans, cost estimates and construction documents for HPD approval;
- ii. For occupied buildings, prepare a relocation plan and complete relocation of tenants;
- iii. Obtain commitments that are acceptable to HPD from construction lenders and, if applicable, permanent lenders; and
- iv. Comply with all closing requirements of construction lenders and HPD.

HPD expects to make construction and permanent funding available. Term Sheets can be found on the HPD website. HPD will require all Qualified Developers to meet applicable Program guidelines including requiring marketing plans where applicable as

well as HPD approval of scopes of work and plans. In addition, projects may be eligible for tax incentive programs.

Applicants will find HPD Design Guidelines at <http://www1.nyc.gov/site/hpd/developers/guide-to-building-land-development-services.page>

D. Construction Loan Closing and Rehabilitation

1. TPT Program

After successful compliance with the program requirements during the TPT Interim Management Period (“**Interim Management Period**”), Neighborhood Restore will convey the TPT Properties to the Qualified Developers concurrent with the Qualified Developer’s construction loan closing. Once title has been transferred to the Qualified Developer, rehabilitation and management of the TPT Properties must commence in accordance with the terms and schedules agreed to by HPD.

2. MPLP

The MPLP Development Period (“**Development Period**”) encompasses the rehabilitation period. Concurrent with the Qualified Developer’s construction loan closing, HPD will transfer title of MPLP Properties to the Qualified Developer. Once title has been transferred to the Qualified Developer, rehabilitation and management of the MPLP Properties must commence in accordance with the terms and schedules agreed to by HPD. MPLP Properties are required to be registered with NYS HCR within 10 business dates of construction closing.

3. Rental Special Projects

Qualified Developers for Rental Special Projects are subject to the following requirements upon conveyance of the Rental Special Projects Properties:

- Register Rental Special Projects Properties with NYS DHCR and comply with all Rent Stabilization requirements;
- Register all multiple dwellings with the Division of Code Enforcement at HPD; and
- Once title has been transferred to the Qualified Developer, rehabilitation and management of the Rental Special Project Properties must commence in accordance with the terms and schedules agreed to by HPD.

4. TPT, MPLP and Rental Special Projects

Qualified Developers for TPT, MPLP, or Rental Special Projects will be required to comply with some or all of the following:

- Distribute to Tenants annual notices as required by Local Law 1 of 2004.
- Tenants residing in the Properties at the time of transfer will be offered their original unit, unless otherwise notified by the Qualified Developer that due to the rehabilitation plans, their original unit cannot be offered. In this case, tenants will be offered a unit that meets their household size.
- Where applicable Qualified Developers must market and rent units in accordance with income guidelines established by HPD pursuant to HPD marketing guidelines and project regulatory agreements.
- HPD may impose additional restrictions upon the use of the Properties and may require a Qualified Developer to agree to comply with such restrictions.
- An HPD Regulatory Agreement will be executed at construction loan closing.

E. PERMANENT CONVERSION

Once the rehabilitation of a Project is complete, the Qualified Developer will manage the return of the tenants to the Project and facilitate the conversion to permanent financing. Qualified Developer may begin the loan conversion process when Project rehabilitation has reached 95% completion (“**Substantial Completion**”).

During the loan conversion process the Qualified Developer will be required to provide a number of documents not limited to the following:

- Documentation of Substantial Completion
- Temporary or final Certificate of Occupancy or Directive 14
- Certified Rent Roll
- Proof of clearance of violations
- Copy of recent DHCR registration
- Post construction Architect’s Statement of Compliance with Fair Housing and Section 504 form
- Copy of last full year’s income and expense schedule
- Proof of compliance with other permanent lender requirements, if any.
- Qualified Developer must work towards permanent loan closing in an efficient manner and must communicate any challenges with HPD as they arise.

V. REQUEST FOR QUALIFICATIONS PROCESS

A. Applications

Developer Applications received by April 24, 2017, will be considered by HPD for inclusion on a Qualified Applicant list (“**List**”). It is anticipated that the List will be updated annually. Each application must include all information requested pursuant to Section VI of this RFQ for all principals and/or officers of the Applicant. **All Applicants, including those qualified through any previous HPD RFQ, must submit a full response to this RFQ and meet the minimum criteria set forth in this RFQ.** Eligible Applicants may be for-profit entities, joint ventures, sole proprietors, or not-for-profit organizations.

Upon review, HPD, at its discretion, may notify an Applicant that additional information or clarification is necessary. Such additional information may include the completion of disclosure statements concerning the Applicant, its related companies, and its principals and officers. An Applicant’s submission of qualifications will be deemed to be permission for HPD to make such inquiries concerning the Applicant as HPD deems necessary, including inspecting properties within the Applicant’s portfolio and interviewing current tenants in such properties.

In order to remain qualified, Applicants must continue to meet the minimum criteria set forth in this RFQ.

B. Review and Evaluation

HPD will determine if Applicants meet minimum qualification requirements based on the criteria specified in Section VI below. HPD may disapprove the inclusion of any or all members of the Applicant's team and may require Applicants to substitute other individuals or firms. HPD will notify all Applicants as to whether or not they meet the eligibility requirements for Qualified Developers. Applicants who are deemed Qualified Developers pursuant to this RFQ may also be considered for properties to be offered in the future of the Programs at HPD's discretion. **However, inclusion on the List of Qualified Developers does not ensure that an Applicant will ever be selected to receive a Property.** For a discussion of assignments of Properties to Qualified Developers, please see Section VII below.

VI. MINIMUM QUALIFICATION REQUIREMENTS

Applicants must be qualified in each of the following Qualification Criteria in order to be considered Qualified Developers for possible participation in the Program. **All applicants, including those qualified through a previous RFQ, must submit a full response to this RFQ and meet the minimum criteria set forth in this RFQ. Any incomplete application may be a basis for disqualification.**

A. Residential Development Experience

Each Applicant will be evaluated on the extent of its experience with the rehabilitation of properties similar to the Properties that are involved in the Programs. Such consideration may include but not be limited to assessing the quality, efficiency, and timeliness of completed rehabilitation work gauging the ability of the Applicant to temporarily relocate tenants during construction, contacting references and reviewing other information available to HPD.

To be qualified under this criterion, an Applicant must demonstrate the capacity to effectively rehabilitate properties on a scale commensurate with TPT, MPLP, and Rental Special Projects. An Applicant's residential development experience statement as listed on Form 2 must include at least two substantially rehabilitated properties completed in the most recent ten years (2006- 2016), totaling at least twenty units and including at least three major systems replacements. HPD may consider an Applicant's experience in buildings totaling less than twenty units when qualifying Applicants for Properties that are less than twenty units. For for-profit Applicants, only the experience of the principal members with ownership interests in the Applicant entity, shall apply towards qualification. Specifically, the experience of general contractors who have no ownership interests in the Applicant shall not count towards meeting the qualification criteria. For not-for-profit Applicants, the experience of top-level management of the Applicant entity may be considered towards qualification.

Applicants applying as joint-venture partnerships (for example, developers applying with their general contractors) must form their joint venturing entities prior to submission of their applications in response to this RFQ. HPD reserves the right to disqualify Applicants due to changes made to the composition of the Applicant entity after the date of the application or after designated as a Qualified Developer.

It is the responsibility of the Applicant to select a proficient and professional development team for each project. It is recommended that Applicants select architects, general contractors, property managers and attorneys who have experience working with the City of New York and occupied housing.

B. Residential Management Experience

HPD may consider the extent and quality of the Applicant's management of residential properties by conducting a review of the following in regard to the Applicant's portfolio: the physical condition of the properties; the number of Housing Maintenance Code violations; the payment record for City real estate taxes, water and sewer charges and any other municipal charges on the Applicant's

properties; the Applicant's track record and current capacity to provide effective management services in a timely and responsive manner including the handling of tenant complaints; ability to quickly stabilize distressed properties; the ability to provide social and community services or referrals for special needs tenants; and the Applicant's ability to supervise building employees and maintain appropriate records. HPD may conduct site visits to properties owned and managed by the Applicant, and HPD may check references, conduct office visits and tenant interviews.

To be qualified under this criterion, an Applicant must demonstrate the capacity to manage property, either directly or through a managing agent identified in the application. The Applicant must demonstrate the ability to manage properties in a professional manner to meet the requirements for this RFQ. Applicant's management portfolio, as listed on Form 3, must show that the Applicant has managed a minimum of fifty units continuously in New York City during the most recent five year period (2011-2016). Applicants must identify in Form 3 all of the managing agents, whether outside or internal managers, they will use to manage the Properties. HPD reserves the right to request or disapprove changes of the managing agents. The residential management portion of this RFQ must be completed by the proposed managing agent.

HPD will also consider the Applicant's past performance during periods of interim ownership in the TPT program and other HPD development programs.

C. Financial Capacity

HPD will consider the Applicant's ability to obtain private financing and to provide equity for rehabilitation/predevelopment of the Properties. HPD will evaluate the Applicant's credit history, financial records, lender, and other references in order to assess the Applicants capacity to secure construction financing (construction and permanent financing), and meet the construction lender's equity requirements.

To be qualified under this criterion an Applicant must demonstrate its financial capacity to fund or finance predevelopment work, anticipated equity requirements for construction loans, and the working capital needs of a Cluster during the Interim Management Period, if applicable. All Applicants will be required to submit at a minimum, compiled financial statements, assured by a Certified Public Accountant ("**CPA**") for the most recent year. Financial statements must include disclosures from a CPA, cash flow statement, balance sheet statement, and income statement. Applicant must provide a consolidated financial statement if the applicant owns one or more subsidiaries. For-profit Applicants' financial capacity should indicate liquid assets, namely cash and marketable securities, of at least \$350,000. Not-for-profit Applicants' financial capacity should indicate liquid assets of at least \$50,000. For-profit Applicants shall also submit a completed Assets Statement for at least one principal. Please note that the equity requirement for specific Clusters may exceed these minimums. In addition, the inability to secure construction financing from an appropriate lender will be grounds for de-designation and selection of a new Qualified Developer.

For TPT Properties, it is anticipated that Qualified Developers will have to cover at least three months of operating expenses after submission to Neighborhood Restore for reimbursement through the MORs. Qualified Developers will be required to initially fund the Cluster's operating account with \$5,000 plus \$1,000 for each additional building in the Cluster, which funding will be reimbursed by Neighborhood Restore, at or before the end of the applicable Interim Management Period. In addition to pre-funding the Cluster operating account as described above, the Qualified Developers must have sufficient liquid assets to meet the minimum requirements of this RFQ. HPD will require updated financial information upon designation of each Qualified Developer for each Cluster.

D. Municipal Charges

All buildings managed or owned by the Applicant must be current with all New York City real estate taxes and water and sewer charges or have entered into and be in compliance with payment agreements for all outstanding taxes and charges.

E. Code Violations

Applicants may be rejected at any time during the evaluation process if findings of a substantial record of serious Building Code or Housing Maintenance Code violations with regard to properties owned or managed by the Applicant or any of its principals or related entities, and such findings have not been adequately addressed, as determined by HPD.

F. Adverse Findings

Applicants may be rejected at any time during the evaluation process if adverse findings are made with regard to the Applicant or any of its principals or related entities, including, but not limited to, adverse findings with respect to any of the following:

- Conviction, administrative violation, judicial or administrative finding, pending judicial or administrative case, or pending litigation for harassment, arson, fraud, bribery, grand larceny, any felony or crime of dishonesty, or noncompliance with fair housing or anti-discrimination laws, any applicable codes or ordinances, labor laws, or construction laws.
- Defaults or poor performance under any government-assisted program;
- Suspension, debarment, or non-responsibility determination by any governmental entity;
- Mortgage arrears, default, or foreclosure proceedings;
- Tax arrears, tax foreclosure or enforcement proceedings, or sale of tax liens;
- Voluntary or involuntary bankruptcy proceeding;
- Negative findings by the Department of Investigation;
- A negative history with Neighborhood Restore or its affiliates;
- Non-compliance with Conditions, Terms and Limitations, as stated in the RFP (see Section XI); or
- Findings regarding Conflicts of Interest, as stated in this RFP (see Section XI).

VII. CRITERIA FOR ASSIGNMENT OF PROPERTIES

Once Applicants are deemed Qualified Developers pursuant to the RFQ, a small number will be selected for properties through the Program. The following factors will be considered in the assignment of Properties.

A. Management and Development Characteristics of Properties

Specific Properties or Clusters, by the nature of the buildings and occupants, may require particular skills and expertise on the part of Qualified Developers for successful management and rehabilitation. These include, but are not limited to, the ability to: quickly stabilize distressed properties; correct and certify any code violations; pursue legal action against unlawful occupants; carry out rehabilitation with tenants in place; provide temporary relocation resources for tenants during the period of construction; market vacant units in buildings; manage properties with special needs tenants; provide social and community service linkages; comply with HOME regulations; and collect rent subsidies such as Senior Citizens Rent Increase Exemption (“**SCRIE**”), Disability Rent Increase Exemption (“**DRIE**”) and Section 8. As such, the appropriateness of Qualified Developers for specific Properties or Clusters will include an assessment of expertise in these and/or other areas as determined to be necessary by HPD.

B. Capacity

The Qualified Developer’s current workload and other pending project obligations will be considered in assessing its capacity to carry out the management and rehabilitation and/or development of specific Properties.

C. Ability to Work with Government Agencies

HPD may evaluate the Qualified Developer's demonstrated ability to work successfully with public agencies, meet schedules and comply with special reporting requirements imposed by government funding sources.

D. Distinguishing Attributes

HPD may take into account any distinguishing attributes of the Qualified Developer that further HPD's policy goals and initiatives and/or serve local housing objectives.

E. Updated Property Review

Prior to selecting a Qualified Developer for a Property or Cluster, HPD will conduct an updated review of code violations, arrears in real estate taxes, water and sewer charges, any outstanding housing litigation and up to date building registrations. Should there be any adverse findings, HPD will require that all issues be resolved or that a plan, satisfactory to HPD, be established to address the items. The plan should be implemented prior to the transfer of TPT, MPLP Properties and/or Rental Special Projects and the commencement of the applicable Interim Management Period.

F. Neighborhood Preservation Consultant Program

Not-for-profit organizations that have or had a contract with HPD to act as Neighborhood Preservation Consultants within the five years prior to the scheduled transfer of the property to Neighborhood Restore are not eligible to acquire Properties that were covered by such contract.

G. Experience in Securing Financing

HPD will take into consideration whether a Qualified Developer has demonstrated experience in securing construction financing, in assessing its capacity to carry out the predevelopment process and close on construction financing in a timely manner.

H. Performance in Prior HPD Projects

HPD will take into consideration past performance on HPD projects when selecting Qualified Developers for Properties. Such factors will include Applicants responsiveness to, and level of compliance with timeframes for establishing and completing building stabilization, submission of complete and timely monthly operating reports, and capacity for overall management and oversight of buildings. In addition, failure to close rehabilitation financing within the established timeframe as determined by HPD and the project lender will negatively impact consideration for participation in future development projects.

VIII. APPLICATION REQUIREMENTS

All Applicants must submit all forms as described below. Submission of an incomplete application may be grounds for disqualification of the Applicant.

PLEASE NOTE THAT EACH COPY OF THE APPLICANT'S QUALIFICATIONS MUST CONTAIN THE FOLLOWING FORMS AND SUPPORTING DOCUMENTATION:

A. Contents of Application

Form 1 - Applicant Description & Reference Forms

A completed Description Form 1. All Applicants must complete Part 1 of that Form; not-for-profit Applicants must also complete Part 2.

Form 2 - Residential Development Experience

A completed Residential Development Experience Form, Form 2 for the principal(s) of the Applicant and, if applicable, the general contractor responsible for rehabilitation. List all projects that have been completed within the last ten years or that are in construction, in pre-development or have otherwise been committed.

Form 3 - Residential Management Experience

A completed Residential Management Experience Form, Form 3 for the principal or managing agent proposed for the management of the Properties. List all properties that have been managed in the last five years. If any other principal of the Applicant has other management experience that the Applicant wishes to be considered, a separate form should be completed for that principal.

Form 4 - Active Pipeline

A completed Active Pipeline Form; Form 4 for the principal(s) of the Applicant and, if applicable, the general contractor responsible for rehabilitation. List all projects that are in process/in construction and in conversion/construction completion. *Applicants need to list all projects including those that are NOT receiving assistance from HPD and/or affiliated through HPD.*

Form 5 - Principal's Property Listing

A completed Principal's Property Listing, Form 5, for each principal of the Applicant and for any affiliated or subsidiary entities listing all Properties owned within the last three years either directly by the principal or by an organization in which the principal was a corporate officer or general partner or held more than a 10 (%) percent interest.

Form 6 - Financial Statements (Compiled, Reviewed or Audited) Prepared by a CPA and Assets Statement

Applicants are required to provide the year to date operating statement and the most current CPA prepared Financial Statements.

For-profit Applicants shall also submit a completed Assets Statement, Form 6, for at least one principal.

Form 7 - Bank References

A reference letter(s) from a bank(s) together with a list of all outstanding loans and bank officer contacts.

Form 8 - Applicant's Letter

An Applicant's Letter, Form 8, signed by a principal of the Applicant.

Form 9 - RFQ Application Checklist

An Application Checklist, Form 9, signed and certified by a principal of the Applicant.

B. Submission Requirements

One fastened original, one fastened copy, and one electronic copy on a USB flash drive of the Applicant's qualifications, including all documentation requested as described above, must be submitted in response to this RFQ. The copy may be fastened with either staples, prong paper fasteners, or organized in a three ring binder. The copy of the qualifications must be clearly labeled with tabs as indicated above. The tabs should run down the right hand side of the submission. The copies must be clearly labeled with the name of the Applicant on the cover.

All applications become the property of HPD. HPD reserves the right to ask for additional information. Submissions will be promptly reviewed by HPD. Interviews, site visits and/or additional information may be requested. For inclusion on the Qualified Developer List, a package of an original signed application along with the saved documents on a USB flash drive must be delivered **by hand** no later than April 24, 2017 at 4:00 PM to:

**Division of Property Disposition and Finance
NYC Housing Preservation and Development
100 Gold Street, Room 9-V
New York, NY 10038**

Each application requires a non-refundable fee of one hundred dollars (\$100.00) in the form of a certified check, cashier's check or money order payable to "**NYC Department of Housing Preservation and Development**". No cash or personal checks will be accepted. For not-for-profit Applicants, the fee is reduced to fifty dollars (\$50.00).

IX. TERMS AND CONDITIONS

This RFQ is subject to the specific conditions, terms and limitations stated below:

- A. Properties transferred under the Programs described in this RFQ shall conform to, and be subject to, the provisions of the New York City Zoning Resolution, and all other applicable laws, rules, regulations and ordinances of all Federal, State, and City authorities having jurisdiction, as the same may be amended from time to time.
- B. The City 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 this RFQ.
- C. The City reserves the right to reject at any time any or all submissions and/or withdraw this RFQ in whole or in part, to negotiate with one or more Qualified Developers, and/or cause Properties to be transferred on terms other than those set forth herein. The City likewise reserves the right, at any time, to waive compliance with, or change any of the terms and conditions of this RFQ, and to entertain modifications and additions to the applications of Qualified Developers.
- D. The City reserves the right to monitor and assess a Qualified Developer on any and all projects and/or associations with HPD with regard to poor performance and unlawful actions.
- E. Inclusion of an Applicant as a Qualified Developer does not guarantee that the Applicant will be assigned any buildings under the Programs.
- F. Selection of an Applicant as a Qualified Developer for these Programs and/or assignment of a Property to a Qualified Developer will not create any rights on the Applicant's part, including without limitation, rights of enforcement, equity, or reimbursement.
- G. This RFQ and any agreement or other documents resulting therefrom 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.

- H. HPD may select a third party for conveyance of a Property pursuant to the Third Party Transfer or for conveyance of a City-owned building by any method which it determines will best meet the purposes of such process.
- I. All determinations in connection with this RFQ (including, but not limited to, any determinations regarding the experience, capability, financial resources of any Applicant or regarding the addition or removal of Qualified Developers to or from the list of Qualified Developers shall be at the sole discretion of HPD.
- J. HPD is not legally obligated to issue this RFQ.
- K. HPD reserves the right to discontinue the List of Qualified Developers at any time.
- L. Any material with misrepresentation made by an Applicant or any failure by an Applicant to disclose any material information in connection with its response to this RFQ may result in the Applicant's disqualification from consideration for inclusion on the list of Qualified Developers, or, if Applicant is already on the list of Qualified Developers, the removal of the Applicant from the List of Qualified Developers as well as Applicant's disqualification from consideration for assignment of any particular building.
- M. Each Applicant has a continuing obligation, prior to and after placement on the List of Qualified Developers, to update HPD regarding any material changes to information that such Applicant has provided to HPD within 30 days of any such material changes, including, but not limited to material changes to information regarding investigations, subpoenas, and changes of principals. Failure of any Applicant to update HPD on such material changes may result in the Applicant's disqualification from consideration for inclusion on the List or, if the Applicant is already on the List of Qualified Developers, the removal of the Applicant from the List of Qualified Developers as well as Applicant's disqualification from consideration for assignment of any particular building.
- N. Each Applicant has a continuing obligation, prior to and after placement on the List of Qualified Developers, to provide any documentation and/or information requested by the City. Failure of any Applicant to provide such documentation and/or information when requested by the City may result in the Applicant's disqualification from consideration for inclusion on the List of Qualified Developers or, if the Applicant is already on the List of Qualified Developers, the removal of the Applicant from the List of Qualified Developers as well as Applicant's disqualification from consideration for assignment of any particular building.

X. CONFLICTS OF INTEREST

The City Charter imposes certain restrictions on post-employment business relationships with the City by former City employees and on business relationships with the City by current City employees. Such individuals should consult Chapter 68 of the City Charter on specific provisions on this issue. Any questions concerning such provisions should be addressed to the Conflict of Interest Board, 2 Lafayette Street, New York, New York 10007, telephone number (212) 442-1400.

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Alison Bloom being duly sworn hereby declares and says, that she is the Advertising Account Executive responsible for placing the attached advertisement in: the El Diario newspaper for Miller Advertising Agency, Inc; located in New York, NY, and that the New York City Department of Housing Preservation and Development advertisement, of which the annexed is a true copy, has been published in the said publication on the following issue date(s): March 13, 2017.



Alison Bloom

Subscribed to and Sworn before me

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Aviso Combinado de Hallazgo de Impacto No Significativo e Intención de Solicitud de Liberación de Fondos

Esto es para dar aviso que la Ciudad de Nueva York - Departamento de Preservación de la Vivienda y Desarrollo (HPD, por sus siglas en inglés) tiene la intención de utilizar los valores de la Sección 8 Basada en Proyectos (PBV, por sus siglas en inglés) procedentes del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD, por sus siglas en inglés) en relación con los nuevos proyectos de construcción propuestos a continuación. Además, la Corporación de Desarrollo de la Vivienda de la Ciudad de Nueva York (HDC, por sus siglas en inglés) puede proporcionar seguro hipotecario a través del programa de Riesgo Compartido de HFA de HUD para uno o más de estos proyectos. HPD está sirviendo como la Entidad Responsable (RE, por sus siglas en inglés) para la revisión ambiental de esta acción de conformidad con el Título 24 de CFR Parte 58. Este documento constituye el Aviso de Hallazgo de Impacto No Significativo en el Ambiente y el Aviso de Intención de Solicitud de Liberación de Fondos de HUD.

PBVe (asignados por HPD) pueden buscarse en relación con los siguientes nuevos proyectos de construcción propuestos:

771-775 Crotona Park North, Bronx

Este proyecto propuesto implica la nueva construcción de un edificio residencial de 7 pisos en el vecindario de Crotona Park North del Bronx, que cuando se complete contendría aproximadamente 83 unidades de vivienda asequible y de apoyo. El proyecto propuesto se desarrollaría a través del Programa de Préstamos a Viviendas de Apoyo (SHLP, por sus siglas en inglés) de HPD.

985 Bruckner Boulevard, Bronx

Este proyecto propuesto implica la construcción de un edificio residencial de 10 pisos en el vecindario de Foxhurst del Bronx, que al completarse contendría aproximadamente 216 unidades de vivienda asequible y de apoyo. El proyecto propuesto se desarrollaría a través del Programa de Préstamos a Viviendas de Apoyo (SHLP, por sus siglas en inglés) de HPD.

879 Beck Street, Bronx

Este proyecto propuesto implica la construcción de un edificio residencial de 8 pisos en el vecindario de Longwood del Bronx, que al completarse contendría un total de aproximadamente 82 unidades de vivienda asequible para adultos mayores. El proyecto propuesto se desarrollaría a través del Programa de Alquiler de Apartamentos Asequibles para Adultos Mayores (SARA, por sus siglas en inglés) de HPD.

1191 Fulton Avenue, Bronx

Este proyecto propuesto implica la construcción de un edificio residencial de 5 pisos en el vecindario de Morrisania del Bronx, que al completarse contendría un total de aproximadamente 25 unidades de vivienda asequible. El proyecto propuesto se desarrollaría a través del Programa de Construcción de Vecindarios (NCP, por sus siglas en inglés) de HPD.

404 Snediker Avenue, Brooklyn

Este proyecto propuesto implica la construcción de un edificio residencial de 6 pisos en el vecindario de East New York de Brooklyn, que al completarse contendría aproximadamente 72 unidades de vivienda asequible y de apoyo. El proyecto propuesto se desarrollaría a través del Programa de Préstamos a Viviendas de Apoyo (SHLP, por sus siglas en inglés) de HPD.

PBVe (asignado por HPD) y seguro hipotecario de Riesgo Compartido de HFA (asignado por HDC) pueden ser buscados en relación con el siguiente nuevo proyecto de construcción:

415 Lenox Avenue and 225 West 140th Street, Manhattan

Este proyecto propuesto implica la nueva construcción de dos edificios no contiguos de uso mixto en el vecindario de Harlem de Manhattan, que al completarse contendría un edificio de 10 pisos en 415 Lenox Avenue que contiene aproximadamente 79 unidades de vivienda asequible, aproximadamente 7,500 pies cuadrados brutos (grf) de espacio comercial, y aproximadamente 2,500 grf de espacio para instalaciones comunitarias; y un edificio de 7 pisos en 225 West 140th Street que contiene aproximadamente 20 unidades de vivienda asequible y aproximadamente 2,500 grf de espacio para instalaciones comunitarias. El proyecto propuesto se desarrollaría a través del Programa Alquiler Multifamiliar - M2 de HPD.

Hallazgo de Impacto No Significativo

Un registro de revisión ambiental fue establecido para cada uno de los proyectos propuestos arriba referenciados de acuerdo con el Título 24 de CFR 58.76 y está en archivo un HPD, Oficina de Desarrollo, Construcción y Servicios de Desarrollo del Suelo - Planificación Ambiental, 100 Gold Street, Sala 7A-4, New York, New York 10038. Basado en esta revisión, se ha determinado que estos proyectos propuestos no constituirán acciones que afecten significativamente la calidad del ambiente y, de su consecuencia la Ciudad de Nueva York ha decidido no preparar una Declaración de Impacto Ambiental (EIS, por sus siglas en inglés) bajo la Ley Nacional de Política Ambiental de 1969. Las razones para la decisión de no preparar un EIS son las siguientes:

1. No existen impactos físicos adversos significativos, ya sean directos o indirectos, asociados con estos proyectos;
2. No existen impactos sociales adversos, ya sean directos o indirectos, asociados con estos proyectos; y
3. No existen impactos económicos adversos, ya sean directos o indirectos, asociados con estos proyectos.

Intención de Solicitud de Liberación de Fondos

Las actividades propuestas requieren una Evaluación Ambiental (EA, por sus siglas en inglés), como se identifica en las regulaciones ambientales de HUD encontradas bajo el Título 24 de CFR Parte 58.36. La Ciudad de Nueva York certificará a HUD en su solicitud para la liberación de fondos que la Ciudad y el Consistorio de HUD, en su capacidad oficial como oficial certificador, consiente en aceptar la jurisdicción de las cortes federales si una acción es llevada para hacer cumplir las responsabilidades en relación con las revisiones ambientales, toma de decisiones y acción, y que estas responsabilidades han sido satisfechas.

Comentarios y objeciones a la disposición/obligación de fondos para el proyecto antes mencionado deben ser presentados a HPD a través de correo electrónico a nepa_env@hpd.nyc.gov o a través de correo a la dirección de arriba en o antes del día 15 de la fecha de este aviso. Solo comentarios relacionados a la revisión ambiental serán considerados. Ningún comentario u objeción recibida después de esta fecha será considerado por HPD.

Después de finalizar el periodo de comentarios de 15 días requerido para este aviso (no antes del 31 de marzo de 2017), HPD tiene la intención de presentar a HUD los Registros de Revisión Ambiental (ERR, por sus siglas en inglés) individuales y los paquetes de Solicitud de Liberación de Fondos que cubren a cada uno de estos proyectos.

Objeción para la Solicitud de Liberación de Fondos

Objeción para la Solicitud de Liberación de fondos y o la certificación del RE por un periodo de quince días después de la fecha de entrega prevista o de su recepción efectiva de la solicitud (la que fuere posterior) únicamente si estas objeciones están sobre HUD aceptará objeciones a su liberación de fondos y o la certificación por el Oficial Certificador del HPD; (b) la RE ha omitido un paso o no ha podido tomar una decisión o considerar un resultado exigido por las regulaciones de HUD en el Título 24 CFR Parte 58; (c) el beneficiario de la subvención ha comprometido fondos o ha incurrido en gastos no autorizados por el Título 24 CFR Parte 58 antes de la aprobación de la liberación de los fondos por HUD; o (d) otra Agencia Federal, actuando en virtud del Título 40 CFR Parte 1504, ha presentado una decisión escrita que el proyecto no es satisfactorio desde el punto de vista de calidad ambiental. Las objeciones deben prepararse y presentarse de conformidad con los procedimientos requeridos (Título 24 de CFR Parte 58) y deben dirigirse a HUD en 26 Federal Plaza, 32nd Piso, Nueva York, NY 10278. Objeciones potenciales deberán contactar a HUD para verificar el último día del periodo de objeción.

Bill de Blasio, Alcalde
María Torres-Springer, Comisionada, HPD

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**STATE OF NEW YORK
COUNTY OF NEW YORK**

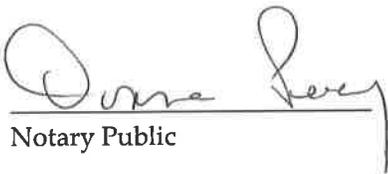
Alison Bloom being duly sworn hereby declares and says, that she is the Advertising Account Executive responsible for placing the attached advertisement in: the El Diario newspaper for Miller Advertising Agency, Inc; located in New York, NY, and that the New York City Department of Housing Preservation and Development advertisement, of which the annexed is a true copy, has been published in the said publication on the following issue date(s): March 13, 2017.



Alison Bloom

Subscribed to and Sworn before me

This 21st day of March, 2017



Notary Public

Donna Perez
Notary Public State Of New York
No. 01PE6151365
Qualified In New York County
Commission Expires August, 14th - 2018

#PuertoRico

#CrisisFinanciera

Expectativa por reunión de Junta de Supervisión

El encuentro tendrá lugar hoy en Nueva York

EFE
SAN JUAN

Los puertorriqueños tienen la vista puesta en la reunión que celebra este lunes la Junta de Supervisión, entidad establecida por el Congreso de EEUU para atender la deuda, en Nueva York, donde pueden darse avances en el pulso que mantiene con el Gobierno de la isla por las finanzas públicas.

La Junta de Supervisión, creada a partir de la Ley para la Supervisión, Administración y Estabilidad Económica de Puerto Rico. (Promesa, por sus siglas en inglés), puso como límite el sábado para

que el gobernador de la isla, Ricardo Rosselló, introdujera cambios en el Plan Fiscal presentado a esa entidad de control, documento considerado inasumible.

La Junta de Supervisión exige al Ejecutivo un Plan Fiscal, que debe servir como línea maestra para cuadrar, sin déficit, los presupuestos de los próximos años, creíble financieramente, a lo que respondió el Gobierno de la isla con un documento que no ha convencido a la entidad de control, que ya advirtió que si no recibe un estudio convincente actuará de forma unilateral.

Cumplido el plazo el sábado, Rosselló informó que envió una carta al presidente de la Junta de Supervisión, José Carrión, en la que sugería que técnicos de ambas partes acercasen posiciones.

El desacuerdo tiene su raíz en las proyecciones del crecimiento económico para los próximos años, ya que la Junta de Supervisión prevé un escenario mucho más negativo que el Gobierno.

Las estimaciones son fundamentales, ya que afectan directamente a las estimaciones de la recaudación de impuestos, lo que es base para cuadrar los próximos presupuestos.

Los datos aportados por



El pedido de la Junta

La junta de Supervisión pide al Ejecutivo acabar con el déficit en dos años fiscales, lo que implica recortes en pensiones, salud y educación necesarios para cerrar una brecha de cerca de 4.500 millones de dólares.



Gobernador de Puerto Rico, Ricardo Roselló. EL NUEVO DÍA

el Ejecutivo en el Plan Fiscal presentado prevén que para el presente año fiscal la economía de la isla caiga un 1,6% y en 2018 un 1,5%, mientras que la Junta de Supervisión dice que sus proyecciones apuntan a que la economía se contraerá este año un 2,2%.

En la carta del sábado, el

governador recuerda a la Junta que sus exigencias implicarían el despido de 45.000 funcionarios y que 300.000 personas sin capacidad para contratar un seguro privado se quedarán sin acceso al plan público de salud.

Roselló insistió en que técnicos de ambas partes acerquen posiciones al entender

que sus estimaciones son las más cercanas a la realidad.

No se conoce respuesta oficial a de la Junta, que en su último comunicado, el jueves, advirtió al Gobierno de que no certificará un Plan Fiscal con el que se trata de corregir el déficit fiscal por no cumplir con las estipulaciones de la Ley Promesa. ●



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SOLICITUD DE CUALIFICACIONES
OPORTUNIDADES DE DESARROLLO DE VIVIENDA ASEQUIBLE
EN LA CIUDAD DE NUEVA YORK

El Departamento de Preservación y Desarrollo de la Vivienda ("HPD", por sus siglas en Inglés) de la Ciudad de Nueva York ("Ciudad") está emitiendo una Solicitud de Cualificaciones ("RFQ", por sus siglas en inglés) para organizaciones sin fines de lucro y con fines de lucro calificadas para participar en la rehabilitación y administración de propiedades residenciales multifamiliares a través del Programa de Transferencia de Terceros ("TPT", por sus siglas en inglés) de HPD, Programa de Préstamo para la Preservación de Viviendas Multifamiliares ("MPLP", por sus siglas en inglés) y Proyecto Especial de Alquiler. La fecha límite para responder a la RFQ es el 24 de abril de 2017 a las 4 PM. HPD invita a los individuos y organizaciones calificadas a presentar descripciones de sus cualificaciones para rehabilitar y crear vivienda asequible a través de estos programas.

La RFQ, incluyendo formularios y anexos, estará disponible a partir del 13 de marzo de 2017 en el sitio web de HPD en www.nyc.gov/hpd. Una copia impresa de la RFQ puede ser obtenida en HPD en 100 Gold Street, en la Sección 9V, Manhattan. La RFQ contiene una Descripción detallada del programa(s), criterios de elegibilidad, y requerimientos de aplicación. Los solicitantes que calificaron a través de rondas previas deben presentar una aplicación de RFQ completa para esta ronda.

Una conferencia previa a la presentación se llevará a cabo en 100 Gold Street, Sala 1R, el 29 de marzo de 2017 a las 10AM. La asistencia es obligatoria. Por favor RSVP a la Dirección de correo electrónico que aparece a continuación. Las personas con discapacidades que requieran alojamiento especial para asistir a la conferencia previa a la presentación deben también enviar un correo electrónico a TPTRFQ@hpd.nyc.gov.

Las preguntas relacionadas al RFQ deben ser dirigidas a TPT RFQ, Disposición de Propiedades y Finanzas; 100 Gold Street, SALA 9V; NEW YORK, NY 10038; Teléfono: (212) 863-8940 Correo electrónico: TPTRFQ@hpd.nyc.gov

HPD espera calificar más desarrolladores potenciales que propiedades disponibles. Por lo tanto, algunos desarrolladores calificados no serán seleccionados. HPD se reserva el derecho de negociar cualquier número de desarrolladores calificados, aceptar o rechazar cualquier aplicación recibida como un resultado de la RFQ, o posponer o cancelar la RFQ en parte o en su totalidad.



Bill de Blasio, Alcalde
Alicia Glen, Alcalde Adjunta de Vivienda y Desarrollo Económico
María Torres-Springer, Comisionada, HPD

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State of New York
COUNTY OF NEW YORK



SS:

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Megan Gehrich being duly sworn,
says that he/she is the principal Clerk of the Publisher of the

New York Post

a daily newspaper of general circulation printed and published in the English language, in the County of New York, State of New York; that advertisement hereto annexed has been regularly published in the said "New York Post" once,

on the 13th of March, 2017

REQUEST FOR QUALIFICATIONS
AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITIES IN NEW YORK CITY

The Department of Housing Preservation and Development ("HPD") of the City of New York ("City") is issuing a Request for Qualifications ("RFQ") for qualified not-for-profit and for-profit organizations to participate in the rehabilitation and management of multifamily residential properties through HPD's Third Party Transfer Program ("TPT"), Multifamily Preservation Loan Program ("MPLP") and Rental Special Project. The deadline to respond to the RFQ is April 24, 2017 at 4 PM. HPD invites qualified individuals and organizations to submit descriptions of their qualifications to rehabilitate and create affordable housing through these programs.

The RFQ, including forms and attachments, will be available starting March 13, 2017 on the HPD website at www.nyc.gov/hpd. A hard copy of the RFQ may be obtained at HPD at 100 Gold Street, In Section 9V, Manhattan. The RFQ contains a detailed description of the program(s), eligibility criteria, and application requirements. Applicants who qualified through previous rounds must submit a full RFQ application for this round.

A pre-submission conference will be held at 100 Gold Street, Room 1R, on March 29, 2017 at 10AM. Attendance is mandatory. Please RSVP to the email address below. People with disabilities requiring special accommodations to attend the pre-submission conference should also email TPTRFQ@hpd.nyc.gov.

Inquiries regarding the RFQ should be directed to TPT RFQ, Property Disposition and Finance; 100 Gold Street, ROOM 9V; NEW YORK, NY 10038; Phone: (212) 863-8940 Email: TPTRFQ@hpd.nyc.gov

HPD expects to qualify more potential developers than available properties. Therefore, some qualified developers will not be selected. HPD reserves the right to negotiate with any number of qualified developers, accept or reject any or all applications received as a result of the RFQ, or postpone or cancel the RFQ in part or in its entirety.

NYC Department of Housing Preservation & Development

Bill de Blasio, Mayor
Alicia Glen, Deputy Mayor for Housing and Economic Development
Maria Torres-Springer, Commissioner, HPD

Megan Gehrich

Sworn to before me on this 13 day of March, 2017

MARGARET T VARRONE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VA6354821
Qualified In Rockland County
My Commission Expires 02-21-2021

Margaret T. Varrone

Notary Public

AFFIDAVIT OF PUBLICATION

State of New Jersey,
County of Hudson, ss.:

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Bill de Blasio, Mayor
Alicia Glen, Deputy Mayor for Housing and Economic Development
Maria Torres-Springer, Commissioner, HPD

The undersigned is the publisher of the *Daily News*, a daily newspaper published in New York, New York. The notice, of which the annexed is a true copy, has been published in said newspaper and online within the section of Legal/Public Notices of the **FULL CIRCULATION (CITY & SUBURBAN)** Edition on

March 13, 2017

Daily News, L.P., Publisher

By: Roberta Latimore

Printed Name: ROBERTA LATIMORE

Authorized Designee of Daily News, L.P.,
Publisher of the *Daily News*

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BEFORE ME THIS DATE**

MAR 13 2017

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Notary Public of New Jersey
My Commission Expires 7/29/2019

Georgina Sante
Notary Public

**THIRD PARTY TRANSFER PROGRAM ROUND X
MULTIFAMILY PRESERVATION LOAN PROGRAM
RENTAL SPECIAL PROJECTS**

REQUEST FOR QUALIFICATIONS

RFQ ID #80617RFQ030917

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Bill de Blasio
Mayor

Alicia Glen
Deputy Mayor for Housing and
Economic Development

Maria Torres-Springer
Commissioner, HPD

