

# **LISC NY NEW YORK LAND OPPORTUNITY PROGRAM**

## **REQUEST FOR QUALIFICATIONS FOR CO-DEVELOPERS OF VARIOUS WESTERN NEW YORK AND NEW YORK CITY PROJECTS**

**Issue Date:** **MAY 13, 2024**

**Information Session:** **May 23, 2024, at 2 P.M. EST**  
**via Zoom**  
**Password:** QgqADG5x

**Questions Due Date:** **May 27, 2024, at 3 P.M. EST**

**Submit To:** [NYLOP@lisc.org](mailto:NYLOP@lisc.org)

**Responses To Questions:** **June 3, 2024, at 3 P.M. EST**  
LISC NY Website

**Submission Due Date:** **JUNE 10, 2024**

**Time:** **3 P.M. EST**

**Submit Proposal To:** RFP Response Submission Link

<b>SUBMITTED BY:</b>	
<b>Company Name:</b>	
<b>Address:</b>	
<b>City, State, Zip Code:</b>	
<b>Contact Person:</b>	
<b>Telephone:</b>	
<b>Email:</b>	

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## **Request for Qualifications for Various Western New York and Downstate New York Projects**

In February and March 2024, LISC NY issued several Request for Proposals to select Co-Developers to partner with various mission-driven organizations (MDOs) and faith-based organizations (FBOs) to develop affordable housing on land owned by these organizations. LISC NY is reissuing the previous solicitations as a Request for Qualifications (RFQ). This RFQ is designed to streamline and simplify these solicitations by requesting minimal information from respondents to determine whether they have the experience and financial capability needed to bring these projects to fruition. Once Respondents are ranked and pre-qualified, LISC NY, in conjunction with the MDO/FBO, will negotiate the terms and conditions of the Master Development Agreement (MDA).

Per this RFQ, LISC NY is requesting qualifications from qualified Respondents to serve as Co-Developers with two Western New York and three New York City MDOs/FBOs. The Co-Developer will partner with these MDOs/FBOs to develop affordable housing on land owned by these organizations. **Respondents may submit qualifications for one or more of these projects.** Please complete **Exhibit C** to indicate which Project or projects you would like to be considered as a co-developer.

LISC NY selected seven organizations to participate in the 2023 cohort of their New York Land Opportunity Program (NYLOP). Respondents who wish to serve as Co-Developers for five of these organizations are being requested to submit qualifications. While the size of three of the projects may concern some Respondents, please be assured that LISC NY is fully committed to collaborating with you to bring these projects to fruition. We are actively engaged with lenders about this issue.

The RFQ package includes the instructions and requirements governing this solicitation process, the scope of services to be performed, and other pertinent information. This information may be downloaded from the LISC NY website at [www.lisc.org](http://www.lisc.org). In addition, all firms must provide an email address where LISC NY will send subsequent communications.

Respondents can submit their responses to the RFQ by clicking on <https://www.lisc.org/ny/what-we-do/affordable-housing/new-york-land-opportunity-program/>, completing the application, and uploading the required exhibits. The application deadline is **3:00 P.M. EST, JUNE 10, 2024**. The MDOs/FBOs and LISC NY will evaluate and score the responses based on the evaluation criteria outlined herein.

LISC NY and each MDO/FBO reserve the right to reject all proposals and waive any informality in the procurement process. LISC NY and the MDOs/FBOs will not be liable for any claims, loss, damages, or respondent costs resulting from any part of this RFQ process.

At their sole discretion, LISC NY and the MDOs/FBOs reserve the right to adjust this RFQ Schedule as necessary. LISC NY will communicate adjustments to the RFQ Schedule as an amendment hereto.

**RFQ Point of Contact:**

Monica Dean

Director of Housing

LISC New York | Local Initiatives Support Corporation

**Communications**

According to this RFQ, all procurement actions facilitated by LISC NY and the MDOs/FBOs will be conducted openly, transparently, and competitively. Subsequently, LISC NY and the MDOs/FBOs will consider competitive transaction pricing, quality of work, reputation, referrals, and understanding of the solicited deliverables and requirements. LISC NY and the MDOs/FBOs support soliciting proposals from all markets with a geographical preference for applicants with New York City experience. It gives all qualified businesses, including those owned by minorities, women, and small business enterprises, competitive opportunities to do business with LISC NY and the MDOs/FBOs as contractors and subcontractors.

To maintain a fair and impartial competitive process, LISC, the MDOs/FBOs, and any outside consultants assisting LISC NY or the MDOs/FBOs with this solicitation shall avoid private communication concerning this procurement with prospective Respondents during the entire procurement process. Accordingly, from the issue date of this RFQ until the final award for each respective Project is announced, revised, or abandoned, Respondents are not allowed to communicate about this RFQ for any reason with any MDO/FBO staff or outside consultants assisting MDO/FBO with this solicitation except:

- Through the RFQ Point of Contact named below,
- As otherwise specified in this RFQ or
- As provided by existing work agreement(s) (if any)

Prohibited communications shall mean all contact, including but not limited to telephonic communications, emails, faxes, letters, or personal meetings, such as lunch, entertainment, or otherwise. MDO/FBO reserves the right to reject the proposal of any Respondent violating this provision.

**PART I – INTRODUCTION**

**OVERVIEW OF LISC NYLOP**

For years, LISC NY has partnered with MDOs/FBOs to promote community and economic development. MDOs/FBOs provide much-needed services to their communities. These services include housing, feeding those in need, helping individuals find stable, family-sustaining

employment, supporting small businesses and job creation, providing wrap-around mental health services, and improving community safety to help build and stabilize vulnerable neighborhoods.

MDOs/FBOs offer vital resources that contribute to these goals, including:

- Community Relationships and Leadership
- Land in High Opportunity Areas
- Tax-Exempt Status
- Organizational Time, Volunteers, Finances, and Land

LISC NY NYLOP focuses on helping MDOs/FBOs use these resources to develop affordable housing on their vacant or underutilized property. LISC NY issued a Request for Expression of Interest (RFEI) to MDOs/FBOs to participate in the 2023 round of NYLOP. The program was expanded to localities outside New York City and Western New York.

LISC NY has engaged Censere Consulting LLC as the development consultant to lead a team of Housing Development Experts, including Goldstein Hall PLLC as the legal consultant and ESKW as the architectural consultant, to help move the MDO/FBO project from an idea to a conceptual plan to building affordable housing on their real estate. The NYLOP model calls for these organizations to develop a conceptual plan that will be used as the basis for them to issue an RFQ to select a Co-Developer Partner.

## **BACKGROUND INFORMATION ON PARTICIPATION MDO/FBO**

### **Western New York**

#### **The Women's Economic Institute (TWEI)**

Background:

TWEI is a Central New York-based, minority, women-led, and centered 501(c)(3) focused on supporting Black and Indigenous People of Color (BIPOC), women, girls, and marginalized communities through economic development and the creation of affordable housing. Their board members are minority women educators, entrepreneurs, and leaders who reside in NY, IL, AZ, and MD. TWEI partners with local and national agencies and stakeholders committed to economic parity, health equity, and social justice, focusing on Black women and girls. Eighty (80) percent of TWEI's service area is BIPOC women, girls, and communities.

TWEI expanded into Central New York during COVID-19, with a particular focus on eradicating health and economic disparities amongst BIPOC/Black women and girls. The data shows Black women, girls, and inner-city communities like the Southside of Syracuse have disproportionate rates of metabolic syndrome (i.e., three or more core health morbidities—cancer, diabetes, high blood pressure, hypertension, heart disease) primarily due to systemic inequality, poverty, poor food quality, poor housing, and trauma.

The Project is at 1500-1610 South Avenue in Syracuse, New York. TWEI has a purchase agreement with the Greater Syracuse Land Bank for three vacant or underutilized properties containing nine parcels (1525, 1531, 1532-36, 1535, 1537-39, 1542, 1546-48, 1550-54, 1600-1610) on the south

side of the city of Syracuse. The purchase agreement was executed on April 19, 2022, and gives TWEI a 24-month due diligence period and requires closing 90 days after that. The organization is in the process of requesting an extension of the due diligence period. The Agreement calls for the seller to demolish the existing structure at 1500-1610 South Avenue before the closing (**See Attachment A for Concept Plan and below.**)

**Concept:**

SRP is a mixed-use micro-community within three sites along the 1500-1610 blocks of South Avenue. Two structures (East and West) will include the program with commercial and residential parking. The third Site will be commercial parking only. The West side is a 4-Story building with a restaurant commercial on the first floor, residential housing and a community room/computer lab on the second floor, residential housing and a fitness center on the third floor, and a fourth floor with a public event space, a catering kitchen, and a suite of administrative offices. The West-site structure will accommodate 26 one-bedroom units. Greater Syracuse Landbank will demolish the remaining structure on the West site before the construction loan closes. The Project is designed per LIHTC guidelines and requirements.

The East site is a four-story building with retail commercial on the first floor, three levels of affordable senior housing above, and a partial rooftop garden on the fourth floor. The structure will accommodate 35 units (34 one-bedroom units and one two-bedroom unit). It will also house a fitness center, a workforce/computer lab, and residential units.

The Project will meet green and energy efficiency standards by incorporating a Passive House energy model. Residential utilities will be fully electric, with Energy Star residential appliances. Visual art assets, green spaces, a public event venue, and interior and exterior seating areas are incorporated into the Project to encourage planned community gatherings, engagement, placemaking, and neighborhood building. There are separate courtyards, gardens, and seating areas between tenants and the public and residential and commercial elevators and parking.

Bedroom Size	Unit Mix	Percentage
1 Bedroom	60	98.4
2 Bedroom	1	1.6
Total	61	100



## **Mt. Olive Missionary Baptist Church (MOMB)**

### **Background:**

Mount Olive Church, a cornerstone of the Lackawanna, NY, community for 87 years, is currently engaged in a significant development project to address the area's evolving needs. The church's commitment to providing essential services and facilities for its residents is at the forefront of this initiative.

The church owns the lot at 66 Wasson Avenue. The development project was conceived in response to the community's need for more beneficial facilities. The absence of a gathering space and the demolition of the Friendship House on Ridge Road, which once hosted various community activities, prompted the church's leadership, including Pastor Keith Mobley, to initiate this endeavor.

The Project's envisioned outcome is to establish a safe haven for families and children. This comprehensive facility aims to provide medical services, social and educational programs, daycare facilities, and 40 affordable housing units. The church's development project aligns with its historical commitment to serving the community and contributing to its well-being.

### **Concept:**

The Project calls for the development of a mixed-use property containing approximately 7,500 square feet of medical space and 20 residential units, a second building containing an additional 20 units, a third property containing a 7,000 square foot field house, and a fourth one containing a 2,700 square foot daycare facility. The Project has received zoning approval for 40 units and has civil engineering drawings. **Attachment B** illustrates the conceptual plan for the Project along with the proposed floor plans.

An existing one-story building and asphalt parking must be demolished. Site grading and installation of utilities must be completed. The Site is currently occupied by the Mt Olive Baptist Church (7,023+/- GSF), which will remain. The proposed daycare and field house will be directly connected to the existing church. The overall site area is approximately 2.25 acres and has frontage along both Wasson Ave. and Steelawanna Ave. in the City of Lackawanna. Current zoning of the property in Mixed Residential.

UNIT MIX		
Bedroom Size	Unit Mix	Percentage
1 Bedroom	30	75
2 Bedroom	10	25
Total	40	100

*New York City*

**Episcopal Diocese of Long Island (EDLI)**

The Episcopal Diocese of Long Island spans Brooklyn, Queens, Nassau, and Suffolk Counties, totaling 135 parishes. The organization has two full-time asset managers, two construction managers, and a real estate administrator overseeing the various real estate-related matters of the diocese. EDLI has a long history and boasts six royal charter churches within the diocese, all of which continue to cater to and flourish within the fabric of their communities.

Due to EDLI's rich and long history, many churches were established before the towns and villages that grew around them. As a result, many of the Diocesan properties continue to be situated in local hubs of activity. As our communities evolve, we seek to utilize the properties to continue ministry while also addressing the community's housing needs where we can.

The Trustees of The Estate Belonging own the subject property to the Diocese of Long Island. It is located in the Woodside transit hub, offering access to the rest of the city via the Long Island Railroad and the number 7 train. It consists of two buildings, the first constructed in 1874. Unfortunately, this building suffered significant interior damage, and some prominent historic stained-glass windows were destroyed in a fire on December 26, 2007. The second building houses a sanctuary and office space renovated recently following the church's closure. This building is occupied by a non-profit tenant organization that provides overnight shelter housing for homeless men in Queens. During the day, the tenant also utilizes other portions of the property to offer immigration services and run a food pantry for the community.

Concept:

The property is at Block 1229, Lot 90, and is 12,000 square feet. It is zoned R5B, and the zoning floor area (ZFA) is 21,000 square feet.

The preferred concept plan calls for 24 affordable housing units. **(See Attachment C.)** This plan uses AIRS to increase density and requires a waiver from CPC for height.

The concept plan requires the demolition of the two existing structures.

As stated above, **Attachment C** illustrates the concept plan for the Project along with the proposed floor plans.

UNIT MIX		
Bedroom Size	Unit Mix	Percentage
Studio	12	50
1 Bedroom	5	21
2 Bedroom	7	29
Total	24	100

While these are the preferred concept plans, we welcome input from the selected co-developer.

**Mt. Olivet Baptist Church (MOBC)**

Background:

Located in St. Albans, Queens, Mount Olivet Baptist Church has been a vital part of the community for 62 years, offering food, affordable housing, and support to needy individuals. Founded by Rev. Phillip Hawkins and his wife, S.O. Hawkins, at 201-11 Hollis Ave, the church initially served as a worship space for African Americans relocating to a predominantly White neighborhood. Despite facing racial threats, vandalism, and destruction during its early years, the church persevered, eventually purchasing the property and expanding its presence.

Under the leadership of Pastor Frankco Harris, MOBC remains committed to its community service mission and aims to extend its impact by providing affordable housing tailored to local needs. The current church, designed by architect Henry Simmons, showcases stone and wood construction elements that the congregation would like to see incorporated into the new development. With ownership of three lots adjacent to the church, totaling 9,632 square feet, Mount Olivet is actively involved in affordable housing initiatives, currently owning seven units.

Concept:

The proposed concept plan outlines the development of a 23-unit building on the available lot, capitalizing on the as-of-right allowances. Situated within the C1-3/R5-B zoning district, the lot

dimensions of 102(87.25) x 100 feet and a total lot area of 9,389 square feet provide the foundation for an optimized design. The plan adheres to the zoning regulations, considering a maximum Residential Zoning Floor Area (RZFA) of 12,675 square feet in conjunction with Affordable Independent Residences for Seniors (AIRS). The envisioned development allocates the proposed zoning floor area for residential use, totaling 12,675 square feet, and designates 4,900 square feet for community facilities. Notably, the concept plan accommodates the requirement for AIRS to enhance density and parking, ensuring a harmonious integration of housing and community amenities. Additionally, the plan includes provisions for three residential parking spaces, contributing to a thoughtful and balanced utilization of the available space.

The LISC NY team and MOBC completed the concept plan, detailed in **Attachment D**. As stated above, the Project spans three lots, with two existing two-story structures that need to be demolished. The third lot, a parking lot, has no existing structure. MOBC is exploring the ULURP process for potential Zoning Relief, aiming to increase the unit count to 33 with AIRS. However, the formal process is pending, providing insight into current progress and future development possibilities.

UNIT MIX		
Bedroom Size	Unit Mix	Percentage
0 Bedroom	19	83
1 Bedroom	4	17
Total	23	100

**Mt. Moriah AME Church (MMAME)**

Background:

Rev. Melvin D. Brown organized MMAME in February of 1959. The first service was held in a rented storefront at 146-06 Rockaway Boulevard, South Ozone Park, NY.

In February 1986, MMAME received its present Pastor, Rev. Robert Reese Lowe, who has served for over 38 years and continues to do so to this present date. The membership of MMAME has grown from a few members in a house to a ministry serving over 2,400 families. There are two Sunday morning services and a Friday Night Youth Service. Under his leadership, a two-million-

dollar tower was erected and dedicated in October 1991. Because of MMAME's exponential growth, a new \$16 million building is scheduled for construction. The plans for the new multi-media, state-of-the-art facility propose five levels: 1,500 seat sanctuary, a fellowship hall with outdoor gardens, a parking garage, a crisis and counseling center, an administrative level with an outdoor terrace, and a five-story glass atrium connecting the new tower with their present facility that will be utilized as their youth church, called the Promise House.

MMAME services the lives of men, women, singles, married couples, young adults, and children to enhance their spiritual, educational, economic, social, and community empowerment, thereby fulfilling their mission statement, "Building Believers to Build the Body" **(See Attachment E for Concept Plan.)**

Concept:

Over the past years, MMAME has acquired an 8,000 square feet property at 206-14 Linden Blvd. The concept plan envisions the development of a 14-unit building on this property in compliance with the as-of-right zoning regulations for the C1-3/R3-2 zoning district. The maximum Residential Zoning Floor Area (RZFA) allowed with Affordable Independent Residences for Seniors (AIRS) is 7,600 square feet, which aligns with the proposed residential floor area. Furthermore, the concept plan allocates 5,200 square feet for community facilities. The design also accounts for a total of five residential parking spaces. This comprehensive plan aims to optimize the use of the available space while adhering to zoning regulations and providing valuable community amenities. **(See Attachment E.)**

As stated above, the proposed concept plan involves constructing a 14-unit building and 5,200 square feet of commercial space. The breakdown of the proposed unit mix is as follows:

UNIT MIX		
Bedroom Size	Unit Mix	Percentage
0 Bedroom	14	100
Total	14	100

## PART II – SCOPE OF SERVICES

### SUMMARY OF SERVICES

The Co-Developer and MDOs/FBOs shall co-manage a full-service Development Team to refine and implement the Site Concept Plan and direct the Project's design, development, and financing. The Co-Developer, subject to the financing and implementation plan, shall propose and incorporate a variety of funding sources, including Low-Income Housing Tax Credits (LIHTC), Bond Financing, Federal Home Loan Bank, Permanent Debt, CDBG, CDBG-DR, FEMA, HOME Investment Partner(s)ships (HOME), Private Foundation Funds and such other sources as may be available and appropriate. The Co-Developer is expected to be experienced with the requirements of all financing programs proposed for use. MDOs/FBOs will undertake no financial or guaranty obligations unless explicitly accepted in writing by MDOs/FBOs.

The selected Co-Developer will implement the development program pursuant to the Master Development Agreement (MDA) between the Co-Developer and the MDO/FBO.

MDOs/FBOs also reserve the right to select one or more Co-Developers. The Co-Developers will work solely with MDOs/FBOs to develop the Project.

### ROLE OF MDOs/FBOs

MDOs/FBOs will be co-owners and must be included in and approve critical decisions in all aspects of the Project's planning and development, including, but not limited to, preparing documents, discussions with potential and selected investors, meetings with contractors, consultants, and stakeholders, and selecting key team members. Any reference in this RFQ to MDOs/FBOs having rights of review, approval, etc., shall mean MDOs/FBOs or their affiliates.

#### Predevelopment

- MDOs/FBOs will be involved in the predevelopment process and review and must approve all project contracts, invoices, and draws for approval. Such approval shall not be unreasonably withheld.
- Investor Solicitation—MDOs/FBOs will review the Co-Developer's construction financing and equity investor solicitation, list of potential investors, and responses. The Co-Developer shall conduct the investor solicitation process in a way that ensures maximum participation. Such approval shall not be unreasonably withheld.
- Participation in Site/Unit Designs—MDOs/FBOs expect the Co-Developer to review and incorporate the completed site conceptual design into the design documents. MDOs/FBOs will be involved throughout the design processes to finalize the site plan, the building designs, and the floor plans. MDOs/FBOs will also review and approve the construction drawings and specifications. Such approval shall not be unreasonably withheld.
- Preferred Property Management Concept – MDOs/FBOs expect to participate in selecting the residential property manager. Such approval shall not be unreasonably withheld.

- Marketing and Lease-up - The property manager(s), selected by the Co-Developer with the approval of the MDO/FBO, shall create and implement a marketing and lease-up strategy for the rental units and, if applicable, commercial or retail space to ensure that stabilized occupancy is achieved in compliance with all applicable financing and land-use agreements.

#### Financing

- Predevelopment Funding - MDOs/FBOs expect the Co-Developer to provide one hundred (100%) percent of the pre-approved third-party predevelopment costs.
- Development Fees—MDOs/FBOs or their affiliates will act as co-developers and receive a negotiated share of the Developer Fee.
- Asset Manager—MDOs/FBOs will have asset management responsibilities related to units in which they or their affiliates have an ownership interest.

### **MINIMUM REQUIREMENT FOR CO-DEVELOPER**

Respondents to the RFQ must meet the following minimum requirements:

- Must have at least five (5) years of experience developing affordable housing of comparable size and scope to the Projects outlined in this RFQ, including knowledge of and experience with 9% (LIHTC) Low-Income Housing Tax Credits.
- Must have developed and completed at least two projects of comparable size and scope to the Projects outlined in this RFQ within the last ten (10) years.
- Must have experience successfully accessing private equity, debt financing, government grants, and/or loans and/or be able to do so reasonably.

### **ROLE OF CO-DEVELOPER**

Throughout the development effort, including each component phase, the Co-Developer will work closely with all stakeholders, including MDO/FBO and its consultants, the surrounding community, the municipalities, and appropriate federal/local agencies. In addition, the Co-Developer will ensure that the development plan is approved, financed, and implemented promptly.

#### **General**

- Assist MDOs/FBOs with refining their Site Concepts to achieve the desired objectives for the Projects.
- Implement Development Efforts - Provide the necessary expertise, supervision, and guarantees to implement all aspects of the development fully and expeditiously as required by the Master Development Agreement (MDA). The MDA is a contract between MDO/FBO or an affiliate thereof and the Co-Developer that details the obligations of both parties and specifies the standards and conditions that will govern the development of the Site.

- Acquisition Financing –Co-Developer will obtain all financing necessary to satisfy all site acquisition requirements in a manner mutually agreeable and acceptable to all lenders, investors, and parties in interest.
- Hire and Manage Additional Consultants and Development Team Members Necessary for Planning and Implementation – The Development Team shall include, at a minimum, the Co-Developers, Project Architect, Attorney, Energy Consultant, and Property Manager. Proposed Development Team members must be submitted with the Offeror’s response to this RFQ.
- Partner with MDOs/FBOs to Develop Funding Applications as Necessary to Fully Implement the Development Strategy - Procure other consultants or contractors and coordinate all tasks required for all financing applications, finalizing the site-specific development plans and all implementation tasks. At a minimum, the Co-Developer will jointly procure, oversee, and manage consultants appropriately as necessary to complete funding applications, master planning, architectural, environmental review, market analysis, geotechnical studies, civil, mechanical, and electrical engineering, and any other activities deemed necessary by the Co-Developer and MDOs/FBOs. Respondents are strongly encouraged to demonstrate participation on their team, whether by joint-venture arrangements or otherwise, of local expertise in areas relevant to the planning and development process, including LIHTC financing, design, and construction matters.
- Maintain Communication Regarding Project Progress with MDOs/FBOs, Lenders, Investors, All Key Stakeholders, and the Larger Public – MDOs/FBOs will establish a regular schedule of team meetings in which the Co-Developer will participate. Moreover, the Co-Developer will be responsible for submitting monthly progress reports to MDOs/FBOs in such formats and media as it might direct on the project status and schedule, including but not limited to design, permits, financing, resident coordination, etc.
- Develop and Maintain Quality Control Measures—The Co-Developer is responsible for ensuring the Project is constructed and managed with the highest-quality materials and workmanship. In addition, the Co-Developer will be required to implement quality assurance and control measures to ensure adequate performance by all parties in all aspects of the program.
- Develop and Maintain a Detailed Development Schedule and Critical Path Schedule - The Co-Developer will develop and maintain a detailed schedule of events predicated on financing deadlines that include predevelopment activities, construction start, project stabilization, and permanent loan close. In addition, they will develop a Critical Path Schedule for all phases of construction, lease-up, and stabilization.
- Be Responsive to Local Community, Neighborhood, and Governmental Interests – The Co-Developer will work with MDOs/FBOs to promote and maintain good relations with community and neighborhood groups and federal, state, and local governments.
- Compliance with Laws and Regulations – The Co-Developer will comply with all applicable federal and local laws, rules, and regulations for the activities required by the Master Development Agreement.



- MBE/WBE/BIPOC Opportunities – The Co-Developer will take all necessary affirmative steps to assure that disadvantaged, minority, women-owned business, and BIPOC-led enterprises (MBE/WBE/BIPOC) are used to the greatest extent feasible in compliance with federal policy and consistent with LISC NY and MDOs/FBO's Employment, Training, and Contracting Policy. MDO/FBO's goals and expectations are that the Co-Developer will meet or exceed 30% of the total value of all contracts and subcontracts awarded to MBE/WBE/BIPOC-led firms.
- Local Contracting—The Co-Developer shall undertake reasonable efforts to involve qualified local consultants and contractors in the redevelopment effort. For this purpose, "local" means firms located in the locality in which the Project is being developed. It is important to note that any proposed architect of record and engineers must be licensed to work in the State of New York and included in the Respondent's Statement of Qualifications in response to this RFQ.

### **Predevelopment**

- Planning and Design –The selected Co-Developer and MDOs/FBOs shall work jointly to lead a progressive architectural team rendering a signature state-of-the-art design in affordable housing utilizing the Principles for Building Resilience in housing in New York State.
- Prepare Development Plans—In consultation with MDOs/FBOs, the residents, the community, leaders, and other interested stakeholders, the Co-Developer will refine the concept plan for the Project to be consistent with program goals and acceptable to MDOs/FBOs.
- Plans and Specifications—Subject to the review and approval of MDOs/FBOs, the Co-Developer, jointly with MDOs/FBOs, will be responsible for refining and finalizing the infrastructure and building plans and specifications prepared to date by MDOs/FBOs to ensure they comply with the requirements of all permitting and regulatory entities. All such documents and designs will be subject to MDOs/FBOs' review and approval.

### **Financing**

- Produce an Overall Financing Plan –The Co-Developer, in conjunction with MDOs/FBOs, will finalize the financing plan for the overall development effort. The comprehensive financing plan and market analysis will be developed alongside the development plan. The development plan shall reflect the realities of the overall financing plan, market analysis, and programmatic goals of MDOs/FBOs.
- Financing Application(s) – Per the Master Development Agreement, the Co-Developer will be required to pursue diligently and use best efforts to obtain all financing necessary to implement the development plans in a timely fashion, which may include, but not be limited to - tax credits, tax-exempt bonds, federal/state/local funds, and private debt.
- Maximize the Leveraging of Public and Private Resources – MDO/FBO and Co-Developer shall maximize and leverage public and private resources to pursue all reasonable financing and funding sources from wherever situated. The parties shall jointly coordinate, discuss, and negotiate all financing terms with financial institutions and private partners, etc. Said negotiations shall be subject to review and approval by MDO/FBO. Any identity of interest between the Co-Developer and any lender, syndicator, or other financing Partner(s) must be

timely disclosed, and the Co-Developer must demonstrate how the proposed terms are most favorable to other terms available in the market.

- Obtain Equity Investment –Utilizing an open and competitive process, MDO/FBO and the Co-Developer shall obtain equity financing commitments with the best terms currently available per the Master Development Agreement. MDO/FBO intends to participate in developing the solicitation documents for investors by reviewing the letters of interest received and ranking and scoring all responses. All investors for the Project will require the approval of MDO/FBO and the co-developer.
- Guarantees—In accordance with the Master Development Agreement, provide all guarantees required for the successful financing of the development effort, including completion guarantees, operating deficit guarantees, tax credit adjuster or recapture guarantees, and guarantees of performance under the Agreement. In addition, MDO/FBO will require that the Co-Developer demonstrate financial ability to honor the guarantees.
- Operating Feasibility – As required in the Master Development Agreement, structure such reserves and other devices as necessary to guarantee the long-term operating feasibility of the Project reasonably.
- Accounting/Financing—Pursuant to the Master Development Agreement, MDO/FBO and the Co-Developer shall maintain all accounting and finance records, and the Co-Developer shall ensure Project financing is available at the appropriate times and utilized in the appropriate manner.

## **Construction**

- Hire a Qualified General Contractor or Construction Manager to Oversee Construction Activities – MDO/FBO and Co-Developer will create and implement a competitive process for selecting the most qualified General Contractor or Construction Manager. During construction, the Co-Developer shall provide oversight and management of construction activities to ensure the expeditious implementation of the Project, subject to the review and approval of MDO/FBO. As regular on-site construction monitoring is critical to the success of the Project, the Co-Developer must have a reasonable on-site presence during the term of construction. Any identity of interest between the Co-Developer and the General Contractor or Construction Manager must be disclosed and approved by MDO/FBO, lenders, and investors.
- Facilitate Necessary Site Improvements – According to the Master Development Agreement, the Co-Developer, in cooperation with MDO/FBO, shall initiate and complete site work and infrastructure construction with review and approval by MDO/FBO.
- Implement Development Program – Per the final development plans approved by lenders, investors, and regulatory agencies and subject to review and approval of MDO/FBO, the Co-Developer will develop all improvements associated with the development program.

## Ownership and Asset Management

- Organize Ownership Entity—Upon completion of the development plan, the MDO/FBO and the Co-Developer will jointly structure and organize an ownership entity approved by MDO/FBO and meeting the requirements of any and all other financing entities. Said entity shall be subject to approval by lenders, investors, et al.
- Ensure the Short- and Long-Term Viability of the Project – MDO/FBO and Co-Developer shall jointly develop and implement marketing, re-occupancy, asset, and property management plans to ensure the Project’s short- and long-term viability.

## PART III– MDO/FBO RESERVATION OF RIGHTS AND CONFLICT OF INTEREST

1. Each MDO/FBO is the sole judge of each proposal's conformance with the requirements of this Request for Proposals and the merits of such submission.
2. Each MDO/FBO reserves the right to waive any condition or modify any provisions of this document concerning one or more Respondents, to negotiate with one or more Respondents, to require supplemental statements and information from any Respondents, to modify any of the terms and conditions herein, and to reject any or all proposals in its sole and absolute discretion.
3. If all proposals regarding any project are rejected, the disposition of such Project may be conducted by any means, terms, or conditions chosen by each MDO/FBO in its sole and absolute discretion.
4. All submitted proposals are the property of the MDOs/FBOs. None of the MDOs/FBOs nor LISC NYC is liable for any costs or expenses incurred by a Respondent in preparing proposals, negotiations, discussions with the MDO/FBO, or any other work. A proposal may be modified at any time before the submission deadline. Only the final version of the proposal will be considered.
5. Each project site is in "as is" condition, subject to environmental conditions, hazards, or other title matters.
6. No MDO/FBO, its officers, employees, consultants, attorneys, and agents make any representation or warranty and assume no responsibility of any kind for the accuracy of any of the information set forth herein or otherwise provided, including physical condition, status of title, usability, or any other matter related to the Site. All due diligence is the sole responsibility of the Respondents, and Respondents are encouraged to satisfy themselves concerning any aspect of the proposed development or condition of the Site (s) at its sole expense.
7. All proposals must conform to and be subject to all applicable laws, regulations, and rules of any governmental authority having jurisdiction over the Site or the development thereof (including, without limitation, any zoning or applicable land use regulations).

8. Upon submission of a proposal to this RFQ, Respondents and the representatives and agents will treat their proposals and all information obtained in connection with the RFQ in a confidential manner (i.e., as "Confidential Information"), and will not discuss, publish, divulge, disclose or allow to be disclosed the Confidential Information to any other respondents or any other person, firm or entity, including press or other media, without the prior written approval of MDOs/FBOs

### **EXTERNAL ORGANIZATIONAL CONFLICTS**

Co-Developer certifies that neither it nor any of its contractors or subcontractors include persons who have an interest (direct or indirect) in this proposed contract and who, during their tenure or for one (1) year after that, are:

1. A present or former member or officer of the MDO/FBO's Board of Directors, Governing Body, or any member of the officer's immediate family.
2. Any MDO/FBO employee who formulates policy or influences decisions concerning MDO/FBO project(s) connected to this proposed contract, any member of the employee's immediate family, or the employee's partner (s).
3. Any public official, member of the local governing body, State/Territory or local legislator, or any member of such individual's immediate family.

Respondents may submit a response to this RFQ so long as any potential conflict is disclosed. In its sole discretion, MDO/FBO will determine if any such conflict warrants the Respondent's disqualification.

**NOTE:** "Immediate family" member means the spouse, mother, father, brother, sister, or child of a covered class member, whether related as a full-blood relative or as a "half" or "step" relative (e.g., half-brother or stepchild).

### **DISCLOSURE STATEMENT**

Before awarding and while conducting business with MDOs/FBOs, Respondent must disclose any direct or indirect conflicts of interest and organizational conflicts of interest as soon as such conflict becomes known or should have become known. Respondents with a conflict of interest must provide full disclosure, in writing, to the MDO/FBO. The Disclosure Statement must be presented on the Respondent's letterhead, notarized, and signed by the individual making the disclosure.

### **CONTRACTOR RESPONSIBILITY**

MDOs/FBOs will only make awards only to responsible Co-Developers who can perform successfully under the terms and conditions of a proposed contract. Consideration shall be given to such matters as contractor integrity, public policy compliance, past performance records, and financial and technical resources. Contracts shall not be awarded to any Co-Developer whose previous business or performance indicates that it was not responsible.

## **MUNICIPAL CHARGES**

All buildings managed or owned by the Respondent must be current with all local real property taxes, water, and sewer charges or have entered into and comply with binding payment agreements for all outstanding taxes and charges.

## **CODE VIOLATIONS**

A respondent may be rejected at any time during the evaluation process if findings of a substantial record of serious Local Building Code violations concerning properties owned or managed by the Respondent or any of its principals or related entities, and such findings need to be adequately addressed.

## **ADVERSE FINDINGS**

A Respondent may be rejected at any time during the evaluation process if adverse findings are made about the Respondent or any of its principals or related entities, including, but not limited to, adverse findings concerning any of the following:

- Past or pending government or private mortgage foreclosure proceedings or arrears concerning any property owned or managed by the Respondent
- Past or pending governmental tax or lien foreclosure, or substantial tax arrears
- Findings of tenant harassment or a pending case of harassment
- Arson, fraud, bribery, grand larceny conviction, or a pending case
- Past or pending default on any obligation to, unsatisfied judgment, or lien held by, or contract with, any governmental agency
- Past or pending suspension, debarment, or finding of non-responsibility by any government agency
- A past or pending voluntary or involuntary bankruptcy proceeding
- An adverse history with the City of New York or any other government agency

## **CERTIFICATION REGARDING DEBARMENT**

Respondent certifies by submitting its proposal that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by a federal department, state, or city agency.

If any of the Respondent's principals, officers, directors, or Partner(s) have been debarred, suspended, or otherwise lawfully precluded from participating in the Scope of Services outlined in the RFQ, the Respondent shall disclose that information in its proposal.

Each Respondent's principals, officers, directors, and Partner(s) must be in good standing with LISC NY, the MDO/FBO and any Federal or local agency with a contractual relationship with the Respondent or any of its principals, officers, directors, and Partner(s).

## **OWNERSHIP OF DOCUMENTS**

All documents and information generated, prepared, assembled, and provided to LISC NY or MDOs/FBOs according to this RFQ become the property of LISC NY and the MDOs/FBOs upon receipt. Respondents shall not copyright, or cause to be copyrighted, any portion of any document submitted to LISC NY or MDOs/FBOs because of this RFQ.

## **REJECTION OF PROPOSALS**

Each MDO/FBO may reject any proposal.

## **CO-DEVELOPER STATUS**

The Co-Developer shall be an independent contractor, not an employee of LISC NYC or the MDOs/FBOs.

## **GOVERNMENT RESTRICTIONS**

In the event any governmental restrictions may be imposed which would necessitate alteration of the material, quality, or performance of the goods or the material, quality, workmanship, or performance of the goods or services offered, it shall be the responsibility of the successful Respondent to immediately notify LISC NY and the MDOs/FBOs in writing specifying the regulation which requires an alteration. Each MDO/FBO reserves the right to accept any such alteration, including any reasonable price adjustments, or to cancel the contract at no expense to MDO/FBO.

## **ADVERTISING**

Respondent agrees not to use the facts or results from the proposal submitted as part of any commercial advertising. The MDOs/FBOs do not permit using the MDOs/FBOs' relationship with an entity for marketing efforts unless such MDO/FBO agrees explicitly otherwise.

## **NOTICES**

All notices, demands, requests, and claims about the award of this contract must be addressed in writing to the following:

**Monica Dean**  
**LISC NY, Director of Housing**  
**LISC New York | Local Initiatives Support Corporation**  
[NYLOP@lisc.org](mailto:NYLOP@lisc.org)

## **COMPLIANCE WITH LAW'**

The Co-Developer shall comply with all applicable Federal, State, Territory, and Local laws, regulations, ordinances, and requirements relevant to the work described herein, including, but not limited to, those applicable laws, rules, and provisions governing equal employment opportunity programs, subcontracting with small and minority firms, women's business enterprises, and labor surplus area firms, and equal opportunity for businesses, the Americans

with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Section 501 of the Internal Revenue Code, the Davis-Bacon Act, and those laws and regulations concerning the abatement and remediation of asbestos and lead-based paint, and shall provide for such compliance in the contract documents. At the Co-Developer's expense, the Co-Developer shall obtain such permits, certificates, and licenses as may be required to perform the work specified.

## INDEMNIFICATION

LISC NY and MDOs/FBOs cannot, and by the Agreement relating to this RFQ, do not agree to indemnify, hold harmless, exonerate, or assume the defense of the Co-Developer or any other person or entity whatsoever for any purpose whatsoever.

## PART IV – QUESTIONS

**Due Date for Questions:** Questions regarding matters related to this RFQ or requests for further information must be submitted in writing no later than Monday, May 27, 2024 at 3 P.M. EST. Questions will be addressed by addendum on or before Monday, June 3, 2024, which will be published on LISC NY's website at <https://www.lisc.org/ny/what-we-do/affordable-housing/new-york-land-opportunity-program/>

It is the Respondent's responsibility to check the website before submitting a proposal to review and download the addenda issued. The Respondent shall also note on their cover letters that they acknowledge any addendums posted.

## PART V- SUBMISSION REQUIREMENTS

Respondents shall submit their responses to the RFQ by completing the application at <https://www.lisc.org/ny/what-we-do/affordable-housing/new-york-land-opportunity-program/>.

The following documentation must be uploaded to the LISC NY website as part of the Respondent's response to the RFQ. Respondents shall provide the following information. Responses must address all items and clearly label all sections, graphics, and tables within the response if necessary. LISC NY and the MDOs/FBOs have not set a specific page limit for Responses; however, there is an expectation to receive thorough and concise Responses. Respondents must complete the Non-Collusive Affidavit. **(See Exhibit A)**

1. **Qualifications and Experience.** Provide a description of your qualifications and relevant experience with at least two examples but at most five comparable projects in the past 10 years. Examples should highlight experience with developing and operating projects of similar size and scope, with particular emphasis on complex mixed-use projects located in an urban environment and projects developed through public-private partnerships. Respondents must also complete the Residential Development Experience Worksheet. **(See Exhibit B)**
2. **Describe the legal entity** with whom the MDO/FBO would contract.
3. **Provide bios for and descriptions** of the roles of key individuals in the development team and any consultants who would be involved in negotiations, project management, project design, and implementation, including their

- background and experience, reflecting their capabilities and experience with similar projects.
4. **Describe your financial capacity**, liquidity, debt to equity, and ability to secure financing. The Developer must submit additional financial information about the development entity and its owners while negotiating the MDA with the MDO/FBO.
  5. **Disclose any litigation** that could materially adversely affect the development entity's financial condition and disclose any bankruptcy filings by the development entity or affiliates within the **past five (5) years**.

## **PART VI - EVALUATION CRITERIA**

### **SELECTION PROCESS**

Each submission will be evaluated based on its responsiveness to this RFQ and primarily per the Evaluation Criteria in the following table. MDOs/FBOs will make every effort to ensure that all Responses are treated fairly and equally throughout the selection process. MDOs/FBOs will select the Respondent whose proposal is in the best interest of the MDO/FBO. MDOs/FBOs intend to follow the following selection process:

1. Identify a shortlist of Respondents.
2. Identify a First- and Second-ranked Respondent: MDO/FBO will notify the Respondents selected for the shortlist and may ask them to participate in an interview to discuss their qualifications in further detail. MDO/FBO may select a first-ranked and second-ranked Respondent.
3. Negotiations with First-ranked Respondent: The first-ranked Respondent will be given a defined period to negotiate and execute an MDA with the MDO/FBO. If exclusive negotiations are conducted and an agreement is not reached, MDOs/FBOs reserve the right to enter into negotiations with the next highest-ranked Respondent without the need to repeat the formal solicitation process.
4. Final selection and subsequent agreements are subject to approval by LISC NY.

### **SELECTION CRITERIA**

The following is a guide to the criteria that will be used in evaluating development teams:

1. Development Team Characteristics
  - a. Quality and completeness of information submitted in response to this RFQ
  - b. Evaluation of past projects and experience
  - c. Experience with affordable housing financing mechanisms, including Low-Income Housing Tax credits
  - d. Experience of key members
2. Financial Capability
  - a. Demonstrated ability to secure funding, including experience with public-private partnerships
  - b. Degree of capitalization as an entity

### **CANCELLATION OF RFQ**

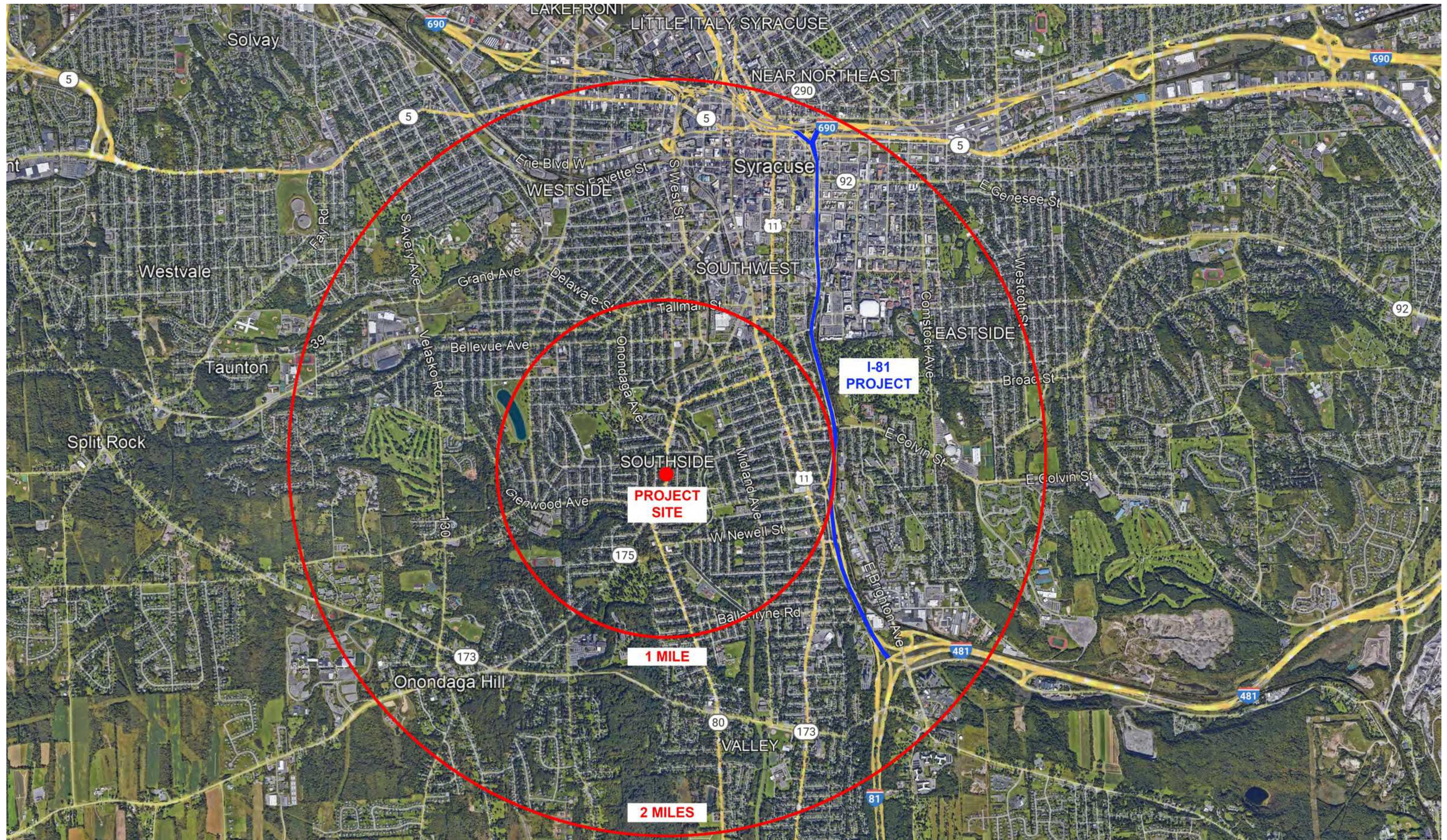
LISC NY and the MDOs/FBOs reserve the right to cancel this RFQ or to reject, in whole or in part, all submissions received in response to this RFQ upon their determination to be in the best



interest of MDOs/FBOs. LISC NY and the MDOs/FBOs further reserve the right to waive any minor informality in any submissions. The decision as to who shall receive a contract award or whether an award shall be made because of this RF

## **INFORMATIONAL**

**Attachment A - Concept Plan- The Women's Economic Institute**



SITE LOCATION

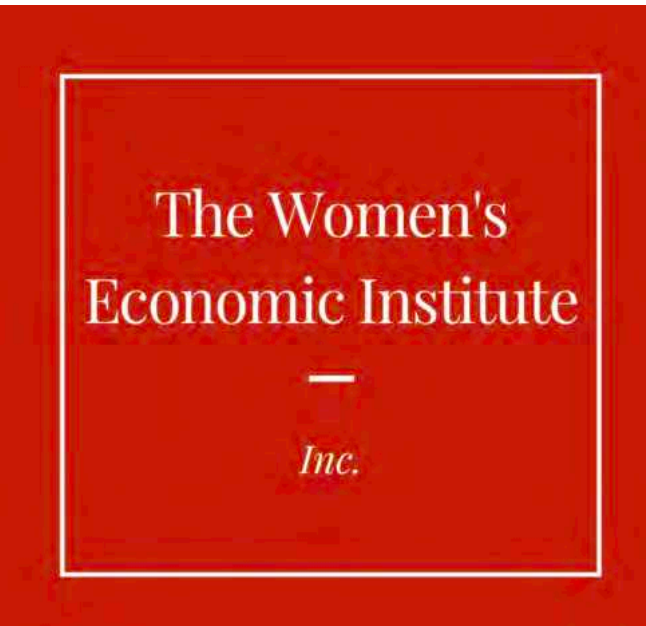
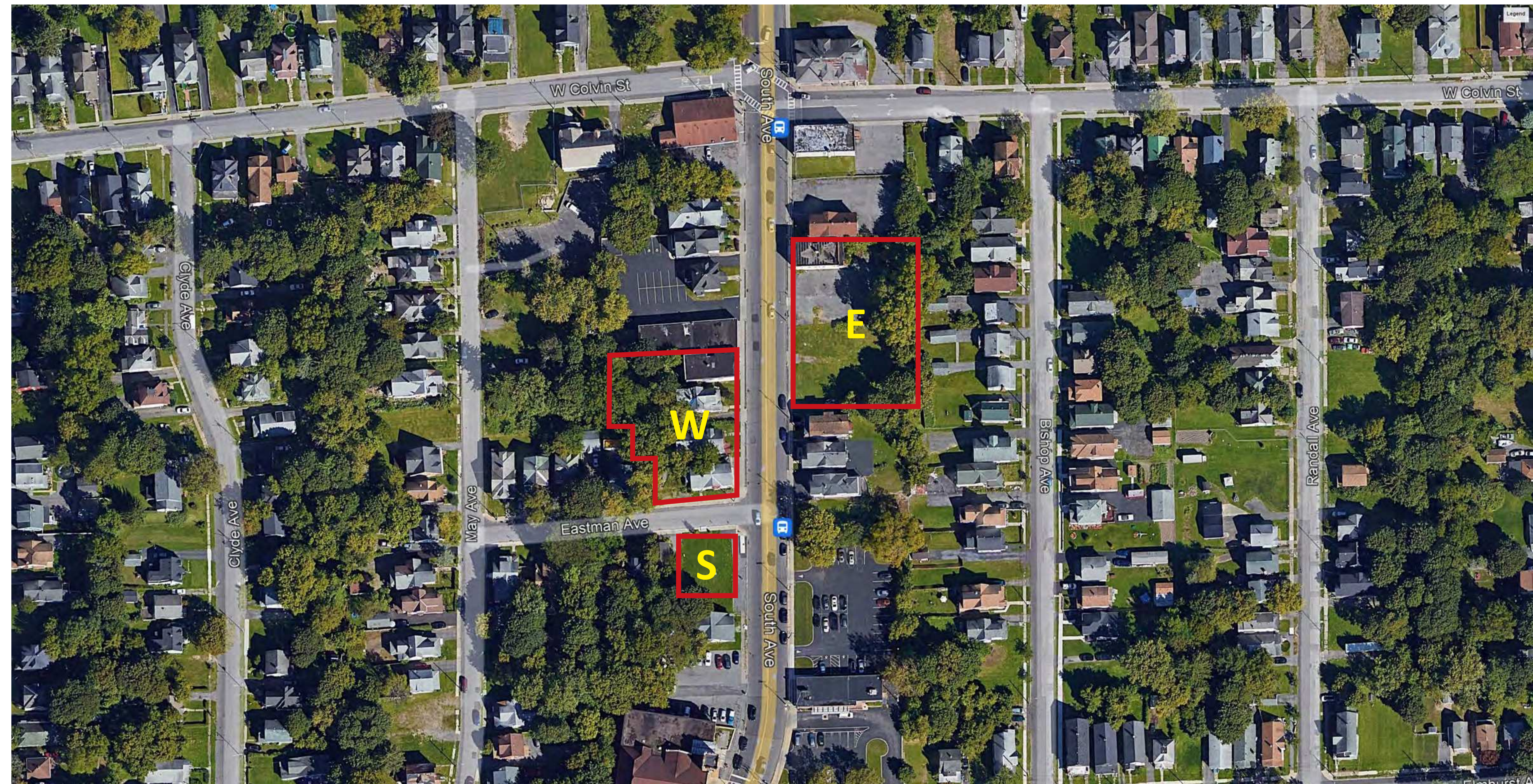


SOUTH AVE DEVELOPMENT  
SYRACUSE, NEW YORK

DATE: 21/08/2022  
SCALE: N.T.S.  
SHEET NAME: AERIAL VIEW  
SHEET NUMBER: A1



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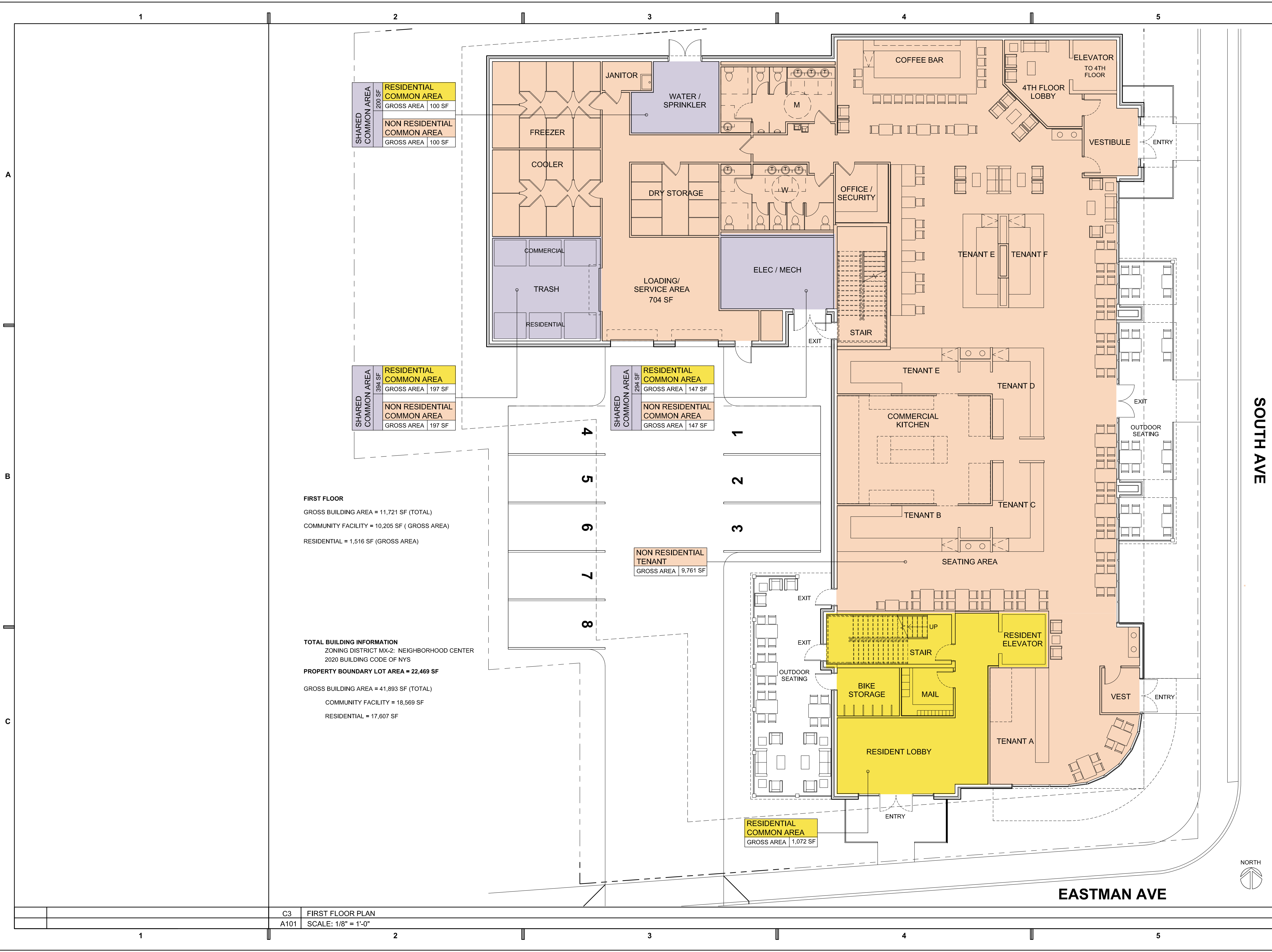
SITE AERIAL  
GOOGLE EARTH

- 1. HOUSING OPTIONS - UNIT TYPES
- 2. BUILDING AMENITIES

SOUTH AVE DEVELOPMENT  
SYRACUSE, NEW YORK

DATE: 01/06/2022  
SCALE: N.T.S.  
SHEET NAME: AERIAL PERSPECTIVE  
SHEET NUMBER: A2





SHARED COMMON AREA  
200 SF  
RESIDENTIAL COMMON AREA  
GROSS AREA 100 SF  
NON RESIDENTIAL COMMON AREA  
GROSS AREA 100 SF

SHARED COMMON AREA  
394 SF  
RESIDENTIAL COMMON AREA  
GROSS AREA 197 SF  
NON RESIDENTIAL COMMON AREA  
GROSS AREA 197 SF

SHARED COMMON AREA  
294 SF  
RESIDENTIAL COMMON AREA  
GROSS AREA 147 SF  
NON RESIDENTIAL COMMON AREA  
GROSS AREA 147 SF

NON RESIDENTIAL TENANT  
GROSS AREA 9,761 SF

RESIDENTIAL COMMON AREA  
GROSS AREA 1,072 SF

FIRST FLOOR  
GROSS BUILDING AREA = 11,721 SF (TOTAL)  
COMMUNITY FACILITY = 10,205 SF (GROSS AREA)  
RESIDENTIAL = 1,516 SF (GROSS AREA)

TOTAL BUILDING INFORMATION  
ZONING DISTRICT MX-2: NEIGHBORHOOD CENTER  
2020 BUILDING CODE OF NYS  
PROPERTY BOUNDARY LOT AREA = 22,469 SF  
GROSS BUILDING AREA = 41,893 SF (TOTAL)  
COMMUNITY FACILITY = 18,569 SF  
RESIDENTIAL = 17,607 SF

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SYRACUSE, NEW YORK  
**SOUTH AVE & EASTMAN (W)**

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS	
NO.	DESCRIPTION DATE

**FIRST FLOOR PLAN**  
BUILDING 1 OF 2

Project Status	
Date	11/06/2023
Project Number	
Drawn By	
Checked By	

**A101**



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SYRACUSE, NEW YORK  
**SOUTH AVE & EASTMAN (W)**

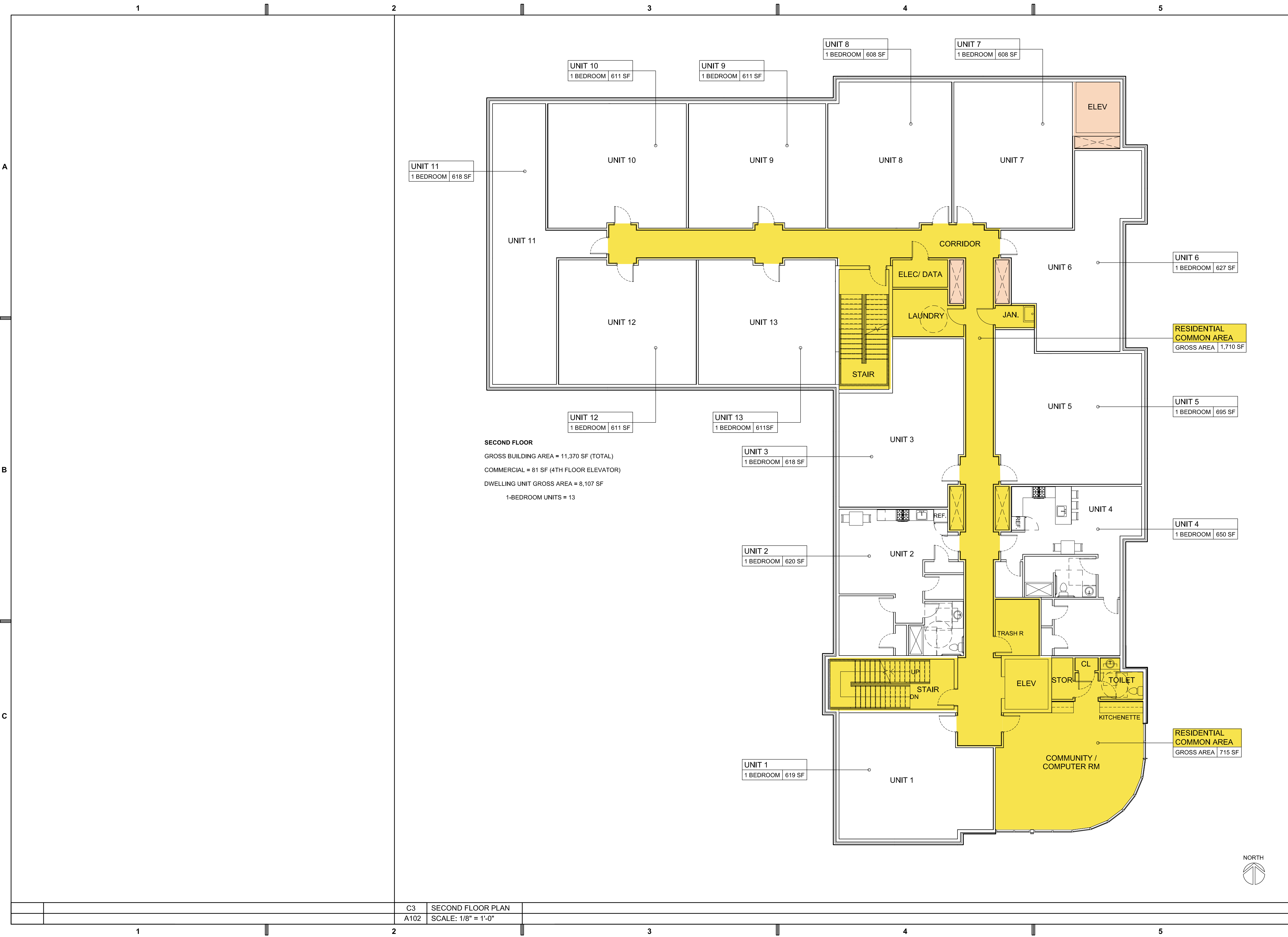
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

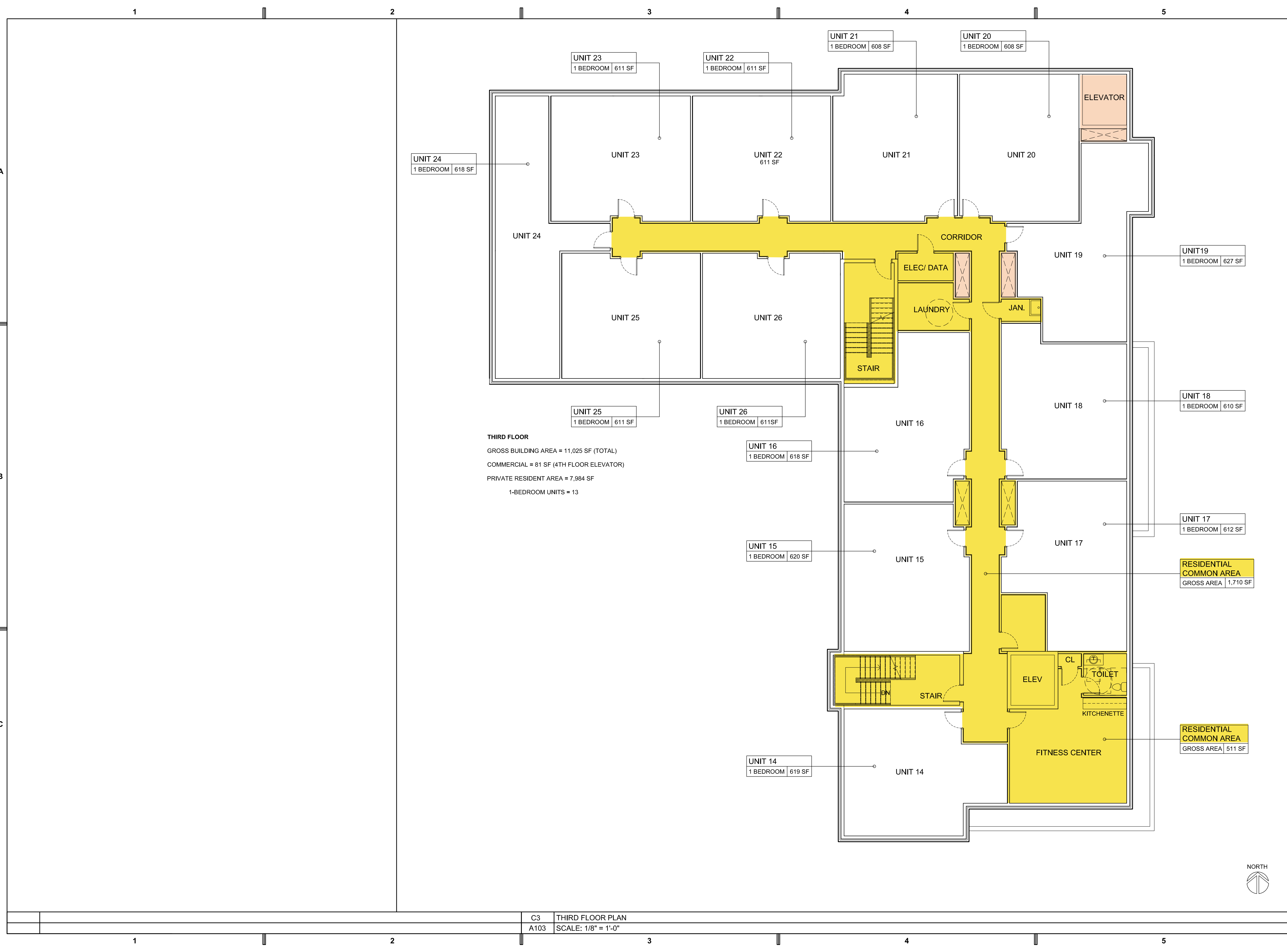
**SECOND FLOOR PLAN**  
BUILDING 1 OF 2

Project Status  
Date 11/06/2023  
Project Number  
Drawn By  
Checked By

**A102**



C3 SECOND FLOOR PLAN  
A102 SCALE: 1/8" = 1'-0"



**THIRD FLOOR**  
 GROSS BUILDING AREA = 11,025 SF (TOTAL)  
 COMMERCIAL = 81 SF (4TH FLOOR ELEVATOR)  
 PRIVATE RESIDENT AREA = 7,984 SF  
 1-BEDROOM UNITS = 13

**RESIDENTIAL COMMON AREA**  
 GROSS AREA | 1,710 SF

**RESIDENTIAL COMMON AREA**  
 GROSS AREA | 511 SF



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**SOUTH AVE & EASTMAN (W)**  
 SYRACUSE, NEW YORK

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

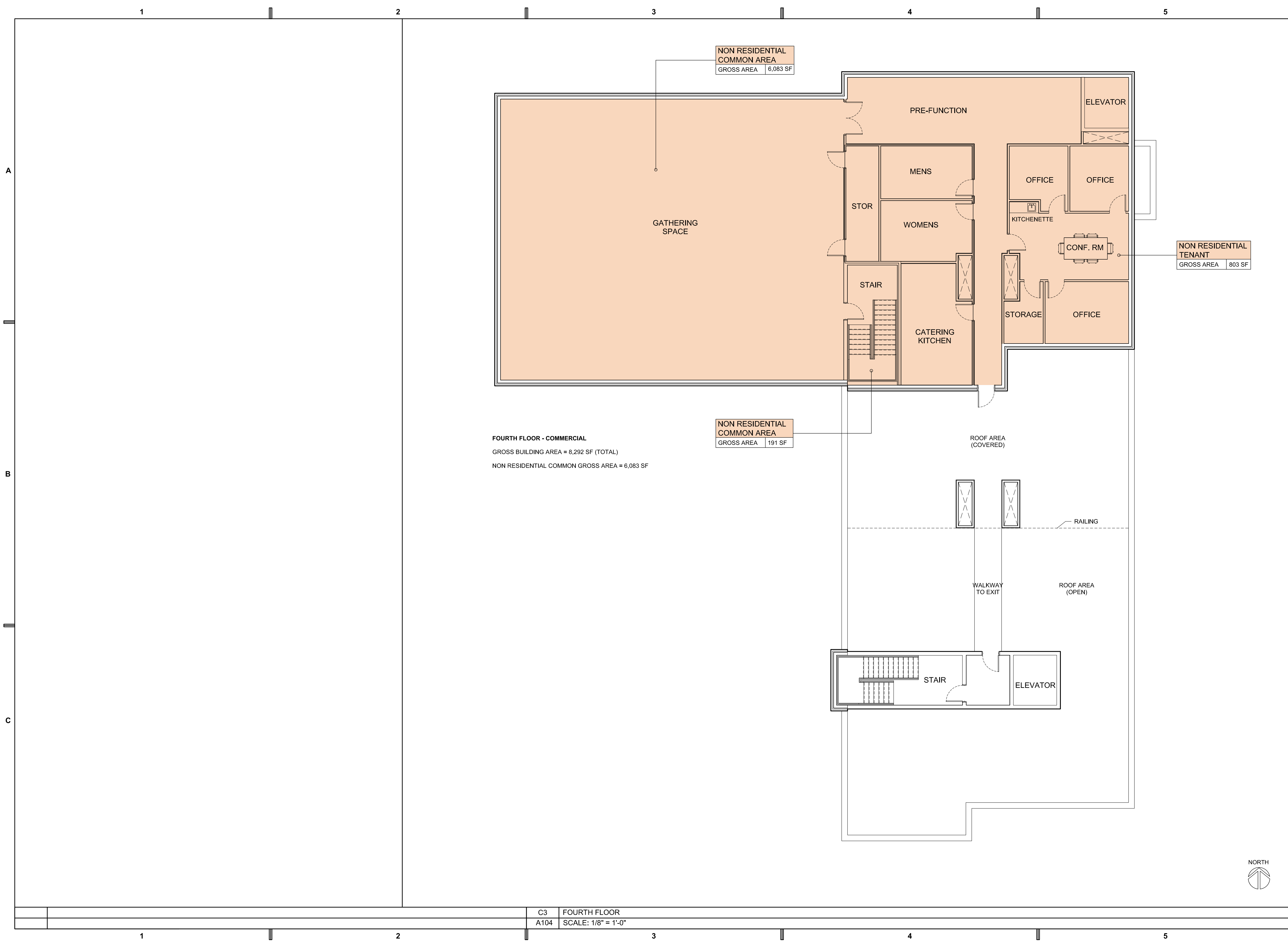
**THIRD FLOOR PLAN**  
 BUILDING 1 OF 2

Project Status	
Date	11/06/2023
Project Number	
Drawn By	
Checked By	

**A103**

C3 THIRD FLOOR PLAN  
 A103 SCALE: 1/8" = 1'-0"





**FOURTH FLOOR - COMMERCIAL**  
 GROSS BUILDING AREA = 8,292 SF (TOTAL)  
 NON RESIDENTIAL COMMON GROSS AREA = 6,083 SF

NON RESIDENTIAL  
 COMMON AREA  
 GROSS AREA 6,083 SF

NON RESIDENTIAL  
 COMMON AREA  
 GROSS AREA 191 SF

NON RESIDENTIAL  
 TENANT  
 GROSS AREA 803 SF



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**SOUTH AVE & EASTMAN (W)**  
 SYRACUSE, NEW YORK

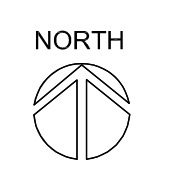
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

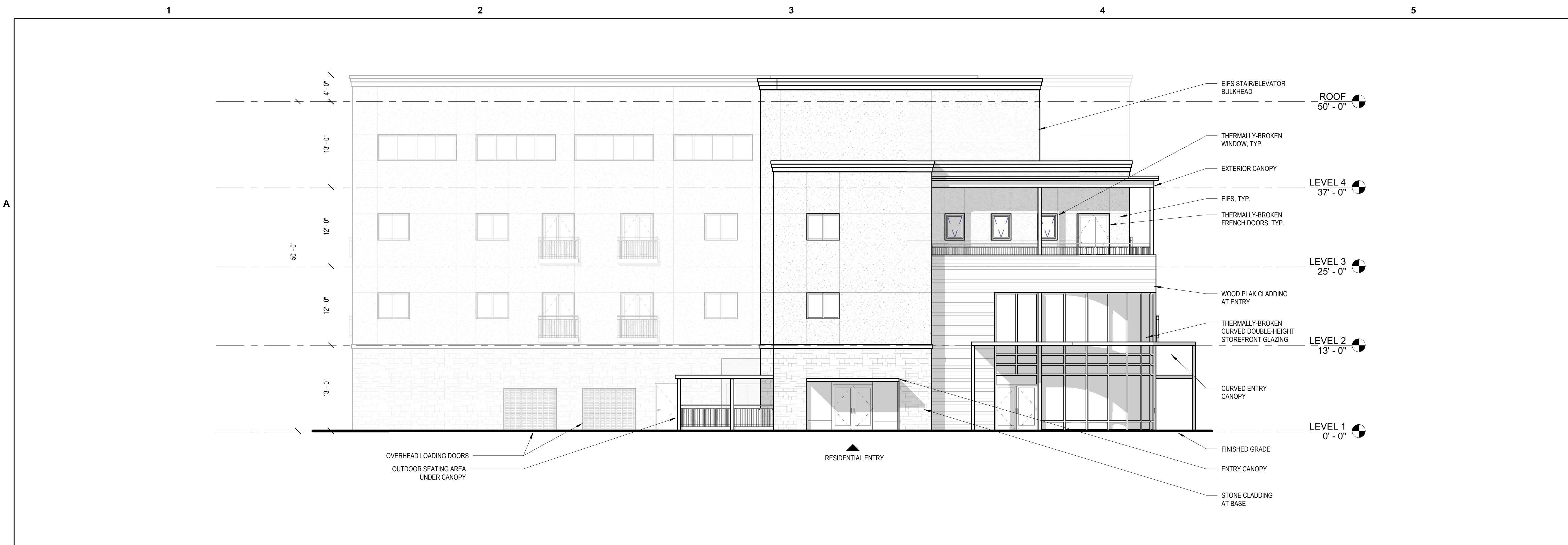
**FOURTH FLOOR PLAN**  
 BUILDING 1 OF 2

Project Status  
 Date 11/06/2023  
 Project Number  
 Drawn By  
 Checked By

**A104**



C3 FOURTH FLOOR  
 A104 SCALE: 1/8" = 1'-0"



B1 SOUTH ELEVATION  
A105 SCALE: 1/8" = 1'-0"



C1 EAST ELEVATION  
A105 SCALE: 1/8" = 1'-0"



EDLEMAN SULTAN KNOX WOOD / ARCHITECTS LLP  
100 Lafayette Street, Suite 204, New York, NY 10013  
Tel: 212-433-9977  
Fax: 212-228-9558

**ESKW/Architects**  
WWW.ESKWARCHITECTS.COM

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SYRACUSE, NEW YORK  
**SOUTH AVE & COLVIN (E)**

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

**BUILDING ELEVATIONS**

BUILDING 1 OF 2

Project Status

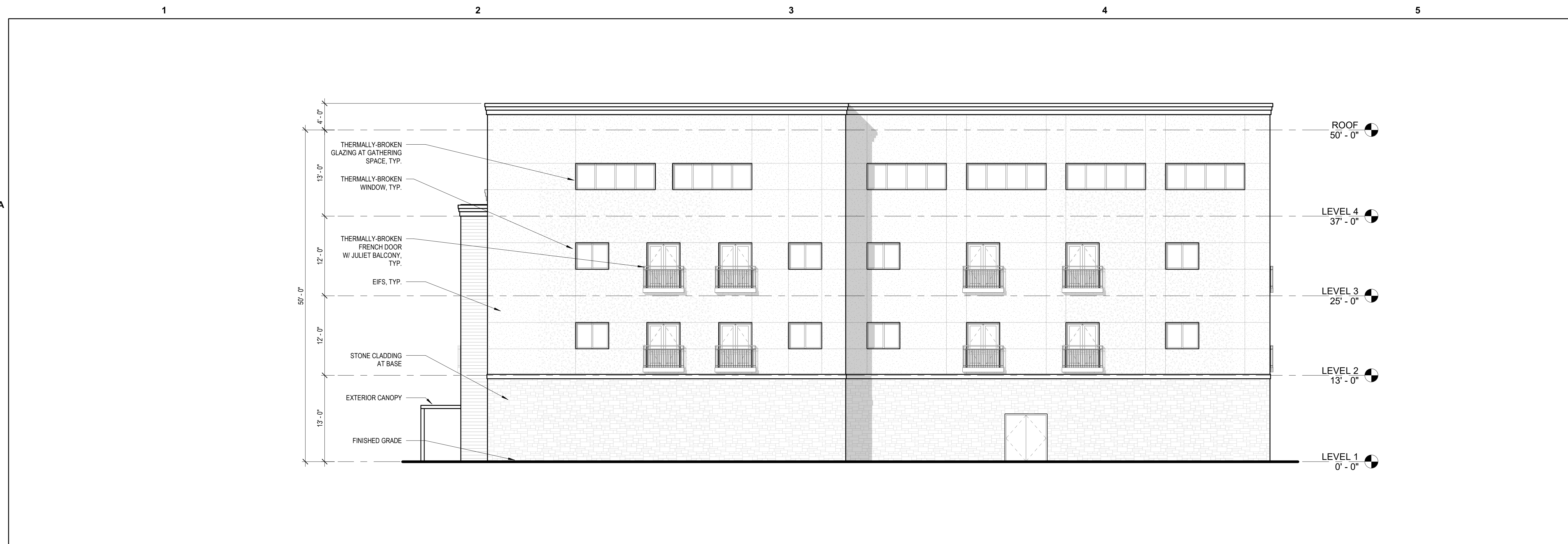
Date 11/06/2022

Project Number

Drawn By

Checked By

**A105**



B1 NORTH ELEVATION  
A106 SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION  
A106 SCALE: 1/8" = 1'-0"



ESKMAN SULTAN KNOX WOOD / ARCHITECTS LLP  
100 Lafayette Street, Suite 204, New York, NY 10013  
tel: 212-431-9971  
fax: 212-228-0558

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**SOUTH AVE & COLVIN (E)**  
SYRACUSE, NEW YORK

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

**BUILDING ELEVATIONS**

BUILDING 1 OF 2

Project Status

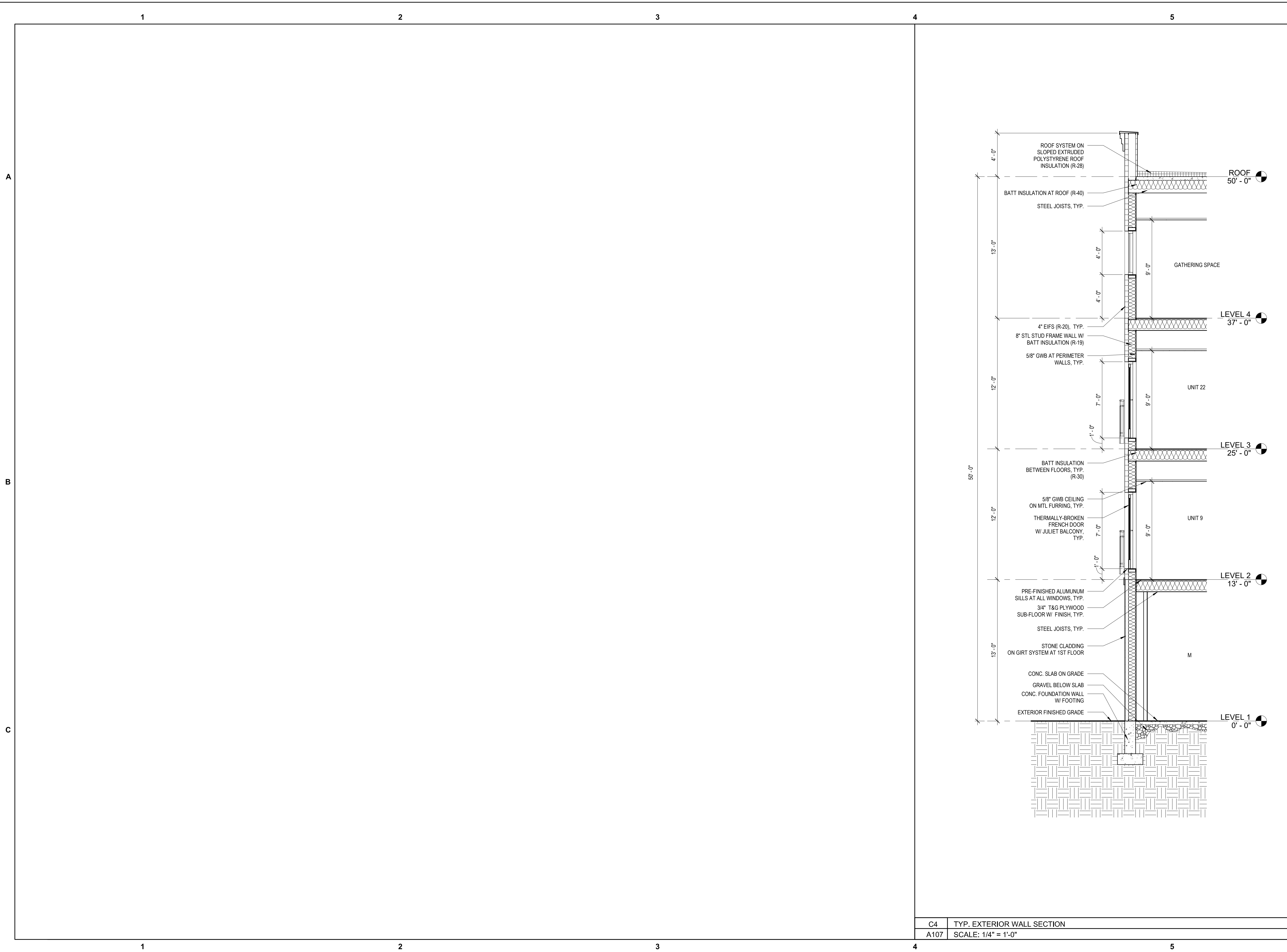
Date 11/06/2022

Project Number

Drawn By

Checked By

**A106**



C4 TYP. EXTERIOR WALL SECTION  
 A107 SCALE: 1/4" = 1'-0"



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 100 Lafayette Street, Suite 204, New York, NY 10013  
 Tel: 212-435-4997  
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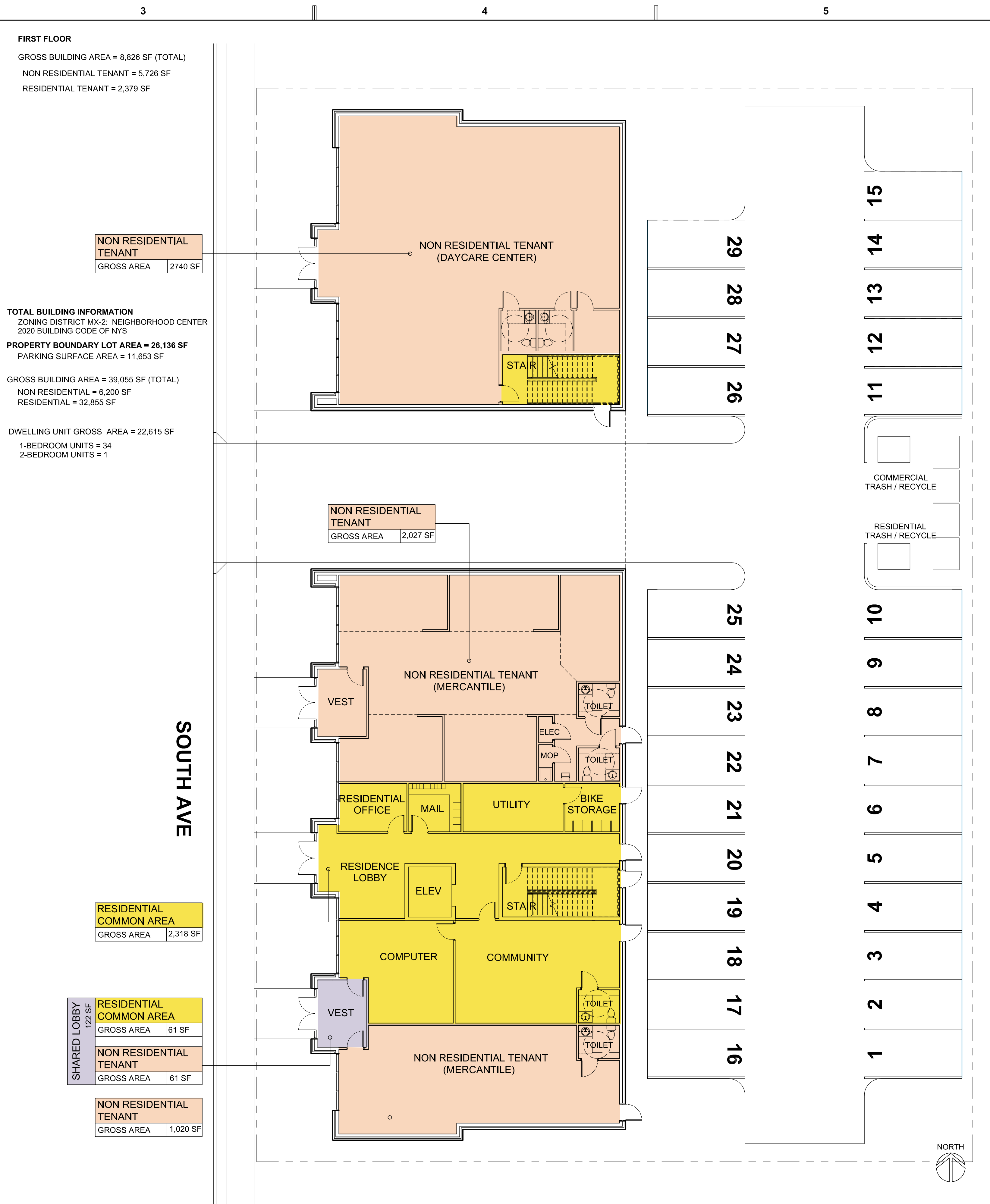
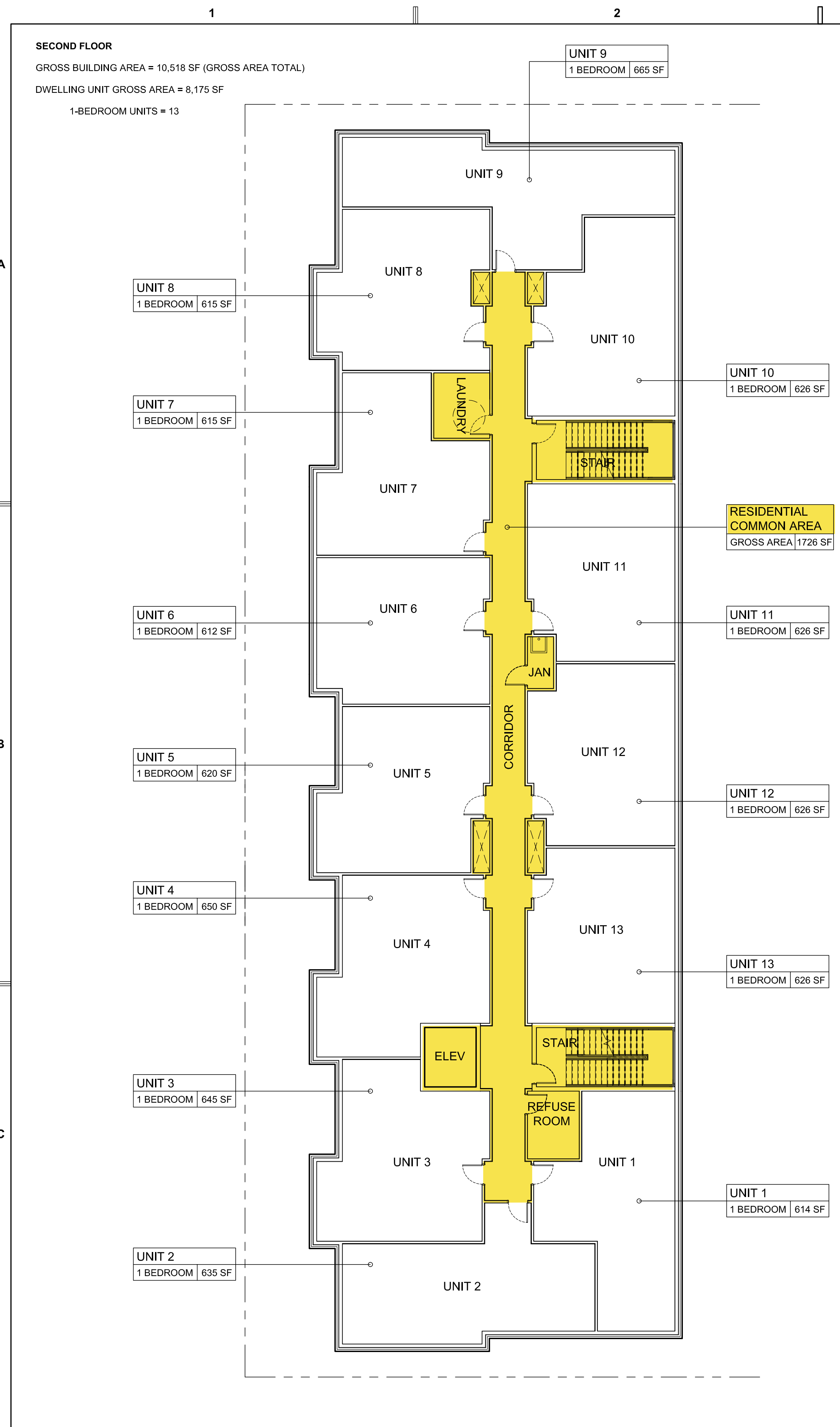
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

**TYPICAL EXTERIOR WALL SECTION**  
 BUILDING 1 OF 2

Project Status  
 Date 11/06/2022  
 Project Number  
 Drawn By  
 Checked By

**A107**



C1 SECOND FLOOR PLAN  
 A201 SCALE: 3/32" = 1'-0"

C3 FIRST FLOOR PLAN  
 A201 SCALE: 3/32" = 1'-0"



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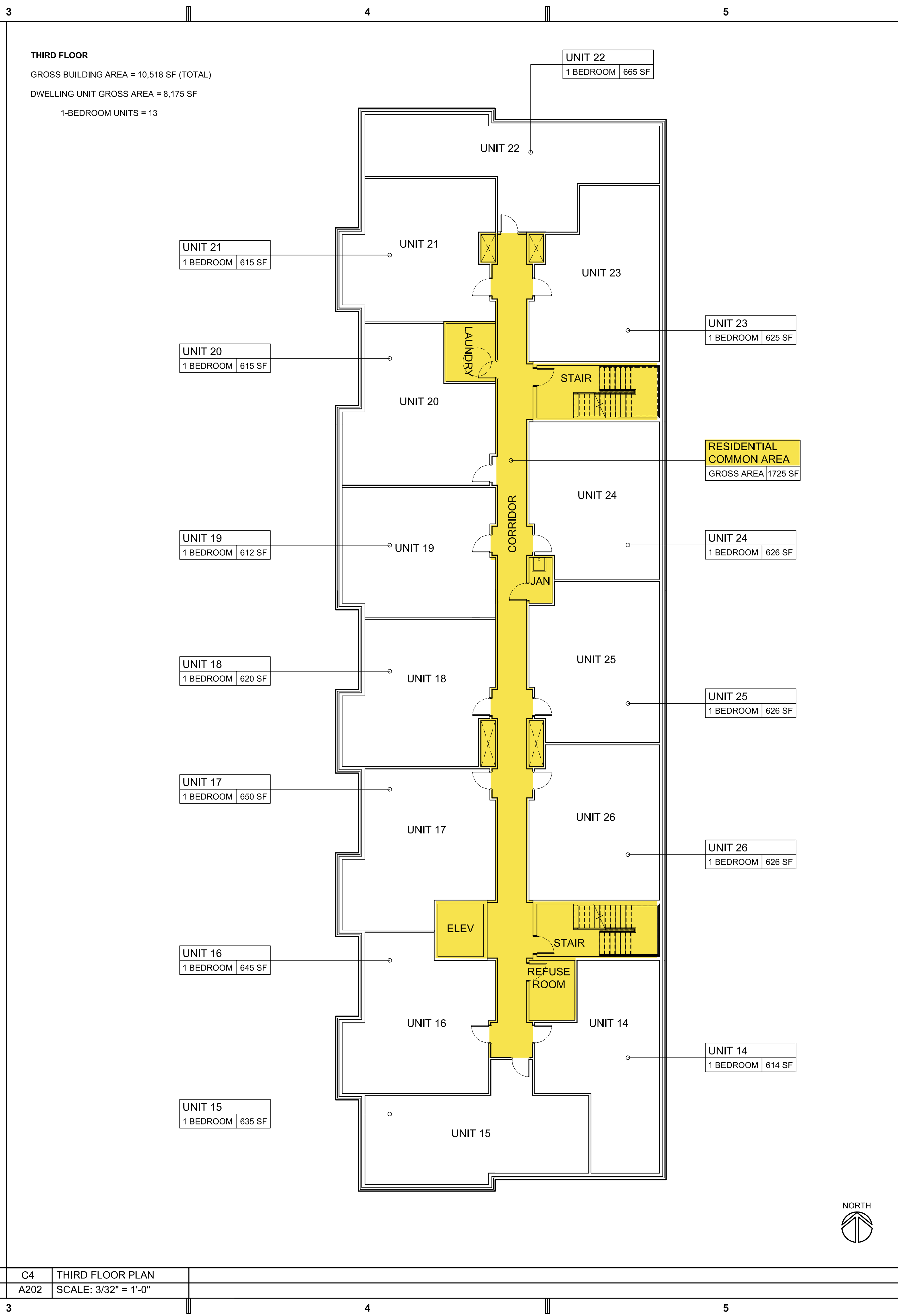
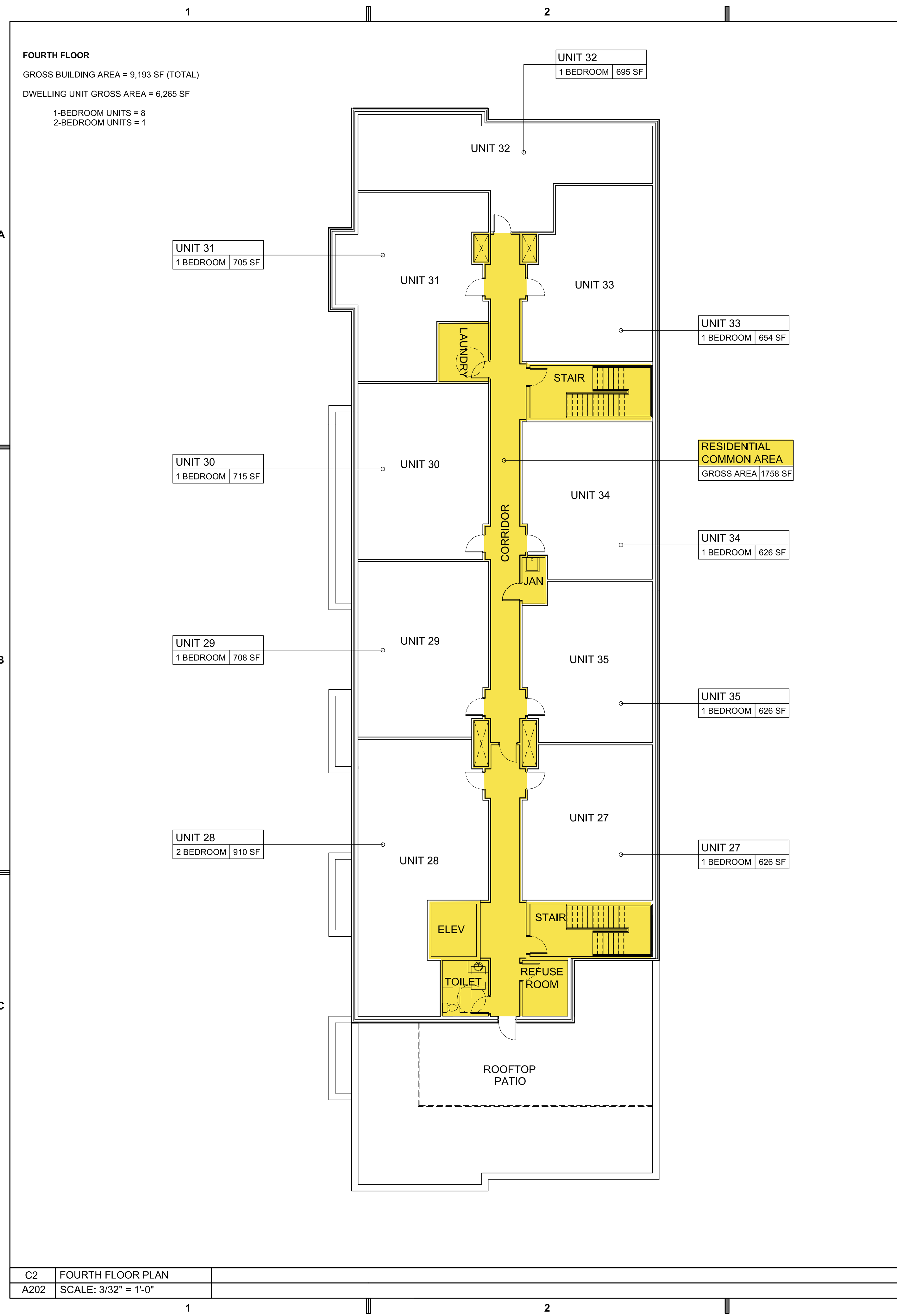
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REVISIONS	
NO.	DESCRIPTION DATE

**FIRST & SECOND FLOOR PLAN**  
 BUILDING 2 OF 2

Project Status	
Date	11/06/2022
Project Number	
Drawn By	
Checked By	

**A201**



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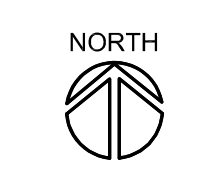
REVISIONS	
NO.	DESCRIPTION DATE

**THIRD & FOURTH FLOOR PLAN**  
 BUILDING 2 OF 2

Project Status	
Date	11/06/2023
Project Number	
Drawn By	
Checked By	

**A202**

C2	FOURTH FLOOR PLAN	C4	THIRD FLOOR PLAN
A202	SCALE: 3/32" = 1'-0"	A202	SCALE: 3/32" = 1'-0"





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REVISIONS	
NO.	DESCRIPTION DATE

**BUILDING ELEVATIONS**

BUILDING 2 OF 2

Project Status

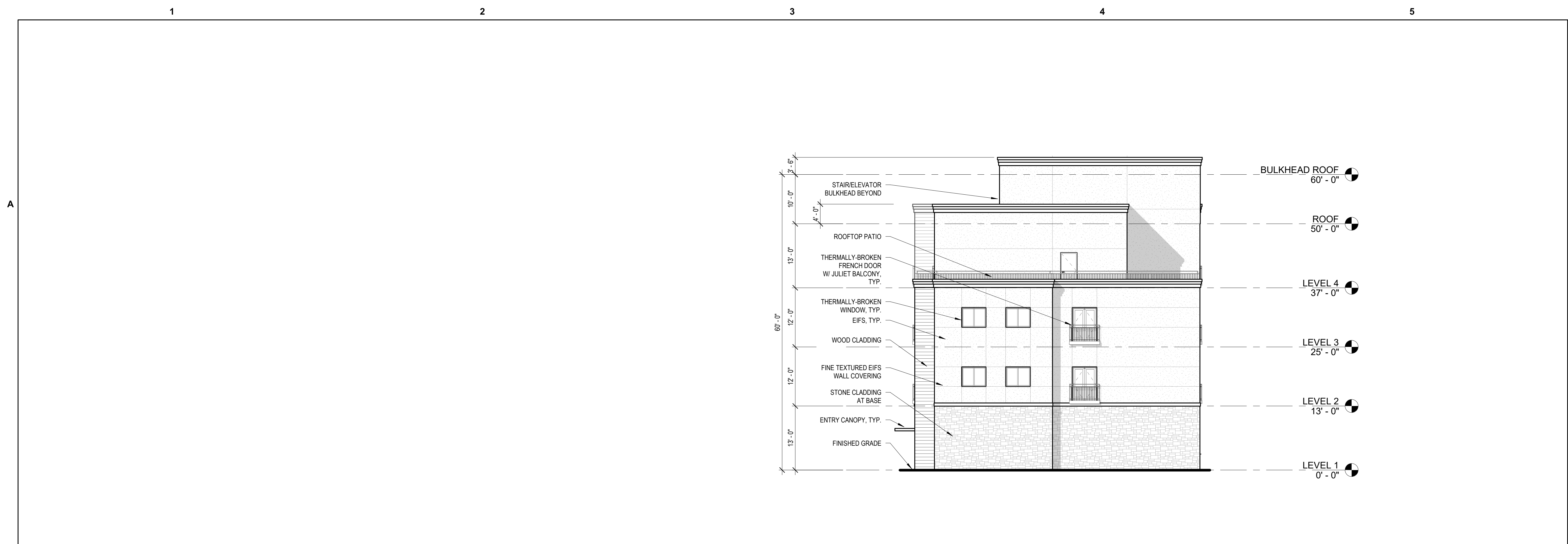
Date 11/06/2022

Project Number

Drawn By

Checked By

**A203**



C1 SOUTH ELEVATION  
A203 SCALE: 3/32" = 1'-0"



C1 WEST ELEVATION  
A203 SCALE: 3/32" = 1'-0"



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REVISIONS	
NO.	DESCRIPTION DATE

**BUILDING ELEVATIONS**

BUILDING 2 OF 2

Project Status

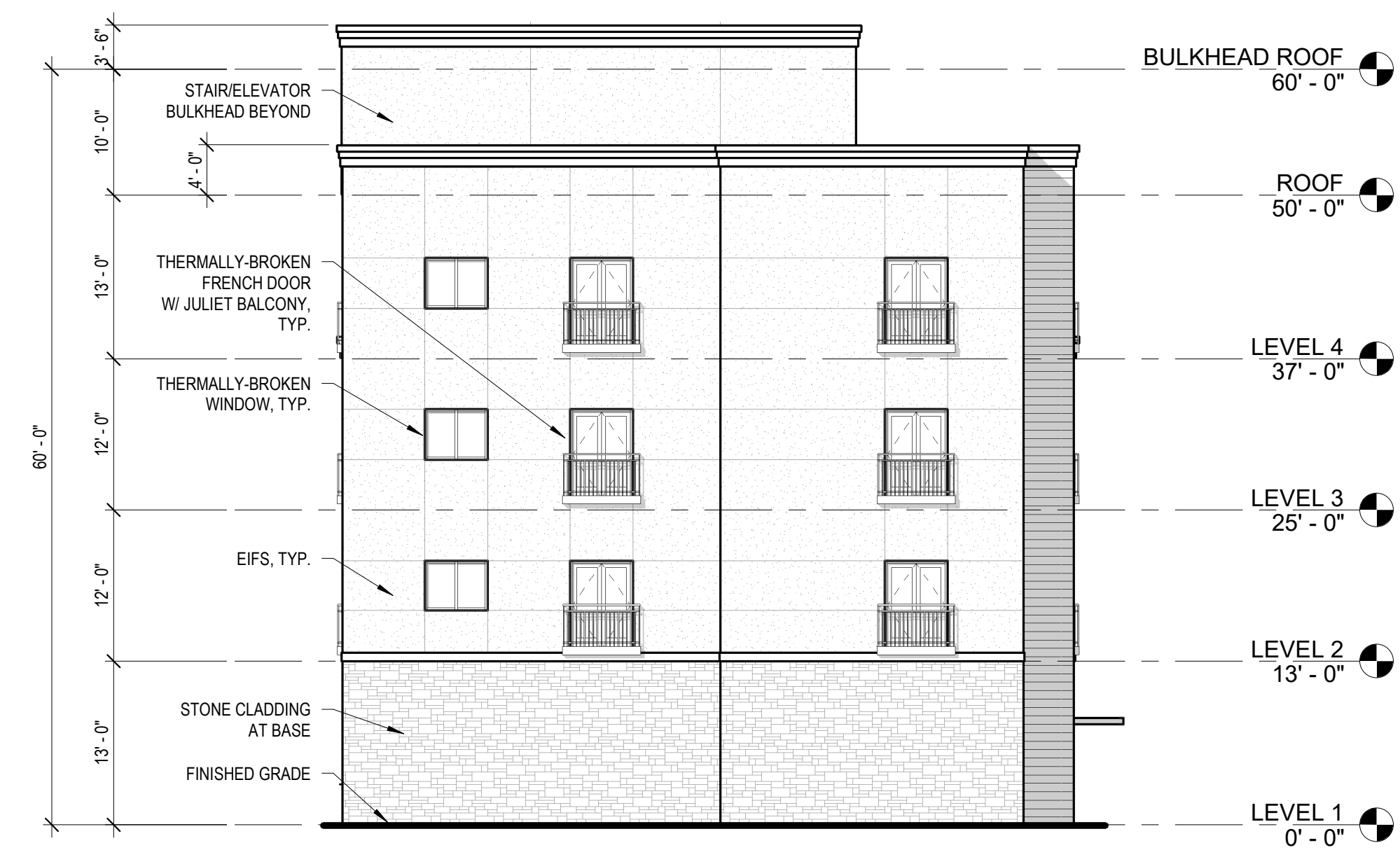
Date 11/06/2022

Project Number

Drawn By

Checked By

**A204**



B1 NORTH ELEVATION  
A204 SCALE: 3/32" = 1'-0"



C1 EAST ELEVATION  
A204 SCALE: 3/32" = 1'-0"







**Attachment B - Concept Plan- Mt. Olive Missionary Baptist Church**

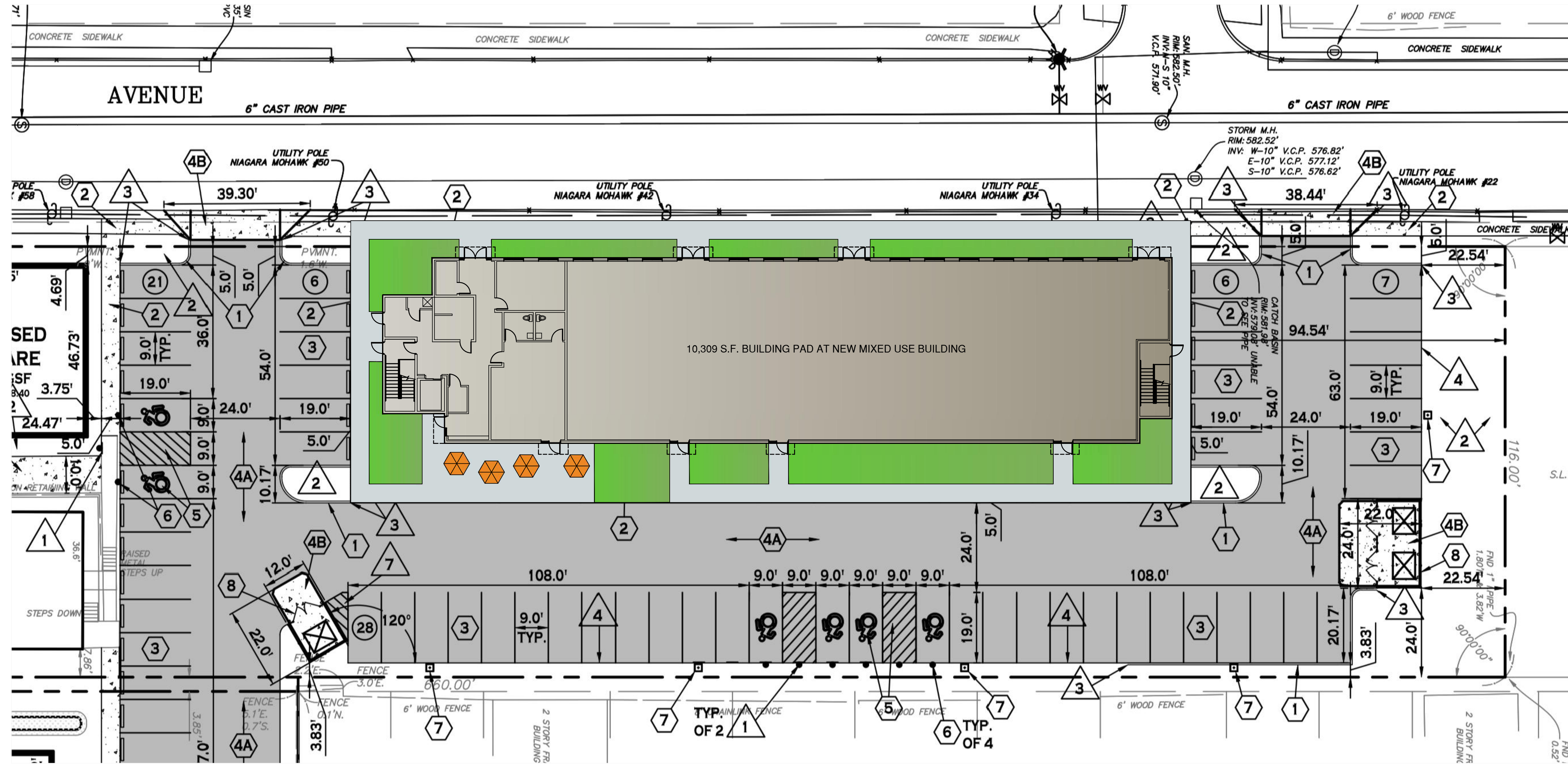
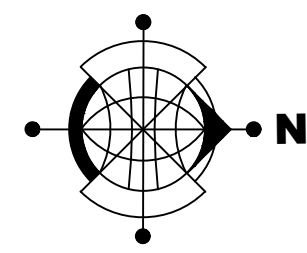
# 66 Wasson

KCI Interiors

## Legend

-  Baptist Church
-  Family Dollar
-  Feature 1
-  Feature 2



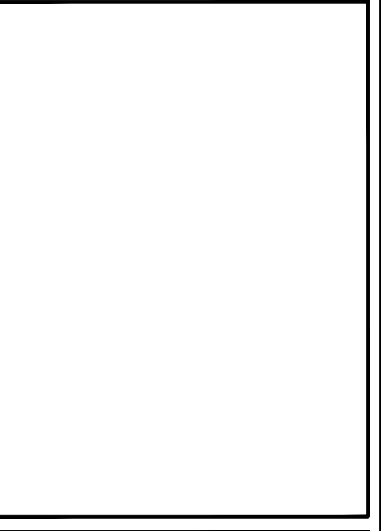


1 BUILDING PAD SITE PLAN  
G100 SCALE: 1" = 20'-0"

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PROJECT ARCHITECT DMP	PROJECT MANAGER DMP	DATE ISSUED 11/30/2023
DRAWN BY DMP/MAA	SCALE on drawing	

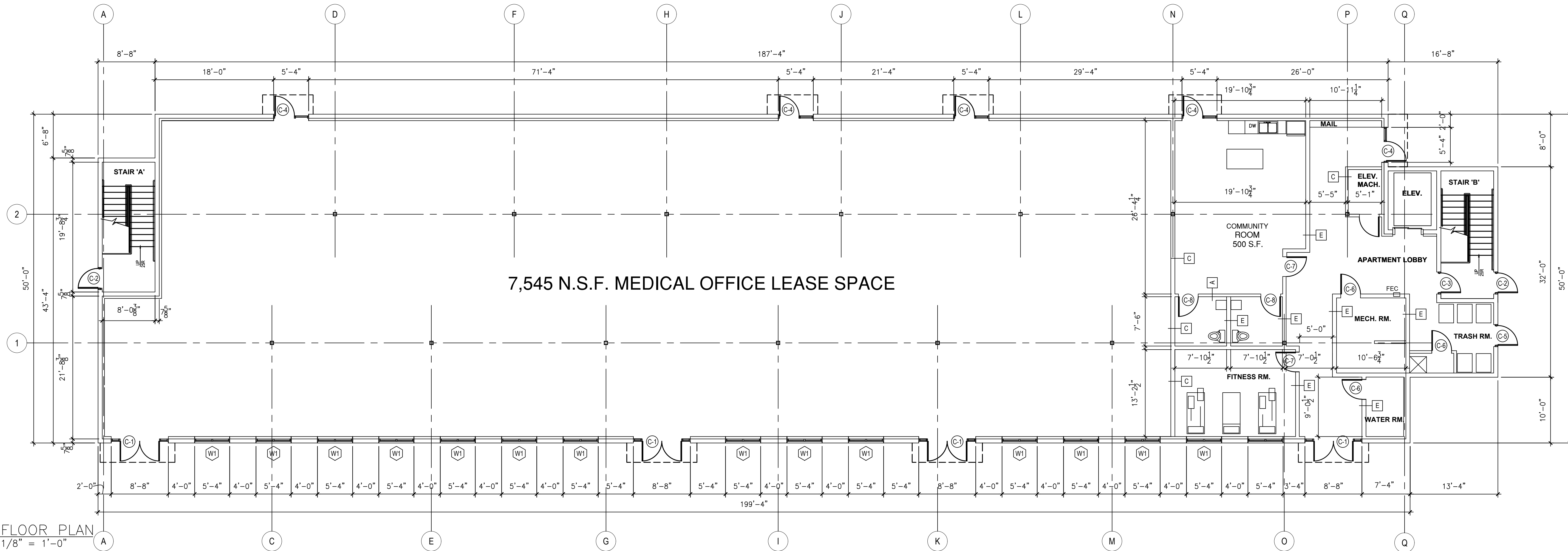
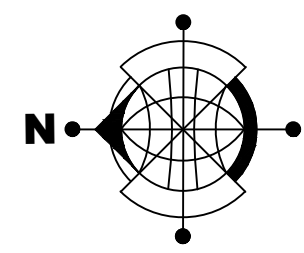


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PROJECT NO.  
2021-005  
DRAWING NO.  
G100

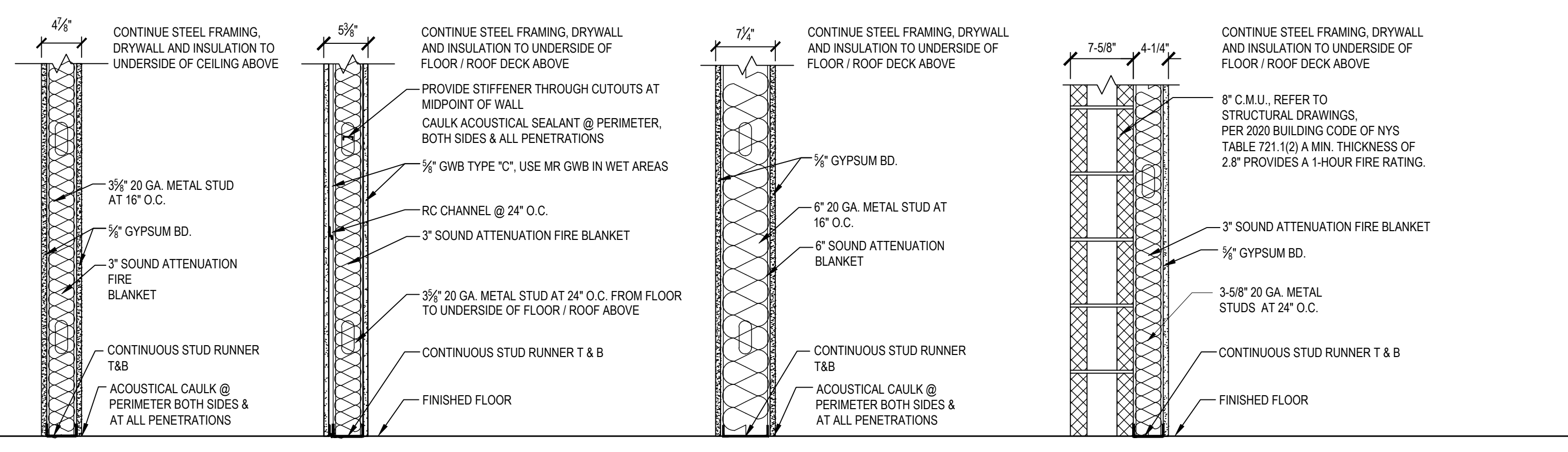
PROJECT  
MIXED USE 3-STORY BUILDING  
APARTMENTS WITH MEDICAL USE FIRST FLOOR  
64 WASSON AVE., BUFFALO, N.Y. 14218  
TITLE OF DRAWING  
BUILDING PAD SITE PLAN

PROJECT NO.  
2021-005  
DRAWING NO.  
G100



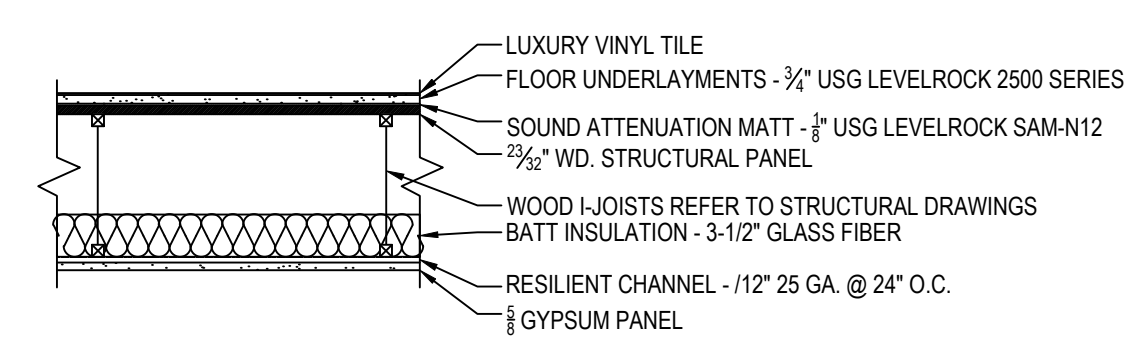
1 1ST FLOOR PLAN  
A100 SCALE: 1/8" = 1'-0"

SYMBOL LEGEND	
(C-4)	DOOR TYPE, REFER TO DOOR SCHEDULE SHT. A600
(A)	WALL TYPE, REFER TO DETAILS THIS SHT.
(W1)	WINDOW TYPE, REFER TO SHT. A600



**A** NEW PARTITION NOT RATED  
**B** NEW WALL CONSTRUCTION UL DESIGN #419 1 HOUR FIRE RATING STC-61 SOUND TEST=RAL-TL12-203  
**C** NEW PARTITION 1 HOUR MIN. UL DES. NO. U419  
**E** NEW PARTITION SAME AS 'C' BUT NO FIRE RATING REQ.  
**D** MASONRY STAIR & ELEVATOR SHAFT 1 HR. MIN. FIRE RATING STC - 50 MIN.

**NOTES:**  
- ALL FIRE RATED PARTITIONS SHALL HAVE CONTINUOUS FRAMING AND DRYWALL FROM FLOOR SLAB TO UNDERSIDE OF ROOF DECK. USE FIRE SAFING/SEALANT AT PERIMETER. COMPLY WITH REQUIREMENTS AS LISTED IN UL DIRECTORY FOR UL DES. NO. INDICATED.  
- INSTALL MOISTURE RESISTANT GYPSUM WALLBOARD IN RESTROOMS, BEHIND SINKS, & IN JANITORIAL ROOMS.  
- PROVIDE WOOD BLOCKING IN WALLS FOR ANY WALL MOUNTED EQUIPMENT AS SPECIFIED BY TENANT OR AS INDICATED ON DRAWINGS.  
- REFER TO STRUCTURAL DRAWINGS FOR STEEL STUD REQUIREMENTS AND PROVIDE GAUGE AS INDICATED ON STRUCTURAL PLANS.



DESIGN	UL L570
FIRE RATING	1 HOUR
CONSTRUCTION TYPE	11-7/8" WOOD ENGINEERED JOIST
STC RATING	59
IIC	53
SOUND TEST	H5048.02
SYSTEM THICKNESS	14.75 IN.

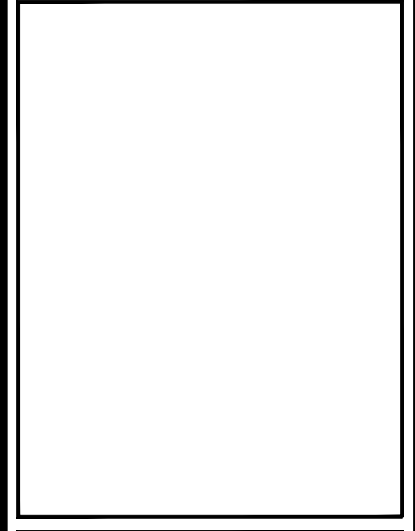
3 FLOOR ASSEMBLY DETAIL  
A100 SCALE: 3/4" = 1'-0"

2 WALL TYPES  
A100 SCALE: 1" = 1'-0"

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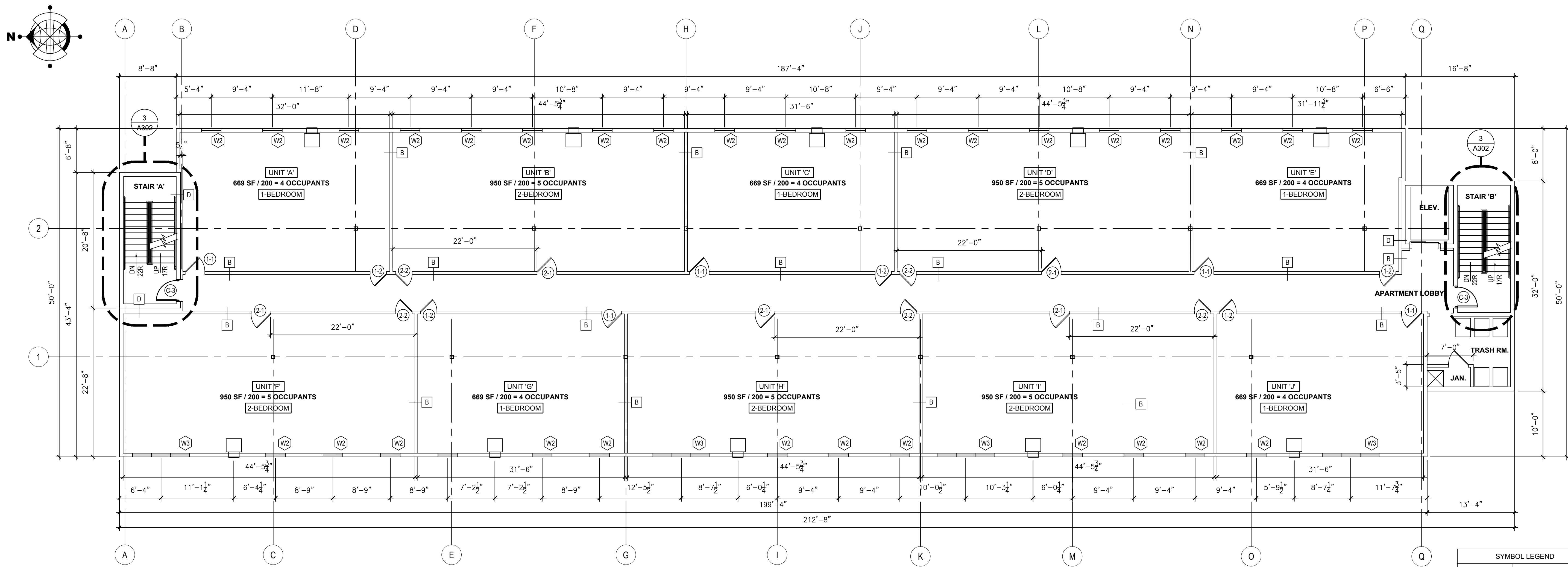
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PROJECT MANAGER	DMP
DRAWN BY	DMP/MAA
SCALE	on drawing
DATE ISSUED	11/30/2023



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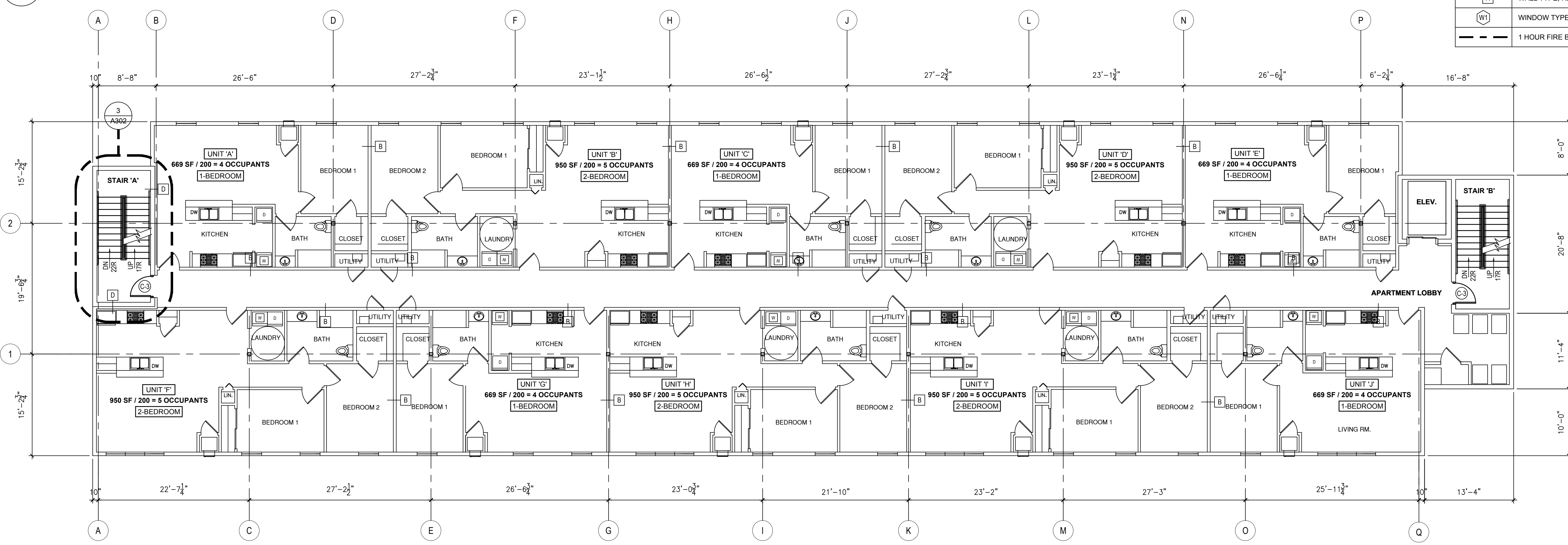
PROJECT NO.  
2021-005  
DRAWING NO.  
A100

MIXED USE 3-STORY BUILDING  
APARTMENTS WITH MEDICAL USE FIRST FLOOR  
64 WASSON AVE., BUFFALO, N.Y. 14218  
1ST FLOOR PLAN, WALL TYPES



1 2ND FLOOR SHELL PLAN  
A101 SCALE: 1/8" = 1'-0"

SYMBOL LEGEND	
(C-4)	DOOR TYPE, REFER TO DOOR SCHEDULE SHT. A600
(-A)	WALL TYPE, REFER TO DETAILS SHT. A100
(W1)	WINDOW TYPE, REFER TO SHT. A600
(---)	1 HOUR FIRE BARRIER

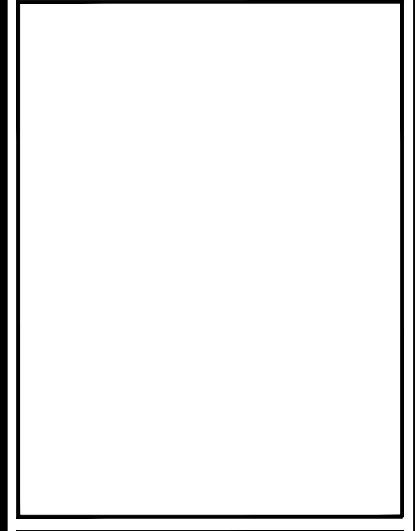


2 2ND FLOOR PLAN  
A101 SCALE: 1/8" = 1'-0"

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PROJECT ARCHITECT	DMP	DATE ISSUED	11/3/2023
PROJECT MANAGER	DMP		
DRAWN BY	DMP / MAA		
SCALE	on drawing		

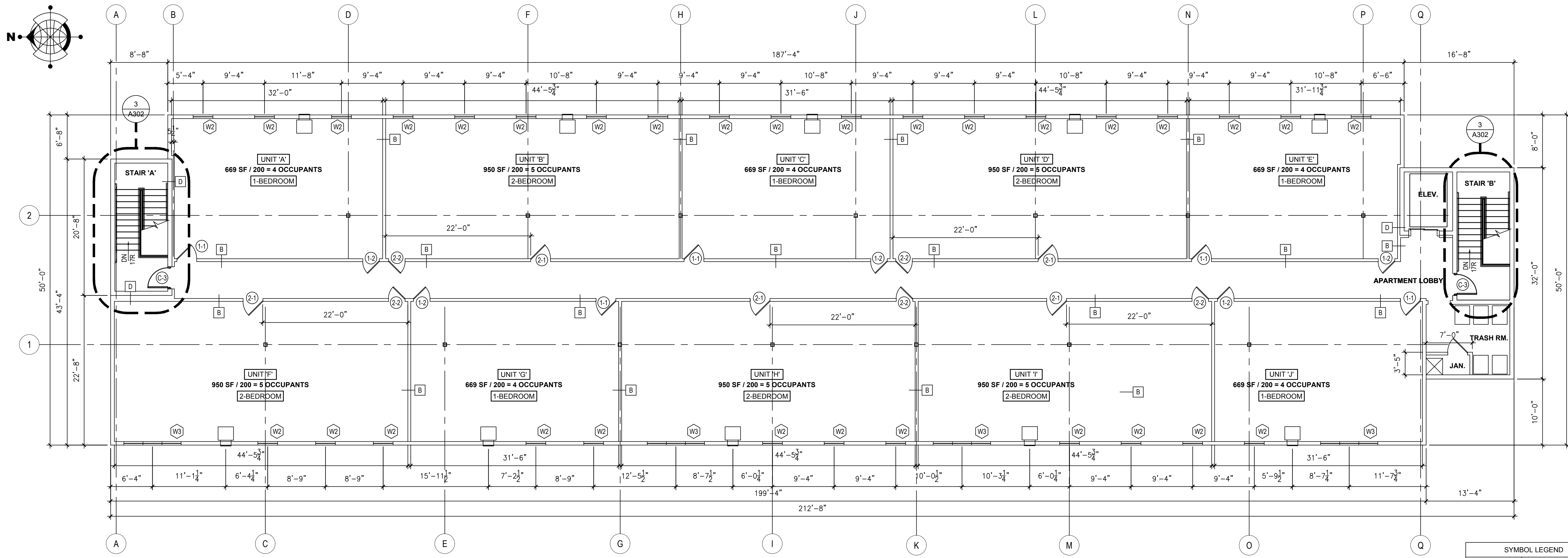


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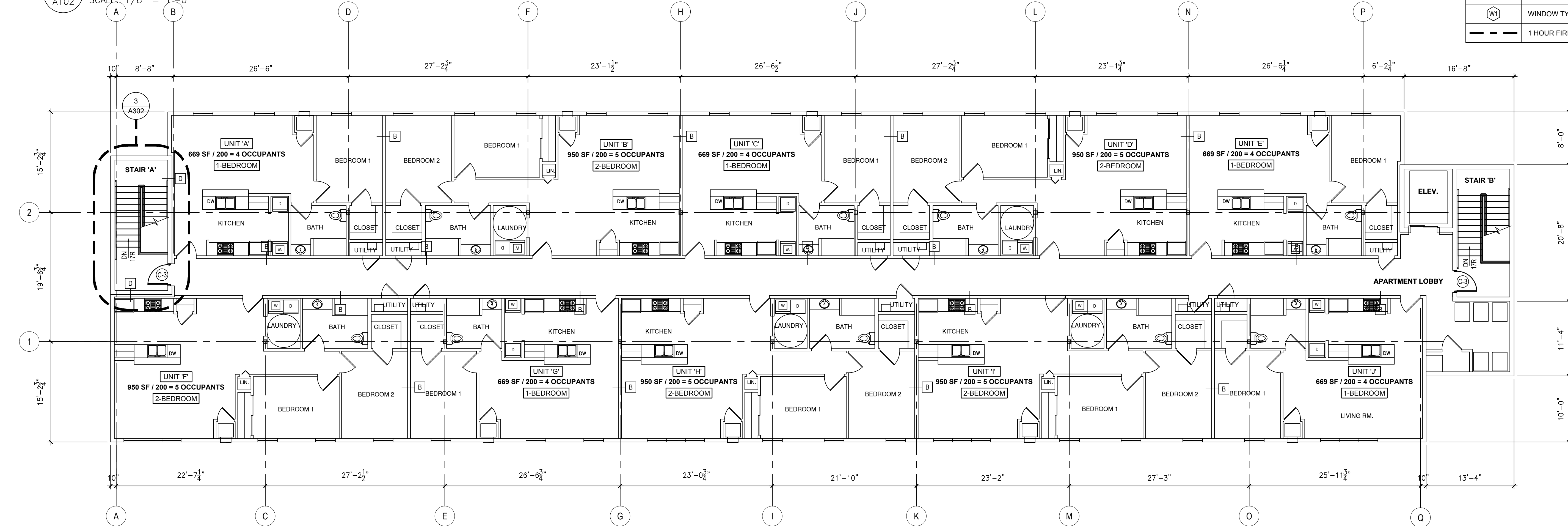
PROJECT  
**MIXED USE 3-STORY BUILDING**  
APARTMENTS WITH MEDICAL USE FIRST FLOOR  
64 WASSON AVE., BUFFALO, N.Y. 14218

TITLE OF DRAWING  
**2ND FLOOR PLANS & SHELL PLAN**

PROJECT NO.  
**2021-005**  
DRAWING NO.  
**A101**



1 3RD FLOOR SHELL PLAN  
SCALE: 1/8" = 1'-0"

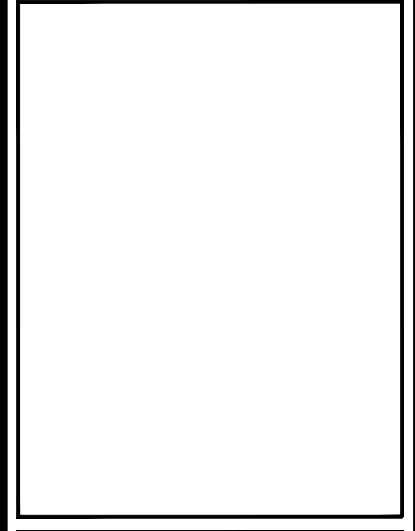


2 3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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SCALE			on drawing



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PROJECT  
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APARTMENTS WITH MEDICAL USE FIRST FLOOR  
64 WASSON AVE., BUFFALO, N.Y. 14218

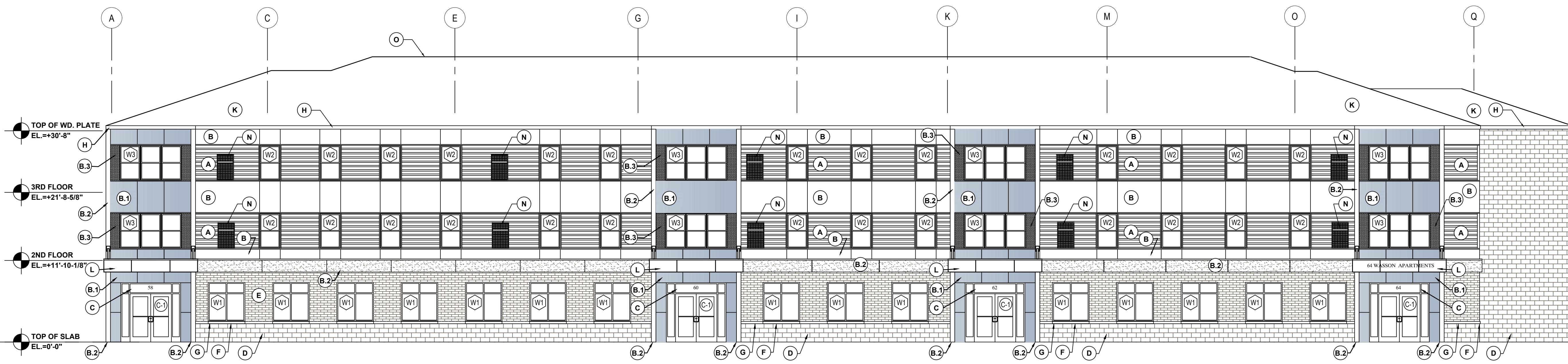
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3RD FLOOR PLANS & SHELL PLAN

PROJECT NO.  
2021-005  
DRAWING NO.  
A102

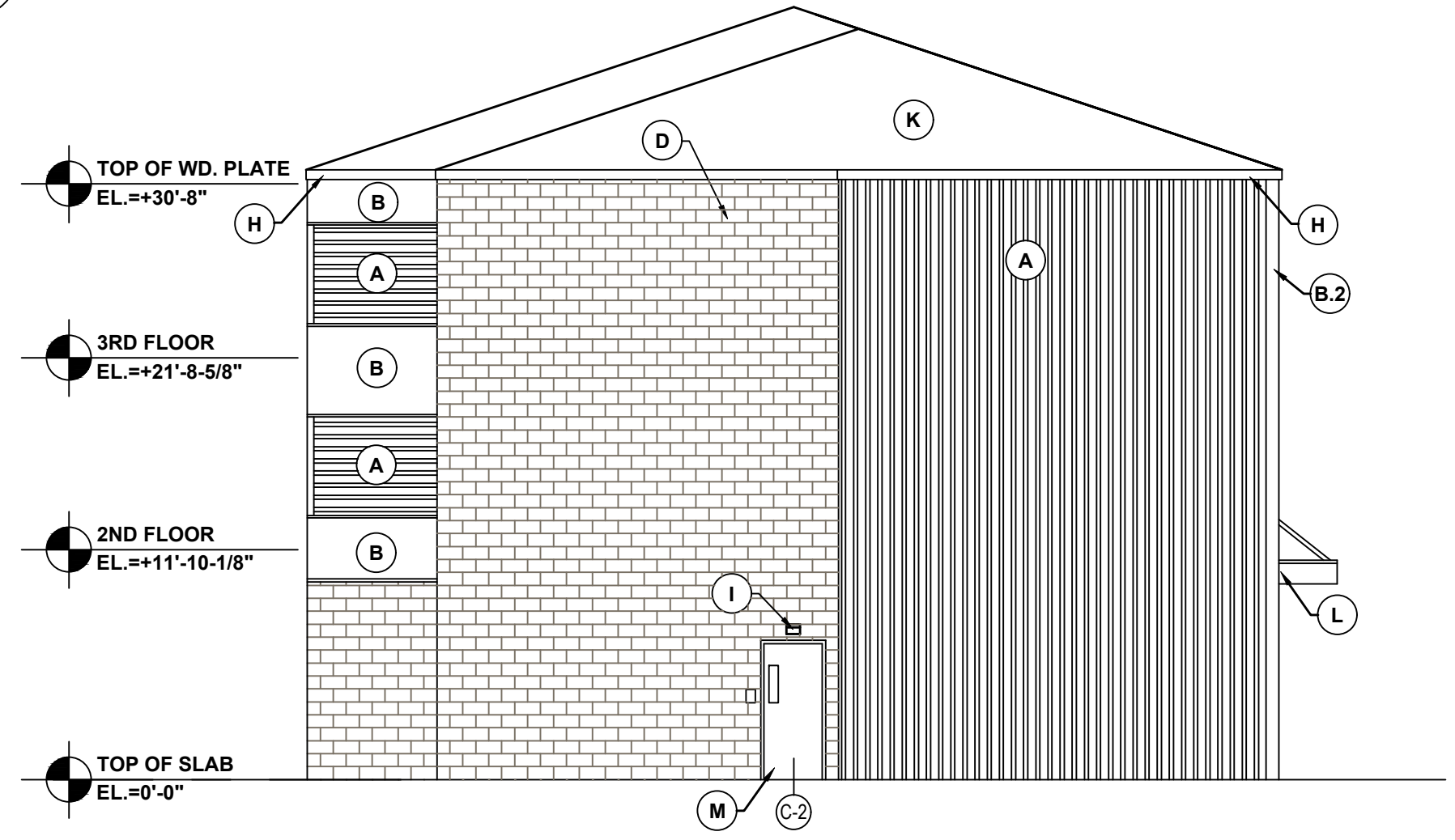
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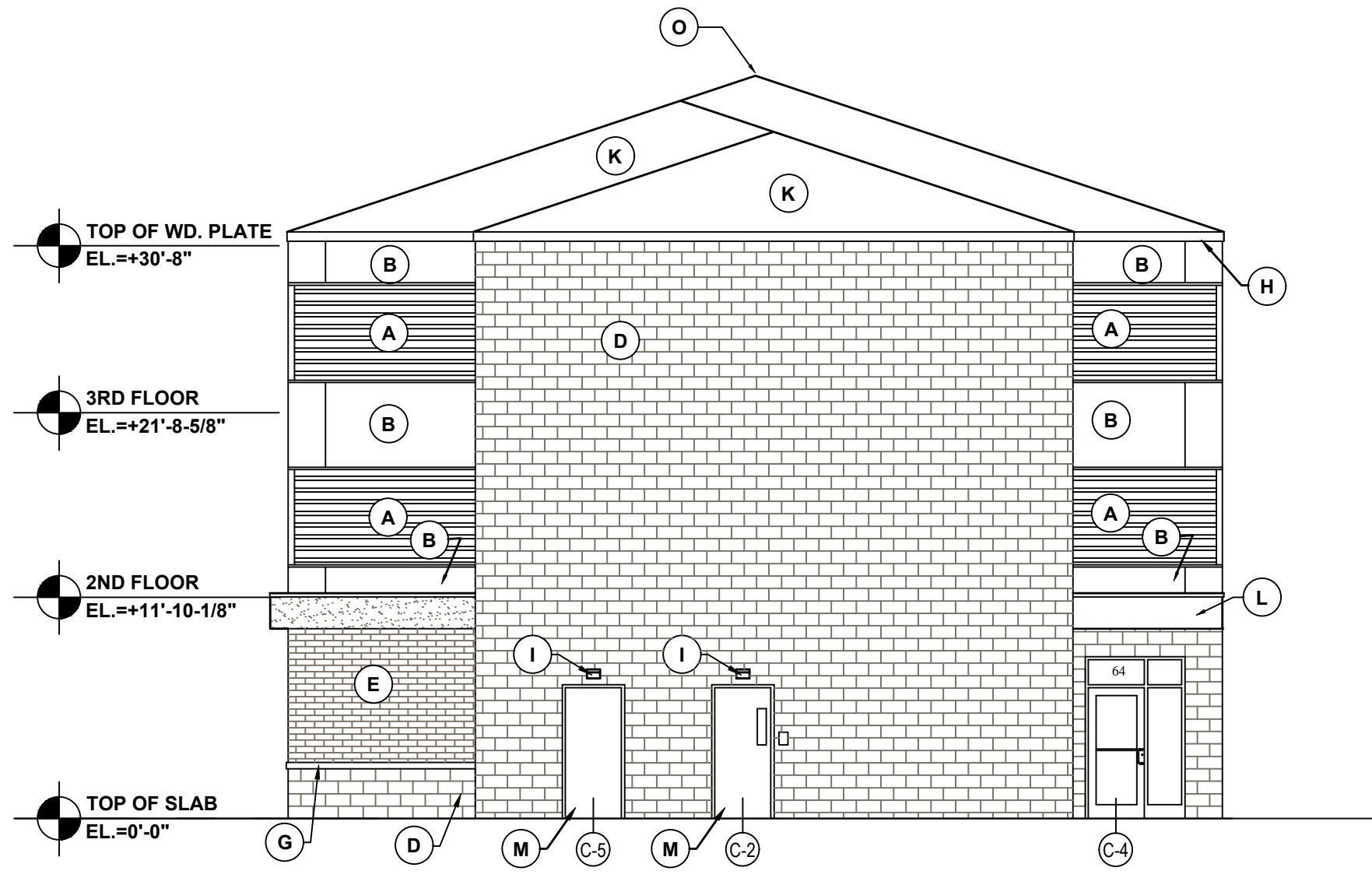
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1 WEST ELEVATION  
 A200 SCALE: 1/8" = 1'-0"



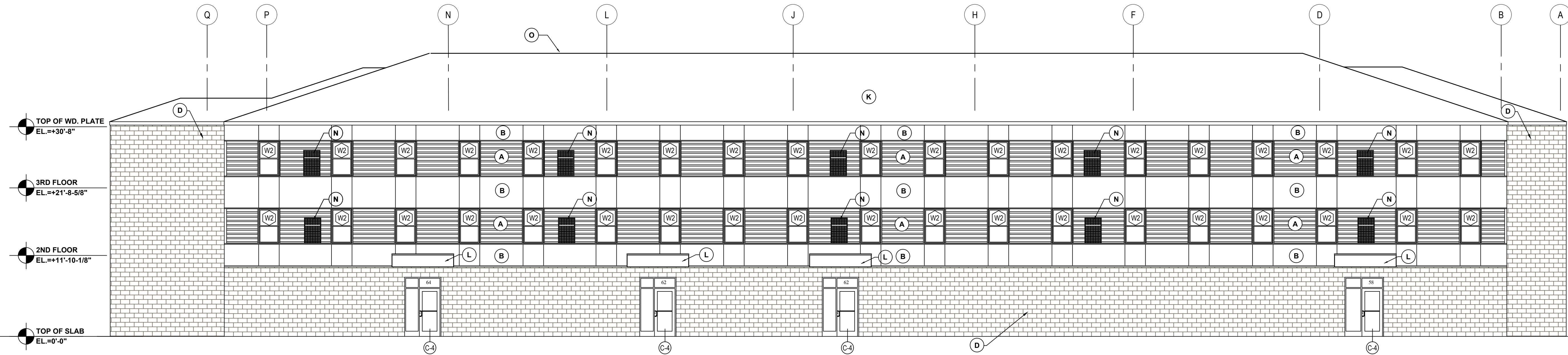
2 NORTH ELEVATION  
 A200 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
 A200 SCALE: 1/8" = 1'-0"

### EXTERIOR FINISH SCHEDULE

- A NEW EXTERIOR METAL WALL PANEL SYSTEM AS MANUFACTURED BY ATAS INTERNATIONAL INC., BELVEDERE 6" SHORT-RIB PANELS, SMOOTH, .050 ALUM. OR ARCHITECT APPROVED EQUAL. FINISH TO BE KYNAR 500 PVDF, COLOR: SLATE GREY (20). REFER TO DRAWINGS FOR VERT. OR HOR. DIRECTION
- B NEW EXTERIOR METAL WALL PANEL AS MANUFACTURED BY ATAS INTERNATIONAL INC., STERRACORE .032 ALUM. SMOOTH PANELS. FINISH TO BE SLATE GREY (20).
- B.1 NEW EXTERIOR METAL WALL PANEL AS MANUFACTURED BY ATAS INTERNATIONAL INC., STERRACORE .032 ALUM. SMOOTH PANELS. FINISH TO BE SLATE BLUE (21).
- B.2 NEW EXTERIOR METAL WALL PANEL AS MANUFACTURED BY ATAS INTERNATIONAL INC., STERRACORE .032 ALUM. SMOOTH PANELS. FINISH TO BE CLEAR SATIN ANODIZED (70).
- C SIGNAGE TO BE PROVIDED & INSTALLED BY OWNER / TENANT.
- D NEW 8" GROUND FACE C.M.U. COLOR NM184 AS MANUFACTURED BY NITTERHOUSE OR ARCHITECT APPROVED EQUAL.
- E NEW 8" SPEC-BRICK CMU AS MANUFACTURED BY CONCRETE PRODUCTS GROUP COLOR: ST. CLOUD BLEND
- F PRECAST STONE SILL AS MANUFACTURED BY ROCKCAST OR ARCHITECT APPROVED EQUAL, COLOR: BUFFSTONE, REFER TO WALL SECTIONS & DETAILS.
- G PRECAST STONE ACCENT BANDING AS MANUFACTURED BY ROCKCAST OR ARCHITECT APPROVED EQUAL, COLOR: BUFFSTONE, REFER TO WALL SECTIONS & DETAILS.
- H ALUMINUM FASCIA, SOFFIT, GUTTERS, AND DOWN SPOUTS AS MANUFACTURED BY ATAS INTERNATIONAL INC. OR ARCHITECT APPROVED EQUAL, FINISH TO BE ROCKY GREY (16) TO MATCH WALL PANELS.
- I EXTERIOR LED WALL PACK LIGHTING @ 7'-6" A.F.F. TO BOTTOM, REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- J EXTERIOR LED WALL MOUNTED LIGHT FIXTURE: DWELD LATITUDE WS-W52614BK (BLACK) AS MANUFACTURED BY WAC LIGHTING OR ARCHITECT APPROVED EQUAL.
- K ROOFING: PROVIDE GAF TIMBERLINE SERIES ASPHALT ROOF SHINGLES W/ 'SLATE' COLOR ON 15LB FELT AND 60" GRACE ICE & WATER SHIELD AT BUILDING PERIMETER W/ 1" EXTERIOR RATED PLYWOOD ROOF SHEATHING.
- L ENTRANCE CANOPY -METAL WALL PANELS AS MFG. BY ATAS INTERNATIONAL INC. STERRACORE .032 ALUMINUM SMOOTH PANELS FINISH TO BE SLATE GREY (20)
- M PAINT HM DOORS AND TRIM 'SATIN BLACK'
- N MAGIC PAK EXTERIOR GRILLES TO MATCH COLOR OF PANEL (SLATE GREY)
- O PROVIDE RIDGE VENTS AT ALL RIDGE LOCATIONS ON ROOF



4 EAST ELEVATION  
 A200 SCALE: 1/8" = 1'-0"



PROJECT  
 MIXED USE 3-STORY BUILDING  
 RESIDENTIAL BUILDING W/ FIRST FLOOR COMMERCIAL USE  
 64 WASSON AVE., BUFFALO, N.Y. 14218  
 TITLE OF DRAWING  
 EXTERIOR ELEVATIONS

PROJECT NO.  
 2020-043  
 DRAWING NO.  
 A200

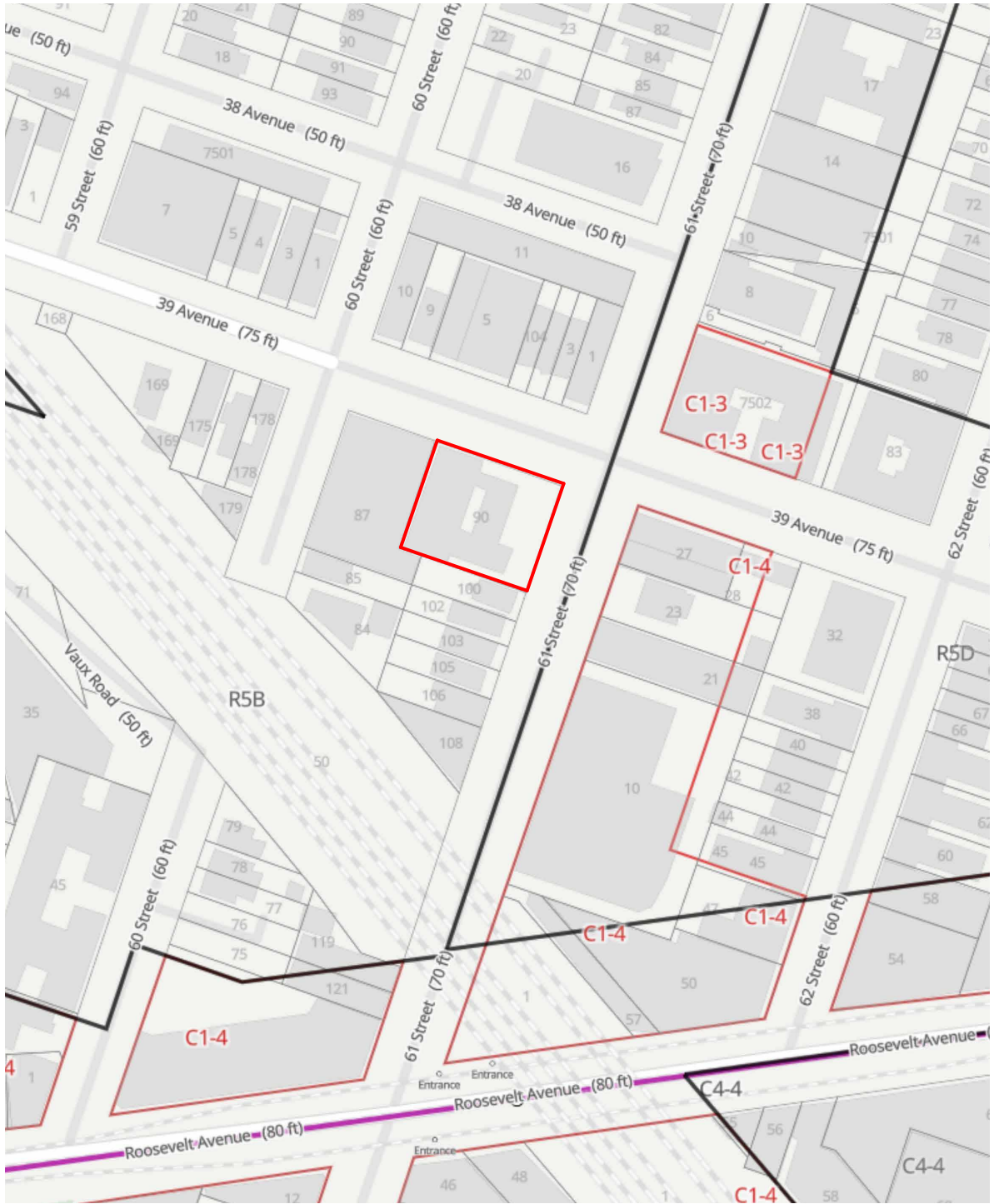
**Attachment C - Concept Plan- Episcopal Diocese of Long Island**





## Site Map

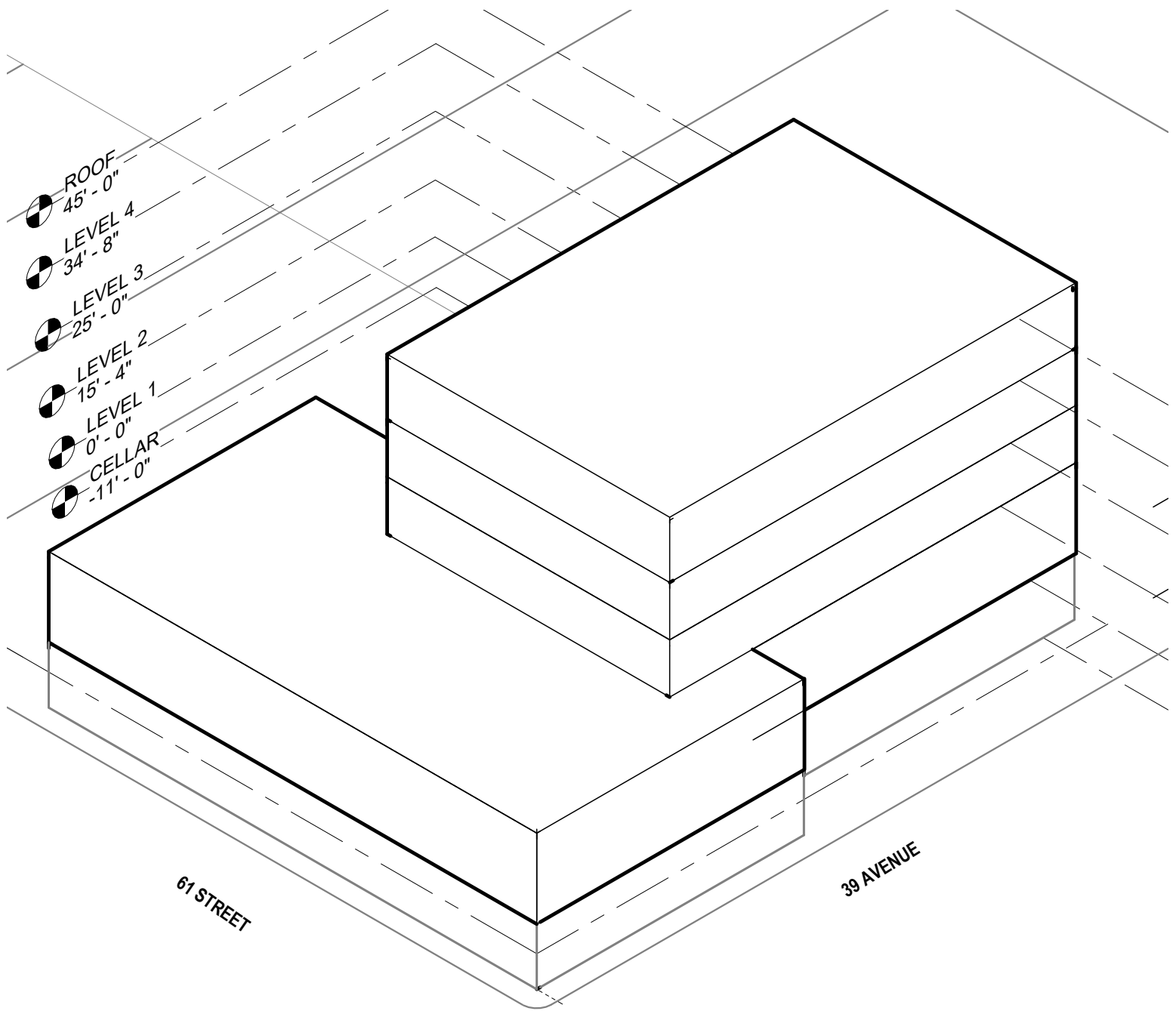
39-04 61st Street, Queens, NY



SCHEME 1.3  
AS-OF-RIGHT  
SITE PLAN

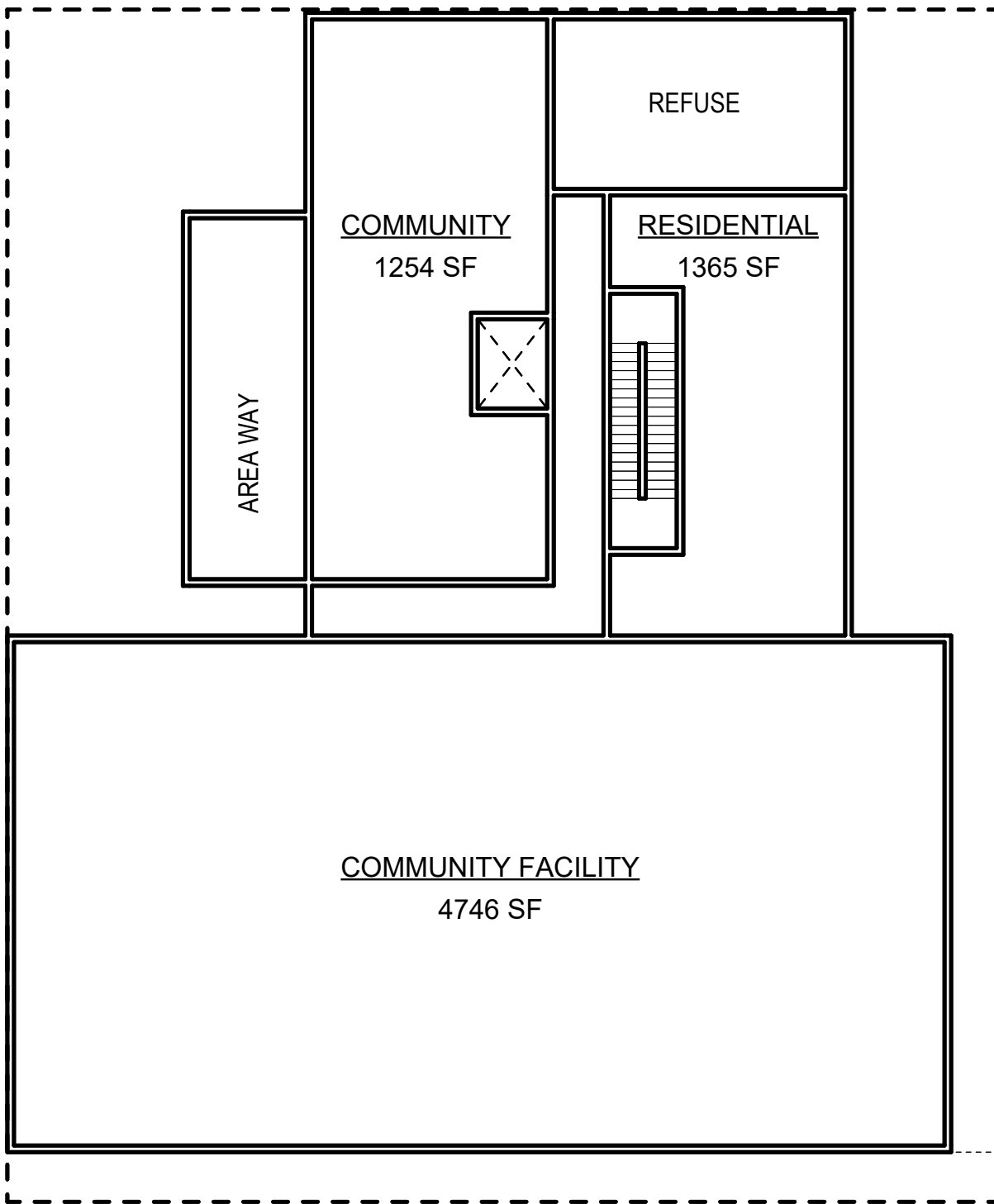
LISC  
EPISCOPAL DIOCESE OF LONG ISLAND  
39-04 61ST STREET  
12/15/2023  
3/32" = 1'-0"





SCHEME 1.3  
AS OF RIGHT

LISC  
EPISCOPAL DIOCESE OF LONG ISLAND  
LOT 90  
3D AXON  
39-04 61ST STREET  
12/15/2023

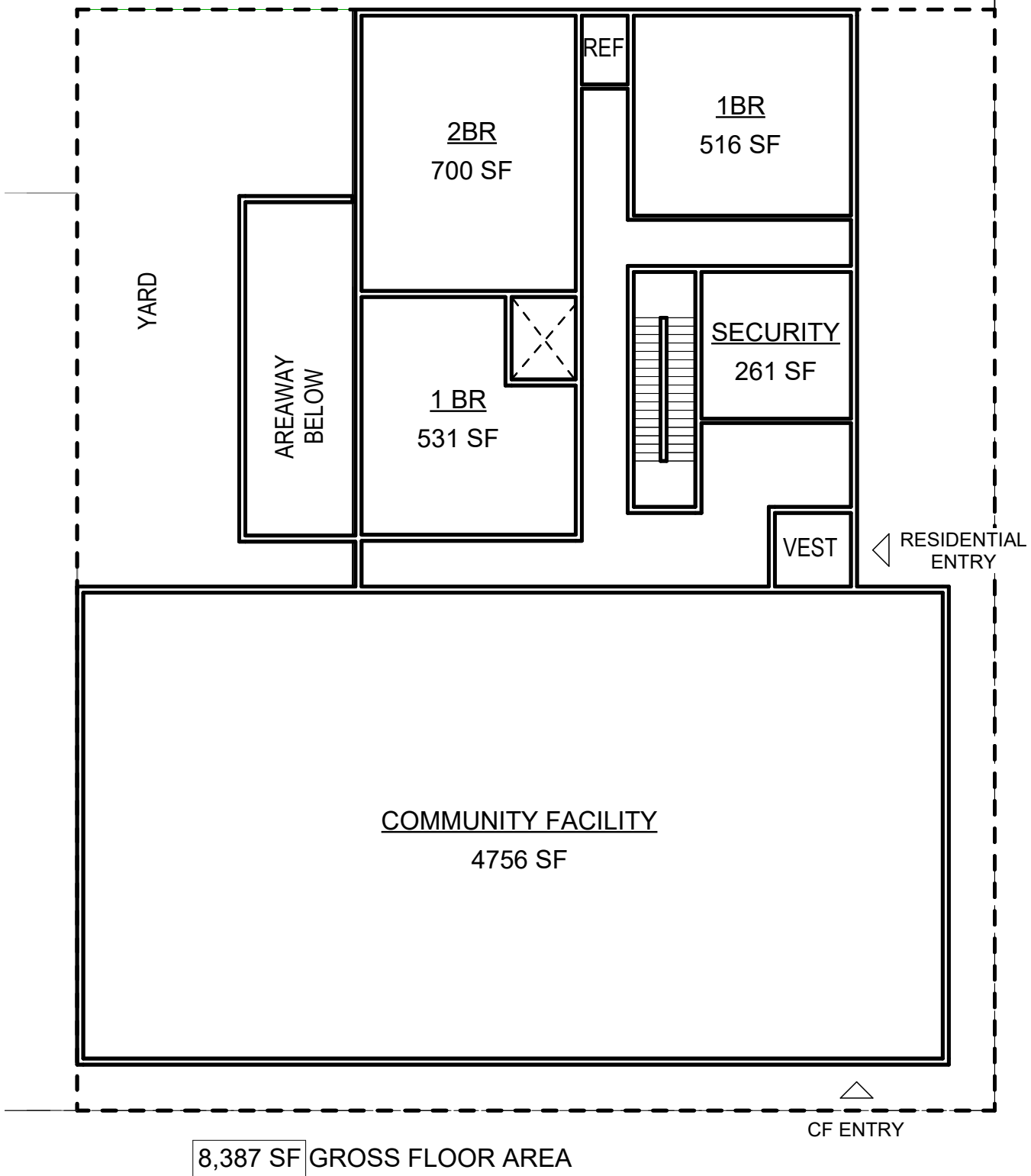


8,387 SF GROSS FLOOR AREA

SCHEME 1.3  
AS-OF-RIGHT  
CELLAR FLOOR PLAN  
LISC

EPISCOPAL DIOCESE OF LONG ISLAND  
39-04 61ST STREET  
12/15/2023  
1/16" = 1'-0"





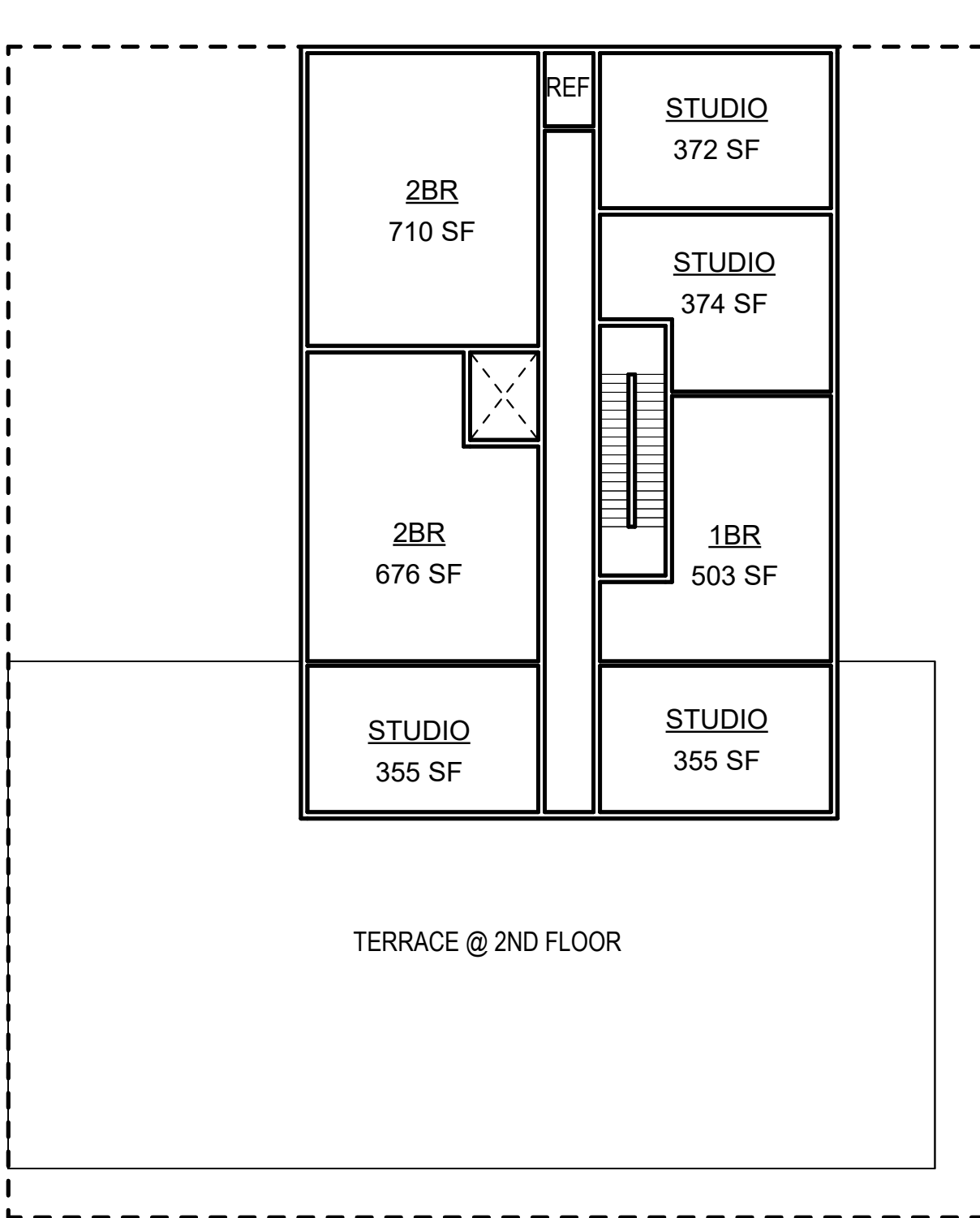
SCHEME 1.3  
AS-OF-RIGHT WITH AIRS  
FIRST FLOOR PLAN

LISC

EPISCOPAL DIOCESE OF LONG ISLAND  
39-04 61ST STREET

12/15/2023  
1/16" = 1'-0"



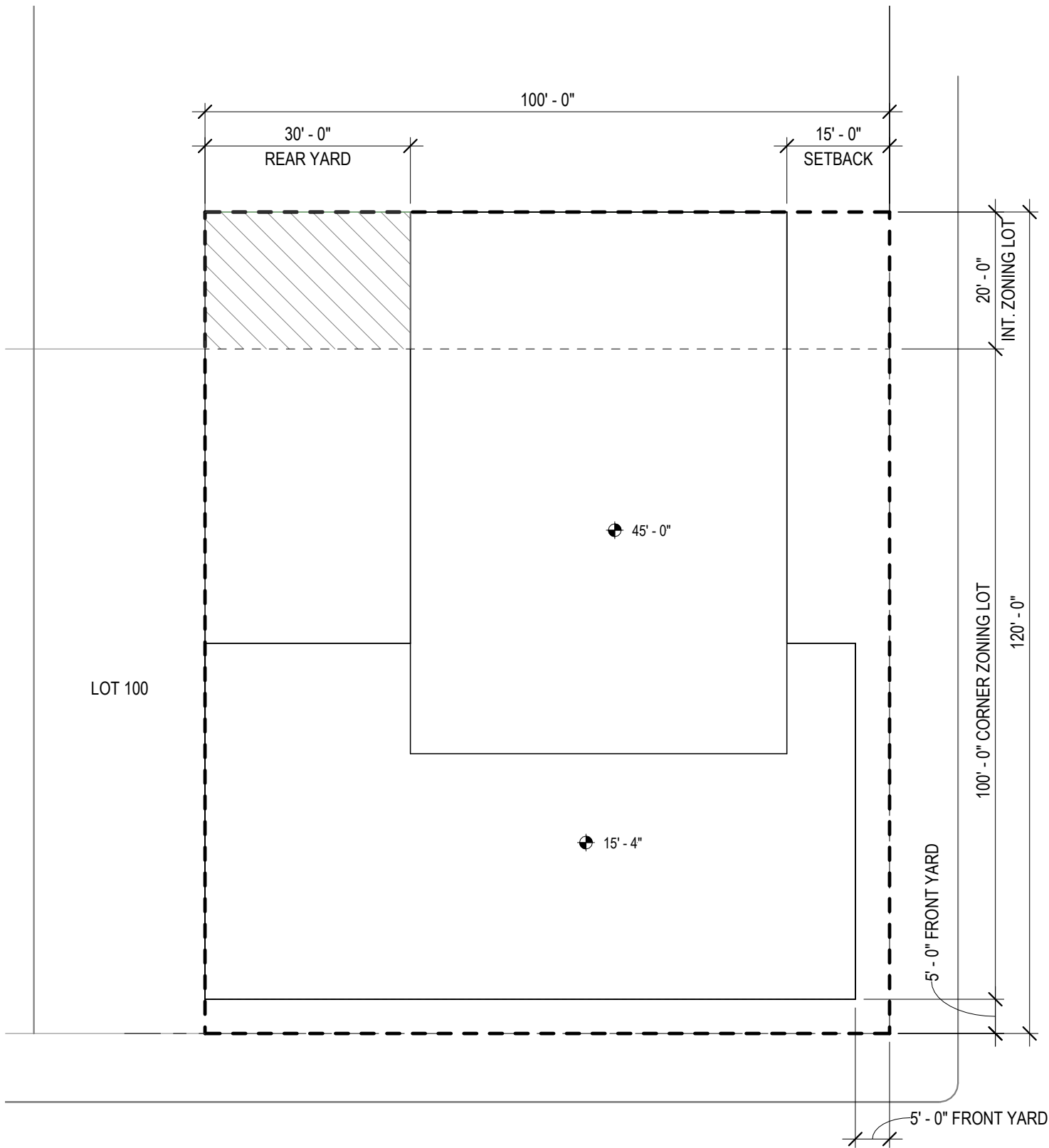


4,352 SF GROSS FLOOR AREA

SCHEME 1.3  
AS-OF-RIGHT  
2ND AND 3RD FLOOR PLAN  
LISC

EPISCOPAL DIOCESE OF LONG ISLAND  
39-04 61ST STREET  
12/15/2023  
1/16" = 1'-0"





61 STREET

SCHEME 1.3  
 AS-OF-RIGHT  
 ZONING LIMITS  
 LISC

EPISCOPAL DIOCESE OF LONG ISLAND  
 39-04 61ST STREET  
 12/15/2023  
 1" = 20'-0"



**Attachment D - Concept Plan- Mt. Olivet Baptist Church**





SCHEME 1.2  
AS-OF-RIGHT WITH AIRS FOR DENSITY  
STREET VIEW RENDER

LISC  
MT. OLIVET  
LOTS 26, 127, 28, 30  
201-11, 15, 17 & 19 HOLLIS AVE.  
01/10/2024



**ESKW/Architects**

**EDELMAN SULTAN KNOX WOOD / ARCHITECTS LLP**

100 Lafayette Street, 204, New York, NY 10013

**201-11/19 Hollis Avenue, Queens**

DRAFT

**Mt Olivet / LISC**

Block 10901

Lots 26, 127, 28, 30

Test-Fit 1.2 **As-of-right: CF, AIRS (for density & parking) mostly studios**

Date 12-Jan-24

	Residential/AIRS				UG2	Comm Fac UG4				Parking	Combined					
	3BR	2BR	1BR	0BR Studio	Housing Gross FA	Exterior Wall Thickness Deduction (8")	Mechanical/Cellar/Roof Deduction 2%	Housing ZFA	C/CF Gross FA	C FRESH	C/CF ZFA Deduct. 2%	C/CF ZFA	Parking	Gross FA	Floor Ht	Elevation From Base Plane
roof					500		500	0						500	11.00	37.32
3			2	8	5,327		107	5,220						5,327	10.66	26.66
2			2	8	5,327		107	5,220			0	0		5,327	10.66	16.00
1				3	2,242		45	2,197	5,015		100	4,915	2	7,257	16.00	0.00
Cellar 1					992		992	0	6,932		6,932	0		7,924	-11.00	-11.00
								0								
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>19</b>	<b>14,388</b>	<b>0</b>	<b>1,750</b>	<b>12,638</b>	<b>11,947</b>	<b>0</b>		<b>4,915</b>	<b>2</b>	<b>26,335</b>		

Total / Bld.	23				
<b>Total / project</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>19</b>	<b>23</b>
<b>Percentage</b>	0.0	0.0	17.4	82.6	100 %
<b>Goal %</b>	0	50	20	30	100 %
<b>Net Area/unit</b>	910	710	550	365	
<b>Total Net Area</b>	<b>0</b>	<b>0</b>	<b>2,200</b>	<b>6,935</b>	<b>9,135</b>
<b>Efficiency Percentage: Net Housing/Gross Housing</b>					<b>63.5 %</b>

<b>Lot Area</b>		9,389 sf	<b>UG ZFA UG2 Available</b>
<b>Max Allowable ZFA R5B UG2</b>	<b>1.35</b>	12,675 sf	12,638 <b>37</b>
<b>Max Allowable ZFA R5B w/AIRS (no bonus)</b>	<b>1.35</b>	12,675 sf	
<b>Max Allowable ZFA UG4</b>	<b>2.00</b>	18,778 sf	
<b>Max Allowable FAR</b>		<b>18,778 sf</b>	
<b>Total ZFA</b>		<b>17,553 sf</b>	
<b>Available ZFA</b>		<b>1,225 sf</b>	

**Total Gross Floor Area 26,335 sf**

<b>Req. parking</b>	<b>res.</b>	50%	0 places	<b>0 provided</b>	(up to 1 waived)	ZR25-251
	<b>com. Fac.</b>	1/400sf	12 places	<b>0 provided</b>	(up to 25 waived)	ZR36-231
	<b>AIRS</b>	10%	2 places	<b>2 provided</b>	Paer of Res. Parking	ZR25-251

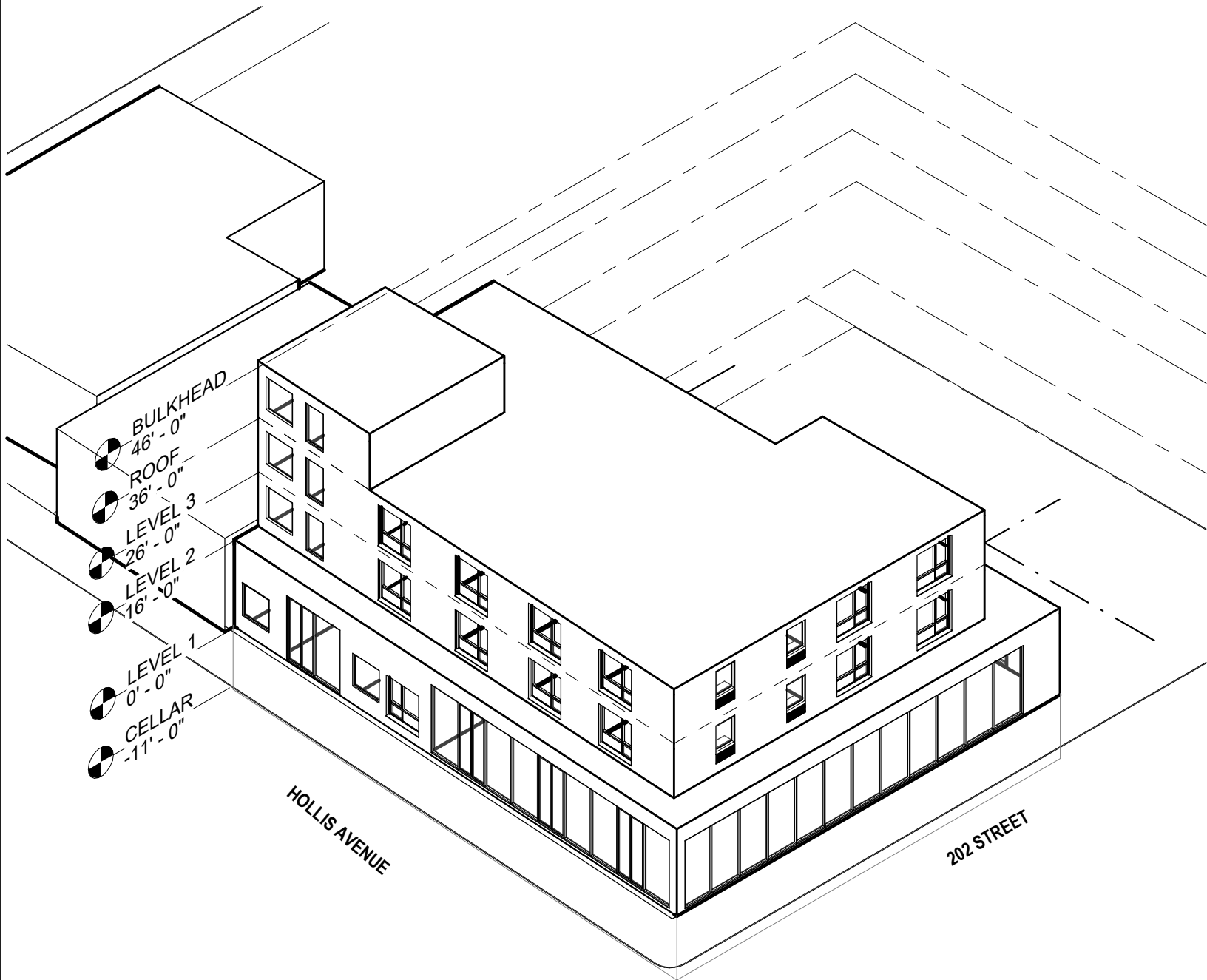


**SCHEME 1.2  
AS-OF-RIGHT WITH AIRS FOR DENSITY  
SITE PLAN**

**LISC**

**MT. OLIVET  
LOTS 26, 127, 28, 30  
201-11, 15, 17 & 19 HOLLIS AVE.  
01/10/2024**





HOLLIS AVENUE

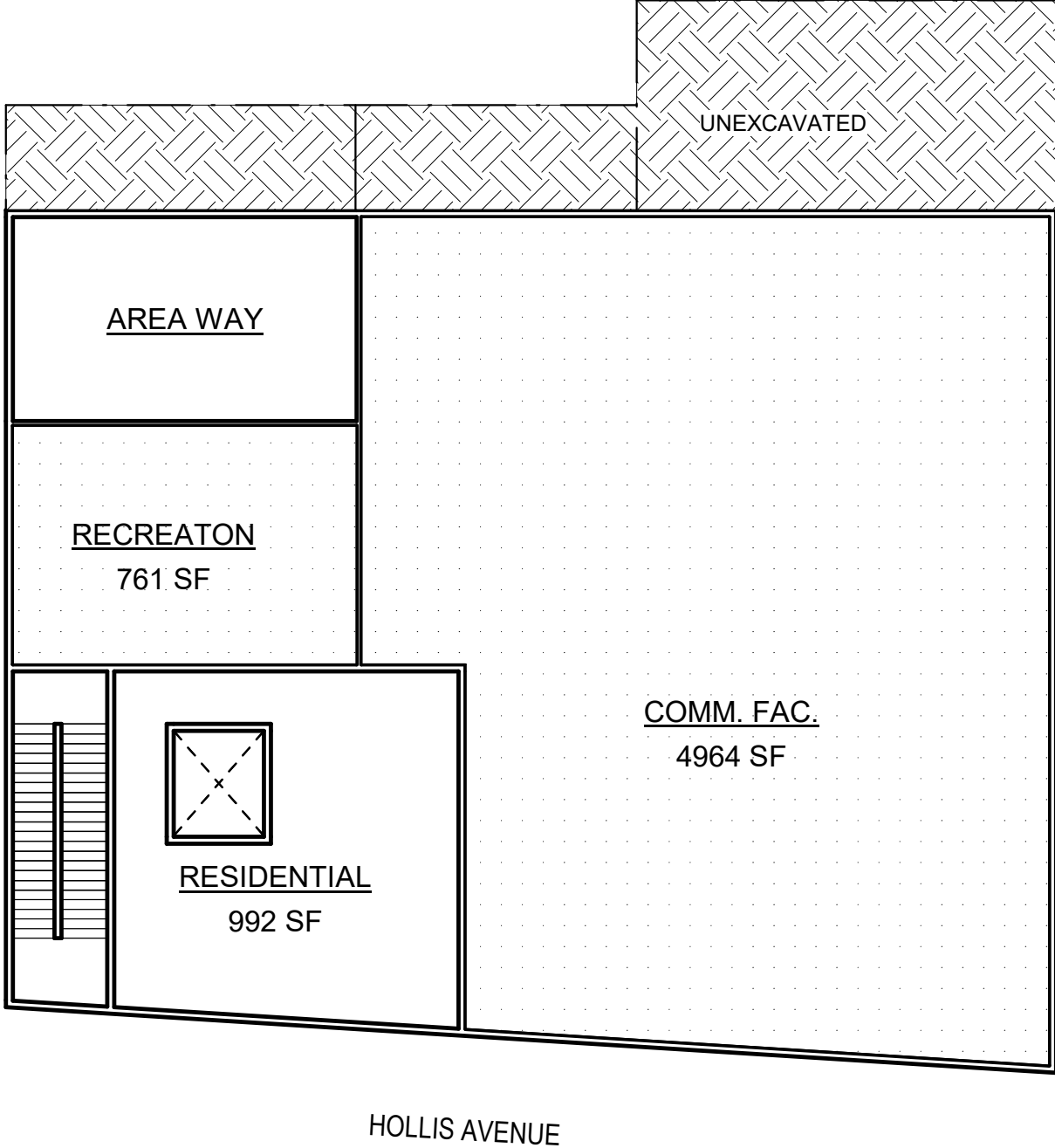
202 STREET

SCHEME 1.2  
AS-OF-RIGHT WITH AIRS FOR DENSITY  
3D AXON

LISC  
MT. OLIVET  
LOTS 26, 127, 28, 30  
201-11, 15, 17 & 19 HOLLIS AVE.  
01/10/2024



BLOCK: 10901



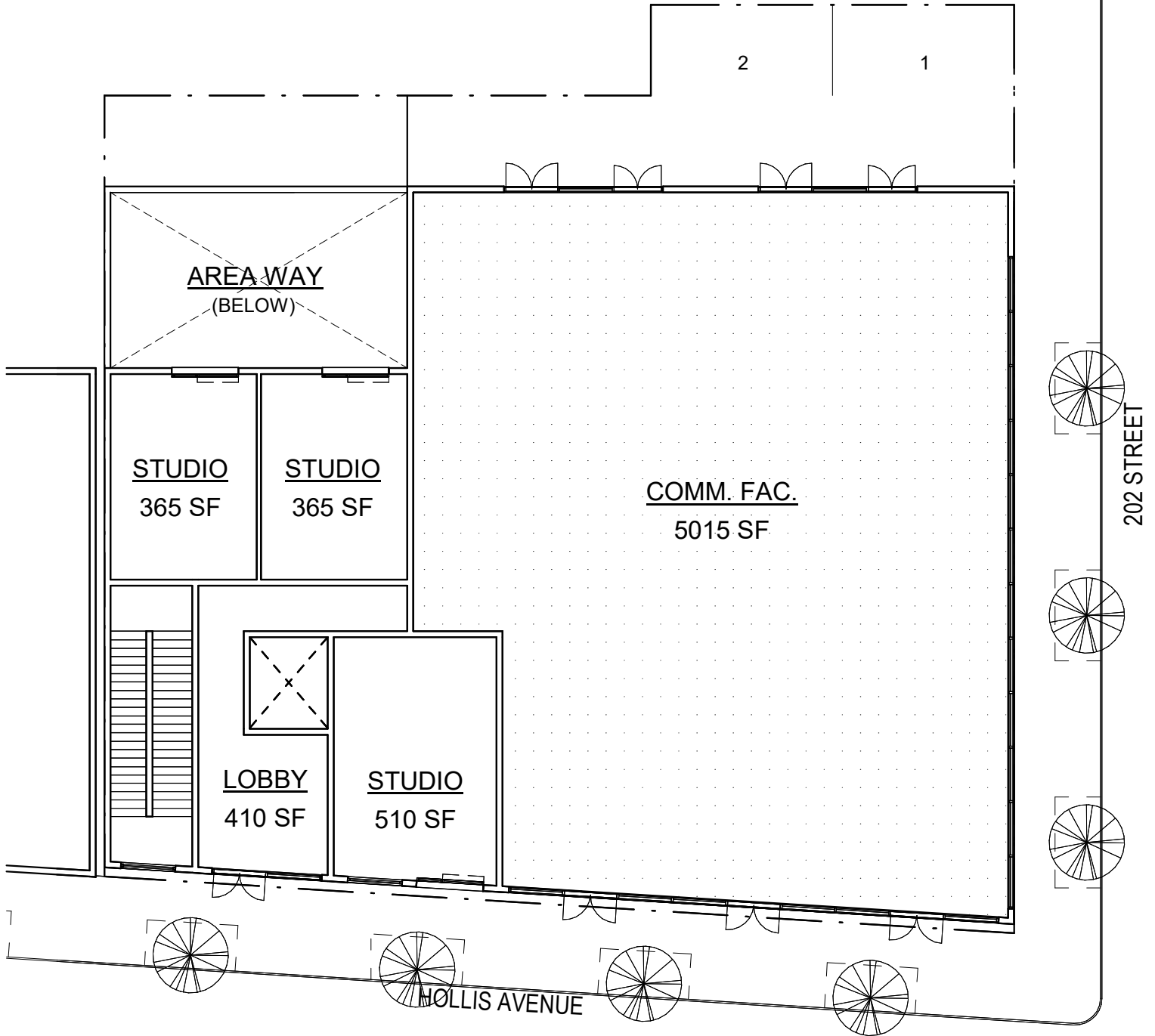
7,924 SF GROSS FLOOR AREA

SCHEME 1.2  
AS-OF-RIGHT WITH AIRS FOR DENSITY  
CELLAR FLOOR PLAN

LISC  
MT. OLIVET  
LOTS 26, 127, 28, 30  
201-11, 15, 17 & 19 HOLLIS AVE.  
01/10/2024  
1/16" = 1'-0"



BLOCK: 10901



7,257 SF GROSS FLOOR AREA

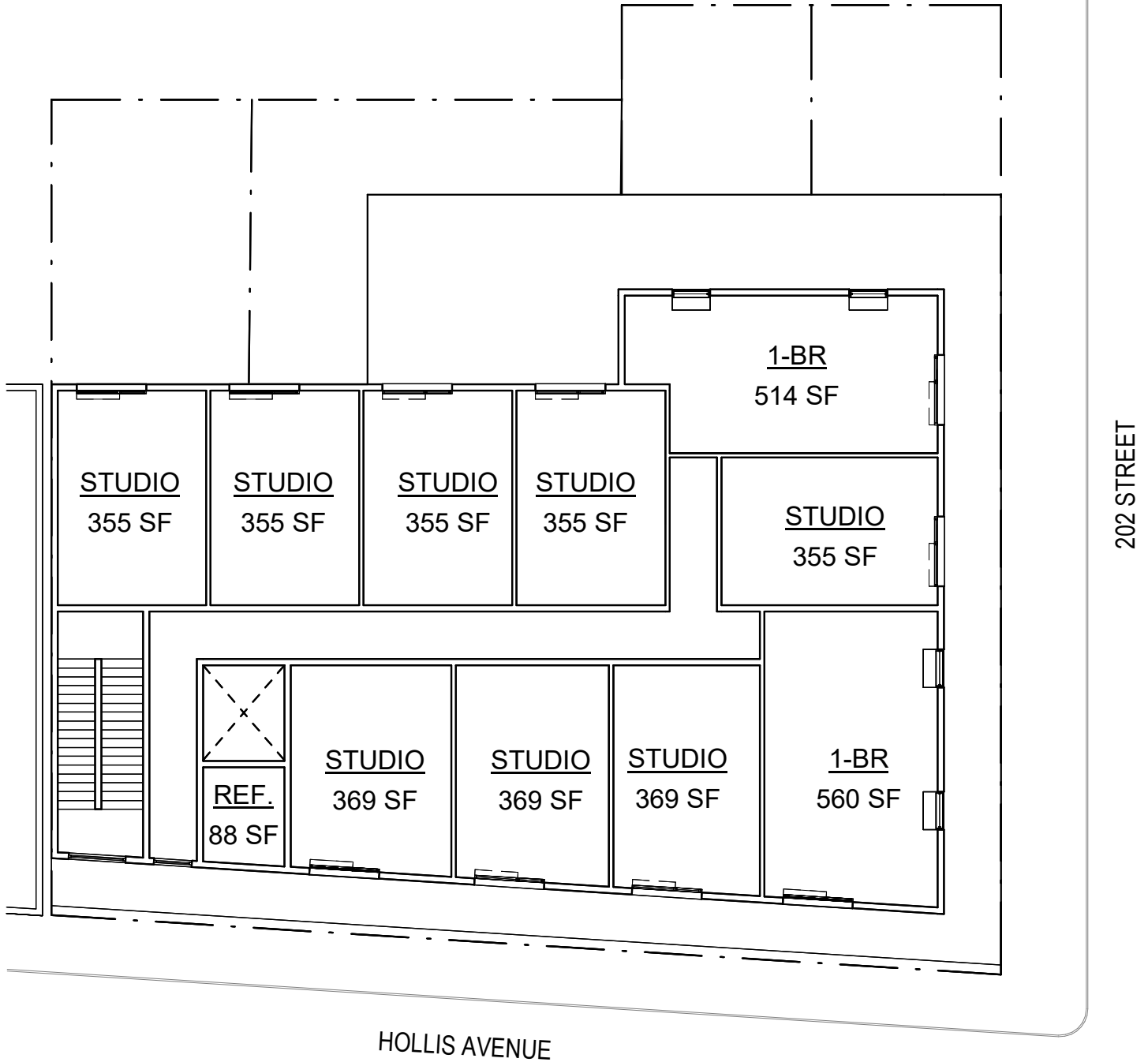
SCHEME 1.2  
AS-OF-RIGHT WITH AIRS FOR DENSITY  
1ST FLOOR PLAN

LISC  
MT. OLIVET  
LOTS 26, 127, 28, 30  
201-11, 15, 17 & 19 HOLLIS AVE.  
01/10/2024  
1/16" = 1'-0"



**ESKW/Architects**

BLOCK: 10901



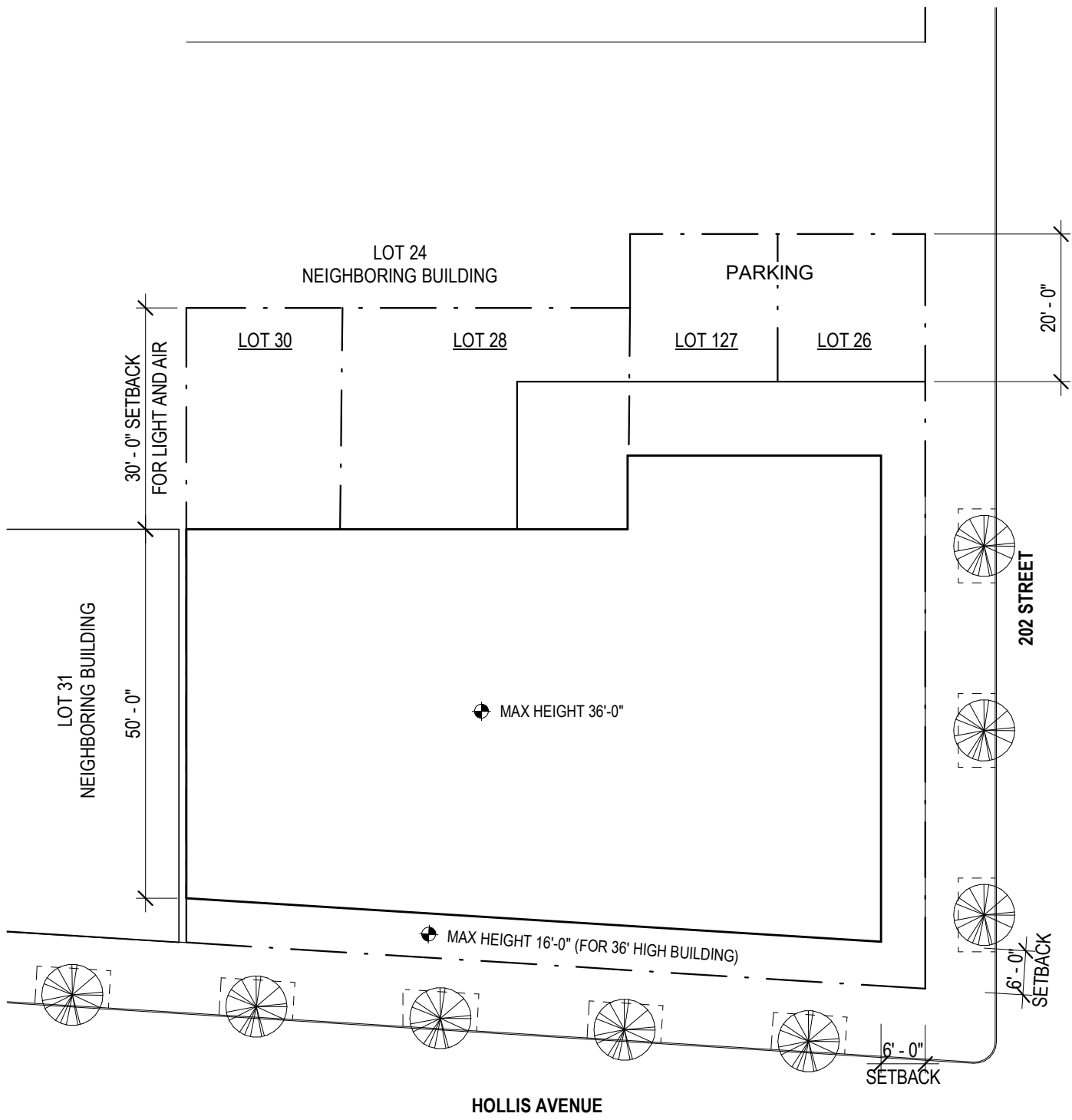
5,327 SF GROSS FLOOR AREA

SCHEME 1.2  
AS-OF-RIGHT WITH AIRS FOR DENSITY  
2ND - 3RD FLOOR PLAN

LISC  
MT. OLIVET  
LOTS 26, 127, 28, 30  
201-11, 15, 17 & 19 HOLLIS AVE.  
01/10/2024  
1/16" = 1'-0"



**ESKW/Architects**



SCHEME 1.2  
 AS-OF-RIGHT WITH AIRS FOR DENSITY  
 ZONING LIMITS

LISC  
 MT. OLIVET  
 LOTS 26, 127, 28, 30  
 201-11, 15, 17 & 19 HOLLIS AVE.  
 01/10/2024  
 1" = 20'-0"





**Attachment E - Concept Plan- Mt. Moriah A.M.E. Church**



SCHEME 1.1  
AS-OF-RIGHT WITH AIRS  
STREET VIEW RENDER

LISC  
MT. MORIAH  
206-14 LINDEN BLVD  
01/09/2024



**ESKW/Architects**

**206-14 Linden Blvd, Queens**

**Mt Moriah / LISC**

Block 2636

Lots 6

**Test-Fit 1.1 Summary** As-of-right: AIRS w/parking

Date 9-Jan-24

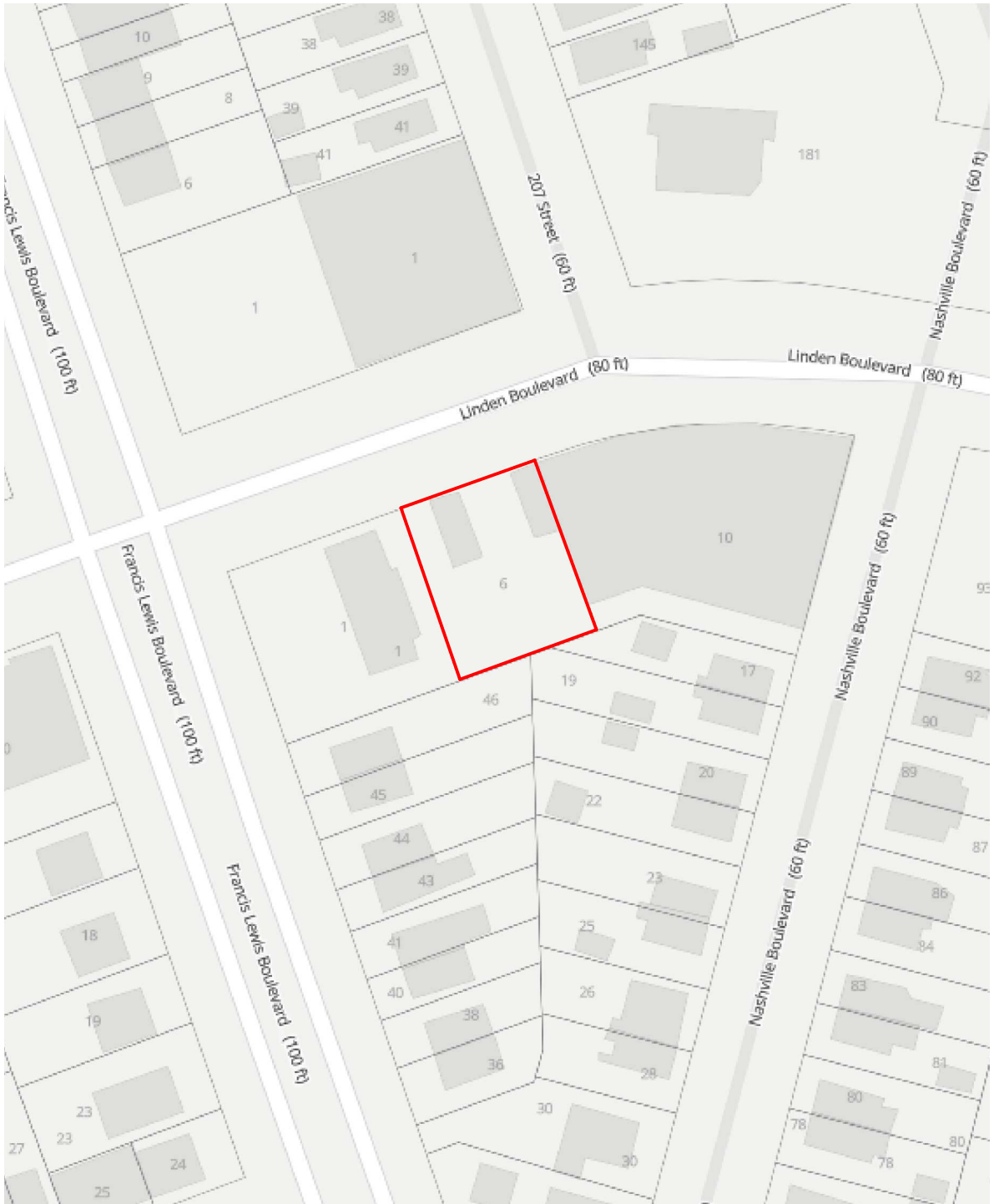
	Residential/AIRS				UG2	Comm Fac UG4				Parking	Combined					
	3BR	2BR	1BR	0BR Studio	Housing gross FA	Exterior Wall thickness Deduction (8")	Mechanical/Cellar/Roof Deduction 2%	Housing ZFA	C/CF Gross FA	C FRESH	C/CF ZFA Deduct. 2%	C/CF ZFA	Parking	Gross FA	floor ht	elevation from base plane
roof					500		500	0						500	11.00	37.32
3				7	3,567		71	3,496						3,567	10.66	26.66
2				7	3,567		71	3,496			0	0		3,567	10.66	16.00
1					620		12	608	5,308		106	5,202	5	5,928	16.00	0.00
Cellar 1					1,361		1,361	0	4,567		4,567	0		5,928	-11.00	-11.00
								0								
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>9,615</b>	<b>0</b>	<b>2,016</b>	<b>7,599</b>	<b>9,875</b>	<b>0</b>	<b>5,202</b>	<b>5</b>	<b>19,490</b>			

Total / Bld.					14											
<b>Total / project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>14</b>											
<b>Percentage</b>	0.0	0.0	0.0	100.0	100 %											
<b>Goal %</b>	0	50	20	30	100 %											
<b>Net Area/unit</b>	910	710	550	365												
<b>Total Net Area</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,110</b>	<b>5,110</b>											
<b>Efficiency Percentage: Net Housing/Gross Housing</b>					<b>53.1 %</b>											

<b>Lot Area</b>		8,000 sf	<b>UG ZFA UG2 Available</b>
<b>Max Allowable ZFA 3-2 UG2</b>	<b>0.50</b>	4,000 sf	
<b>Max Allowable ZFA 3-2 UG2 w/AIRS</b>	<b>0.95</b>	7,600 sf	7,599 <b>1</b>
<b>Max Allowable ZFA R3-2 UG4</b>	<b>1.60</b>	12,800 sf	
<b>Max Allowable FAR</b>		<b>12,800 sf</b>	
<b>Total ZFA</b>		<b>12,801 sf</b>	
<b>Available ZFA</b>		<b>-1 sf</b>	

**Total Gross Floor Area** 19,490 sf

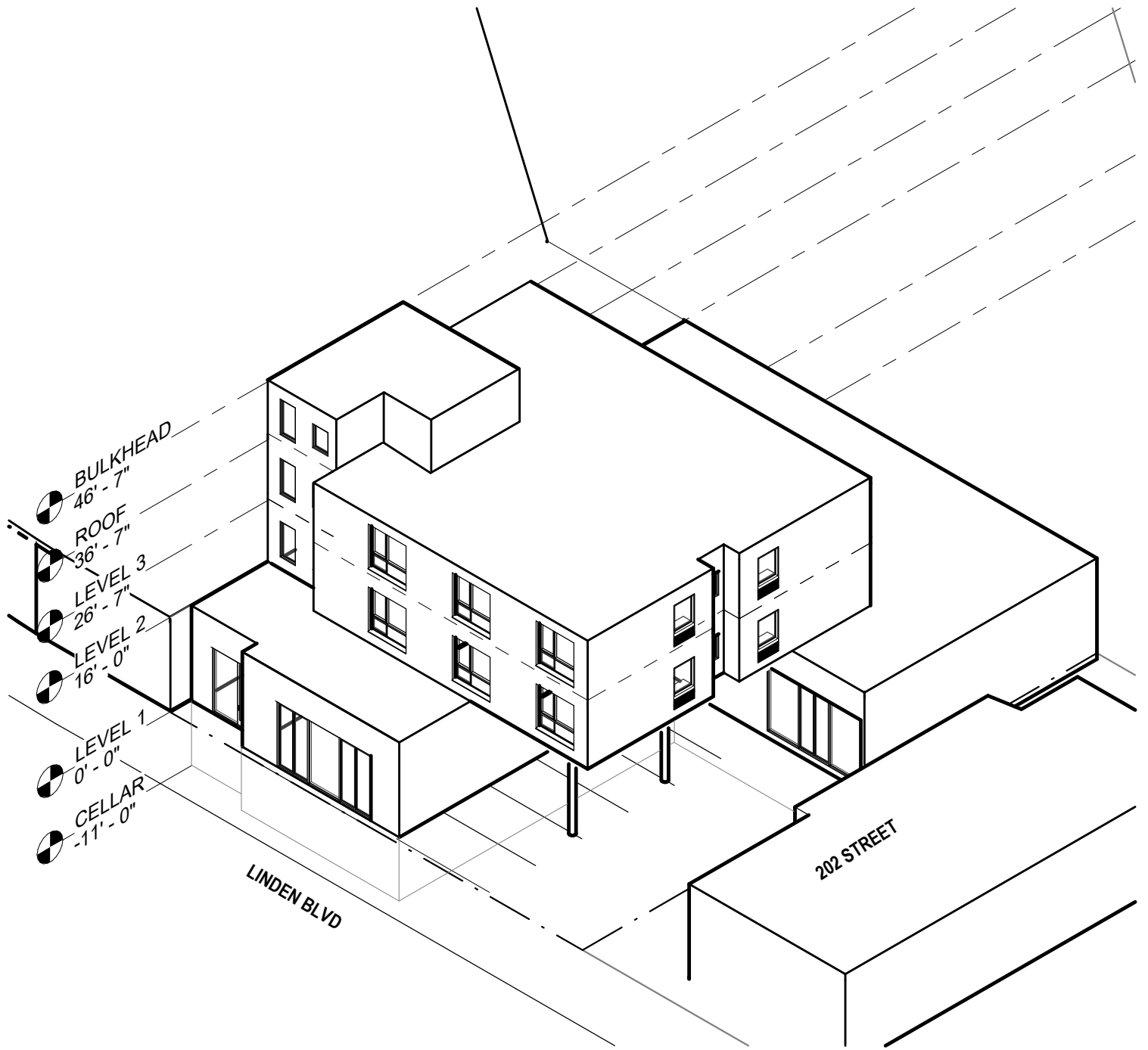
<b>Req. parking</b>	<b>res.</b>	50%	0 places	<b>0 provided</b>	(up to 1 waived)	ZR25-251
	<b>com. Fac.</b>	1/400sf	13 places	<b>4 provided</b>	(up to 25 waived)	ZR36-231
	<b>AIRS</b>	10%	1 places	<b>1 provided</b>	(opart of res. park)	ZR25-251



SCHEME 1.1  
 AS-OF-RIGHT WITH AIRS  
 SITE PLAN

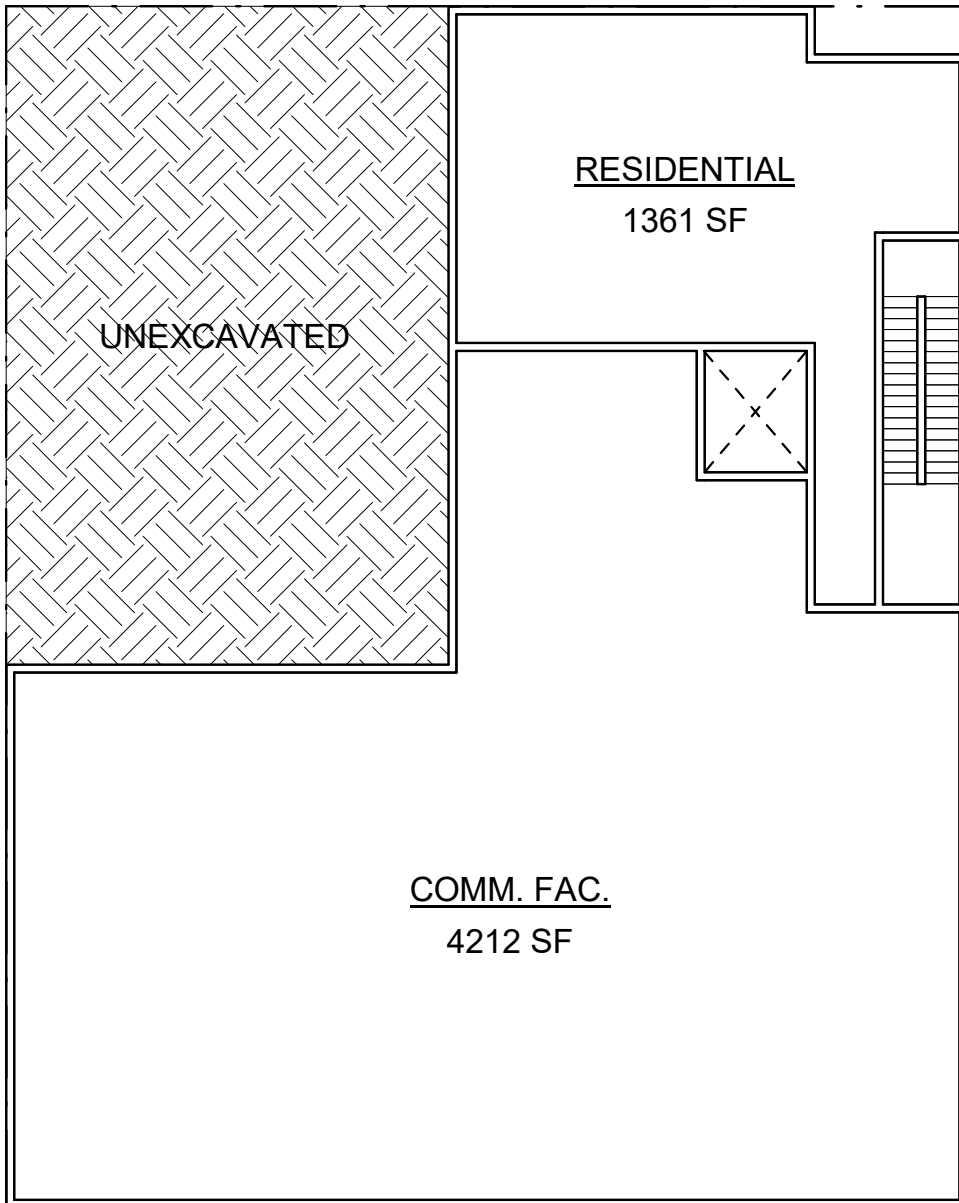
LISC  
 MT. MORIAH  
 206-14 LINDEN BLVD  
 01/09/2024  
 3/32" = 1'-0"





SCHEME 1.1  
AS OF RIGHT WITH AIRS

LISC  
MT. MORIAH  
LOT 6  
3D AXON  
206-14 LINDEN BLVD  
01/09/2024

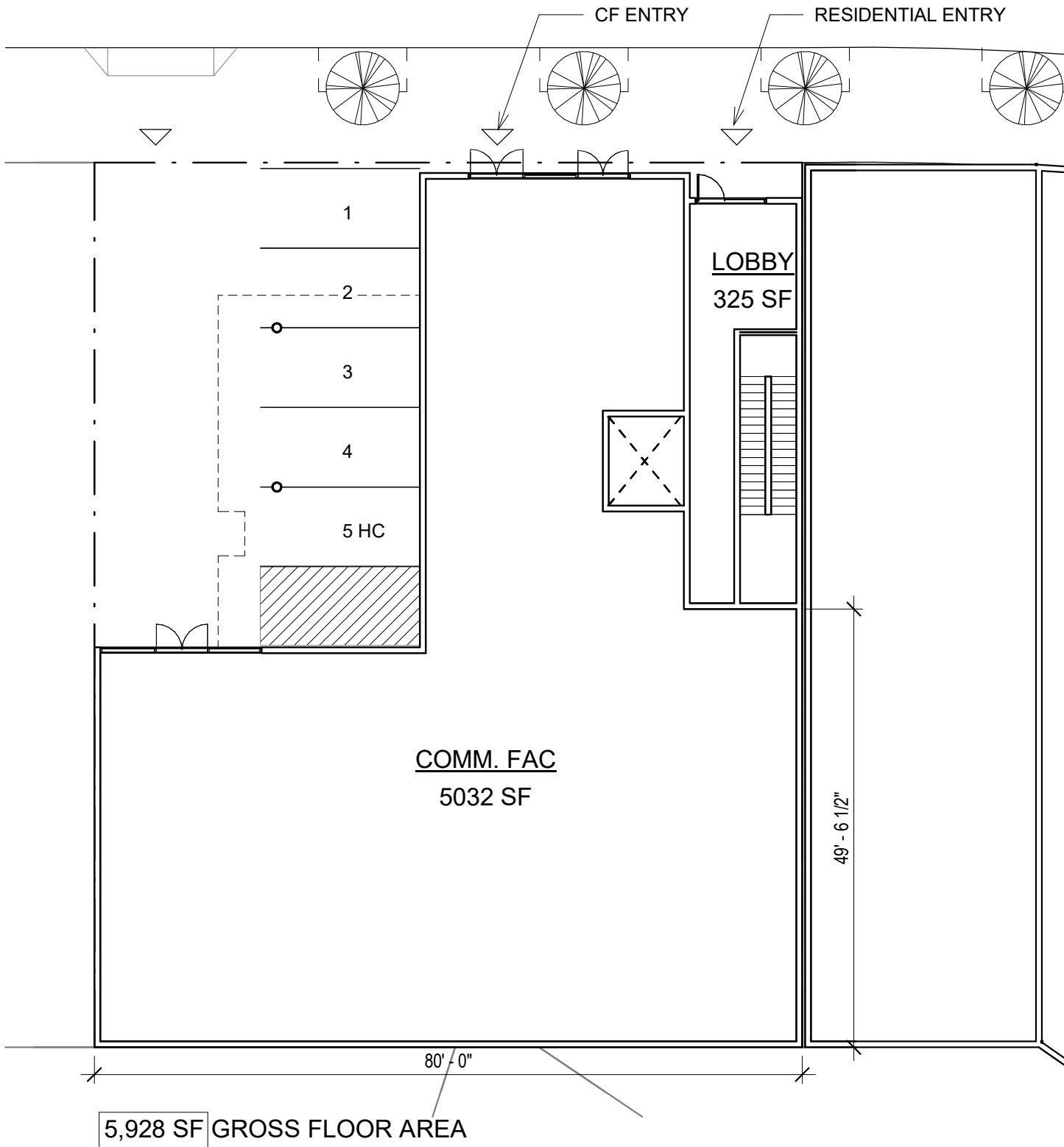


5,928 SF GROSS FLOOR AREA

SCHEME 1.1  
AS-OF-RIGHT WITH AIRS  
CELLAR FLOOR PLAN

LISC  
MT. MORIAH  
206-14 LINDEN BLVD  
01/09/2024  
1/16" = 1'-0"





SCHEME 1.1  
 AS-OF-RIGHT WITH AIRS  
 FIRST FLOOR PLAN

LISC  
 MT. MORIAH  
 206-14 LINDEN BLVD  
 01/09/2024  
 1/16" = 1'-0"





3,567 SF GROSS FLOOR AREA

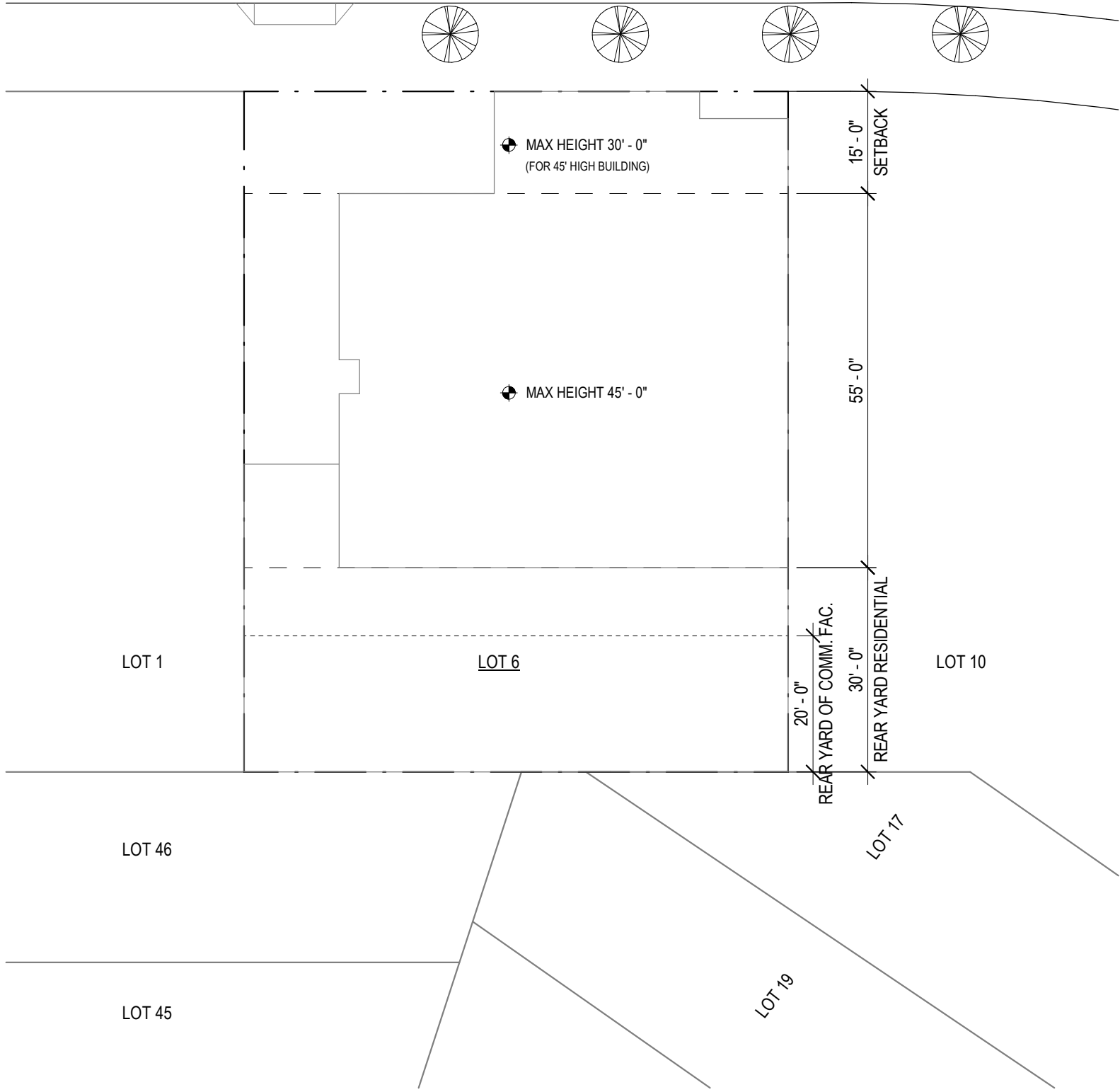
SCHEME 1.1  
AS-OF-RIGHT WITH AIRS  
2ND AND 3RD FLOOR PLAN

LISC  
MT. MORIAH  
206-14 LINDEN BLVD  
01/09/2024  
1/16" = 1'-0"





LINDEN BLVD



SCHEME 1.1  
AS-OF-RIGHT WITH AIRS  
ZONING LIMITS

LISC  
MT. MORIAH  
206-14 LINDEN BLVD  
01/09/2024  
1" = 20'-0"



**Exhibit A - Non-Collusive Affidavit**

**FORM OF NON-COLLUSIVE AFFIDAVIT**

**AFFIDAVIT**  
**(Prime Bidder)**

**State of**

**SS**

County of \_\_\_\_\_

\_\_\_\_\_ being first duly sworn, deposes, and say that:

1. They are (owner, partner, officer, representative or agent) of \_\_\_\_\_

\_\_\_\_\_ the party making the foregoing proposal or bid; foregoing proposal or bid;

2. They are fully informed respecting the preparation and contents of the attached proposal or bid and all circumstances regarding the same;
3. Said proposal or bid is genuine and is not a collusive or sham proposal or bid;
4. Neither the said bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other bidder, firm or person to submit a collusive or sham bid or proposal in connection with the contract for which the attached with said contract, or has in any manner, directly or indirectly, sought by Agreement or collusive or communication or conference with any other bidder, firm or person to fix the price or prices in the attached proposal or bid or of any other bidder, or to fix any overhead, profit or cost element of the bid price of this or any other bidder or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the Housing Authority of the City of New Britain or any person interested in the proposed contract

- 5. The price or prices quoted in the attached proposal or bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful Agreement on the part of this bidder or any of its agents, representatives, owners, employees, or parties-in-interest, including this affiant and
- 6. All statements in said proposal or bid are true.

(Signed)\_\_\_\_\_

(Title)\_\_\_\_\_

Subscribed and sworn to before me

This\_\_\_\_\_day of\_\_\_\_\_2024

Notary Public

My commission expires\_\_\_\_\_ 20\_\_

## **Exhibit B- Residential Development Experience Worksheet**

**EXHIBIT C: RESIDENTIAL DEVELOPMENT EXPERIENCE CHART**

List previous development experience of applicant, principal of applicant, and sponsor/developer in this table. Do not include the project referenced in this application.

**ROLE IN PROPOSED PROJECT:**

City	State	Legal Entity Name of the Project's Owner	Role <sup>1</sup>	Type <sup>2</sup>	# of Units	# of Tax Credit Units	Tax Credit Allocating Agency	9% of 4% Tax Credits	Construction Start Date	Status <sup>3</sup>	Name of Gov't Program	Is the Project in Default of Any Kind? <sup>4</sup>

Role <sup>1</sup> : Indicate the role played in the development of each property listed above.	Type <sup>2</sup>	Status <sup>3</sup>	Default <sup>4</sup>
GP = General Partner/Developer	R = Rehabilitation	IN = In construction (indicate % completed)	W = Water / Sewer
GC/CM = General Contractor/Construction Manager	NC = New Construction	PC = Pre-Construction	T = Taxes
F= Provided Financing or Limited Partner	CLC = Construction Loan Closed	PD = Pre-Development	M = Mortgage (including any arrears)
C = Development Consultant	PLC = Permanent Loan Closed	CC = Construction Completed	O - Other (specify)

**Exhibit C- Identify Project or Projects Where You Want to Serve as a Co-Developer**

**(Check All That Apply)**

Project Name	Service As a Co-Developer
The Women's Economic Institute	<input type="checkbox"/>
Mt. Olive Missionary Baptist Church	<input type="checkbox"/>
Episcopal Diocese of Long Island	<input type="checkbox"/>
Mt. Olivet Baptist Church	<input type="checkbox"/>
Mt. Moriah A.M.E. Church	<input type="checkbox"/>