

## **RFQ Questions and Responses - March 15, 2024**

Below are responses to questions asked regarding the RFQ. Questions were batched when similar.

### **Affordability**

- 1. The RFQ indicates the project should be 100% affordable. For a rental project, can we assume income averaging to include units ranging from 30% AMI to 80% AMI while ensuring the average AMI across the project is at or below 60% of AMI?**

**What is the maximum AMI tier we can include for a rental project?**

**Does the Village have income (AMI) targets for the affordable housing units, or is it up to the developer's discretion to propose the income targets?**

According to Section 300-40 of the Village of Dobbs Ferry Land Use and Zoning chapter of the Village Code, affordable housing units are defined as follows:

A housing unit that affirmatively furthers fair housing, is marketed in accordance with the Westchester County Fair and Affordable Housing Affirmative Marketing Plan and that is affordable under either of the two following categories:

A. A for-purchase housing unit that is affordable to a household whose income does not exceed 80% of the area median income (AMI) for Westchester County as defined annually by the United States Department of Housing and Urban Development (HUD) and for which the annual housing cost of said unit, including common charges, principal, interest, taxes and insurance, does not exceed 33% of 80% of AMI, adjusted for family size; or

B. A rental unit that is affordable to a household whose income does not exceed 60% of AMI and for which the annual housing cost of said unit, defined as rent plus tenant-paid utilities, does not exceed 30% of 60% of AMI, adjusted for family size.

Affordable Housing on the project parcels will be expected to comply with this definition of affordable housing units and will vary as seen above based on whether the units are for-purchase or rental. If the responder is intending to pursue funding from state, federal or county programs, the terms of those funding requirements will supersede the requirements of Section 300-40.

- 2. Does the Village hope to accommodate all 85 affordable units indicated in the 2019 Westchester County Housing Needs Assessment at these sites?**

**Is there a target unit count we should aim for?**

The Village does not have a target unit count that responders should aim for. The intent of the RFQ is for responders to provide potential development scenarios for the parcels that include the affordable housing component.

### **Bulk Regulations**

- 3. Is it acceptable to assume NYS HCR's Design Guidelines pertaining to minimum floor areas for dwelling units? These are about 75-100 sf smaller than the Village of Dobbs Ferry's affordable housing provisions.**

Responders may present potential development scenarios with floor areas that differ from the standards established in the Village's affordable housing provisions. Responders should indicate this deviation and its rationale in their response.

- 4. It is mentioned in the RFP that 'The Village recognizes that to create a quality affordable housing development, a developer may need to seek variances, waivers or zoning amendments'. The zoning currently allows for a 4-story building with 27% lot coverage. Based on our analysis only allow for about 30 units. What is the highest lot coverage and no. of floors the Village would consider acceptable/approve for the proposal? Would it be alright if we considered 50% coverage and 6 floors?**

**In order to meet the goals that the Village has set forth in the RFQ, it is our opinion that several zoning variances will be required, including density, maximum building coverage, maximum impervious coverage, front and side yard setbacks, and possibly height. Is the Village willing to support an Applicant's request for such variances, and are there any particular zoning restrictions that the Village is not able to be flexible on?**

The RFQ was created to allow responders to present potential development scenarios for the project parcels. Responders may present scenarios that will require waivers/variances from the requirements in the Village's code provisions. Responders should indicate any deviations from the code requirements and the rationale in their response. The Village will review all responses and consider the varying degrees of variances/waivers requested as part of this initial review process. However, it is understood that the totality of waivers/variances may not be identifiable at this point in the process because the potential development scenarios presented by the responders will be conceptual in nature.

- 5. Could you please confirm the number of parking spots on site.**

It is confirmed that the Palisade/Cedar Street Parking Lot has approximately 69 public parking spaces.

### **Submission Requirements**

- 1. To be clear, we would like confirmation that we can submit all of the details of how we are qualified for certain functions and what can be brought to the table on a project like this, but not a physical rendering or concept as an all-encompassing developer.**

Responders are welcome to respond to portions of the RFQ with the goal of being incorporated into a development team. The Village does recommend that interested responders coordinate with others to provide a holistic application.

**2. Is the cover page, table of contents, spacer sheets and financials included in the 24-page limit?**

**Does the 24-page limitation for Applicants' responses include architectural plans and all required appendices? Our CPA prepared financial disclosures alone are approximately 65 pages per year, so we would request that appendices be excluded from the page limit.**

Financial documents, which are usually substantial in length, will **not** count towards the page limit but must be included as appendices.

**Additional Info**

**1. Could you please provide any environmental reports for the sites?**

**Could you please provide the site survey if available?**

**Does the Village have any due diligence available for the properties such as surveys, geotech reports, or environmental reports?**

All due diligence documentation that is available may be accessed by <https://www.dobbsferry.com/home/pages/bids-rfps-rfqs> This includes a survey, oil tank closure report, lot site plan, and asbestos inspection report relevant to 99 Cedar Street. No other reports, surveys or investigations have been completed/will be provided.

**2. Is the Village seeking to sell the parcels to the developer, enter into a ground lease, or grant the properties outright? If the Village is seeking to sell the parcels, does it have an acquisition price in mind?**

The RFQ was created to allow responders to present potential development scenarios for the project parcels. The Village will review the responses and consider different possible relationships during the next phase in this process.

**3. Is the Village's plan to award all three sites to a single developer?**

No, the Village is open to considering potential development scenarios involving one, two or all three parcels.

**4. Will the Village enter into a regulatory agreement with the developer to monitor affordability compliance, or will it rely on State and/or County funding agencies to enforce compliance?**

Affordability compliance enforcement will vary depending on whether the responder is intending to pursue state/county/federal funding as well as the overall potential development scenario presented by responders.