

**Nevins and Third RFP Addendum 1**

RFP Issue Date: April 15, 2024

Pre-submission Conference Date: May 15, 2024

---

Addendum 1 Issue Date: June 5, 2024

**All future questions about the Nevins and Third RFP must be submitted by email to [NevinsandThirdRFP@hpd.nyc.gov](mailto:NevinsandThirdRFP@hpd.nyc.gov) by Friday, June 21, 2024.** Submission instructions will be included in a future RFP addendum.

**Contents of this Addendum:**

- A. **Questions and Answers** — Enclosed are questions and answers that were asked at the pre-submission conference on May 15, 2024, as well as questions sent to the RFP email address through May 30, 2024.
- B. **Contact Information** – Contact information is provided for those individuals who registered to download the RFP through May 28, 2024, and/or RSVPed for the pre-submission conference, and indicated their willingness to share their contact information.
- C. **Updated Appendix D (Financial Assumptions)** – This appendix has been updated to include 2024 AMIs and Maintenance & Operating Standards.
- D. **Updated Form G (Rental Financing Proposal)** – This form has been updated to include 2024 AMIs and Maintenance & Operating Standards. The updated form can be downloaded on the [project website](#).

## A. Questions and Answers

### General

- 1. Is all the text from the Pre-Submission Conference in the RFP? Or will it be available after the Pre-Submission Conference?**

The slides are posted on the [Nevins and Third RFP website](#) and can be found [here](#).

- 2. Should Respondents expect that start of construction be closer to 24 or 48 months?**

Per the RFP, the Developer should expect that construction will likely start after the date specified in its Development Schedule, which must be at least 24-48 months from HPD's issuance of a Negotiation Letter to the Developer. The start of construction will partly depend on the extent and timeline of public approvals for the Project(s). Current pipeline and capacity constraints have necessitated longer review periods and closing timelines recently.

- 3. Does this RFP include the need for project management, IT, governance, compliance, risk? Basically project management and technology needs?**

Teams should reference V. SUBMISSION REQUIREMENTS AND COMPETITIVE PREFERENCES (page 22 of the RFP) for information about RFP requirements.

- 4. How long after the submission deadline does HPD anticipate designating a Developer?**

HPD will aim to designate a developer approximately nine months after Submissions are due. However, current pipeline and capacity constraints have necessitated longer review periods recently, and HPD will share any updates to the timeline as review progresses.

### Finance and Program

- 5. What is the maximum AMI for the units?**

Respondents should refer to the applicable HPD term sheet(s) for the AMI requirements for units. However, the Nevins Site has more restrictive requirements than the applicable Neighborhood Construction Program (NCP) term sheet and Respondents should adhere to Section III. PROJECT OVERVIEW of the RFP document – the Nevins Site Project Snapshot (page 9).

- 6. If there is a preference for extremely low and very low incomes, why not use the Extremely Low & Low-Income Affordability (ELLA) Program?**

Given the size of the Nevins Avenue Site and anticipated approximate unit count, the Neighborhood Construction Program (NCP) is a better fit for a project of this size and can offer comparable affordability levels to the ELLA Program.

- 7. Would it be safe to assume that the Neighborhood Construction Program (NCP) for the Nevins Avenue Site would go over the term sheet's provided per unit subsidy amount?**

HPD acknowledges that Projects may need subsidy over term sheet limits in the current cost environment. Applicants should show the additional subsidy amount needed in underwriting models and financial assumptions.

- 8. For the Nevins Site, the RFP references exceeding a minimum requirement for formerly homeless households. What is that minimum requirement?**

The minimum requirement is 15% of units set aside for formerly homeless households. Per the Nevins Site Project Snapshot (page 9 of the RFP), “Homeless set-aside units may be up to 30% of the Project.”

**9. If we are underwriting per the SARA Program, should we assume project-based Section 8 vouchers in our underwriting with respect to the Third Avenue Site?**

Typically, SARA projects have 100% project-based vouchers, so it is reasonable for Respondents to assume the same for this Project. However, please do not overlap rental assistance.

**10. Are there any fund resources and tax credits provided by HPD?**

HPD asks Respondents to review the term sheets for the respective programs for each Site. Respondents will see in each term sheet that HPD does provide subsidy sources. For tax credits, it is up to the Respondent to decide on any tax credits they wish to propose.

**11. For construction pricing should we consider the spring and then 18 months?**

HPD asks Respondents to submit a construction schedule and that schedule should commence from the anticipated time of ULURP approvals, but in any event, no earlier than 24-48 months from date of the Negotiation Letter. Respondents should estimate construction costs at current pricing. HPD will work with the designated Development Team to continue updating and refining all aspects of the project underwriting (including construction costs, rents, M&O expenses, etc) leading up to closing.

**12. If we are projecting construction starting so far out, should we also project our rents and expenses?**

In general, HPD expects that Respondents submit Proposals using current year rents and expenses from 2024. The designated Development Team will work with HPD to refine those as the Project moves forward.

**13. The provided Form G Rental Financing Proposal is set up for a 4% bond deal with line items for LC fees, bond issuance costs, etc. For financing proposals using 9% credits, not bond financing, is there another HPD budget form that should be used, or should we edit and adjust lines in the provided Form G and note changes?**

We do not have a separate HPD budget template for a 9% LIHTC transaction, but you are welcome to modify Form G as needed, such as deleting, renaming, or skipping lines related to bond financing.

**Planning and Design**

**14. Can modular construction be considered to comply with the RFP?**

Yes, Respondents may propose modular construction. Respondents should clarify unusual or uncommon design approaches in their Proposals and explain the benefits to the Project.

**15. What range of unit types and allocation are the target unit counts based on?**

Respondents should refer to the SARA and NCP term sheets and HPD’s Design Guidelines for New Construction for more information about standard unit types, sizes, and allocation.

**Environmental**

**16. Are there any environmental reports available?**

There are not any reports completed at this time. The Development Team will be responsible for preparing and submitting all required material for the City Environmental Quality Review (CEQR) Process and any other required environmental approvals associated with the Project(s). Respondents should consult with their environmental consultant as to what materials will be necessary.

**17. Can HPD share current or prior surveys of the two Sites, or at least existing NAVD elevations at the site perimeters for flood and other determinations?**

HPD does not have surveys or elevations to share for these two Sites. After designation, the chosen Development Team(s) will be responsible for surveying the Site(s) in order to move the design beyond conceptual drawings. For information relevant to flood risk and climate resiliency, please reference the Neighborhood Climate Risk section of the RFP (page 16), the Resiliency competitive criteria (page 28), and Form L (including the [NYC Stormwater Flood Maps](#)).

**Zoning and Public Approvals**

**18. Can you advise what the FAR and height limitations are for both the 3<sup>rd</sup> Avenue and Nevins Street Sites? Will the maximum FAR and height limits be increased as an allowance for an affordable housing build? If the Project(s) are going through full ULURP, is there an opportunity for increased density?**

Please refer to Section III. PROJECT OVERVIEW of the RFP– the Nevins Site Project Snapshot (page 9) and the Third Avenue Site Project Snapshot (page 11) – for information about zoning districts, FAR, height limits, and how to apply the Universal Affordability Preference (UAP) from the City of Yes for Housing Opportunity proposal to these buildings. At this time, HPD is not considering a rezoning as the Sites were recently rezoned.

**19. Is HPD asking Respondents to assume all zoning stipulations of the UAP, or just the FAR and height specified in the RFP document? I.E.: The proposed City of Yes for Housing Opportunity does impose additional AMI requirements.**

Respondents should adhere to the FAR and height requirements specified in the RFP. For this RFP, with regard to AMI requirements, teams should assume that a Submission that is compliant with the required term sheet and Project Snapshot for each Site is acceptable for UAP.

**20. Will there be a deadline/cutoff for changes to UAP bonus direction prior to deadline so that Respondents can finalize submission materials?**

Respondents should follow the UAP guidelines as provided in Section III. PROJECT OVERVIEW of the RFP– the Nevins Site Project Snapshot (page 9) and the Third Avenue Site Project Snapshot (page 11). The City of Yes for Housing Opportunity proposal will not be finalized until after Submissions are due.

**21. Is the Universal Affordability Preference (UAP) term sheet in the RFP document?**

There is not a UAP term sheet. Teams should follow the UAP guidelines as provided in Section III. PROJECT OVERVIEW of the RFP document – the Nevins Site Project Snapshot (page 9) and the Third Avenue Site Project Snapshot (page 11). The SARA and NCP term sheets can be found on the [HPD website](#). Additional details of the UAP proposal can be found on the [DCP website](#).

**22. If the Sites are designated to separate Development Teams, would the ULURP approvals also be separate, or would they go through the process together?**

It is currently anticipated that each Project would go through ULURP and public approvals separately.

**23. Will HPD be the sponsor for each Project's ULURP application?**

HPD will be the lead applicant and work in close partnership with the Development Team(s) through ULURP.

**24. On the Nevins Site, why is commercial space not allowed for ground floor use? Given the burgeoning revitalization of Nevins Street it would seem coherent for the street to include a neighborhood serving retail use to complement the small shops at the Nevins and Bergen street intersection.**

The Nevins Site is in an R7A zoning district, which is a medium-density residential district that does not permit any commercial uses in the building. The ground floor may include a community facility use or be fully residential. Since the Site was recently rezoned from a manufacturing district to the current residential district in 2022, another rezoning is not being considered at this time.

## B. Contact Information for Interested Organizations

Organization Name	Name	Email	May We Share Your Contact Info?
<b>ABOVE THE FOLD</b>	John Patrick	jp@abovethe-fold.com	Yes
<b>ACJ International Realty LLC</b>	Julie Huang	juliehuang2010@gmail.com	Yes
<b>Advance environmental LLC</b>	Jerry Joseph	oneteamzz24@gmail.com	Yes
<b>AKAIA Architecture</b>	Alan Lee	alan.lee@akaia.design	Yes
<b>Albanese Organization</b>	Ellen Kackmann	ekackmann@albaneseorg.com	Yes
<b>Alexander Gorlin Architects, LLC</b>	Justine Buchanan	justine@gorlinarchitects.com	Yes
<b>Almat Urban LLC</b>	Donald Matheson	dm@audevco.com	Yes
<b>Almat Urban LLC</b>	Dhesh Padiachey	Dp@audevco.com	Yes
<b>Ametrine Group</b>	Rachel Goodfriend	Rachel.Goodfriend@alconsulting.us	Yes
<b>Apex Building Company</b>	Daniel Marks Cohen	dcohen@apexbuilds.com	Yes
<b>Apex Building Group, Inc.</b>	Ernesto Vigoreaux	ernesto@apexbuilds.com	Yes
<b>Architecture in Formation</b>	Paulo Flores	paulo@aifny.com	Yes
<b>Arketekcher Architecture DPC</b>	Madeline Clappin	madeline@arketekcher.com	Yes
<b>Assembly OSM</b>	Andrew Staniforth	astaniforth@assemblyosm.com	Yes
<b>B&amp;V Contracting Enterprises, Inc.</b>	Neel Patel	npatel@bandvcontracting.com	Yes
<b>Bernheimer Architecture</b>	ANDREW BERNHEIMER	andy@bernheimerarchitecture.com	Yes
<b>Beyer Blinder Belle</b>	Jesse Floyd	jfloyd@bbbarch.com	Yes
<b>Beyer Blinder Belle Architects</b>	Cassie Walker	cwalker@bbbarch.com	Yes
<b>Beyer Blinder Belle</b>	John Delaney	jdelaney@bbbarch.com	Yes
<b>Bostic Construction Management</b>	Hollis Bostic	hbostic@bosticis.com	Yes
<b>BP Architecture, PC</b>	Fernando Papale	info@bparchitecture.com	Yes
<b>Bright Power</b>	Patrick Slutter	pslutter@brightpower.com	Yes
<b>Brisa Builders Development LLC</b>	Nathaniel Montgomery	nathanielmontgomery@brisabuilders.com	Yes
<b>BROAD U.S.A. Inc</b>	Jeremy Zimman	jeremyzimman@broadusa.com	Yes
<b>BROAD U.S.A. Inc</b>	Sunny Wang	sunnywang@broadusa.com	Yes

<b>Broad USA</b>	Steve Milia	steve@broadusa.com	Yes
<b>BROAD USA</b>	Erin Ying	eriny@broadusa.com	Yes
<b>Broadway Construction Group</b>	Lauren Mulrooney	lmulrooney@broadwaycg.com	Yes
<b>Brooklyn Community Housing &amp; Services, Inc.</b>	Jeff Nemetsky	Jeffn@bchands.org	Yes
<b>Building Studio Architects</b>	John Field	jfield@buildingstudio.com	Yes
<b>building studio llp</b>	michael goldblum	mgoldblum@buildingstudio.com	Yes
<b>Cain Properties LLC</b>	Robert Cain	rcain@csdhousing.com	Yes
<b>Catholic Charities POP Development</b>	David Downs	david.downs@ccbq.org	Yes
<b>Catholic Charities Progress of Peoples Development Corporation</b>	Jennifer Swift	jennifer.swift@ccbq.org	Yes
<b>CCBQ- Progress of Peoples Development Corp.</b>	Jacob Gottfried	jake.gottfried@ccbq.org	Yes
<b>Charney Companies</b>	Brandon Tajfel	brandon@charneycompanies.com	Yes
<b>Construction Information Systems</b>	Debra Sauerman	debras@cisleads.com	Yes
<b>CSD Housing</b>	Keri Curtis	kcurtis@csdhousing.com	Yes
<b>Dantes Partners</b>	Michael Nyamekye	michael@dantespartners.com	Yes
<b>david cunningham architecture planning pllc</b>	david cunningham	david@dcapny.com	Yes
<b>Duvernay + Brooks LLC</b>	Gale Kaufman	gkaufman@duvernaybrooks.com	Yes
<b>Edelman Sultan Knox Wood / Architects</b>	Andrew Knox	aknox@edelmansultan.com	Yes
<b>ESKW/Architects</b>	Business	bd@eskwarchitects.com	Yes
<b>ESKW/Architects</b>	Andrew Knox	aknox@eskwarchitects.com	Yes
<b>Fancy Fixtures Inc.</b>	Tom Peer	tom@fancyfixtures.biz	Yes
<b>FAST + Epp</b>	Jason Glenn	jglenn@fastepp.com	Yes
<b>Fischer + Makooi Architect PLLC</b>	Fariba Makooi	fariba@fmarchitect.com	Yes
<b>Fish Plate Development LLC</b>	Maggie Poxon	maggie@fishplatedevelopment.com	Yes
<b>Fish Plate Development LLC</b>	Mark Zimet	mark@fishplatedevelopment.com	Yes
<b>Fogarty Finger</b>	Martin Tolentino	martin.tolentino@fogartyfinger.com	Yes
<b>Fulcra Development LLC</b>	Standish Lee	slee@fulcra.org	Yes
<b>Future Expansion Architects, LLP</b>	Deirdre McDermott	dmmcdermott@future-expansion.com	Yes
<b>Ginigog</b>	Brian A Warner	brian.warner@ginigog.com	Yes
<b>HANAC</b>	Richard Rosd	rross@hanac.org	Yes

<b>Henge Development LLC</b>	Ayanna Oliver-Taylor	ayanna@hengedevelopment.com	Yes
<b>Hill West Architects</b>	Michael Stevick	mstevick@hillwest.com	Yes
<b>Hill West Architects</b>	Danielle Zarnick	dzarnick@hillwest.com	Yes
<b>HLW International LLP</b>	Sarah Batchelor	sbatchelor@hlw.com	Yes
<b>Hudson Companies Inc.</b>	Sarah Pizer	spizer@hudsoninc.com	Yes
<b>IMC ARCHITECTURE</b>	DOMINICK CASALE	DCASALE@IMCARCH.COM	Yes
<b>IMEG Consultants Corp.</b>	Jeffrey Jones	jeffrey.a.jones@imegcorp.com	Yes
<b>IMPACCT Brooklyn</b>	Richard Brown	richard_brown@impacctbk.org	Yes
<b>INFINITE HORIZONS LLC</b>	michael reed	nycsubsidyhomes@gmail.com	Yes
<b>Institute for Community Living</b>	Greg White	gregory.white@iclinc.net	Yes
<b>Interface Engineering</b>	Patricia Jordan	pjordan@interfacenyc.com	Yes
<b>ITM CONSTRUCTION</b>	Mo Khan	Mokhanrz@gmail.com	Yes
<b>John DeFazio AIA Architecture &amp; Planning</b>	John DeFazio	defazio@mindspring.com	Yes
<b>K&amp;R Preservation, LLC</b>	Samuel Richman	samrichman@KRPreservation.com	Yes
<b>Kalel Companies</b>	Amy Stokes	amy@kalelcompanies.com	Yes
<b>Keith Burns Archiect PLLC</b>	Keith Burns	keith@keithburns.info	Yes
<b>KPFF Consulting Engineers</b>	Shadi Boulos	shadi.boulos@kpff.com	Yes
<b>LANGAN</b>	Atena Vladu	avladu@langan.com	Yes
<b>Lantern Organization</b>	Dan Bianco	dbianco@lanternhousing.org	Yes
<b>LDRSHIP Developing</b>	Cristian Holder	CRISTIANHOLDER24@GMAIL.COM	Yes
<b>Lemle &amp; Wolff</b>	Paola Duran	pduran@lemlewolff.com	Yes
<b>Loci Architecture</b>	David Briggs	dbriggs@lociarchitecture.com	Yes
<b>Magnusson Architecture and Planning</b>	Joseph Moyer	jmoyer@maparchitects.com	Yes
<b>MAP architects</b>	Fernando villa	Fvilla@maparchitects.com	Yes
<b>MAP</b>	Emily Sperber	esperber@maparchitects.com	Yes
<b>Milestone</b>	Aaron Koffman	akoffman@milestonecos.com	Yes
<b>MODU</b>	Rachely Rotem	rachely@moduarchitecture.com	Yes
<b>MURAL Real Estate Partners</b>	Jessica Tan	jtan@muralrealestate.com	Yes
<b>NA</b>	Noelle Jackson	N98jackson@yahoo.com	Yes
<b>nARCHITECTS</b>	Cam My Nguyen	n@narchitects.com	Yes
<b>MAP Architects</b>	Christopher Jones	cjones@maparchitects.com	Yes



<b>NYAH Advisors, LLC</b>	Catherine Townsend	ctownsend@nyahadvisors.com	Yes
<b>Penta Restoration Corp.</b>	Paul Palagian	paul.p@pentarestoration.com	Yes
<b>Powerhouse Strategies</b>	Erik Forman	erik.forman@gmail.com	Yes
<b>Private Organization</b>	Jimmy Alloul	Jimalloul@yahoo.com	Yes
<b>Purpose by Design Architects PLLC</b>	Rachel Simpson	rsimpson@pxdarchitects.com	Yes
<b>PWXPRESS</b>	Mary Miller	bids@pwxpress.com	Yes
<b>PXD Architects</b>	Kamila Altman	kaltman@pxdarchitects.com	Yes
<b>Red Hill Consulting LLC</b>	Kirtan Stoute	kirtan.stoute@redhill.network	Yes
<b>RKTB Architects, P.C.</b>	Luanne Konopko	lkonopko@rktb.com	Yes
<b>Rockabill</b>	Katie Devine	Kdevine@rockabill.com	Yes
<b>Rockabill Development and Consulting</b>	Niall Murray	consulting@rockabill.com	Yes
<b>Roux Associates</b>	Frank Cherena	fcherena@rouxinc.com	Yes
<b>Roux Incorporated</b>	Robert Thuston	rthuston@rouxinc.com	Yes
<b>SCCS Group LLC</b>	Gael Lamothe	gael@sccsgroupllc.com	Yes
<b>SCCS GROUP LLC</b>	Ana Trude	Ana@sccsgroupllc.com	Yes
<b>SCCS Group, LLC</b>	Gael Lamothe	gael@sccsgroupllc.com	Yes
<b>Selfhelp Realty Group, Inc.</b>	Lisa Trub	ltrub@selfhelp.net	Yes
<b>SGA</b>	Maren Reepmeyer	mreepmeyer@sga-arch.com	Yes
<b>Shakespeare Gordon Studio</b>	Teresa Lawlor	teresa@sg.studio	Yes
<b>Shakespeare Gordon Studio</b>	Amy Shakespeare	amy@sg.studio	Yes
<b>Shakespeare Gordon Studio</b>	Mark Gordon	mark@sg.studio	Yes
<b>Spatial Equity</b>	Teg Sethi	teg@spatialequity.com	Yes
<b>St. Nicks Alliance</b>	Charlie Stewart	cstewart@stnicksalliance.org	Yes
<b>St. Nicks Alliance</b>	Brian Halusan	bhalusan@stnicksalliance.org	Yes
<b>St. Nicks Alliance</b>	Charlie Stewart	cstewart@stnicksalliance.org	Yes
<b>St. Nicks Alliance</b>	Frank Lang	flang@stnicksalliance.org	Yes
<b>Tankhouse</b>	Josh Bransky	j.bransky@tankhouse.com	Yes
<b>The Albanese Organization</b>	Sophie Haas	shaas@albaneseorg.com	Yes
<b>The Briarwood Organization</b>	Ira Brown	ibrown@briarwoodorg.com	Yes
<b>The NHP Foundation</b>	Polina Bakhtearov	pbakhtearov@nhpfoundation.org	Yes

<b>The NHP Foundation</b>	Jay Cengiz	Jcengiz@nhpfoundation.org	Yes
<b>The NHP Foundation</b>	Mecky Adnani	madnani@nhpfoundation.org	Yes
<b>The Partnership, Inc.</b>	Hugh Jacobs	hjacobs@gotpi.org	Yes
<b>Think! Architecture + Design</b>	Charlotte Wensley	charlotte@think-arc.com	Yes
<b>Titanium Realty Group</b>	Patrick Yaffe	pyaffe@titaniumrg.com	Yes
<b>Totem</b>	Vivian Liao	vivian@totembrooklyn.com	Yes
<b>TPI Management</b>	Erol Ugljanin	eugljanin@gotpi.org	Yes
<b>Turner Construction Company</b>	Lisa Hickerson	lhickerson@tcco.com	Yes
<b>Type A Projects LLC</b>	Jill Crawford	crawford@typeaprojects.com	Yes
<b>Urban architectural Initiatives</b>	Jorge Chang	jchang@uai-ny.com	Yes
<b>Urban Architectural Initiatives</b>	Alen Moghaddam	amoghaddam@uai-ny.com	Yes
<b>WellLife Network</b>	Karen Gorman	karen.gorman@welllifefnetwork.org	Yes
<b>Wise Aire</b>	Kalif Jones	info@wiseairemech.com	Yes
<b>Xenolith Partners LLC</b>	Andrea Kretchmer	andrea@xenolithpartners.com	Yes
<b>Yuco Real Estate</b>	Raymond Yu	raymond.yu@yucoinc.com	Yes
<b>Yuco</b>	Catherine Yu	catherine.yu@yucoinc.com	Yes

### C. Nevins and Third RFP Financial Assumptions (Appendix D - UPDATED)

#### TERM SHEETS

Proposed project financing should adhere to all HPD term sheet requirements as applicable.

#### NOTE:

Please refer to Land Use/Zoning under Project Snapshot in the RFP document for guidance on Universal Affordability Preference (“UAP”) assumptions.

**Nevins Site only:** HPD will not accept Proposals featuring Affordable Independent Residences for Seniors (“AIRS”) applied to the NCP building on the Nevins Street Site.

#### INTEREST RATES

Assume the following interest rates in the financing proposal. Deferred interest should be shown as both a use and a source in the Development Budget.

Construction Loan	
Private Lender	7.50%
HPD Subsidy (rental)	0.25% paid + 4.10% deferred
Reso A (rental)	0.25% paid + 1.00% deferred

Permanent Loan	
Private Lender	6.25%
HPD Subsidy (rental)	0% paid + 4.10% deferred
Reso A (rental)	0% paid + 1.00% deferred

#### LOW-INCOME HOUSING TAX CREDITS (LIHTC)

Recommended credit type If proposing Low-income Housing Tax Credits (LIHTC):

For a project (an individual financing closing) with ≤ 105 units	9% LIHTC If proposing HPD 9% LIHTC, annual credit amount recommended to be no more than \$23,000 per LIHTC unit
For a project (an individual financing closing) with > 105 units	4% LIHTC with bond financing

#### PROJECT-BASED VOUCHERS

If proposing Section 8 Project-based Vouchers (PBV), assume gross rents equal to 100% of 2024 Fair Market Rent. Utility allowances should be subtracted from gross rents.

#### ESSHI

If proposing ESSHI, the rental assistance should correspond to maximum 60% of AMI rents.

#### 15/15

If proposing NYC 15/15, use the following payment standards. Utility allowances should be subtracted from these rents.

Studio	1 BR	2 BR	3 BR	4 BR
\$1,553	\$1,630	\$1,880	\$2,415	\$2,604

MAINTENANCE AND OPERATIONS (M&O): Submissions should use the latest versions of HDC M&O Standards:

- [2024 Maintenance and Operating Expense Standards](#)
- Respondents may assume non-prevailing wages for building service workers for buildings containing less than 120 units. For buildings with 120 or more units, prevailing wages for building service workers are required.