

HCR Multifamily Finance 9% RFP – Summer 2021

Questions and Answers #5: Broadband Guidance

Q1: Our project is located in an upstate county. Complying with the broadband requirement would result in an operating budget at application that trends negative. Should we apply for a waiver? Should we comply and submit a budget that may be deemed infeasible?

A: HCR has elected to temporarily modify the Design Guidelines requirement to provide broadband without additional cost to tenants for certain projects. Specifically, applications to this RFP for projects located outside of New York City, Westchester, Suffolk and Nassau Counties should comply with the broadband requirements for dwelling units *where feasible*. If the applicant considers meeting the requirement to be infeasible, no waiver request is necessary. Operating budgets submitted may omit such broadband expenses. HCR will evaluate the feasibility of broadband expenses and reserves the right to explore a solution collaboratively following an award. However, applicants are still expected to comply with the requirement to provide high speed broadband services in common areas and/or community rooms, where provided, at no additional cost to tenants.

Applications for projects within New York City, Westchester, Suffolk and Nassau Counties are expected to comply with the broadband requirement, unless a waiver has been submitted and approved.