

**Title: New York City Mass Timber Studio:
Accelerating Housing Development RFA
Project: #10474
Questions & Answers #1
Date: 10/19/2026**

In connection with the **Request for Applications (“RFA”)** relating to the **New York City Mass Timber Studio: Accelerating Housing Development** release by NYCEDC on September 17, 2026, the questions from potential Respondents and answers provided by NYCEDC are below. All capitalized terms not otherwise defined in this Questions & Answers document shall have the meanings ascribed to them in the RFA.

1. Can applicants submit multiple potential projects in response to the RFA as separate submissions?

Yes. Design and development teams may submit more than one project, but each project must be submitted as an individual application. Individual professionals and firms may participate in more than one team.

2. Is it acceptable for applicants to submit a project to the RFA if such project is also receiving a grant from another funding source (e.g. NYSERDA) to study mass timber?

Yes, a project submitted to the Studio may also receive funding from another source, such as a NYSERDA grant. However, applicants should clearly explain how the external funding source would be used to augment the resources and impact of the Studio rather than duplicate activities already supported through the Studio.

Applicants should identify and clarify any programmatic overlap between the two funding sources, including where there may be challenges in meeting the obligations of both grants. Applicants should demonstrate that the goals and deliverables of the Studio can still be fully achieved and that the two funding sources are complementary.

3. Will the Fire Department of New York be involved in any of the Studio agency interactions?

Yes. The Fire Department of New York (FDNY) anticipates leading a Fire Safety Workshop and participating in periodic regulatory feedback sessions on an as-needed basis (up to eight sessions) and Studio events. The FDNY's participation will focus on providing feedback related to fire safety requirements and considerations for mass timber projects through 1:1 consultations and group learning sessions.

4. When does NYCEDC anticipate the allowable height limit will be increased for mass timber buildings?

The New York City Department of Buildings (DOB) is currently advancing the code revision process. At this time, however, there is no confirmed timeline for adoption of changes that may or may not increase the allowable height or number of stories for mass timber buildings.

5. Will the New York City Housing Preservation & Development (HPD) be a program partner and if so, what will their role be?

New York City Housing Preservation & Development (HPD) is expected to participate in select Studio sessions as an advisory resource. Their involvement may cover topics such as, but not limited to, alignment with HPD Design Guidelines and other relevant design and development requirements. The specific scope and timing of HPD's participation will be confirmed as the Studio is finalized.

6. What are the unit economics of using mass timber for \$/SF?

The cost of mass timber construction can vary significantly depending on project type, project location, design complexity and other key factors. Applicants are encouraged to review available industry resources and case studies that examine the business case for mass timber construction. In particular, WoodWorks maintains a repository of mass timber business case studies that may be helpful. See here:

<https://www.woodworks.org/resources/mass-timber-business-case-studies/>

Project teams interested in leveraging the resources of the Studio to advance a project specific cost estimate and economic analysis to determine mass timber development feasibility are encouraged to apply.

7. What size of buildings is the Studio targeting? Approximately, how many housing units? Are there parameters that may affect feasibility such as project size, number of floors, etc.

The Studio does not target a specific building size, number of housing units, or project scale. Rather than focusing on a minimum or maximum unit count, NYCEDC prioritizes project teams that are committed to actively participating in the Studio and engaging fully with the technical assistance, workshops, and peer learning opportunities offered through the program.

Applicants should clearly describe the scale and development context of their project, including information such as site size, anticipated building size, zoning considerations, floor area ratio, and any known development constraints. This information will help the Studio team understand the project's opportunities and challenges and assess how the program's resources can best support the project.

8. For this cohort, do applicants need to already have a property in possession/purchased?

The Studio is intended to support projects that are positioned to meaningfully benefit from the program's technical assistance and collaborative process. In general, applicants should have a development team and a project site that has already been secured, or an institutional client with a demonstrated commitment to advancing a specific project through participation in the Studio.

Applicants that do not yet control a site may still be considered. However, they should clearly describe the status of the opportunity, the rationale for pursuing mass timber, and how participation in the Studio would inform project feasibility and development planning.

9. What is the anticipated timeline of construction for projects in the Studio?

There is no required construction timeline for projects participating in the Studio. The program is intended to support projects at a range of development stages, provided that participation during the January 2027 through September 2027 Studio period can meaningfully advance the project's development.

10. Does NYCEDC have a “matchmaking” list for project teams looking to augment their mass timber capabilities?

At this time, Cohort 3 does not maintain a formal matchmaking list as part of this effort. However, the names of webinar participants are available on this RFA's [webpage](#). This information may be useful for organizations seeking potential collaborators, consultants, or project partners with mass timber experience. The Studio team recognizes that some applicants may be interested in identifying additional team members or technical partners. Feedback regarding a potential matchmaking resource is welcome, and the feasibility of offering such a resource may be considered based on applicant interest.

11. Are there specific requirements for any life cycle analysis or embodied carbon analysis as part of the Studio? certain metrics or methods of analysis if any?

Yes. Participating teams will be required to complete a life cycle assessment (LCA) and cost analysis as part of the project case study developed through the Studio. To ensure consistency across projects, the Studio intends to use a standardized LCA methodology that has been piloted in previous cohorts in coordination with the New York City Mayor's Office of Climate and Environmental Justice. Detailed guidance, requirements, and templates will be provided to selected participants during onboarding. Applicants are not required to submit an LCA as part of their application.

12. How many projects applied for the Studio in previous cohorts/how many were accepted?

For each of the past two cohorts, the Studio received approximately 11 to 15 applications and selected 7 projects to participate. For Cohort 3, funding is available to support up to 8 project teams. NYCEDC intends to select a cohort of up to 8 projects, subject to the quality and eligibility of applications received.

13. If an applicant is engaged in a project that is awaiting a HPD led Request for Proposals (“RFP”) response, due to be released next year, would that project be eligible?

Yes, projects awaiting the outcome of an RFP process may be eligible to apply. While finalized site control is preferred, applicants should clearly describe their project's status, timeline, and development team. A project team may be contingently awarded and selected to participate in the Studio. Studio participation is independent of any HPD procurement and

does not affect a project team's eligibility, qualifications, or standing in an HPD RFP process.

14. How early or late in predevelopment should the project be at the time the Studio starts?

The Studio is designed to support projects at a range of development stages, provided that participation during the January through September 2027 program period can meaningfully advance the project.

Projects may range from those evaluating mass timber early in the design process to more advanced projects working through design development, construction documentation, or specific code and regulatory considerations. Projects in planning, schematic design, or early design development may be particularly well positioned to benefit because there is still sufficient opportunity to influence design and coordinate project delivery around a mass-timber-first approach. More advanced projects may also be appropriate where Studio participation can help address specific design, documentation, or regulatory considerations.

Applicants should clearly describe their project's current stage, anticipated development timeline, and how participation in the Studio would help advance the project during the nine-month Studio period.

15. Is participation in the mass timber Studio a commitment to use mass timber in the project?

No. Participation in the Studio does not require a project team to ultimately use mass timber. While NYCEDC's goal is to advance the adoption of mass timber in the housing sector, the Studio is intended to help teams evaluate whether mass timber is the right fit for their project by exploring feasibility, costs, design implications, and regulatory considerations. In previous cohorts, teams have used the Studio both to advance mass timber projects and to inform broader development decisions.

16. If a not-for-profit partner is a property tenant currently pursuing site control, should a team apply prior to confirming site control, or wait until a future cohort?

Applicants are encouraged to apply for the current cohort even if site control has not yet been secured. Given the current funding availability, NYCEDC encourages interested teams to apply and provide as much information as possible regarding project readiness. Currently, there is no confirmed timeline or funding commitment for a future cohort.

17. Can a senior housing project be used to apply for the mass timber studio?

Yes. Senior housing projects are eligible for consideration, and the Studio is interested in understanding how mass timber can support the design, development, and delivery of senior housing in New York City.

18. Does mass timber usage impact 'passive house' construction?

No. Mass timber does not preclude a project from pursuing Passive House certification. Mass timber and Passive House are generally considered compatible approaches as both

can support high-performance, low-carbon building goals. Project teams may work with the Studio's technical assistance partners to evaluate design and performance considerations.

19. Do you have an estimated number of hours of in-person or online programming planned for the cohort?

The time commitment for participating teams is intended to be manageable and is primarily virtual. At a minimum, teams should expect to participate in monthly 30-minute meetings with the DOB and up to four 30-minute technical assistance sessions with WoodWorks.

The Studio will also include a virtual kickoff meeting, one in-person half-day workshop during the program, and a final in-person public convening. Aside from these events, program activities are expected to take place online. Applicants with specific participation constraints are encouraged to communicate those considerations. For more information on program expectations, visit the Informational Session presentation. See here:

https://edc.nyc/sites/default/files/2026-10/Mass%20Timber%20Studio_Info%20Session%20Slides.pdf

20. Would it be possible to get in contact with Woodworks and other affiliated organizations in advance of the studio for immediate feasibility evaluation?

Yes. Prospective applicants are welcome to engage with WoodWorks prior to applying to the Studio to discuss project feasibility and evaluate whether mass timber may be a suitable fit for their project. If you're interested in connecting with WoodWorks, please reach out to masstimberstudio@edc.nyc and the Studio team will facilitate an introduction.

21. May a development team formally include an independent technology partner focused on project workflow, reporting and future property operations? Is there an official supplier directory or teaming route through which applicants may reach interested lead applicants?

Yes. Development teams may include technology providers or other additional partners whose expertise supports project delivery and implementation. Applicants should clearly describe each team member's role and anticipated contribution to the project. Eligibility for the Studio remains focused on active housing development projects that meet the requirements of the RFA.

At this time, NYCEDC does not anticipate serving a formal matchmaking role between project teams and third-party providers. Organizations interested in joining a project team are encouraged to review the Studio information session attendee list and connect directly with prospective development, design, and project partners, as appropriate. Selected project teams may also choose to engage additional consultants or implementation partners following cohort selection. The Studio team recognizes that some applicants may be interested in identifying additional team members or technical partners. Feedback regarding a potential matchmaking resource is welcome, and the feasibility of offering such a resource may be considered based on applicant interest.

22. Can applicants apply with a project that only has massing in place but not yet schematic design?

Yes. Projects do not need to have completed schematic designs to be eligible. A project that currently has massing in place and anticipates beginning schematic design in January 2027 may be well positioned to benefit from the Studio, as the program is intended to support projects early enough in the design and development process for participation to meaningfully inform project outcomes. Applicants should describe the project's current stage, anticipated development timeline, and how participation in the Studio would help advance the project.

Applicants are not required to accelerate schematic design prior to the start of the Studio solely for purposes of eligibility. The application should instead clearly demonstrate how the project is positioned to make meaningful use of the Studio's technical assistance during the program period.

23. If a proposed project is part of a mixed used affordable housing development masterplan with multiple buildings in multiple phases, including a 12-story residential senior affordable building and a 5-story community facility to support the residential use. Is one building a better fit for the Studio than the other?

Applicants may submit more than one project for consideration, with each project submitted as a separate application. NYCEDC encourages applicants to apply with the project or projects that are best positioned to benefit from participation in the Studio and that meet the eligibility requirements outlined in the RFA.

In determining which project to submit, applicants should consider the project's current stage of development and the extent to which the Studio's technical assistance, regulatory guidance, and other resources could meaningfully advance the project during the program period. Applicants may also choose to submit both projects separately if each meets the program's eligibility requirements.

24. Please advise whether a building-system provider may participate in, or otherwise support, the Studio in one or more of the following capacities:

- a. as a technical, manufacturing, building-system, modular-delivery, or implementation partner to an eligible applicant or selected project team;**
- b. as a building-system and technology provider supporting participating teams in applying, adapting, integrating, and implementing an established prefabricated mass-timber platform through project-specific feasibility, design integration, modular planning, offsite manufacturing, constructability, and implementation work; and**
- c. as a technical and implementation resource supporting more than one selected project team, where appropriate?**

Yes. While eligibility for the Studio is limited to active housing development projects that meet the requirements set forth in the RFA, applicant teams may include organizations that contribute relevant expertise. This may include technical, manufacturing, modular delivery, or implementation partners, as well as other consultants and subject matter experts whose expertise supports the project's goals. These partners may participate in Studio programming alongside the selected project team.

Organizations that are not themselves leading an eligible development project may become involved by partnering with an applicant team prior to submission. Following cohort

selection, selected project teams may also choose to engage additional consultants or implementation partners. At this time, NYCEDC does not anticipate serving a formal matchmaking role between project teams and third-party providers.

- 25. Please confirm the appropriate point and mechanism for engagement, including whether such a [technology] provider should become involved prior to submission as part of an applicant team or whether opportunities may also arise following cohort selection? Where post-selection participation is permitted, is there an appropriate mechanism through which qualified building-system and industrialized-construction providers may make their capabilities available to selected project teams?**

Organizations that are not themselves leading an eligible development project may become involved by partnering with an applicant team prior to application submission. Following cohort selection, selected project teams may also choose to engage additional consultants or implementation partners.

At this time, Cohort 3 does not maintain a formal matchmaking list as part of this procurement. However, the names of webinar participants are available on this RFA's [webpage](#). This information may be useful for organizations seeking potential collaborators, consultants, or project partners with mass timber experience. The Studio team recognizes that some applicants may be interested in identifying additional team members or technical partners. Feedback regarding a potential matchmaking resource is welcome, and the feasibility of offering such a resource may be considered based on applicant interest.