

# Affordable Housing in Hudson Square



388  
Hudson  
Street

April 12, 2023

## Manhattan Community Board 2



# Agenda

- 1. Site Overview**
- 2. RFP Process**
- 3. Community Visioning Process**
- 4. Preliminary Zoning Analysis**
- 5. Opportunities for Further Collaboration and Discussion**

**1.**

---

# Site Overview



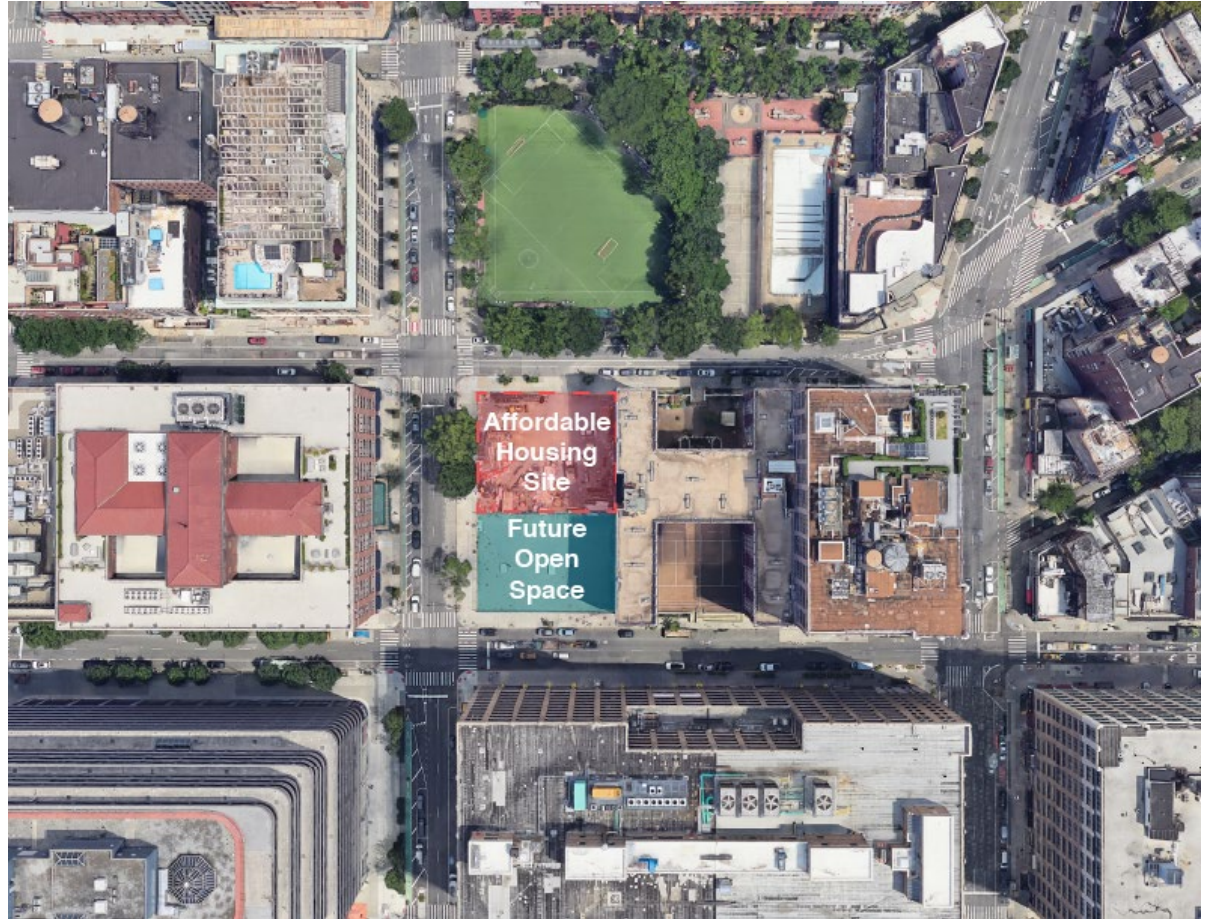
# Where Is The Site?





# History of the Site

- Previously used as a vehicle parking lot
- Acquired by the City in 2002 for Water Tunnel #3 access shaft
- Shaft infrastructure occupies southern portion of lot and will become a public open space
- Remaining northern portion for affordable housing development



# SoHo/NoHo Neighborhood Plan Update

- Adopted by City Council on December 15, 2021
- Points of Agreement:
  - Prioritize the northern half of 388 Hudson Street for the development of affordable housing
  - Approximately 100 affordable homes
  - Issue an RFP for a 100% affordable housing project in 2023



2.

---

# **Request For Proposals (RFP) Process**



# What is an RFP?

An RFP is a **Request for Proposals**

It is a document issued by HPD to elicit responses from teams for the development of high-quality affordable housing and services on vacant or underutilized **City-owned land**

It follows a competitive process that ensures **fairness** and **objectivity**

## M/WBE RFP Round 2



542 Dean Street, Brooklyn



516 Bergen Street, Brooklyn

Issue Date: April 22, 2021  
Pre-Submission Conference: May 14, 2021  
Submission Deadline: August 12, 2021



Mayor, Bill de Blasio  
Deputy Mayor, Housing and Economic Development, Vicki Been  
Commissioner, Department of Housing Preservation and Development, Louise Carroll



## 351 Powers Avenue Request for Proposals

Issue Date: August 18, 2022  
Pre-Submission Conference: September 13, 2022  
Submission Deadline: November 18, 2022



Mayor, Eric Adams  
Chief Housing Officer, Jessica Katz  
Commissioner, Department of Housing Preservation and Development, Adolfo Carrilón Jr.



# Project Timeline

RFP process typically takes 5-8 years from conception to tenancing



We are here!

**3.**

---

# **Community Visioning Process**



# Initial Outreach

- CB2
- CM Bottcher
- BP Levine
- Stakeholder Mapping
- H.S. M560 and M721



# Asynchronous Engagement

- Tabling Events
- Project Website and Information Packet
  - Questionnaire
  - Public Comments Map





# Visioning Workshops

- In-Person (Date TBD, May)
- Virtual (Date TBD, after in-person workshop)



# CB2 Report-Back Meeting

- Summary of public input
- Open to the public
- Community Visioning Report (CVR), which will be attached to the RFP





**4.**

---

# **Preliminary Zoning Analysis**

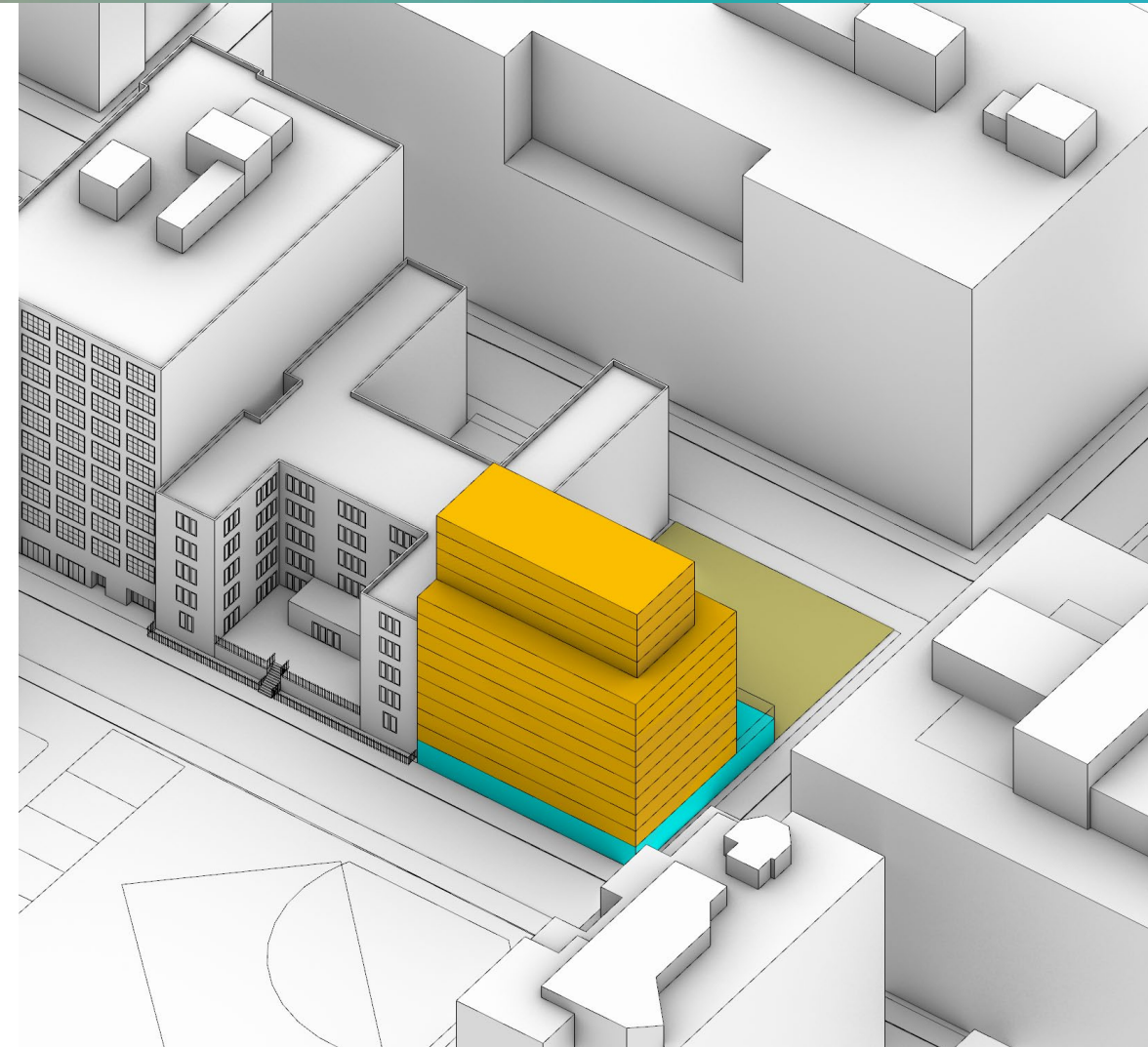
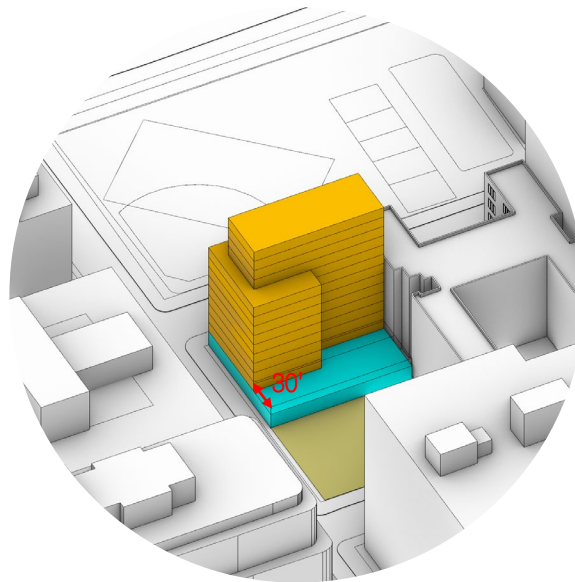
# Zoning Analysis Assumptions

- Development site area: 13,622 SF
- 100% affordable housing units
- Mixed-use building
  - Ground floor community facility and/or commercial retail space
- Rezoning necessary (current zoning district: M1-5). Options studied:
  - R8A
  - R9A
  - R10A
  - All options would trigger MIH due to rezoning from M to R
- Legally-required windows facing south



# R8A

|                 |                   |        |
|-----------------|-------------------|--------|
| Building Height | 145' (14 stories) |        |
| Res. ZFA        | 87,430            | ZSF    |
| CF. ZFA         | 10,074            | ZSF    |
| Total FAR       | 7.15              |        |
| Res. Units*     | ~106              | Units* |



\* 825 ZSF/unit (QH assumption)

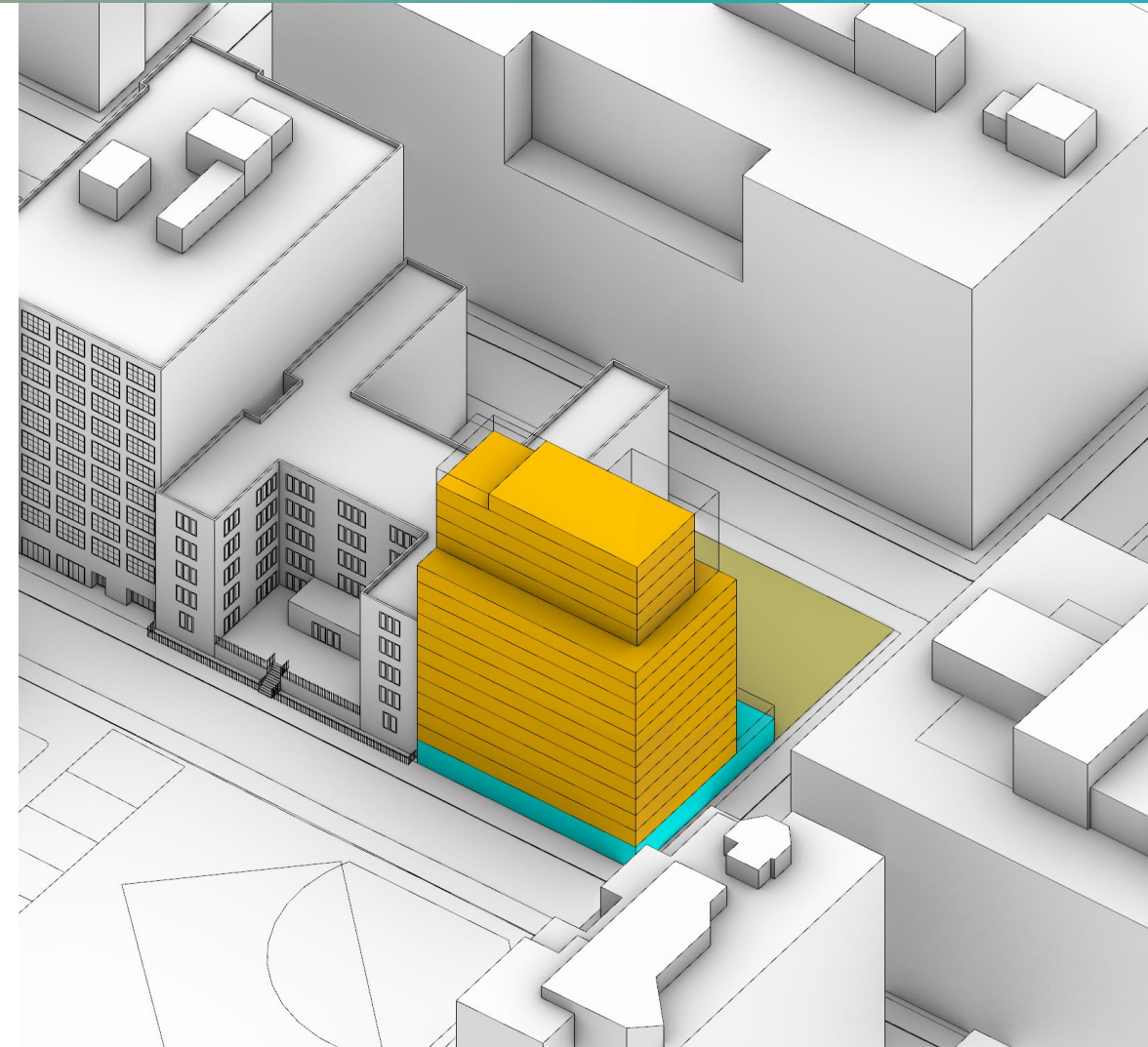
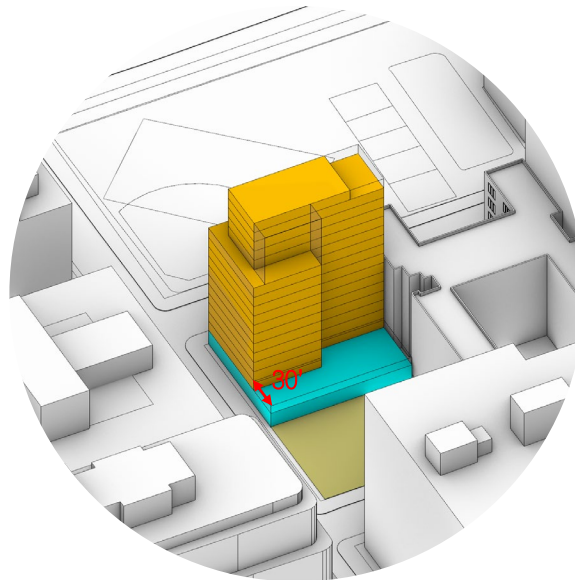
# R8A Considerations

- Achieves feasible development scenario
- Utilizes cost effective block and plank construction method
- Doesn't maximize opportunity for much-needed affordable housing
- Less room in building envelope to accommodate additional community facility use



# R9A

|                 |                   |        |  |
|-----------------|-------------------|--------|--|
| Building Height | 175' (17 stories) |        |  |
| Res. ZFA        | 105,773           | ZSF    |  |
| CF. ZFA         | 10,074            | ZSF    |  |
| Total FAR       | 8.50              |        |  |
| Res. Units      | ~128              | Units* |  |



\* 825 ZSF/unit (QH assumption)

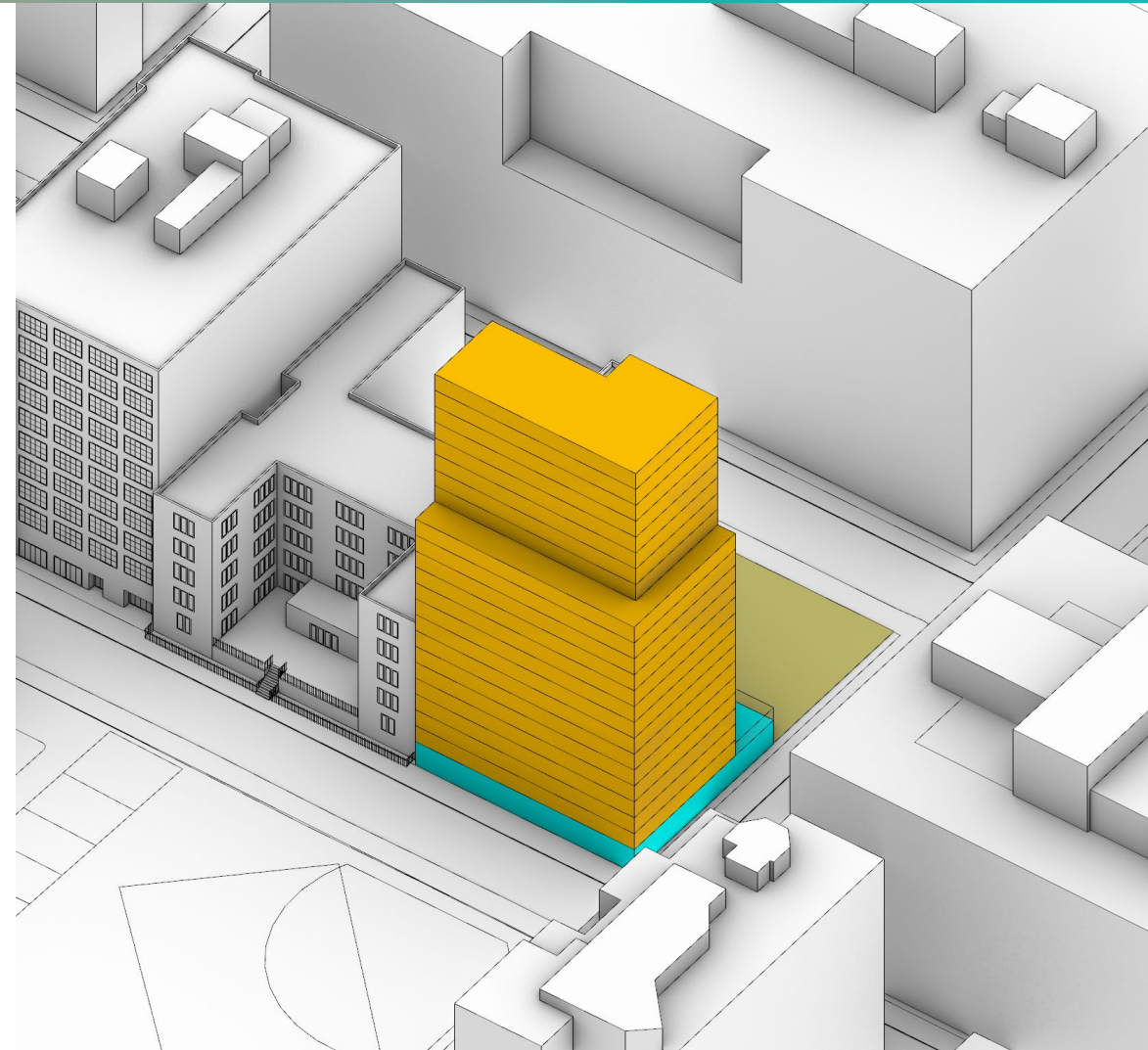
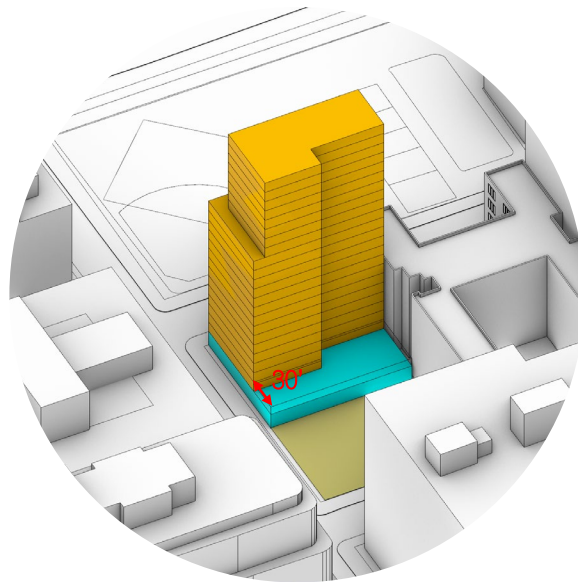
## R9A Considerations

- Provides more affordable housing units than R8A scenario
- However, it does not maximize opportunity for affordable housing
- Additional height triggers higher construction costs that may not be offset by the small increment of units
  - Project may not accomplish economies of scale



# R10A

|                 |                   |        |
|-----------------|-------------------|--------|
| Building Height | 235' (23 stories) |        |
| Res. ZFA        | 149,618           | ZSF    |
| CF. ZFA         | 10,074            | ZSF    |
| Total FAR       | 11.72             |        |
| Res. Units*     | ~181              | Units* |



\* 825 ZSF/unit (QH assumption)

# R10A Considerations

- Maximizes opportunity for affordable housing on site by creating approximately 75 additional units (from R8A)
- Likely achieves better construction cost per square foot compared with R9A
  - Project would achieve economies of scale
- More room in building envelope to include additional non-residential uses

**5.**

---

# **Collaboration and Discussion**



# Collaboration and Discussion

- How would CB2 like to be involved moving forward?
  - Provide feedback as part of visioning process
  - Assist with getting the word out
  - Host report-back meeting
  - Help collect paper versions of the project questionnaire
- Ideas for workshop venue?
  - City-As-School
- Who else should we be reaching out to?
  - Any languages we should be accommodating





**EMAIL**  
**388HudsonRFP@hpd.nyc.gov**

**WEBSITE**  
**Coming Soon**