



July 28, 2021

Edgemere CLT RFEI Pre-Submission Conference



Agenda

- 1. Introduction and Meeting Guidelines**
- 2. Resilient Edgemere Initiative Background**
- 3. Edgemere CLT RFEI**
 - Project Scope and Goals
 - Sites Context
 - Evaluation Process and Criteria
 - Submission Instructions
- 4. Working with HPD**
- 5. Q&A**

Meeting Guidelines

- **Participants will be muted during the presentation**
- **This meeting is being recorded! By staying in the Zoom meeting, you are consenting to being recorded**
- **You may use the Reactions and Chat feature to ask questions and interact with fellow participants**
- **During the Q&A session, enter your question in the Chat or raise your hand with the Reactions feature to be unmuted and ask your question**
 - *All questions and answers from this session will be released in the first addendum to the RFEI*

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Resilient Edgemere Initiative Background

Edgemere, Queens



Recent history & forces shaping Edgemere

Urban Renewal Era (1960s)



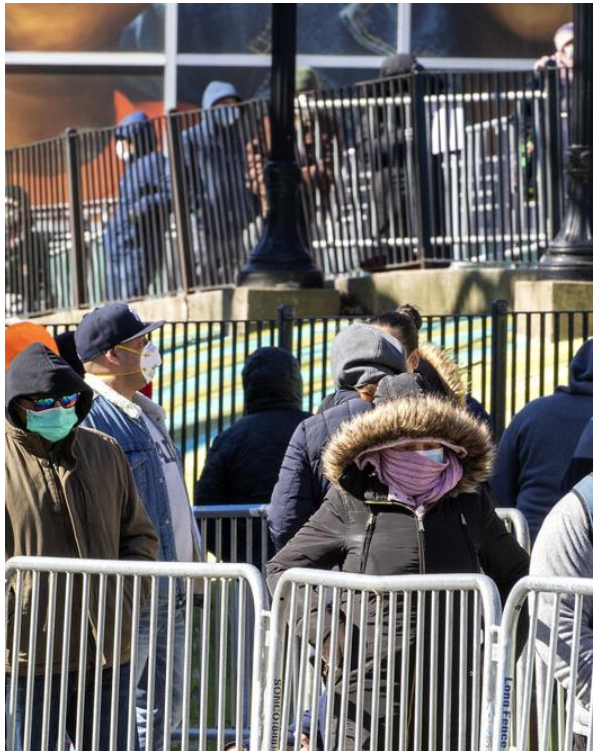
Economic Recession (2008)



Hurricane Sandy (2012)



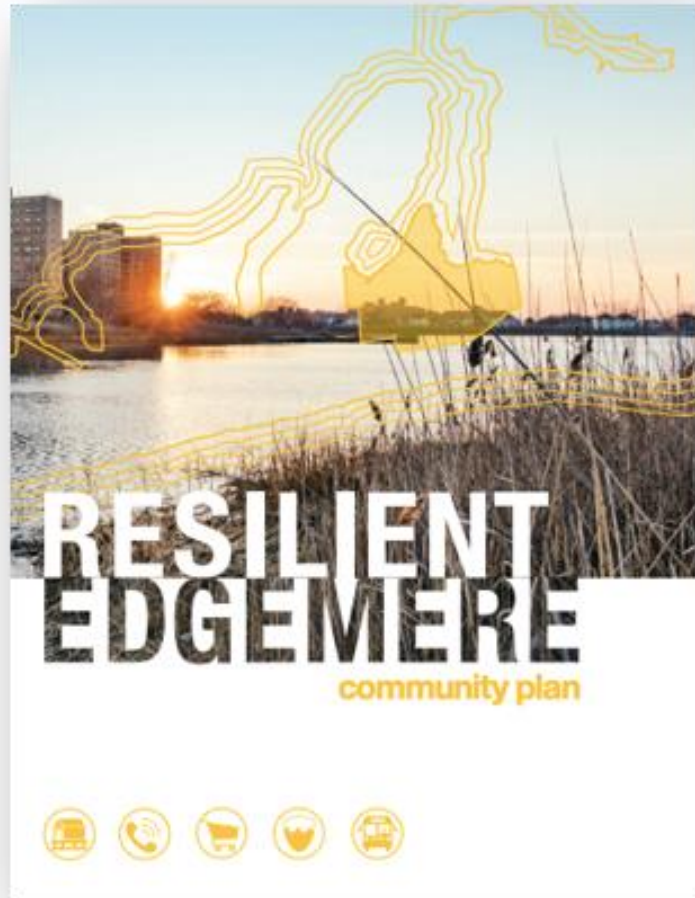
COVID-19 Pandemic



Resilient Edgemere Community Planning Initiative (2015 – 2017)



Resilient Edgemere Community Plan



Long-term Vision: Peel development back from vulnerable edge.



Long-term Vision: Terrace development toward transit.

Resilient Edgemere Community Plan

Planning Framework



Goals and Strategies

Protect the Neighborhood from Flooding

- Strengthen the Coastal Edge
- Adapt to Increased Flood Risk
- Create Waterfront Connections
- Improve Drainage and Water Quality

Create Resilient Housing and Maintain Low Density Feel

- Strengthen Resiliency of Existing Homes
- Limit New Residential Development in Vulnerable Areas
- Fill in the Gaps
- Focus Development Near Transit and Resources

Improve Streets and Transportation

- Improve Pedestrian and Bicycle Access
- Improve Transit Service and Reliability
- Improve Regional Access

Increase Neighborhood Amenities

- Expand Access to Quality Retail
- Improve Existing Facilities and Services
- Connect Jobseekers to Resources and Trainings
- Create a Healthier Neighborhood
- Improve Communications between NYC Officials and Residents

Implementing the Plan: Proposed Rezoning

Hazard Mitigation Area

Goal: Limit coastal development

Limited Development Area

Goal: Strengthen neighborhood resiliency & fill in the gaps

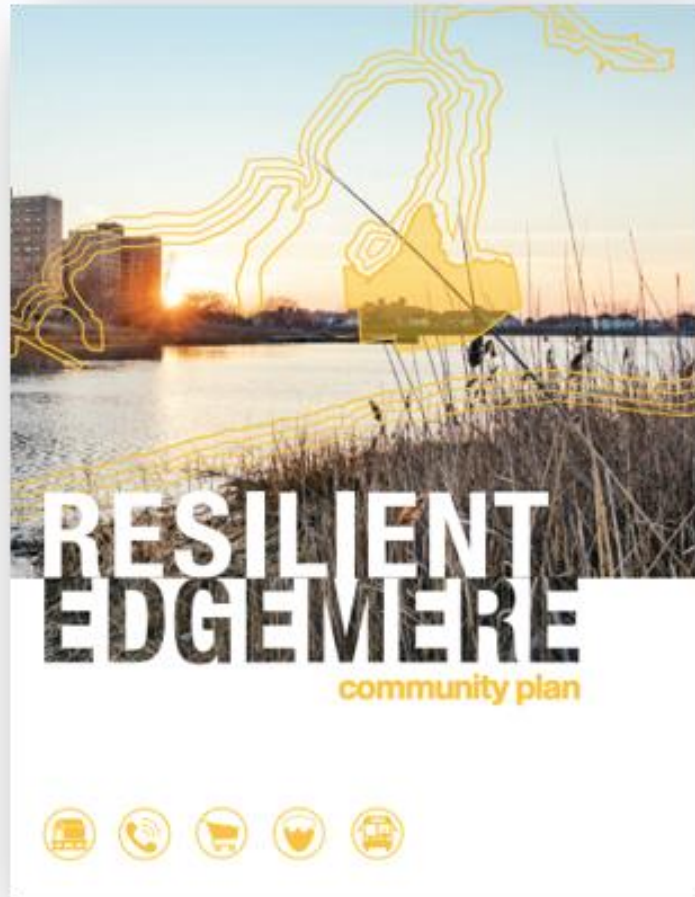
Mixed-Use Corridor

Goal: Strengthen commercial corridor

**The rezoning application also includes proposed amendments to the Urban Renewal Plan and UDAAP project areas. The proposal is expected to begin public review in Fall 2021*



Implementing the Plan: Community Land Trust



3. Fill in the Gaps



Projects

- a. Develop affordable one- and two-family homes on vacant City land consistent with the findings of a neighborhood drainage feasibility study
- b. Identify City-owned sites that could be included in a community land trust (CLT) and work with local organizations to develop a model for future CLT ownership to facilitate long-term affordability and resilient land management through the release of the CLT Request for Expressions of Interest (RFEI)

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Edgemere CLT Request for Expressions of Interest

Project Scope and Goals

1. RFEI Competitive Process

- HPD will select a Respondent that will work with HPD to establish a CLT in Edgemere.

We are here!

2. Phase I: CLT Formation

- Phase I will commence upon selection of a Respondent through this RFEI. HPD will work with the selected Respondent to form the CLT. Formation of the CLT will entail conducting community outreach and organizing, finalizing an organizational structure, governance plan and bylaws, and establishing a board.

3. Phase II: Pre-Development and Development

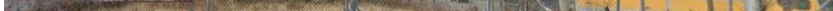
- Phase II will commence upon conclusion of Phase I, that is, the formation of the CLT and finalization of the CLT bylaws. In Phase II, HPD will work with the selected Respondent to finalize a development program, development team, and financing plan. This phase may result, depending on the Respondent, in the conveyance of all or a portion of the City-owned sites to the CLT, to be developed with HPD subsidy.

Sites Context

- 119 total vacant lots
 - 62 lots for residential use
 - 55 lots for open space use
 - 2 lots for commercial / residential use

Community Land Trust Sites & Land Uses





Sites Context

- Several lots were acquired through the Build It Back Acquisition and Buyout Program, a Hurricane Sandy recovery program and carry additional restrictions.
- All construction are expected to comply with the flood –resistant construction requirements of the NYC Building Code and the NYC Climate Resiliency Design Guidelines.

Geography & Climate Change



Sites Context

- In order to limit exposure to future climate risks, the City is proposing zoning and urban renewal amendments to prohibit residential development on the CLT lots identified as open space.



Review Process and Selection

RFEI Released

July - September

- HPD collects questions and releases an addendum with answers
- Respondents will prepare [submission content](#) based on the instructions included in the RFEI document

Submissions Due

September 10

- HPD will send specific submission instructions before September 10

Review Period

Fall/Winter 2021

- HPD review team evaluates submission based on specific criteria
- HPD may contact respondents for clarifying questions and contact finalists for interviews

Selection

Winter/Spring 2022

- HPD will select a respondent team and commence Phase I: CLT Formation, based on the selected respondent's implementation plan

Submission Content

1. Completeness Checklist

- ☐ Forms A1 & A2


2. Project Narrative *(max 300 words)*

3. CLT Structure, Governance and Formation

- ☐ CLT Organizational Narrative *(max 750 words)*
- ☐ CLT Organizational Chart or Diagram

4. Team Experience and Capacity

- ☐ Respondent Narrative *(max 300 words)*
- ☐ Resumes
- ☐ Letters of Intent *(if applicable)*
- ☐ Forms B1 & B2 *(if working with a non-profit org)*
- ☐ Financial Statements *(if working with a non-profit org)*

- 
- A. If proposed development team is identified at the time of submission:**

 - ☐ Development Team Narrative *(max 500 words)*
 - ☐ Organizational Chart
 - ☐ Form B1

B. If proposed development team is not yet identified at the time of submission:

 - ☐ Development Team Selection Narrative *(max 200 words)*

Submission Content

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5. Conceptual Plan

- ☐ Conceptual Plan Narrative *(max 750 words)*
- ☐ Financing Strategy Narrative *(max 300 words)*

6. Implementation Plan

- ☐ Implementation Plan Narrative *(max 750 words)*
- ☐ Implementation Timeline

Evaluation Process and Criteria

- **CLT Formation, Governance and Formation (20%)**
 - CLT Mission, Vision and Goals Statement
 - CLT Organizational & Governance Structure
- **Respondent Team Experience and Capacity (40%)**
 - Respondent Team Qualifications and Experience
 - Local Representation and Support
 - Housing Development
 - Open Space and Landscape Stewardship
 - Community Economic Development
- **Conceptual Plan Proposal (15%)**
 - Conceptual Plan Proposal
 - Financing
 - Management and Operations
 - Resiliency and Sustainability
 - Community Engagement
 - **Preference: Community Priorities**
- **Implementation Plan (25%)**
 - Implementation Plan
 - Implementation Timeline

Evaluation Process and Criteria

- **Community Priorities**
 1. **Economic development and opportunities for youth**
 2. **Creative use of open space resources**
 3. **Health infrastructure and wellness**
 4. **Multigenerational wealth building through homeownership for BIPOC families**
- **Reference Appendix D: Community Engagement Key Takeaways for more details**

Appendices

- A. Detailed Project Sites Map and Data**
- B. Resilient Edgemere Community Plan**
- C. Resilient Edgemere Community Plan – 2020 Progress Report**
- D. Community Engagement Key Takeaways**
- E. Climate Resiliency Design Guidelines**
- F. Respondent Forms**
 - Form A1: Completeness Checklist
 - Form A2: Applicant's Letter
 - Form B1: Respondent Team Information
 - Form B2: Non-Profit Organization Information (if applicable)

Submission Instructions and Best Practices

- **Submissions are due September 10, 2021 by 4PM**
- **HPD is not currently accepting paper submissions**
- **Submit one PDF containing entire proposal, and separate PDF for each section and form***
- **Make sure to stay within the designated word count for submission content indicated as “narrative”**

***HPD will send specific submission upload instructions in September before the deadline**

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Working with HPD

Working with HPD

1. RFEI Competitive Process

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Working with HPD

- **Housing Development Fund Corporation (HDFC) Support**
 - HPD requires that CLTs are incorporated as HDFCs so that they are eligible to receive city subsidy and tax exemptions to support affordable housing development
- **CLT ground leases**
 - HPD reviews CLT ground leases and other documents to ensure they are compatible with regulatory agreements and consistent with program goals, including long-term affordability
- **HPD Homeownership Programs**
 - CLTs and their partners can utilize HPD's Open Door homeownership term sheet to subsidize affordable homeownership opportunities
 - Open Door is one of six New Construction Term Sheets and the only homeownership program

How does HPD subsidize affordable housing?

- **Term Sheets** describe the amount of city financing offered to owners in exchange for the level and duration of affordability conditions required
- Overall details typically include
 - Subsidy levels from the City
 - Loan repayment terms
 - Required affordability
 - Length of affordability requirements (usually 40 years, the length is dependent on the tax exemption available)
 - # or % of certain sized units in a project
 - Combination with other government programs

Open Door Term Sheet

- **The Open Door Program is the only homeownership program within the Division of New Construction Finance at HPD.** The program works to create ownership opportunities for New Yorkers through cooperative and single-family homeownership projects.
 - **Subsidy amount:** up to \$190,000 per unit
 - **Typical Project Size:** 20-100 units
 - **Program Affordability:** 80% - 130% AMI, or below in order to provide the required 10% discount to market
 - **Regulatory Period:** An initial period of 40 years
 - **The Open Door Program encourages a wide range of unit types to serve a range of family sizes**

How does HPD ensure long-term affordability?

- **Long-term, renewable, and permanent regulatory agreements**
 - Executed at closing of development project
 - Runs with the property (unaffected by sale)
 - Describes requirements for affordability, including term, mix, sale limits, income limits, and compliance
 - Proposed operating entities for a CLT may be non-profit affordable housing organizations, for-profit developers including MWBEs, resident-controlled boards, or partnerships between multiple types of entities
 - HPD works with CLTs to make sure **CLT ground leases** are compatible with regulatory agreements

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Q&A

Q&A

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- All questions and answers from this session will be released in the first addendum to the RFEI
- Additional questions can be sent to EdgemereCLTRFEI@hpd.nyc.gov before August 4, 2021, to also be included in the first addendum.
- **Submission Deadline: September 10, 2021 by 4PM**



Send any additional questions to EdgemereCLTRFEI@hpd.nyc.gov before August 4th to be included in the first addendum.

Submission Deadline: September 10, 2021 by 4PM

Thank You!