


# Hunter's Point South Parcel E RFP



Parcel E

July 9, 2025

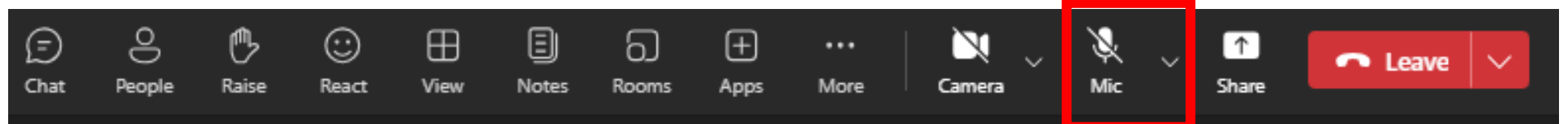
## Pre-Submission Conference

**NYC**  
Housing Preservation  
& Development  
Office of Neighborhood  
Strategies

# Pre-Submission Conference

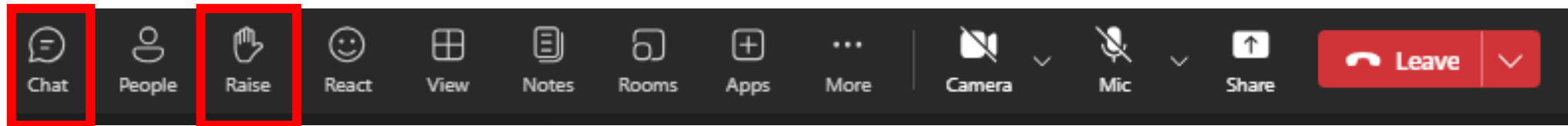
## Housekeeping

- Please ensure your microphone is muted until and unless you are asking a question during the Q&A.
- This conference will be recorded for internal purposes only; it will not be made public.
- Questions and answers from this session will be made public through an addendum.
- Contact information for those who RSVP'd and indicated contact can be shared will be made available through an addendum.
- Please refrain from using AI note-taking applications.



# Pre-Submission Conference Question and Answer Instructions

- Questions will be answered at the end of the presentation.
- Please type your questions into the chat box as they arise. We will read them aloud later.
- If you would like to speak to ask a question, please raise your hand at the end of the presentation, and we will call on you to unmute and speak.





# Agenda

1. Project Overview
2. Development Goals
3. Community Visioning Report
4. RFP Review Process and Evaluation Criteria
5. Submission Instructions
6. Questions and Answers



# Project Overview

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# Project Overview

## Site Description and Context

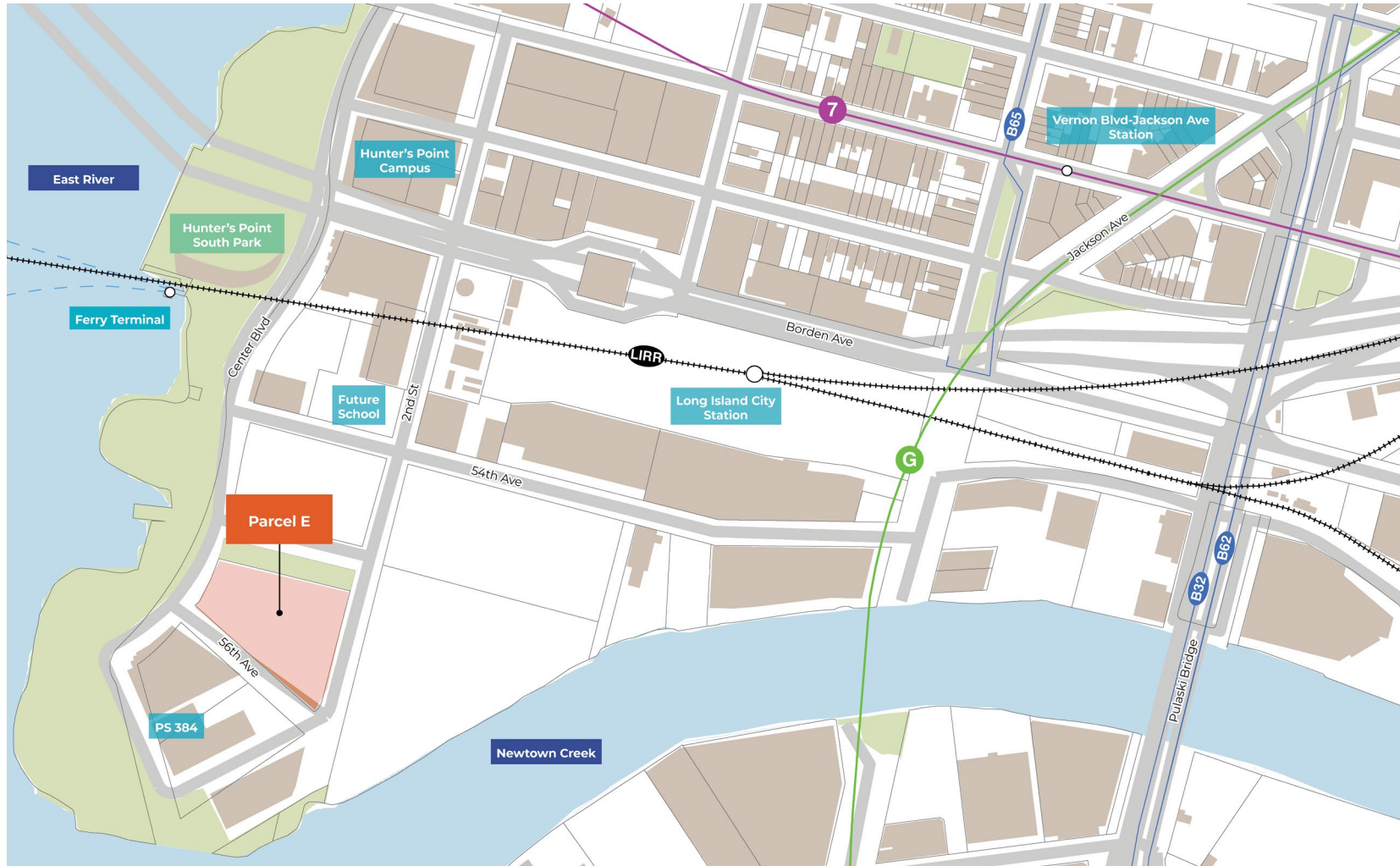
- 54-42 2<sup>nd</sup> Street (Block 6, Lot 40), Queens, Community District 2
- Development site is ~ 69,572 SF
- Adjacent to linear park along 55<sup>th</sup> Avenue





# Project Overview

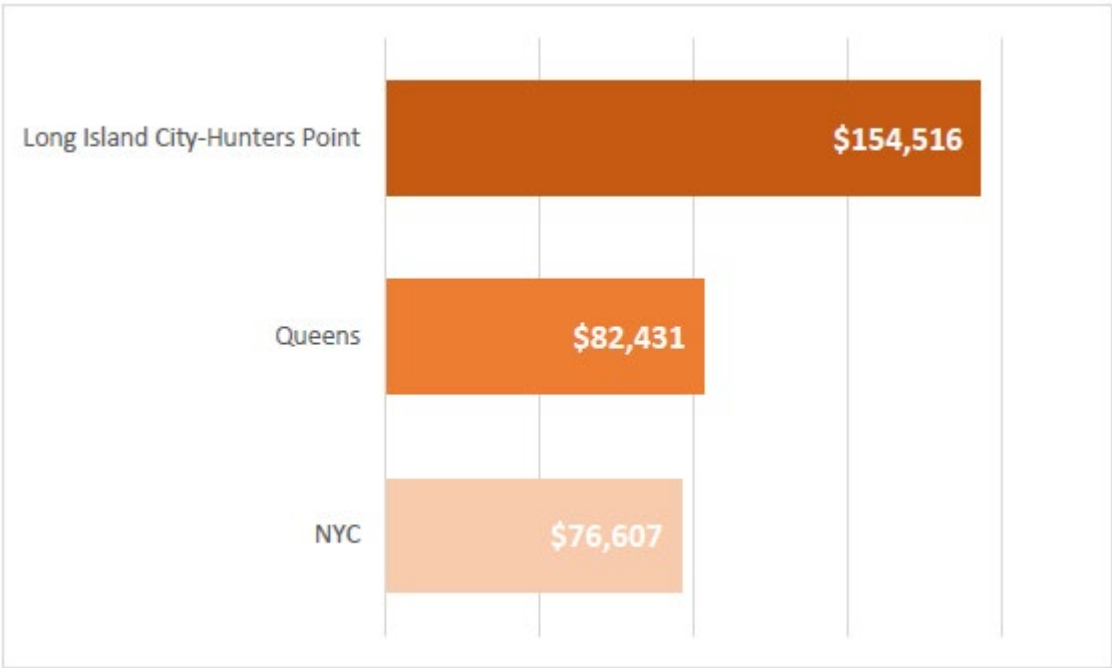
## Neighborhood Context



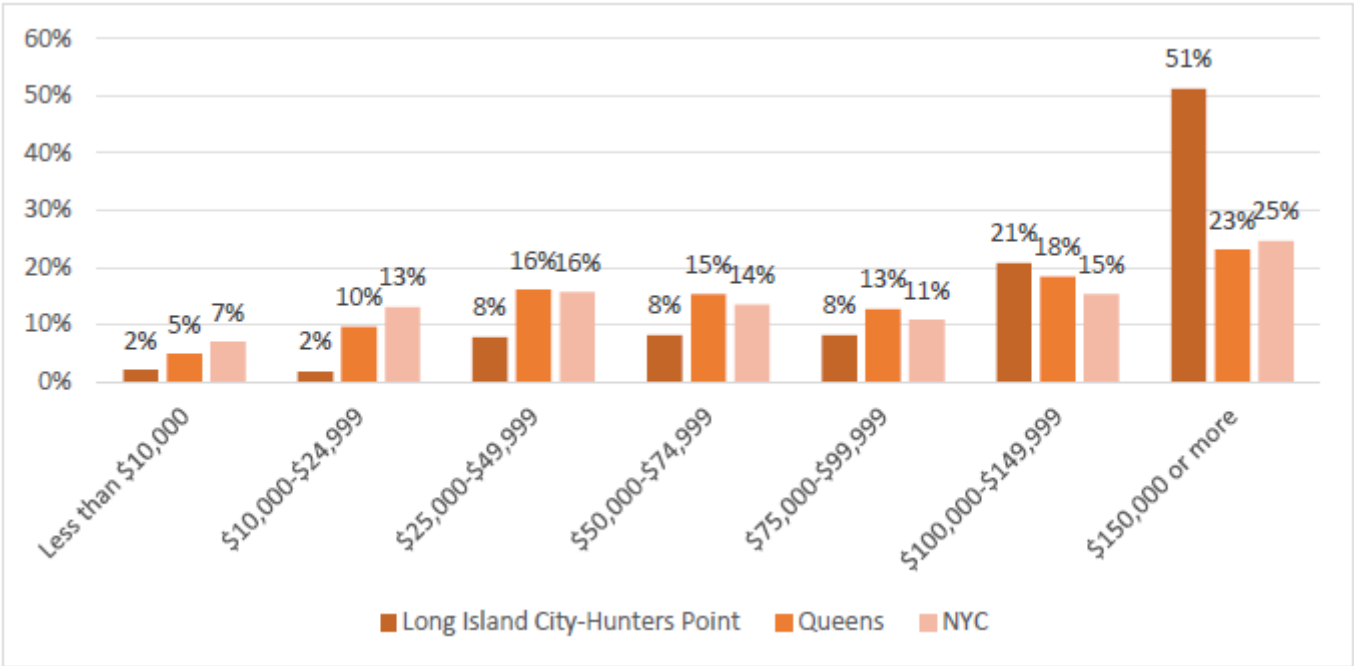
# Project Overview

## Demographics (Long Island City-Hunter Point NTA)

### Median Household Income



### Distribution of Households by Income Ranges



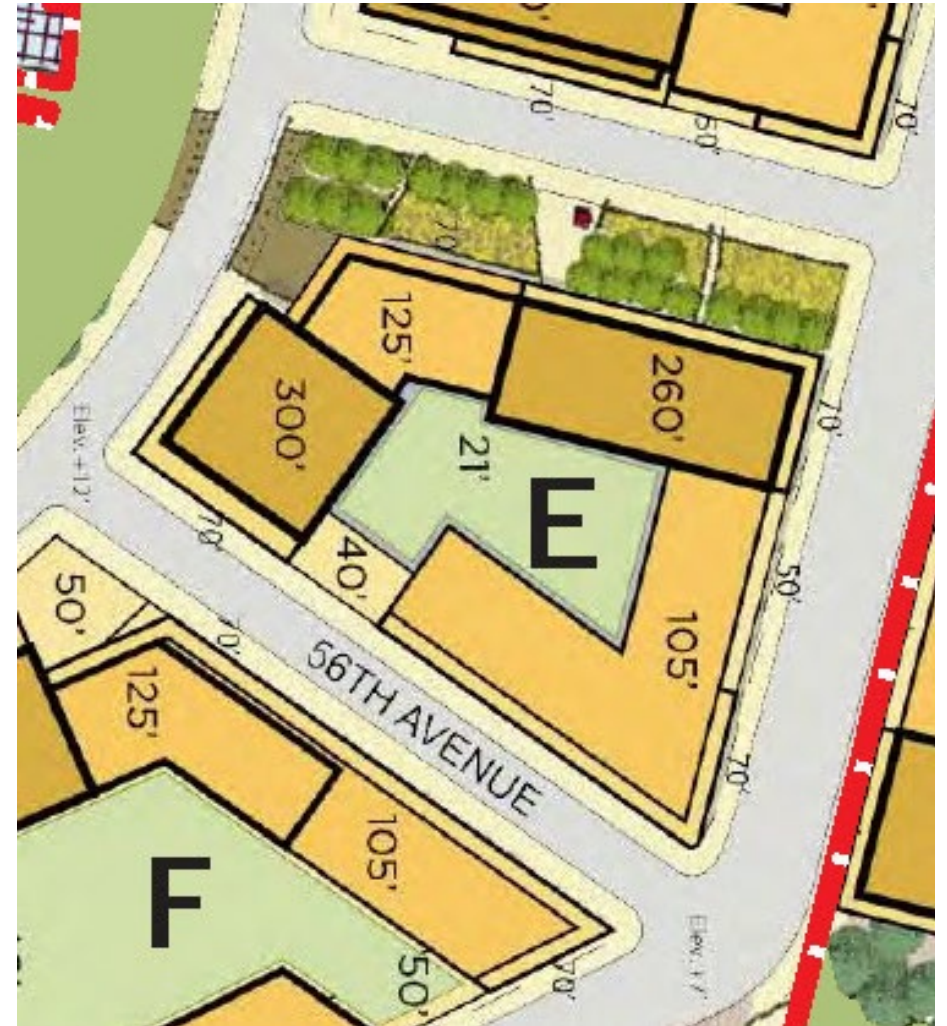
Data Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates. Table number B19013 (Median Household Income in the Past 12 Months). Income in 2022 inflation-adjusted dollars.



# Project Overview

## Land Use & Zoning

- R10 residential district
  - C2-5 commercial overlays along Center Boulevard and 2<sup>nd</sup> Street.
- Special Southern Hunter's Point District (SHP)
  - Mandatory sidewalk widening of 5' along 2<sup>nd</sup> Street.
  - Publicly Accessible Open Area at NW corner of Site.
  - No required means of egress permitted along Site's northern boundary onto the linear park.



# Development Goals

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# Development Goals

## Project Overview

### **Mixed-Use Development**

- Affordable and market-rate housing with community facilities and commercial retail.

### **Residential Program**

- Approximately 70% of the total housing units should be permanently income-restricted with rents up to 120% AMI.
  - May propose fewer or more income-restricted units, but in no case less than 60% of the total units.
- May propose multiple residential programs across different buildings.
- At least 1 building should comply with the Mixed Income Market Initiative (MIMI) Program Summary (Appendix F).
- At least 1 building must have 100% of the units income-restricted pursuant to an HPD-HDC term sheet.
- Prioritize residential programs that advance the NYC 15/15 initiative.



# Development Goals

## Project Overview

### **Non-residential Program**

- Must include ground floor non-residential uses along Center Boulevard and 2<sup>nd</sup> Street, per zoning.
- May propose community facility uses with a total gross floor area of up to approximately 8,900 square feet.
- May propose commercial uses within the portions of the Site covered by the commercial overlays.
- Preference for opportunities for accessible, equitable, high-quality, affordable childcare and early childhood education.

### **Publicly Accessible Open Area**

- Must include a Publicly Accessible Open Area at the northwest corner of the Site, per zoning.

# Development Goals

## Project Overview

### Project Funding

- Subsidy available through HPD-HDC Term Sheets.
- Financially feasible and compliant with term sheets.
- Income-restricted units must be permanently affordable.
- Financial proposals should seek to prioritize reducing the required amount of City-funded subsidy and seek to leverage market-rate housing units to cross-subsidize income-restricted housing units.

### Waterfront Park Maintenance and Operating Fund

- Must include at least \$334,783.02 per year in the operating budget for the park maintenance contribution.
- Must include a 3% annual growth rate.

# Development Goals

## Project Overview

### **Climate Resiliency**

- Follow HPD's Design Guidelines for New Construction and the NYC Climate Resiliency Design Guidelines to mitigate identified climate hazards.

### **Zoning**

- Adhere to the existing zoning regulations for R10/C2-5 and the Special Southern Hunter's Point District (SHP).

### **Anticipated Government Approvals**

- The City Council approved this Site for designation as an Urban Development Action Area, approved an Urban Development Action Area Project, and approved disposition of the Site.



# Community Visioning Report

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# Community Visioning Report (CVR) Reflecting the CVR in Your Proposal



## **The CVR summarizes community input for the project collected through:**

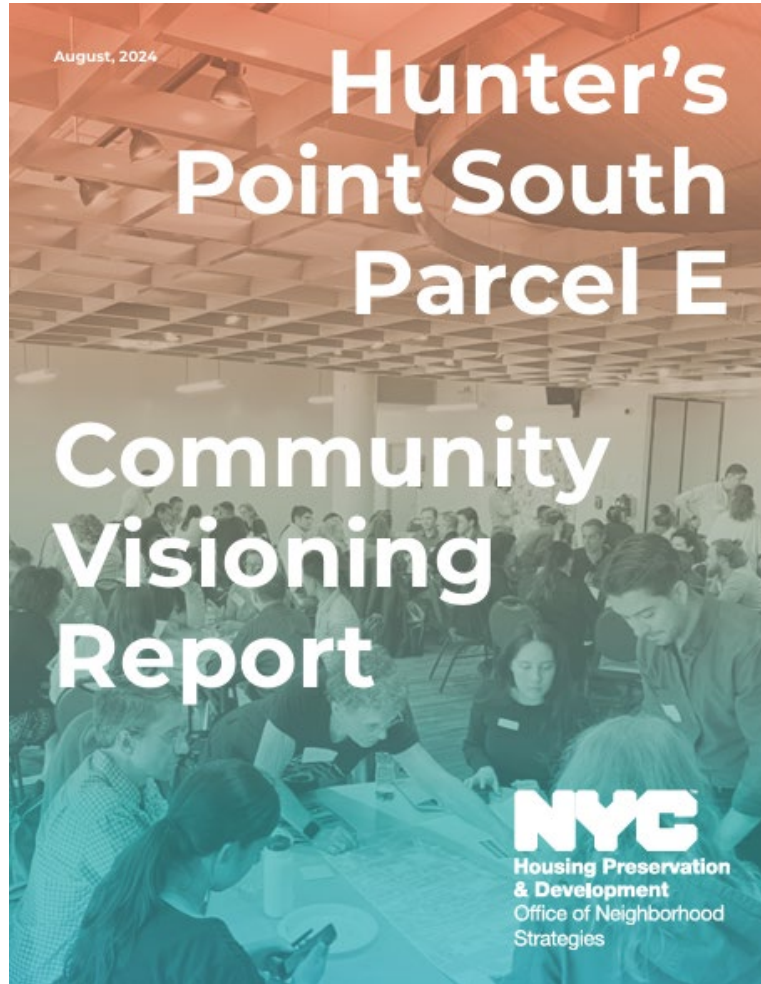
- 1,327 questionnaire responses
- In-person tabling events around the neighborhood
- In-person public workshop
- Public meetings and presentations to Queens Community Board 2

## **Community members gave input on:**

- Housing issues/needs
- Desired non-residential uses

# Community Visioning Report

## What We Heard



### HOUSING NEEDS

- Many community members struggle to find homes in the neighborhood that are affordable for them, especially lower income individuals and families.
- There is a need for larger apartments and appropriate housing options for families with children.
- There was an emphasis on creating deeply affordable housing and options that cater to various income levels to ensure inclusivity and diversity within the neighborhood, as well as interest in seeing a 100% affordable development.

### OPEN SPACE

- There is a significant desire for more recreational opportunities and green spaces within the neighborhood.
- The most common ideas for the open space on the site include active recreation and space to enjoy plants and nature.

### COMMUNITY SPACE

- There is a need for increased space for active recreation in the neighborhood.
- There is also a desire for community gathering spaces, especially flexible spaces that can be used for a variety of activities.

### COMMERCIAL RETAIL

- There is a desire for more diverse and affordable retail options that reflect the community's varied needs and enhance the overall quality of life.
- Specifically, an affordable grocery store is needed in the neighborhood.



# **RFP Review Process and Evaluation Criteria**

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# RFP Review Process and Evaluation Criteria

## Evaluation Process

### Threshold Requirements (must have to move on)

- Complete proposal including all forms and requested documents (see Form A-1: Completeness Checklist).
- M/WBE or Non-profit Equitable Ownership Requirement (25% requirement must be met by one entity).
  - 25% ownership applies to each phase/building being proposed.
- Sufficient prior development experience.
- Adherence to parameters in the Project Snapshot.
- Adherence to appendices, including design guidelines and financial assumptions.

### Competitive Review Phase I

Competitive Criteria	Weight
Development Team Experience and Capacity	25%
Development Program and Community Development	37.5%
Design and Performance	37.5%

### Competitive Review Phase II

Competitive Criteria	Weight
Development Team Experience and Capacity	20%
Financing Proposal	20%
Development Program and Community Development	30%
Design and Performance	30%

# RFP Review Process and Evaluation Criteria

## RFP Appendices

### **A. Design Guidelines**

- Site Plan and Urban Design
- Building Design (exterior, bulk, ground level facades, plans, interiors)

### **B. Community Visioning Report**

### **C. Job Outreach Plan**

- Job creation, local hiring strategies, and workforce development

### **D. Financial Assumptions**

- Term Sheets
- Interest Rates
- Guidance for LIHTC, PBVs, ESSHI, NYC 15/15
- Maintenance and Operating Expenses

### **E. Hunter's Point South Design Guidelines**

- Guidelines for the Hunter's Point South neighborhood

### **F. Mixed Income Market Initiative (MIMI) Program Summary**

- Draft program terms for the new MIMI program

### **G. NYC Parks High Performance Landscape Guidelines**

- Guidelines for the Publicly Accessible Open Area

### **H. Leasing Space to Child Care Centers**

- Reference for providing opportunities for affordable child care and early childhood education



# RFP Review Process and Evaluation Criteria

## Changes to this RFP

### No longer required:

- Several sub-consultants will no longer be reviewed competitively in "Developer Experience and Capacity." Please review the RFP carefully to see which consultants are still required through the **Threshold Requirements** and which consultants will be reviewed through the **Competitive Criteria**.
- We have **removed** the requirement to include an Internet Access Plan.

### Updated and new forms:

- **NEW** – Form E-4 Social Services Experience and Current Workload
- **NEW** – Form E-5 Property List (**an updated version will be released with the addendum**)
- Updates to Forms E-1 and E-2
- Update to Form B
  - **NEW** – Financing Proposal summary asks for funding sources and financing letters of interest.
  - **NEW** – Job Outreach plan summary table.

# Submission Instructions

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# Submission Instructions

## Submissions are due Friday, September 5<sup>th</sup> by 4pm:

- Submit one PDF containing complete proposal, and separate readable PDF files for each tab.
- Instructions on obtaining the link for upload will be published in an addendum.

## Submission best practices:

- Submit materials in order requested following the Submission Content and Completeness Outline.
- Single-page layouts rather than spreads.
- Ensure that pages are properly oriented.
- Complete entire forms and provide them in specified formats.
- Each tab must include a table of contents and clear section headers.
- Tabs may include additional sections and/or sub-sections as appropriate.
- Submit asset statements for all identified principals.



### Hunter's Point South Parcel E Request for Proposals

Issue Date: June 13, 2025

Pre-Submission Conference: July 9, 2025

Submission Deadline: September 5, 2025

Mayor, Eric Adams

Deputy Mayor, Adolfo Carrión Jr.

Executive Director for Housing, Leila Bozorg

Acting Commissioner, Department of Housing Preservation and Development, Ahmed Tigani



# Submission Instructions

## Experience and Development Program Tips

- Clarify roles of Development Team members; if joint venture, ensure ownership stakes add up to 100%.
  - Be sure to clarify the ownership structure for each separate phase/building in the proposal, if applicable.
  - Ensure each separate phase/building complies with HPD's Equitable Ownership Requirement.
- Submit concise and relevant marketing materials, narrative statements, and/or portfolio list for other members of Development Team.
- Include all narratives requested.
- Submit M/WBE certification for any members of the development team.
- Make sure proposal complies with guidance detailed in the Project Snapshot of the RFP.



# Submission Instructions

## Design Tips

- Adhere to Appendix A (Parcel E Design Guidelines) and Appendix E (Hunter's Point South Design Guidelines) as closely as possible.
- Include overall dimensions, dimensions within dwelling units, and net square footages within each area.
- Clearly indicate usage of non-residential spaces, residential amenities, and other rooms using legends or other clear labeling.
- Clarify if rooftops are accessible and which parts are reserved for programming (if applicable).
- If proposing unusual construction methods, specific sustainability methods, and/or methods that result in cost savings, discuss in the narrative.
- Follow the order of the sections for tabs L and M (Area Plan & Photos, Zoning Strategy, etc.). Any new sections should be added as sub-sections to the existing sections outlined in the Submission Content and Completeness Outline.

# Submission Instructions

## Finance Tips

- Adhere to Appendix D (Financial Assumptions) as closely as possible.
- Use the updated HPD Term Sheets that were released on July 7<sup>th</sup>, 2025.
- Use 2025 AMIs and HDC or CPC Maintenance & Operating standards as applicable. Proposed energy cost savings should be based on the heating amounts listed in the standards.
- Note any NYSERDA or other incentives in finance narrative.
- Complete the MIMI Cost Benefit Analysis for portion(s) of the proposed Project that will comply with the MIMI Program Summary.

# Submission Instructions

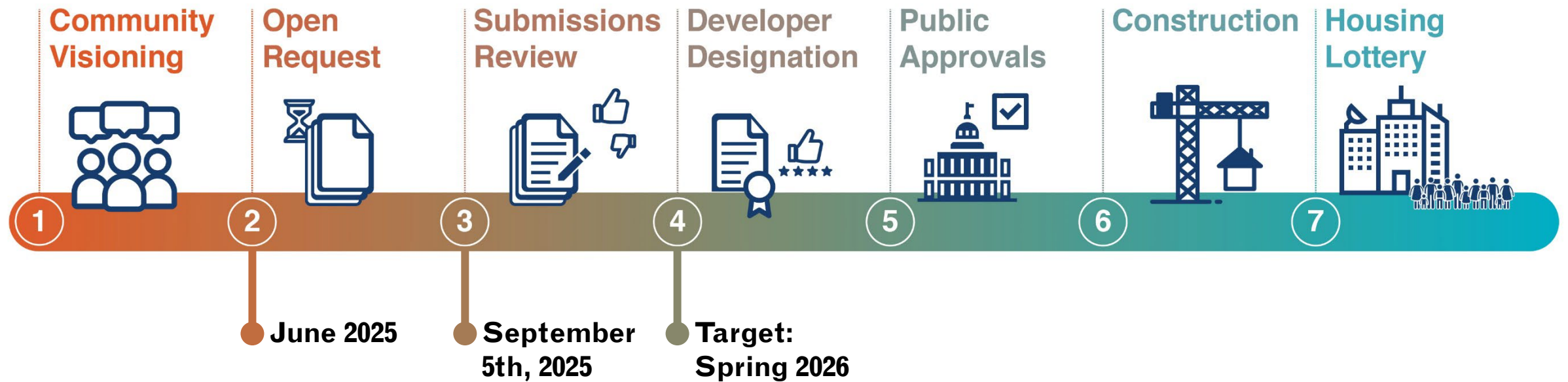
## Addenda

- Pay attention to addenda that will include corrections, updates to this RFP, and Q&A.
- Addenda will be posted on the RFP website and will be emailed to those who attended this meeting and/or downloaded the RFP package from the project website.
- The first addendum will be published after this meeting and will include:
  - Updated Form E-5: Property List
  - Updated Form G: Financial Scenario Template
  - Questions from this conference

### Important Deadlines:

- All written questions must be submitted to [HuntersPointE@hpd.nyc.gov](mailto:HuntersPointE@hpd.nyc.gov) by August 8, 2025, to be included in an addendum.
- If you intend to submit a Proposal for this RFP, please send an email to [HuntersPointE@hpd.nyc.gov](mailto:HuntersPointE@hpd.nyc.gov) to express an intent to submit by 4:00 PM on August 8, 2025.

# Next Steps Development Process





# Questions?

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All Q&A will be published in an addendum.

All communication must be completed in writing to:  
[HuntersPointE@hpd.nyc.gov](mailto:HuntersPointE@hpd.nyc.gov)