

Jerome-Anthony Avenue RFP Pre-submission Conference

January 17, 2020



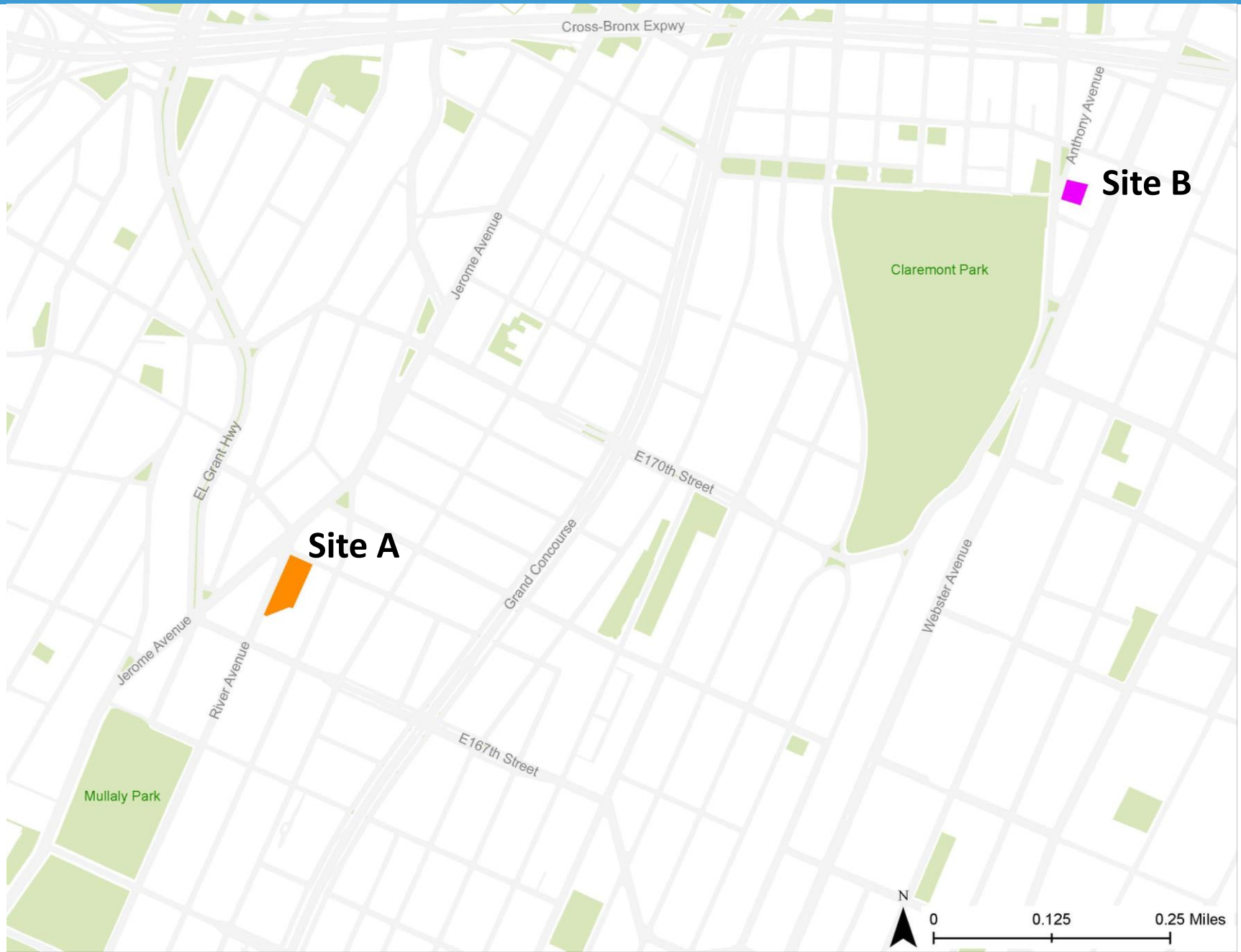
Agenda

1. Important Dates
2. Site A Description and Development Goals
3. Site B Description and Development Goals
4. Submission Instructions
5. RFP Evaluation Process and Criteria
6. Design Guidelines
7. Questions and Answers

Important Dates

- **March 6, 2020:** Questions due by e-mail to JeromeAnthonyRFP@hpd.nyc.gov
- **April 7, 2020:** Submissions Due

Sites



Site A: Morrisania H+H Parking Lot (1225 Gerard Avenue)



Site A: Transportation Resources



Development Goals: Site A

Development Team Experience and Capacity

- Procure a Development Team that brings the resources, understanding, and experience to implement the proposed Project.
- Procure a Development Team that incorporates a community development approach.

Financing and Affordability

- Ensure that 100% of the residential units are affordable and at least 20% of the residential units are affordable to households earning up to 30% of the AMI.
- The Project must comply with HPD-HDC Term Sheets.
- Establish a sound capital and operating budget that addresses the various elements of the development program.

Development Program and Community Development

- Implement a development program that clearly addresses the Site and neighborhood context.
- Create a development program with affordable housing and a community facility that is responsive to community needs as found in the Community Visioning Report
- Construct a parking facility that can accommodate approximately 85 parking spaces.

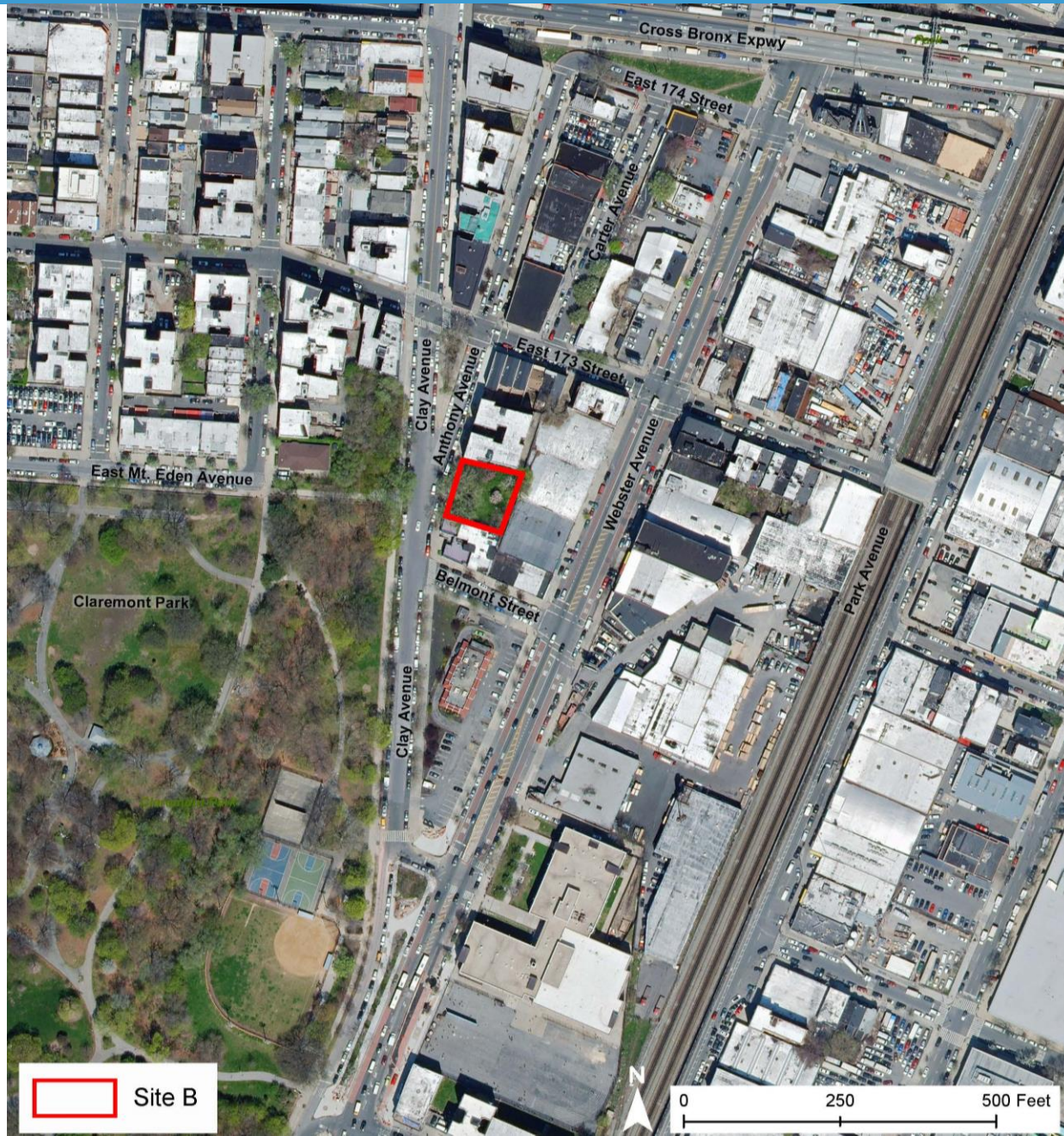
Design and Performance

- Design and develop a high-quality affordable building that is financially feasible.
- Utilize the allowances provided by the Jerome Avenue Corridor Special District.

H+H Disposition Process: Site A

- 99-year ground lease with H+H
- No ULURP
 - Project will require H+H Board Approval, which includes City Council Approval
- Developer will work with HPD and H+H to ensure the project aligns with H+H's mission to deliver high quality health services with compassion, dignity and respect to all New Yorkers.

Site B: 1640-1642 Anthony Avenue



Development Goals: Site B

Development Team Experience and Capacity

- Procure a Development Team that brings the resources, understanding, and experience to implement the proposed Project.
- Procure a Development Team that incorporates a community development approach.

Financing and Affordability

- Ensure that 100% of the residential units are affordable.
- The project must comply with the Open Door HPD Term Sheet.
- Establish a sound capital and operating budget that addresses the various elements of the development program.

Development Program and Community Development

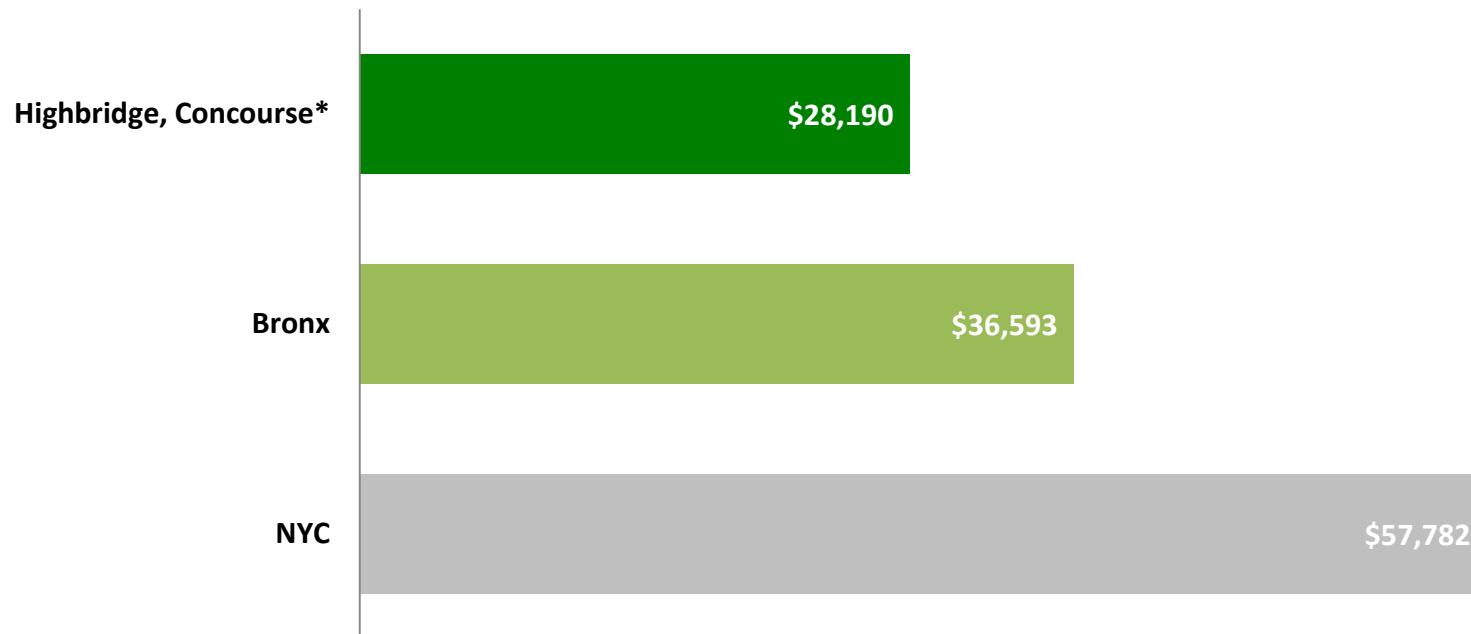
- Create a development program with affordable homeownership opportunities.
- Implement a development program that clearly addresses the Site and neighborhood context.

Design and Performance

- Design and develop a high-quality affordable building that is financially feasible.

Neighborhood Income

Median Household Income

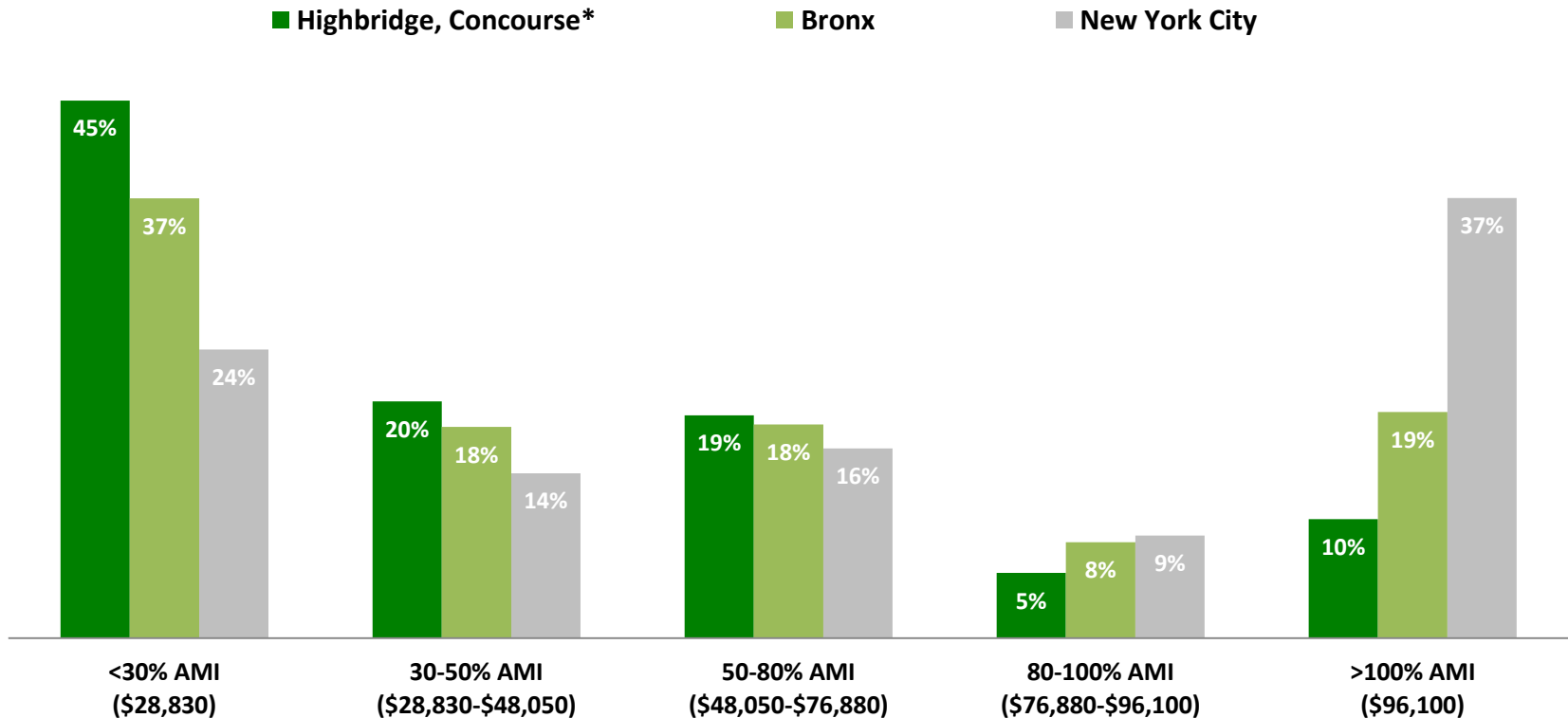


Source: ACS 2013-2017 5-Year Estimates

*Based on PUMA that approximates CD 04

Neighborhood Income

Distribution of Households by Income Group



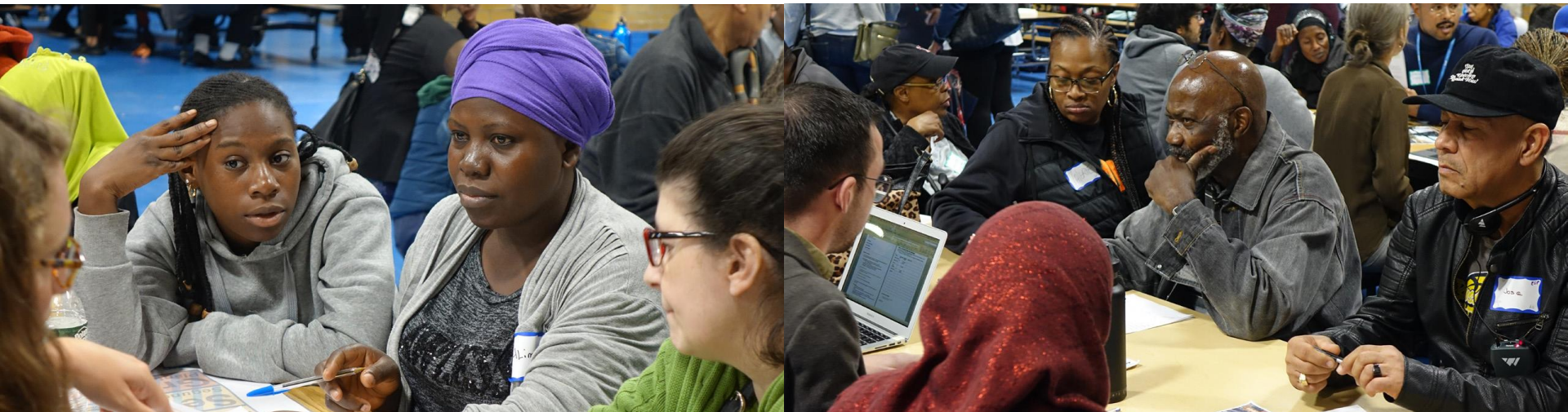
Source: ACS 2013-2017 5-Year Estimates
Income limits are for a three-person household (HUD 2017)
*Based on PUMA that approximates CD 04

Community Engagement

Summer 2019: CB4 Presentation

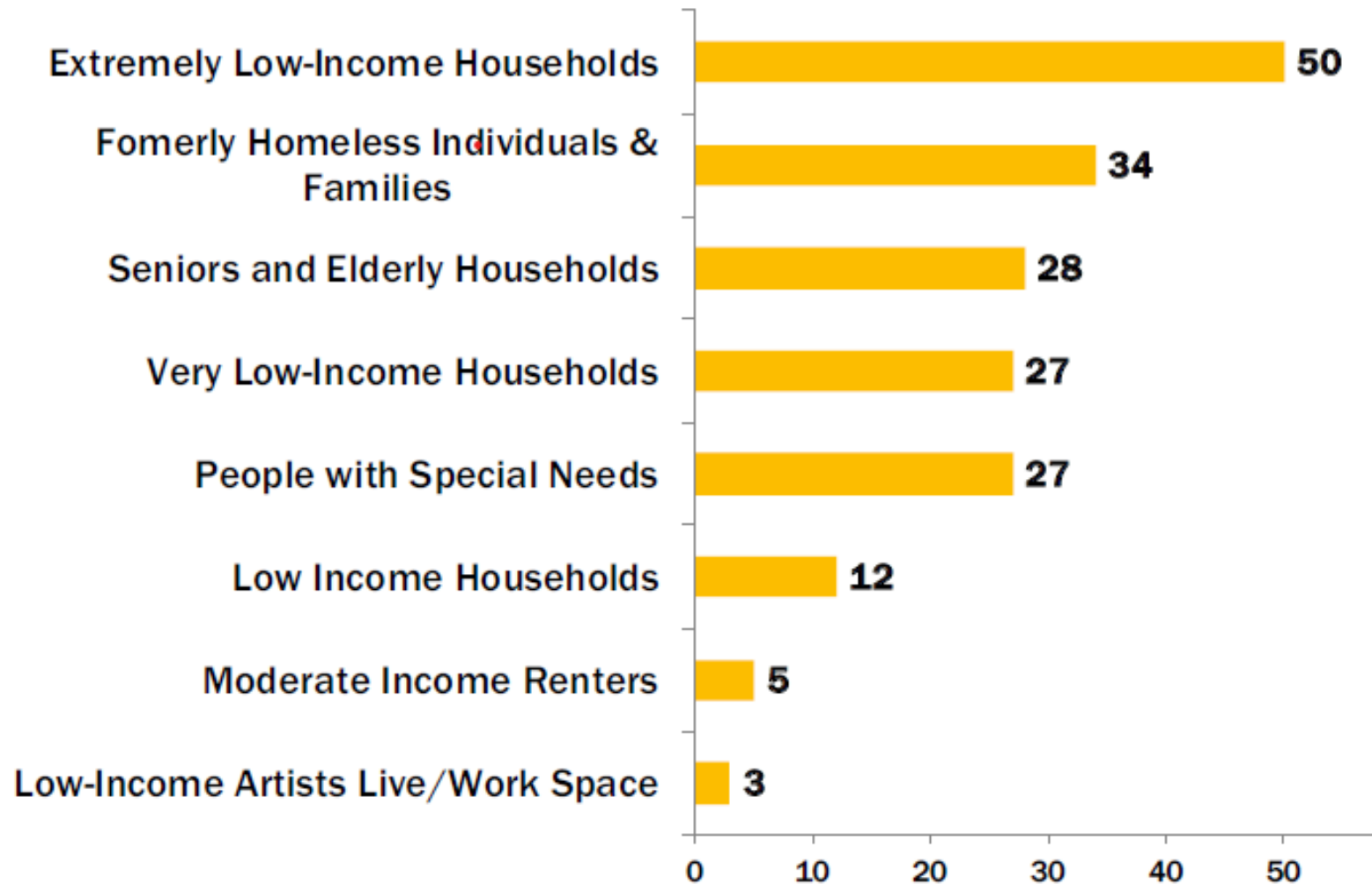
October 2019: Community Visioning Workshop

- **120+** workshop attendees
- **94** online and paper questionnaires



Housing Priorities: Site A

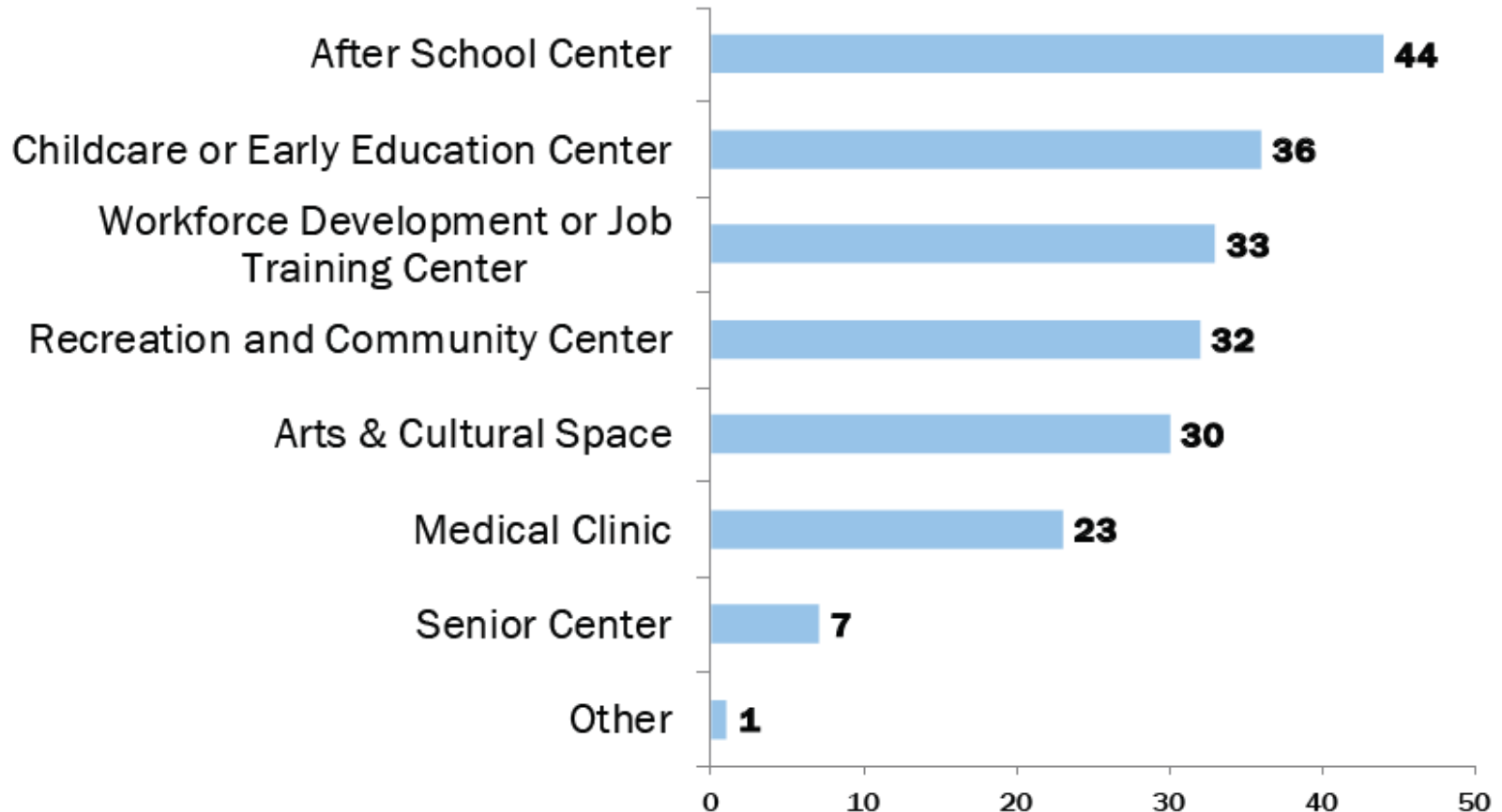
(Morrisania H+H Clinic Parking Lot site)



Programming: Site A

(Morrisania H+H Clinic Parking Lot site)

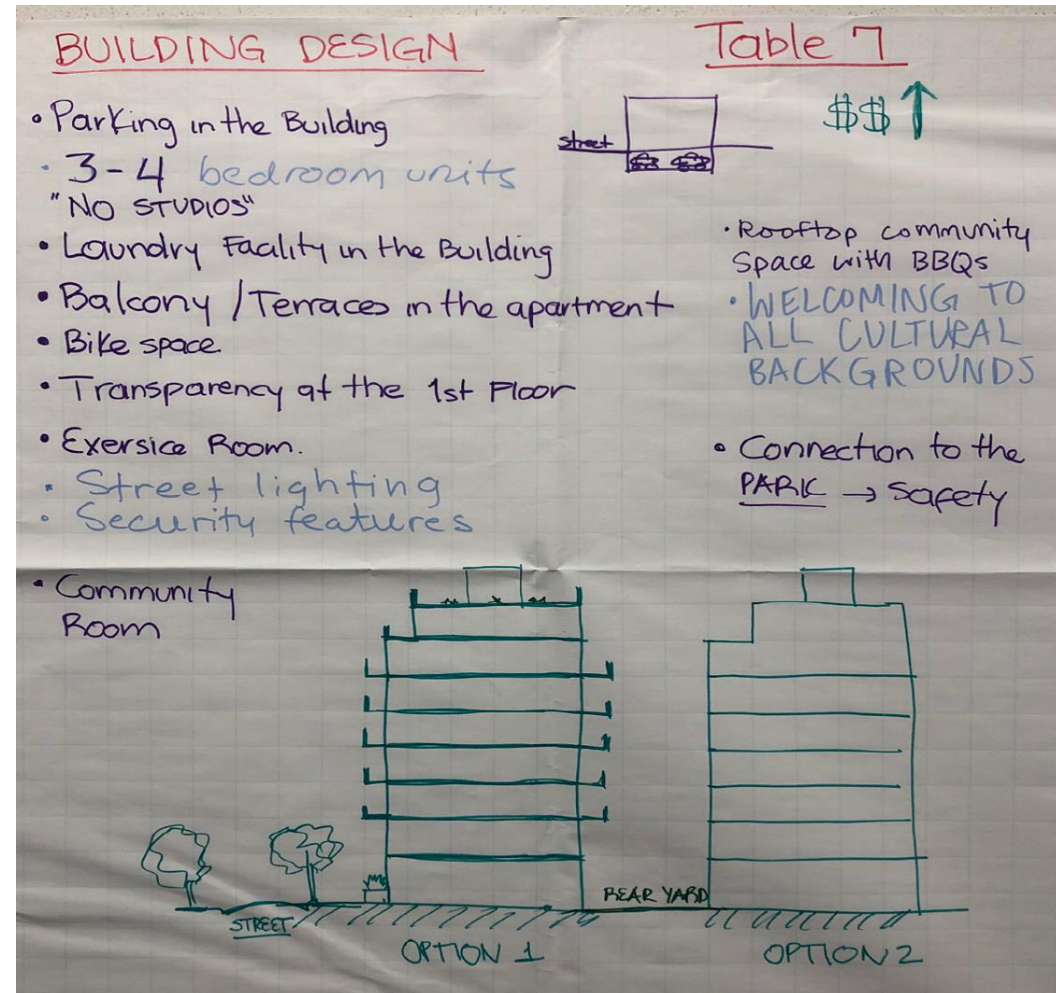
Community Programs and Service Preferences



1640-1642 Anthony Ave: Design

Themes:

- A range of unit sizes
- Art that promotes cultural diversity and inclusion
- Outdoor space
- Tenant amenities
- Improved street lighting
- Safe and convenient connection to Claremont Park



Submission Instructions

- Respondents may submit proposals for one or both of the sites.
- Must submit one bound original proposal, one bound copy, and one flash drive **per site**.
- Selected site-specific requirements:
 - **Site A:** Parking facility that can accommodate 85 vehicles
 - **Site B:** Affordable home ownership building using HPD Open Door term sheet

RFP Review Process and Evaluation Criteria

1. Threshold Review Requirements
2. Competitive Selection Criteria

Threshold Requirements (Highlights)

1. **Completeness of Submission and Conformance with Requirements**
2. **Development Team Experience and Capacity**
 - No Adverse Findings
 - Comparable Development Experience
 - Comparable Management Experience
 - Development Team and Affirmative Capacity Statement
 - Development Schedule
3. **Financing and Affordability**
 - Feasibility of Submission (i.e term sheet compliance, market comps)
 - Ability to Finance
4. **Development Program and Community Economic Development**
 - 100% affordable housing
 - **Site A:** parking facility; 20% set aside for households earning up to 30% AMI
 - **Site B:** Homeownership building
 - Job Outreach Plan
5. **Design and Performance**
 - Plans: Registered architect or engineer and meet all submission requirements.

Competitive Selection Criteria

Site A

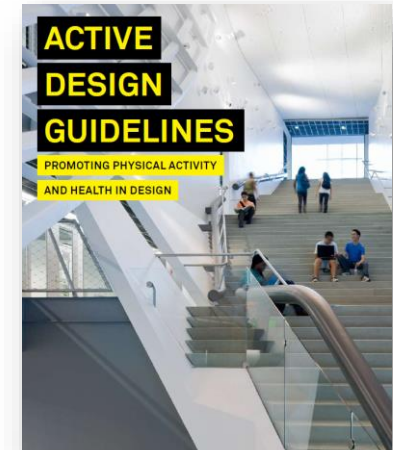
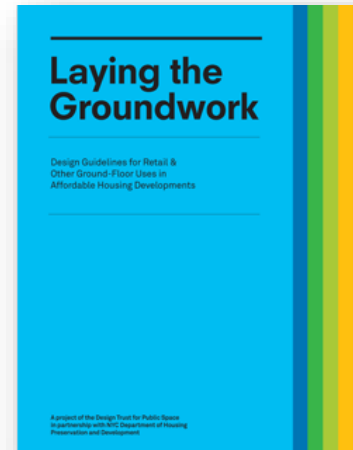
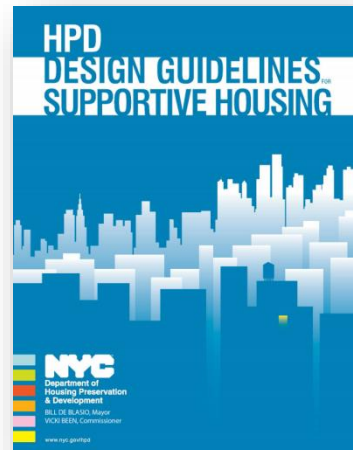
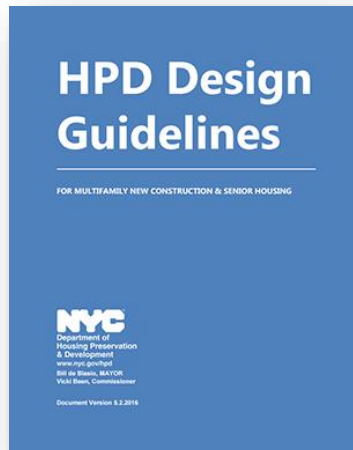
Competitive Criteria	Weight	
Development Team Experience and Capacity	25%	50%
Financing and Affordability	25%	
Development Program and Community Development	25%	50%
Design and Performance	25%	

Site B

Competitive Criteria	Weight	
Development Team Experience and Capacity	25%	55%
Financing and Affordability	30%	
Development Program and Community Development	20%	45%
Design and Performance	25%	

Design Guidelines

- HPD Design Guidelines for Multi-Family New Construction and Senior Housing
- HPD Design Guidelines for Supportive Housing
- Laying the Groundwork Design Guidelines
- Active Design Guidelines
- Appendix A



Questions and Answers

Email questions to:

JeromeAnthonyRFP@hpd.nyc.gov

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