

Jersey Street RFP



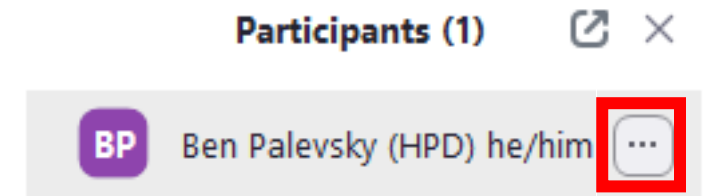
December 5, 2023

Pre-Submission Conference

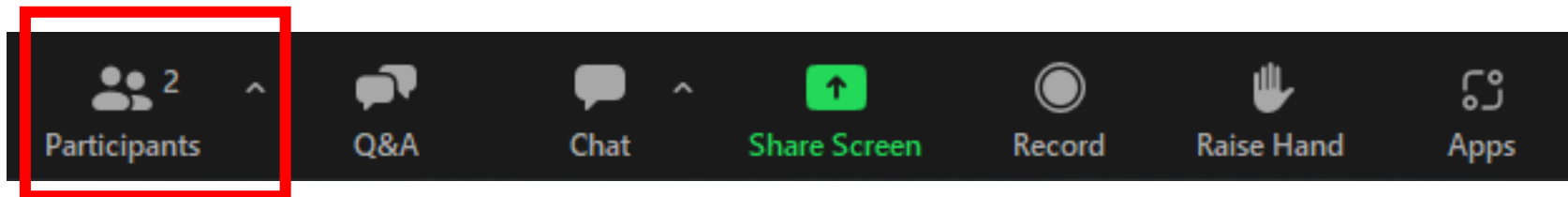
NYC[™]
Department of
Housing Preservation
& Development
Office of Neighborhood
Strategies

Pre-Submission Conference Housekeeping

- All participants will be muted upon entry.
- 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.

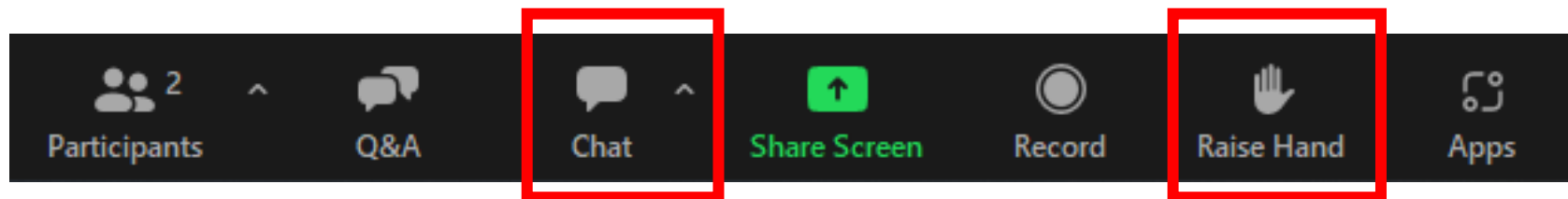


Click the three dots to rename yourself.



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 give you a chance to 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. Site Overview
2. Development Goals
3. Community Visioning Report
4. RFP Evaluation Process and Criteria
5. Submission Instructions
6. Questions and Answers



Site Overview

Site Overview

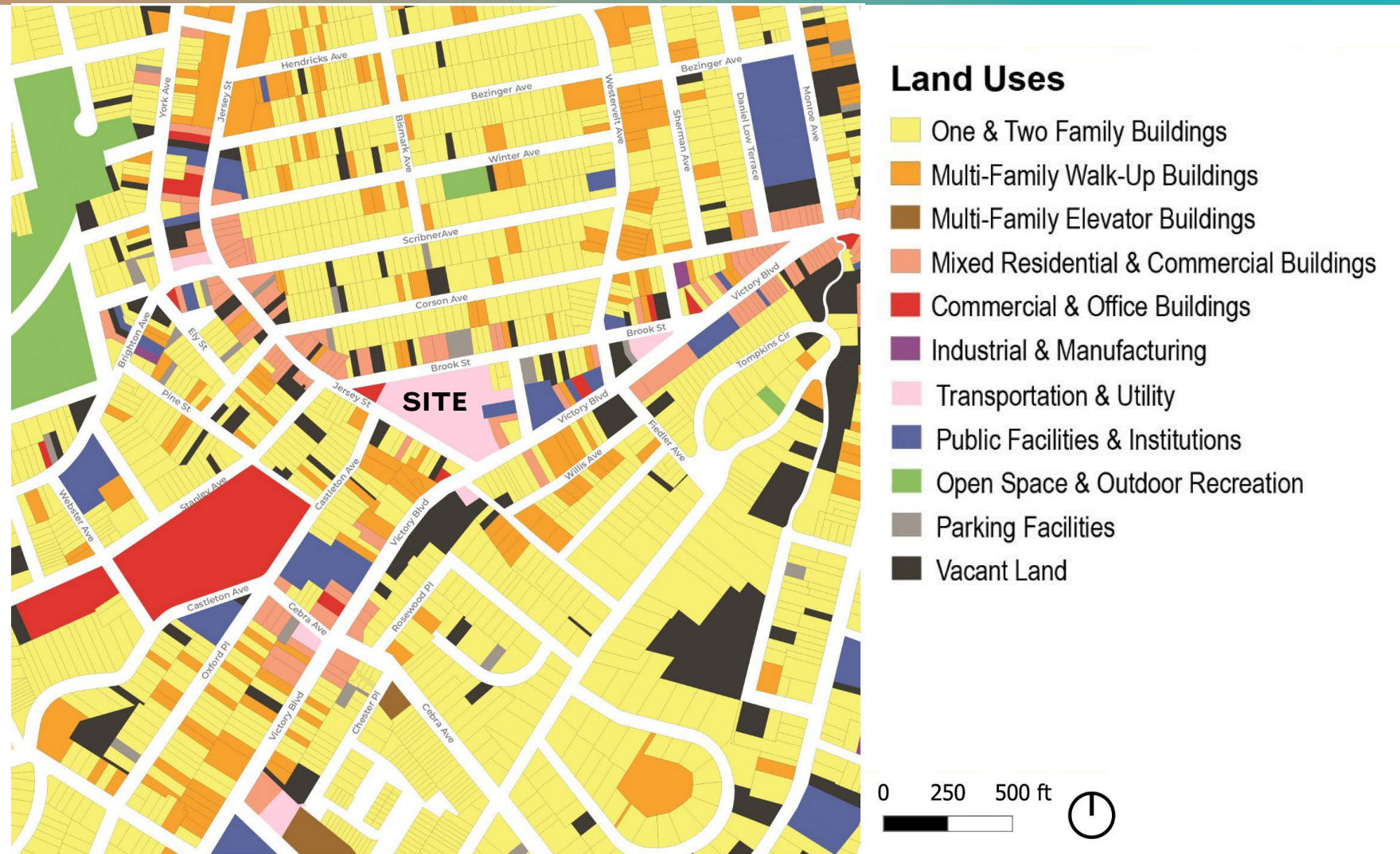
Site Description

- Block 34, Lot 1
- Staten Island Community District 1
- City Council District 49
- Currently a Department of Sanitation (DSNY) garage which will be relocated to a new facility in Fresh Kills.
- Zoning:
 - R5 with a C2-2 overlay
 - Special Hillside Preservation District (“SHPD”)
 - Lower Density Growth Management Area (“LDGMA”)



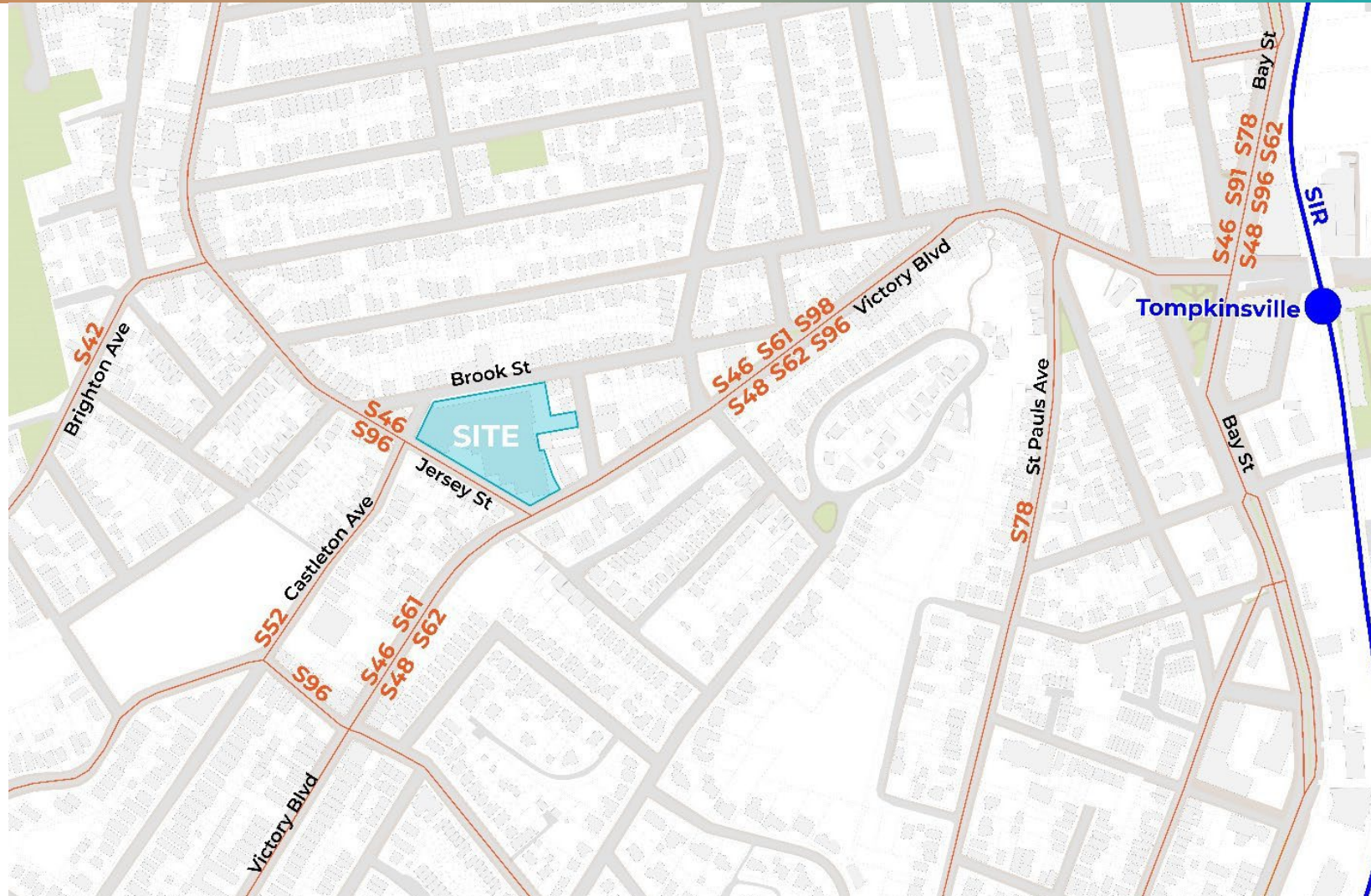
Site Overview

Neighborhood Context: Land Use



Site Overview

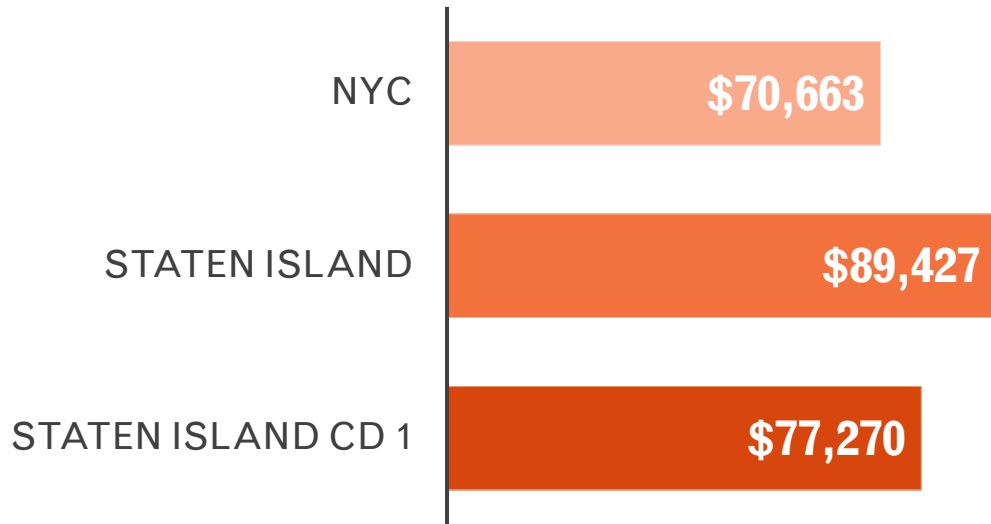
Neighborhood Context: Transportation



Site Overview

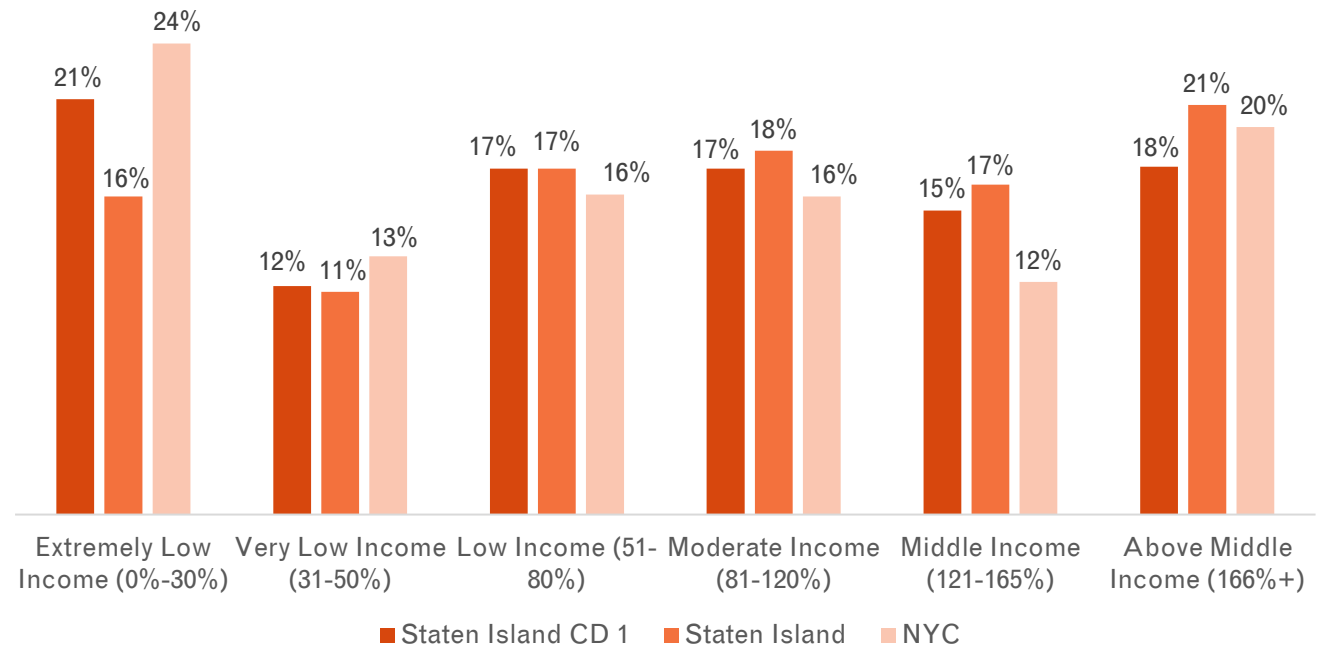
Demographics

Median Household Income



Data Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates. Table number B19013 (Median Household Income in the Past 12 Months). Income in 2021 inflation-adjusted dollars.

Income Distribution by AMI



Data Source: ACS 2017-2021 5yr PUMS Data. These estimates are based on survey data and are therefore subject to sampling and non-sampling error.

Site Overview

Project Commitments

- City Council approval for redevelopment of this site as part of 2019 Bay Street Rezoning.
- Commitment to include:
 - Approx. 223 units of affordable housing
 - Including 90+ senior units
 - Including >25% of units reserved for Very Low and Extremely Low-income households
 - 16,500 of ground floor commercial and/or community facilities.

Development Goals

Development Goals

Project Overview

Type of Development

- Approx. 223 units of 100% affordable housing in approx. three buildings.
- One senior building with approx. 90 AIRS units.
- Other building(s) may include rental housing (30-120% AMI) and/or homeownership (80-120% AMI).
- Approx. 16,500SF of ground floor commercial and/or community facility uses between all buildings.
- Public space at the intersection of Jersey Street and Victory Blvd.
- Accessory parking for all residential and non-residential uses (up to 126 spaces).

Development Goals

Project Overview

Climate Resiliency

- Follow the NYC Climate Resiliency Design Guidelines to mitigate identified climate hazards.

Project Funding

- Financially feasible and compliant with HPD-HDC Term Sheets.
- Maximize long-term affordability.

Government Approvals

- The selected Project is subject to the land use actions and environmental review necessitated by the SHPD and LDGMA.

Community Visioning Report

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



The CVR summarizes community input for the site collected through:

- 150 project questionnaires
- 11 stakeholder meetings and outreach events
- In-person and online public workshops

Community members gave input on:

- Housing issues/needs
- Residential program priorities
- Ground floor uses
- Public space

Community Visioning Report

What We Heard



RESIDENTIAL PROGRAM

- Staten Island has not seen much of any type of affordable housing built, so it is important to serve various types of households in this development, including rental and homeownership housing for a range of incomes.

GROUND FLOOR USES

- A fresh food supermarket is needed as a walkable, affordable option in the neighborhood.
- Community spaces and services would especially benefit children, teenagers and seniors in the neighborhood.
- Services and amenities that already exist in the neighborhood should be considered when deciding which ground floor non-residential uses to prioritize on the site.

PUBLIC SPACE

- Support for wider sidewalks, planting, seating and shelter around the bus stop at Jersey Street and Victory Boulevard.
- Concern about ensuring public access for spaces like community gardens and dog runs.

GENERAL FEEDBACK

- Desire for a transparent environmental remediation process.
- Plan for school seats and other infrastructure needs, such as transportation impacts, that arise.

Community Visioning Report

Tab J Narrative

Teams are asked to describe how their proposals respond to the CVR.

Development Program and Community Development

TAB J – Development Program

- ❑ ***The Development Program narrative*** must describe a comprehensive perspective of the various components of the development program, including residential, parking, commercial/community facility, open space, and other land uses for the Site. Additionally, the narrative must describe how the development program responds to the Community Visioning Report including the responses summarized around local housing issues, residential program, ground floor uses (non-residential program), and public space.

RFP Review Process and Evaluation Criteria

RFP Review Process and Evaluation Criteria

Evaluation Process

Threshold Criteria (must have to move on)

- Complete proposal including all forms and requested documents.
 - See Form A-1: Completeness Checklist
- 100% affordable housing.
- Adherence to prior approvals and parameters included in Project Snapshot.
- M/WBE or Non-profit Equitable Ownership Requirement.

Competitive and Preferential Criteria

Scored based on degree to which proposals meet and exceed project requirements and goals.

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



Submission Instructions

Submission Instructions

Submissions are due on Friday, February 9th at 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 addenda.

Submission best practices:

- Submit materials in order requested.
- Complete entire forms and provide them in specified formats.
- Submit asset statements for all identified principals.
- Demonstrate that plans were prepared by a Registered Architect or Professional Engineer.



539 Jersey Street Request for Proposals

Issue Date: November 3, 2023
Pre-Submission Conference: December 5, 2023
Submission Deadline: February 9, 2024



Mayor, Eric Adams
Deputy Mayor, Maria Torres-Springer
Commissioner, Department of Housing Preservation and Development, Adolfo Camión Jr.

Submission Instructions

Experience and Development Program Tips

- Clarify roles of Development Team members; if joint venture, ensure ownership stakes add up to 100%.
- Submit concise and relevant marketing materials, narrative statements, and/or portfolio list for other members of Development Team.
- Include all narratives requested.
- Make sure proposal complies with prior approvals and commitments as detailed in the Project Snapshot of the RFP.

Submission Instructions

Design Tips

- Adhere to the Design Guidelines as closely as possible.
- Use the Form M template for the site plan and street elevations.
- Include overall dimensions, dimensions within dwelling units, and net square footages within each area.
- If proposing unusual construction methods, discuss in the narrative.
- If proposing specific sustainability methods, discuss in narrative.
- If methods result in cost savings, discuss in the narrative.

Submission Instructions

Finance Tips

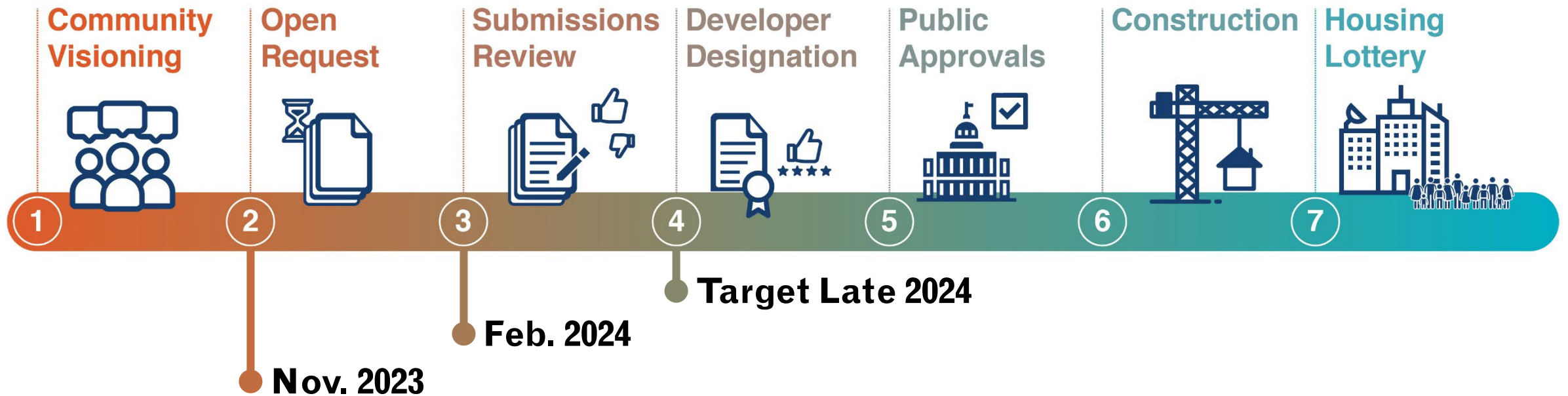
- Adhere to Appendix D (Financial Assumptions) as closely as possible.
- Use 2023 AMI's and HDC Maintenance & Operating standards. Proposed energy cost savings should be based on the heating amounts listed in the standards.
- Note any NYSERDA or other incentives in finance narrative.

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 website.
- **The first addendum will be published after this meeting.**

Next Steps Development Process



Questions?

All Q&A will be published in an addendum.

All communication must be completed in writing to:
JerseyStreetRFP@hpd.nyc.gov