

Nevins and Third RFP

108-114
3rd
Avenue

153
Nevins
Street

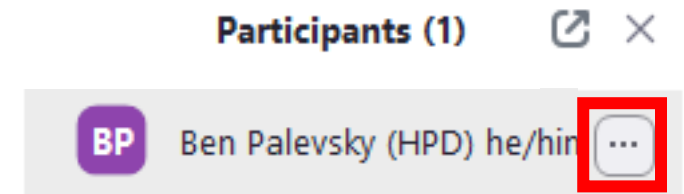
May 15, 2024

Pre-Submission Conference

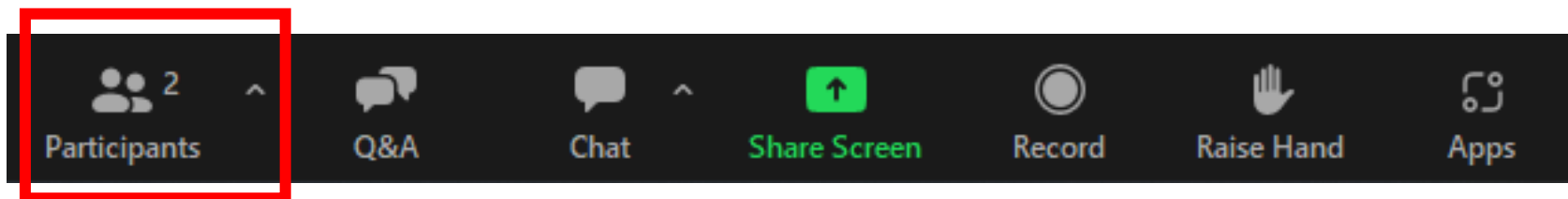
NYC[™]
Housing Preservation
& Development
Office of Neighborhood
Strategies

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.

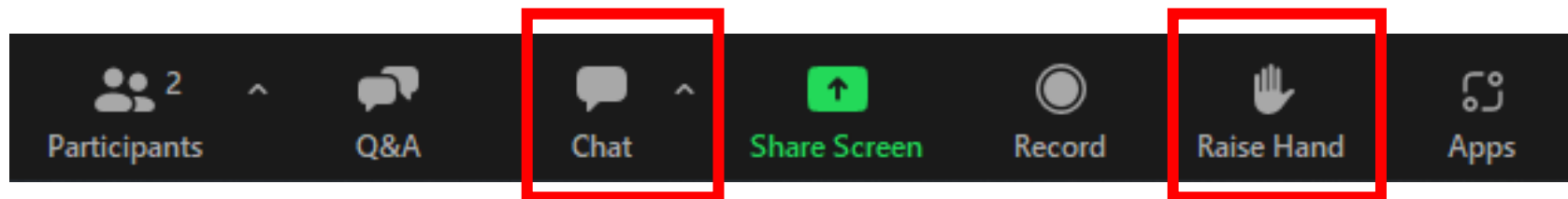


Click the three dots to rename yourself.



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



Sites Overview

Nevins Site

- Block 388, Lot 1
 - Currently a City-owned parking lot
- Brooklyn CD 2
(across the street from CD6)
- City Council District 39
(recently redistricted from District 33)
- Zoning: R7A



Site Context

Nevins Site



Third Avenue Site

- Block 388, Lots 34-37, 41
 - Lots 34-37: City-owned parking lot
 - Lot 41: one-story building to be demolished by current lessee
- Brooklyn CD 2
(across the street from CD6)
- City Council District 39
(recently redistricted from District 33)
- Zoning: R7D/C2-4

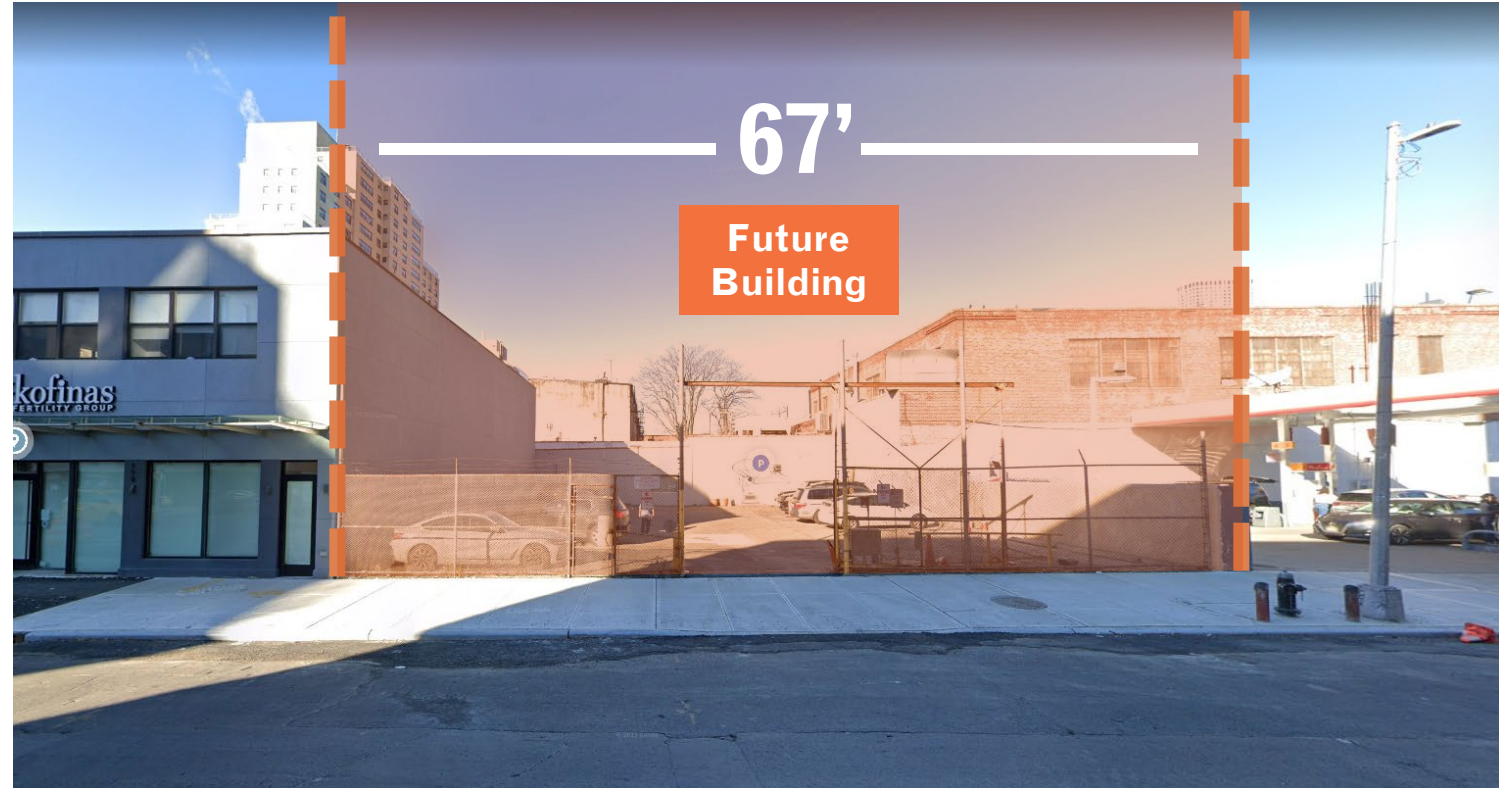


Site Context

Third Avenue Site



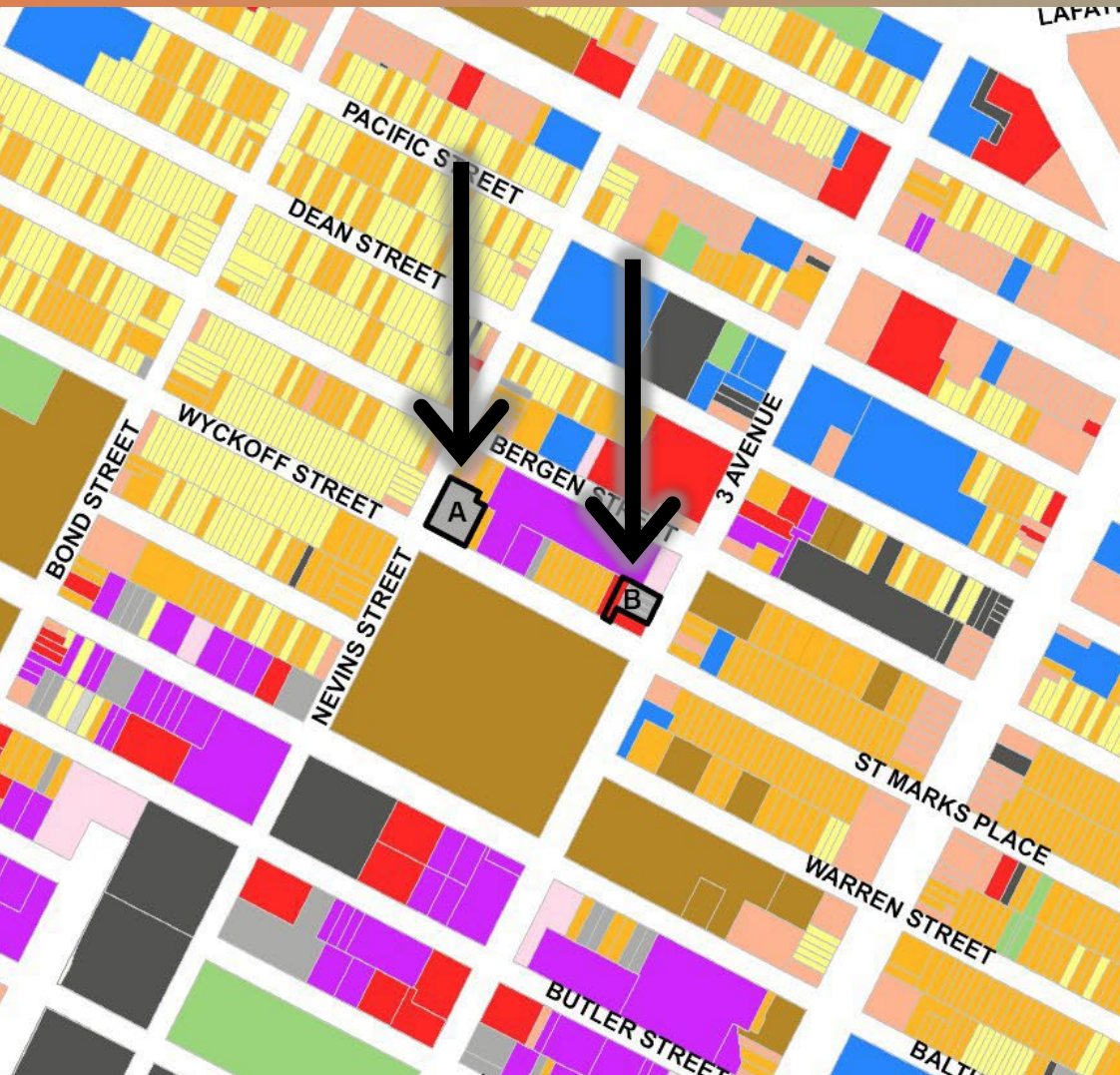
Wyckoff Street




Third Avenue

Site Overview

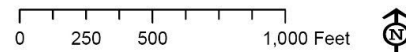
Neighborhood Context: Land Use



-  The Sites
- A - Nevins Site - Block 388, Lot 1
- B - Third Avenue Site - Block 388, Lot 34-47 and 41

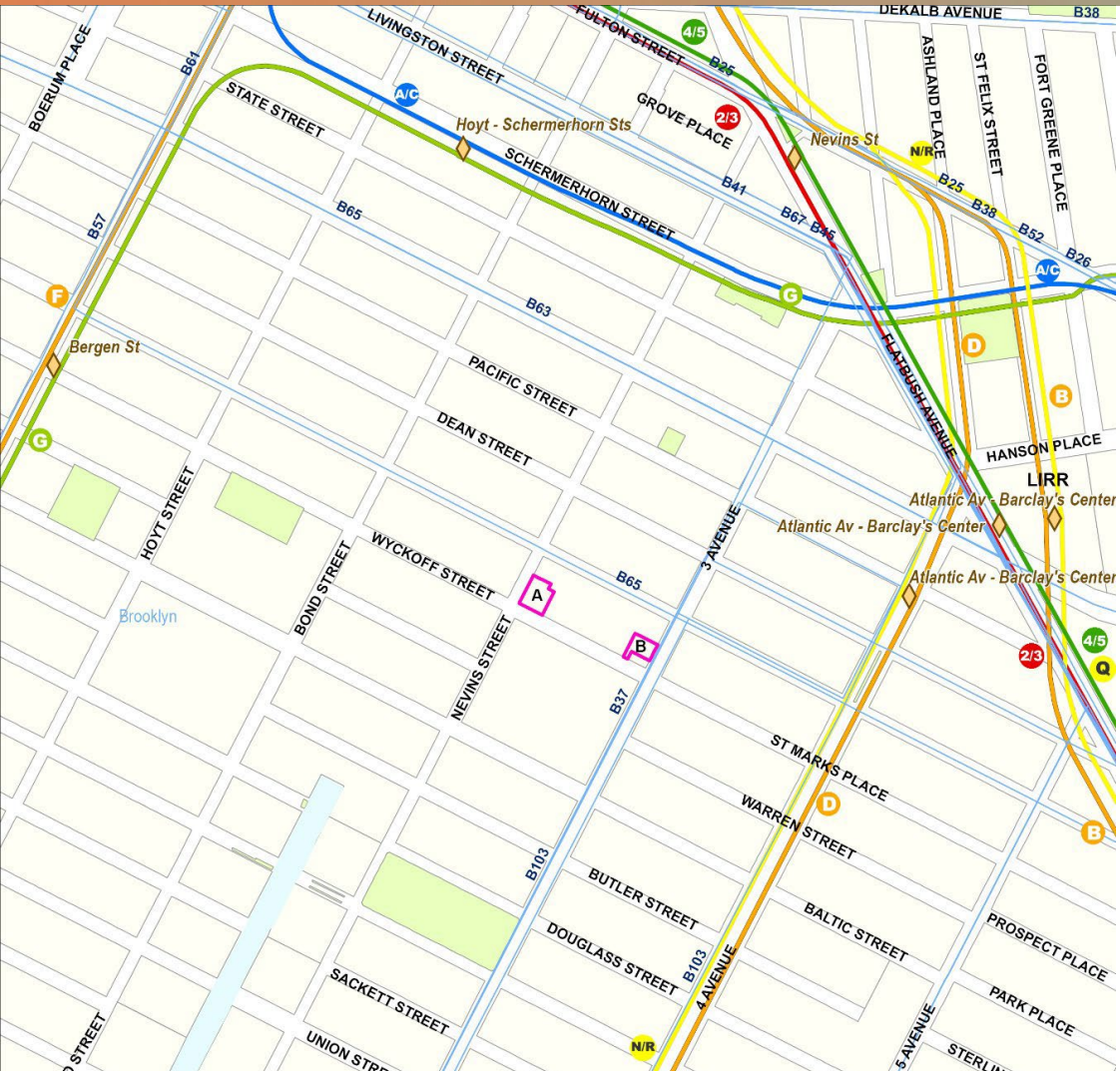
Land Use

-  No Data
-  1 - 2 Family
-  Multi-Family
-  Mixed Residential & Commercial
-  Commercial & Office
-  Industrial / Manufacturing
-  Transportation & Utility
-  Public Facilities & Institutions
-  Open Space / Outdoor Recreational
-  Parking Facility
-  Vacant Land



Site Overview

Neighborhood Context: Transportation



- The Sites
- A - Nevins Site - Block 388, Lot 1
- B - Third Avenue Site - Block 388, Lot 34-47 and 41

- Tax Block
- Park or Playground
- Water

Transportation

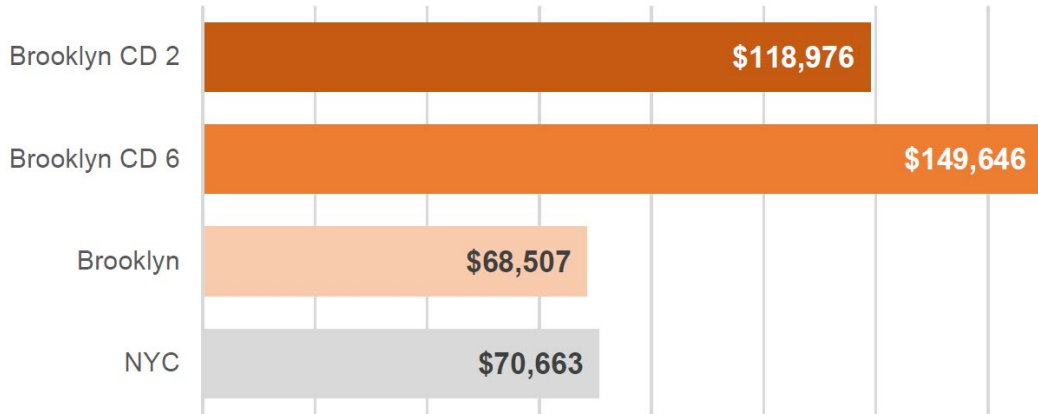
- BX# Bus Route
- ◆ Subway Station
- D M/R
B G
A/C
4/5
F Q Subway Route



Site Overview

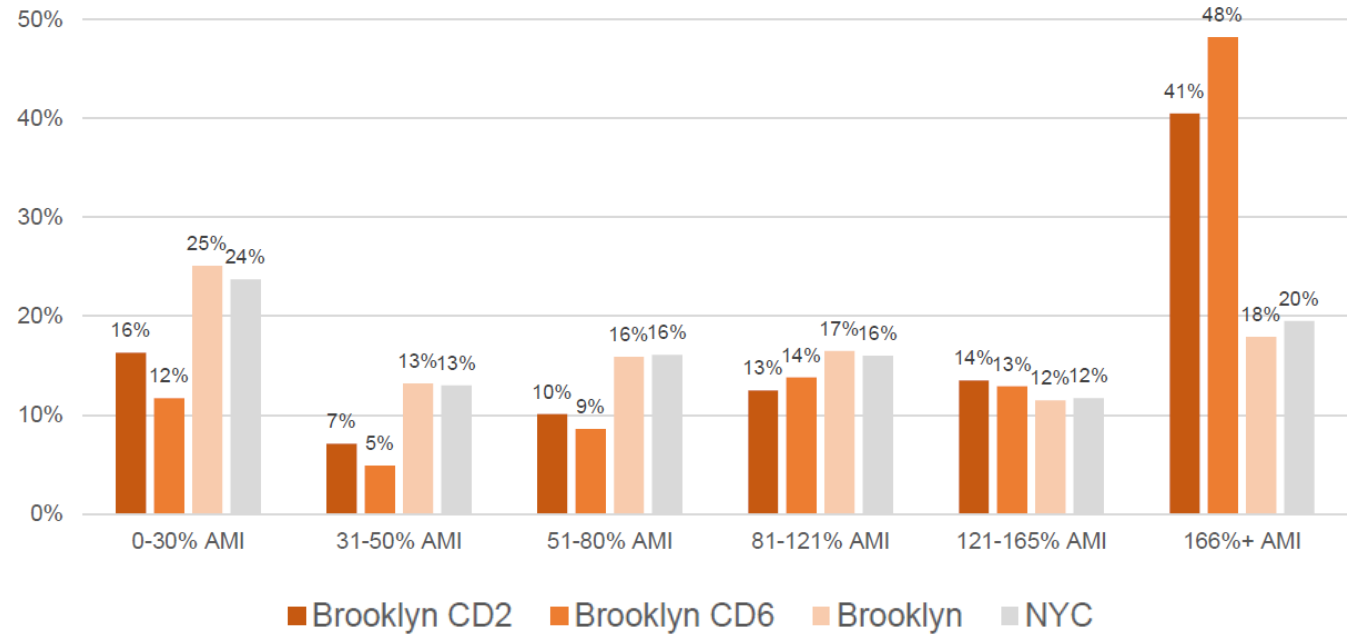
Demographics

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.

Household 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. Income in 2021 inflation-adjusted dollars.

Development Goals

Development Goals

One RFP for Two Sites

Respondents may submit a Submission for one Site, or two separate Submissions for each of the Nevins and Third Avenue Sites.

There are no advantages or benefits to submitting proposals for both Sites, and no disadvantages to only submitting a proposal for one Site.

Development Goals Nevins Site

- **Approx. 60 units of 100% affordable housing utilizing HPD’s Neighborhood Construction Program (“NCP”).**
 - Preference for Proposals with a larger set-aside of “ELI” and (“VLI”) housing units, as well as Proposals that exceed the minimum requirement of formerly homeless set-asides.
- **Teams are being asked to assume the use of the Universal Affordability Preference (“UAP”).**
 - For this R7A district, the proposed UAP FAR is 5.0.
 - Proposed maximum base height: 85 ft.
 - Proposed maximum building height: 115 ft.
 - *Note: The specifics of the UAP proposal may change during the public review process.*
- **Development Teams may propose community facility space on the ground floor. However:**
 - The building may not include a senior center or any use specifically for older adults
 - The building may not include commercial space.

Development Goals Third Avenue Site

- **Approx. 60 units of 100% affordable housing utilizing HPD's Senior Affordable Rental Apartments ("SARA") program.**
- **Teams are being asked to assume the use of the Universal Affordability Preference ("UAP").**
 - For this R7D district, the proposed UAP FAR is 5.6.
 - Proposed maximum base height: 95 ft.
 - Proposed maximum building height: 125 ft.
 - *Note: The specifics of the UAP proposal may change during the public review process.*
- **Development Teams MUST propose non-residential use(s) for the ground floor of the building.**
 - These uses may be commercial and/or community facilities, which may include part or all of the SARA program requirements.
 - The building must meet SARA program requirements for on-site services and community space.

Development Goals Both Sites

Climate Resiliency

- Follow HPD's Design Guidelines for New Construction to mitigate identified climate hazards.

Project Funding

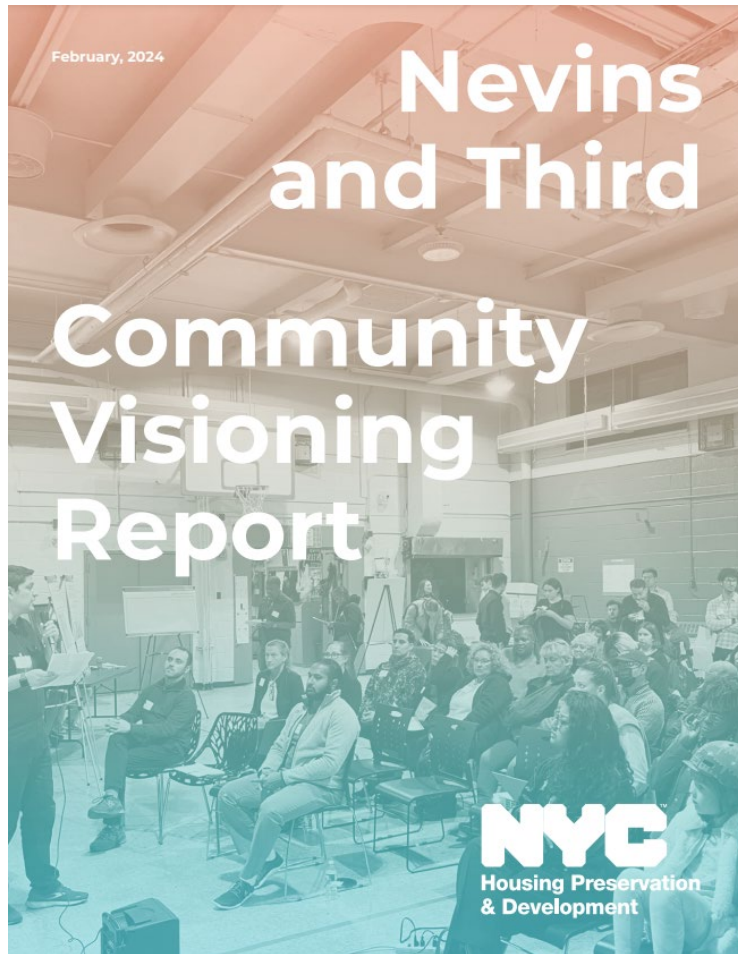
- Financially feasible and compliant with HPD Term Sheets (NOT HPD-HDC Term Sheets).
- Maximize long-term affordability.

Government Approvals

- The selected Projects will require ULURP and City Council and Mayoral approvals.

Community Visioning Report

Community Visioning Report Reflecting the CVR in Your Proposal



Key stakeholders included:

- CB2 and CB6; NYCHA tenant associations; Boerum Hill Association

The CVR summarizes community input for the site collected through:

- 202 questionnaire responses
- Email blasts to a list of >400 subscribers
- In-person tabling events and flyering in the neighborhood
- Public Open House held at the Wyckoff Gardens Community Center

Community members gave input on:

- Housing needs and affordability
- Ground floor uses
- Design

Community Visioning Report

What We Heard



HOUSING ISSUES AND NEEDS

- Housing cost is a barrier to enter and stay in the neighborhood for low- and moderate-income households, from single people, to families, to seniors.
- Deeply affordable housing is needed for people with disabilities and those facing housing insecurity.
- There is support to maximize the number of people housed on these sites.

GROUND FLOOR (NON-RESIDENTIAL) USES

- There was not a majority consensus on the preferred ground-floor uses. Affordable childcare was the most popular use, followed by pharmacy or general store, and community center.
- Ground floor uses should serve the needs of the broader community, including NYCHA residents, and are an opportunity to build community in the neighborhood.

GENERAL FEEDBACK

- There is a desire for contextual design, especially for the Nevins Street site, in order to limit light and shadow impacts on adjacent properties.
- There are concerns about potential impacts during construction related to noise, stormwater management, traffic, and environmental remediation, especially because of the planned private developments on the same block.

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 (if applicable), 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 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	25%
Financing Proposal	20%
Development Program and Community Development	25%
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, July 19 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 addendum.

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.



Nevins and Third Request for Proposals

Issue Date: April 15, 2024

Pre-Submission Conference: May 15, 2024

Submission Deadline: July 19, 2024



Mayor, Eric Adams
Deputy Mayor, Maria Torres-Springer
Executive Director for Housing, Leila Bozorg
Commissioner, Department of Housing Preservation and Development, Adolfo Carrión 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 guidance detailed in the Project Snapshot of the RFP.

Submission Instructions

Design Tips

- Adhere to Appendix A (Design Guidelines) as closely as possible.
- 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).
- Use **2024** AMIs 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:
NevinsandThirdRFP@hpd.nyc.gov