

New Utrecht Library and Affordable Housing RFP

New
Utrecht
Library



July 1, 2026

Pre-Submission Conference

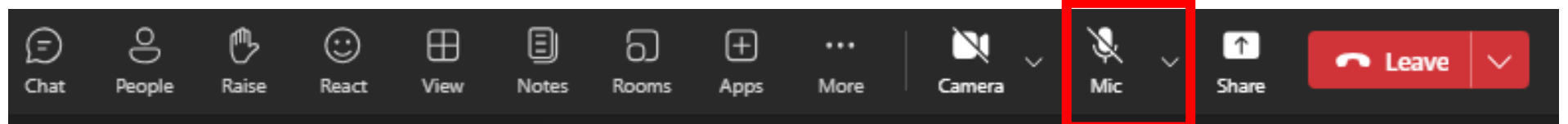
Bklyn
Public Library

NYC
Housing Preservation
& Development
Office of Neighborhood
Strategies

Pre-Submission Conference

Housekeeping

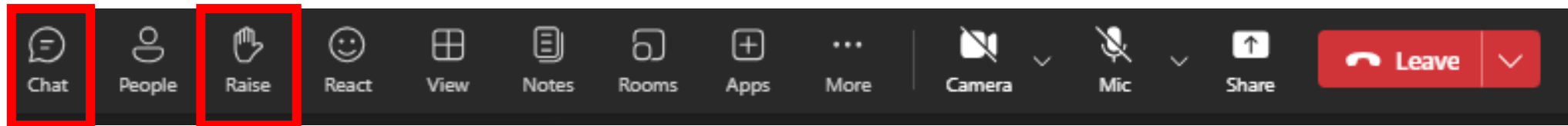
- Please ensure your microphone is muted until and unless you are asking a question during the Q&A.
- This conference will be recorded for internal purposes only; it will not be made public.
- Questions and answers from this session will be made public through an addendum.
- Contact information for those 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

Project Overview

New Utrecht Library and Affordable Housing

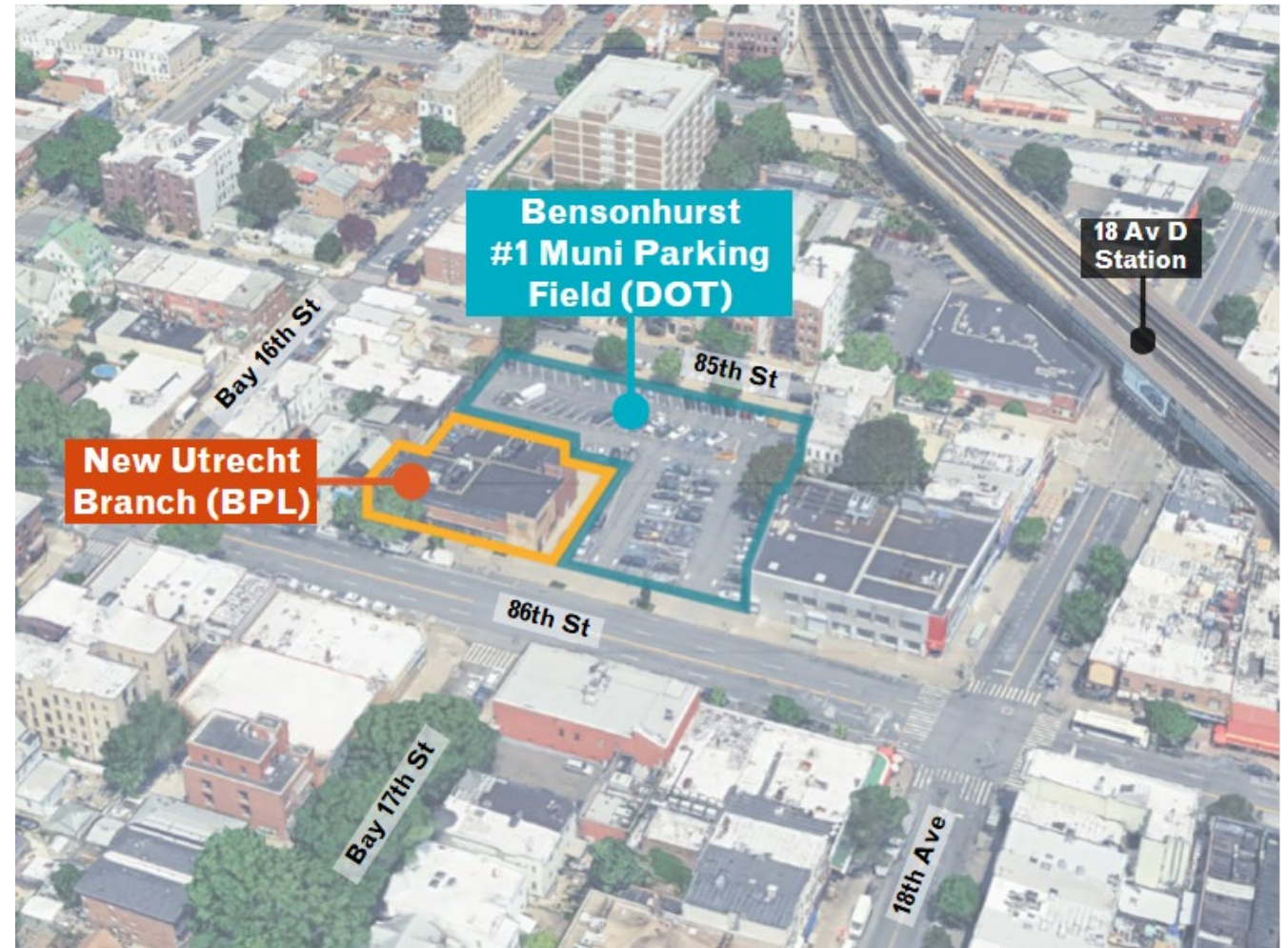
The Department of Housing Preservation and Development (HPD) and Brooklyn Public Library (BPL) are collaborating on the redevelopment of New Utrecht Library and the neighboring Muni Lot with a **new state-of-the-art library** alongside **100% affordable housing** and **community amenities**.



Project Overview

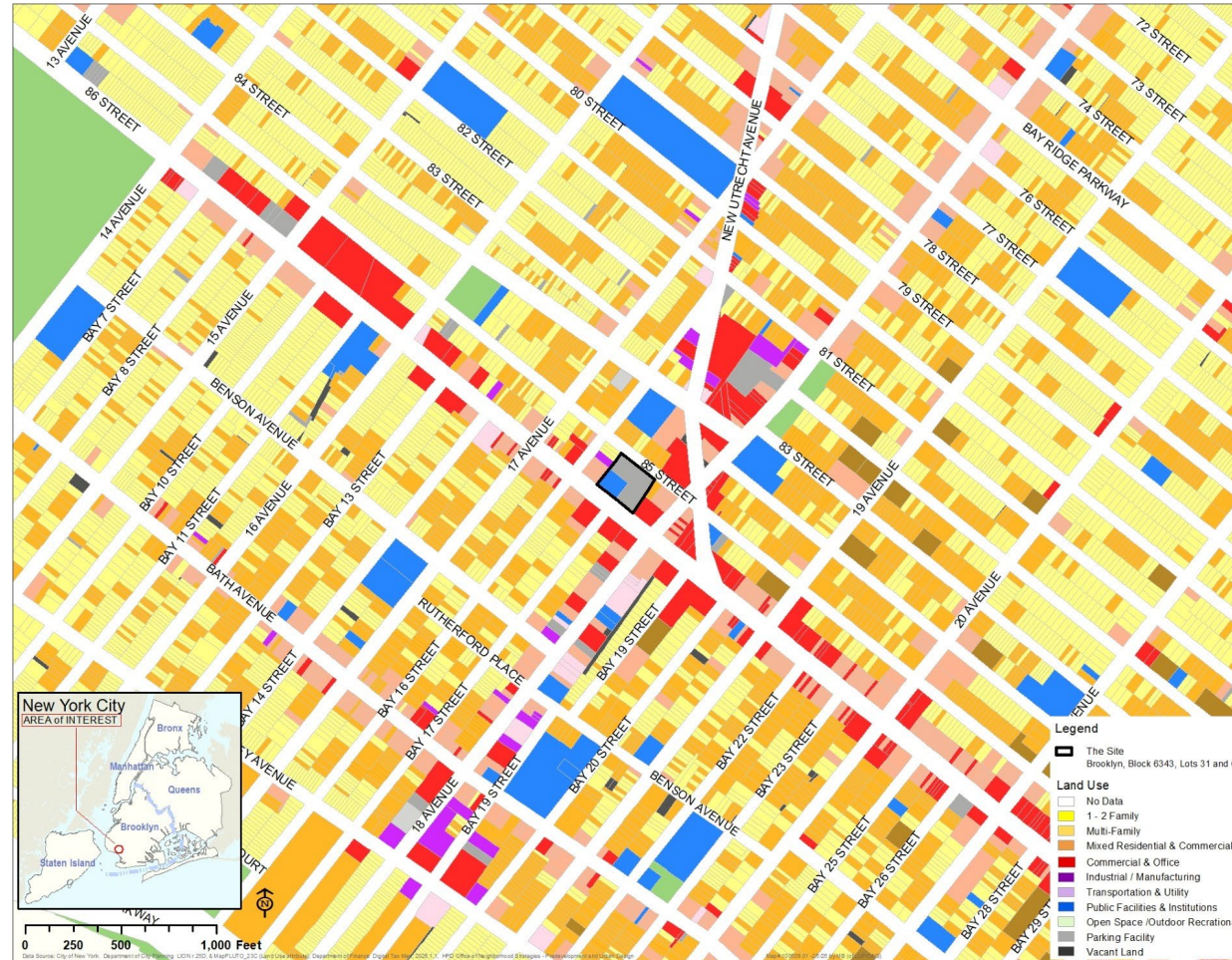
Site Description and Context

- 1743 86th Street, Brooklyn, Community District 11
- Existing library built in 1957
- Development site includes DOT municipal parking lot
- Total Lot Size: approx. 47,500 square feet
- One block from 18 Avenue D Station



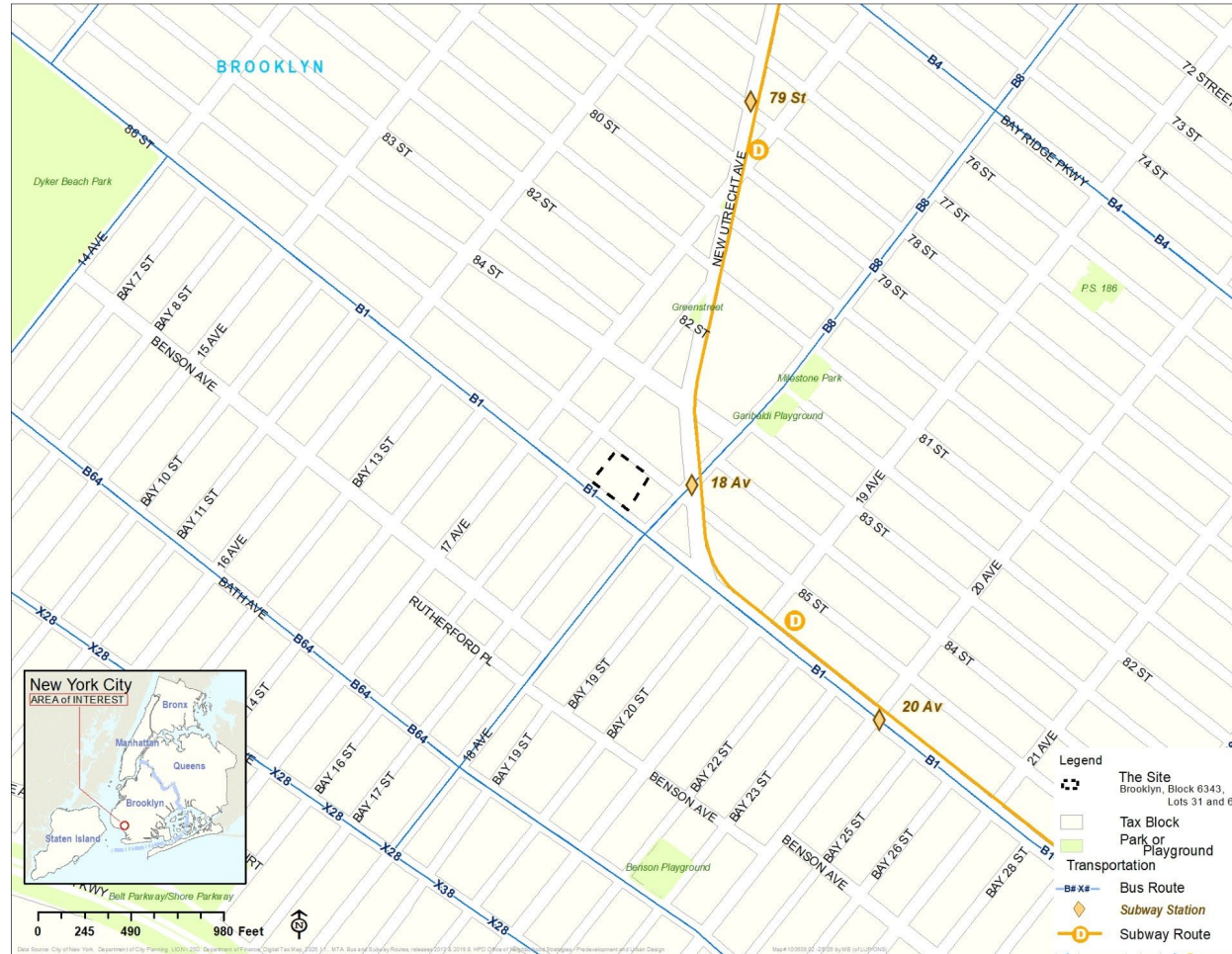
Project Overview

Site Description and Context



Project Overview

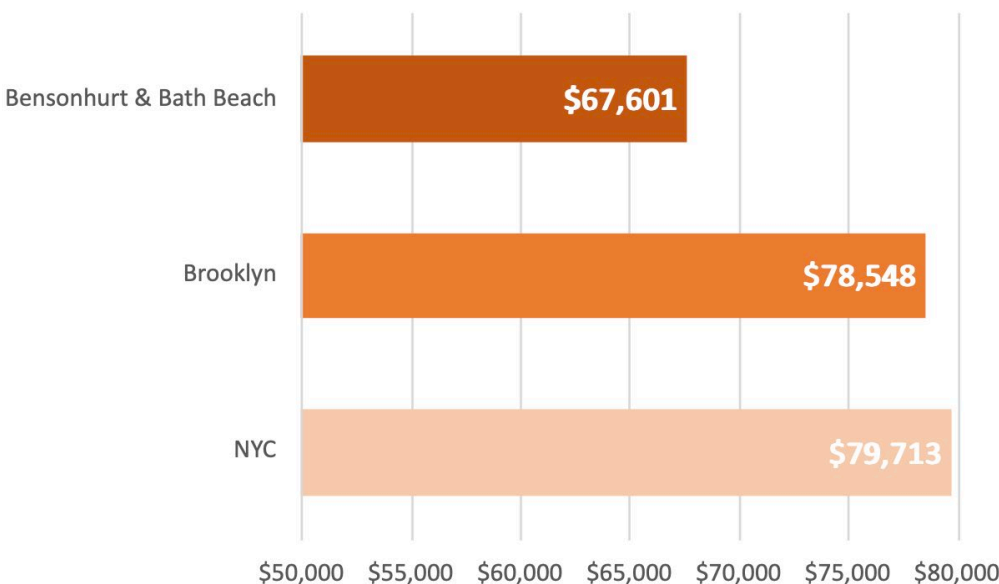
Site Description and Context



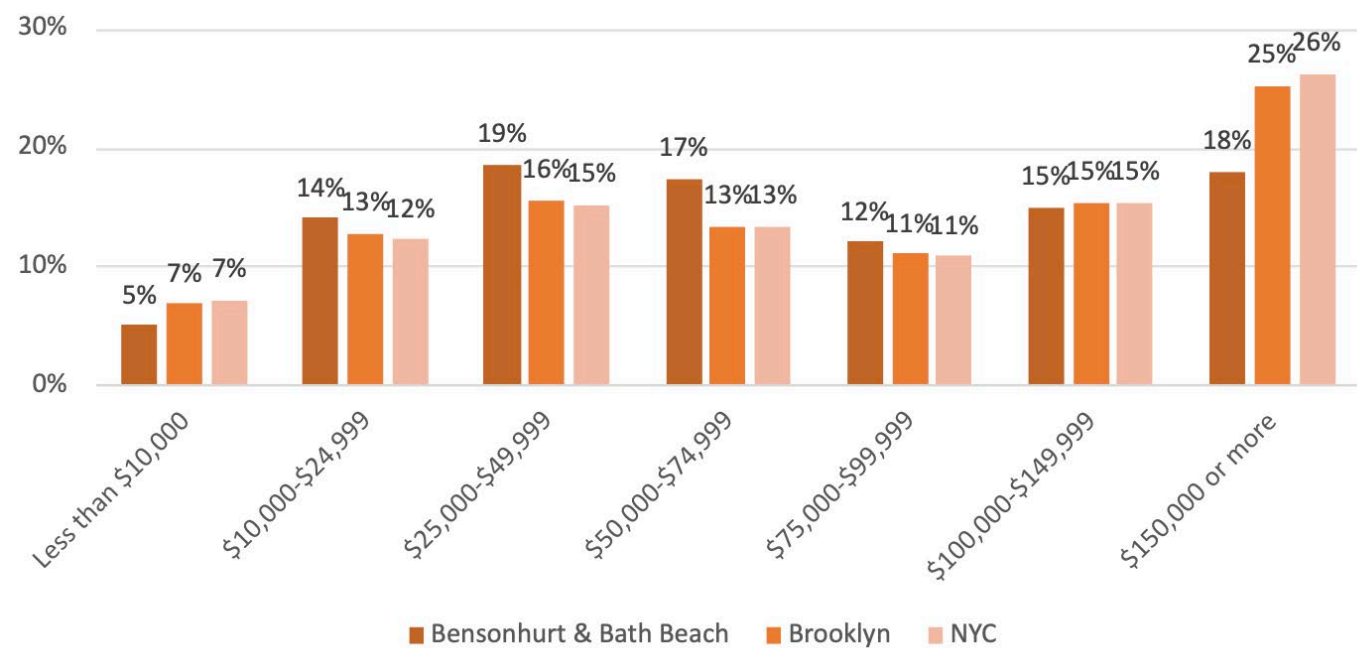
Project Overview

Site Description and Context

Median Household Income



Distribution of Households by Income Ranges



Data Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Development Goals

Development Goals

Project Overview

Mixed-Use Development

- Colocation of new public library alongside 100% affordable housing and other community amenities.

New Public Library

- Turnkey replacement of the existing library (including fit-out).
- 23,000-25,000 gross square foot Library Unit with primary entrance on 86th Street.

Phasing and Temporary Library Space

- A temporary relocation plan for the library must be provided if the proposed development phasing requires the library to temporarily relocate during construction.
- The electric vehicle chargers in the existing municipal parking lot on the site may not be taken out of service until 2030.

Development Goals

Project Overview

Library Funding

- BPL source will fund the demolition of the existing library, and design and construction of the Library Unit (including core and shell and fit-out).
- Assume zero operating income from the Library Unit towards the residential project.

Residential Programming

- Subsidy available through HPD-HDC Term Sheets. Financially feasible and compliant with term sheets.
- Efficiently utilize public financing resources.
- Single building under one program or multiple residential programs across different buildings.
- Responsive to neighborhood needs.
- Maximize long-term affordability.
- The Library Unit may not be located in a building that uses the Open Door program.

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 current regulations.
- Assume rezoning to C4-5D along 86th Street and R6A along 85th Street, aligned with existing district boundaries (see Appendix F).
- No additional parking beyond what is required for BPL unless it is required by zoning.

Anticipated Government Approvals

- Selected Project will require ULURP and City Council and Mayoral approvals for a zoning map amendment, a zoning text amendment to map an MIH area, acquisition, and disposition of City-owned property.

Community Visioning Report

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



The CVR summarizes community input for the project collected through:

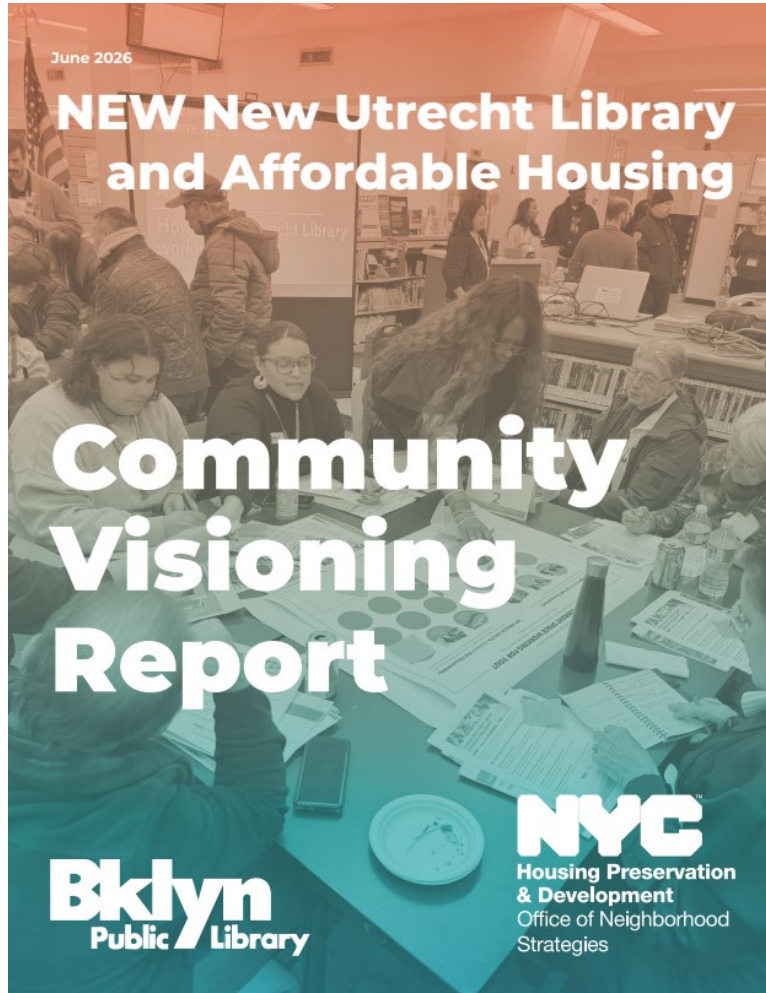
- 327 project questionnaire responses
- In-person tabling events at the library and flyering throughout the neighborhood
- Public workshop held at the library with over 100 attendees
- Public meetings and presentations to Brooklyn Community Board 11

Community members gave input on:

- Local housing issues and needs
- Library spaces, services and programming
- Other community services and amenities
- Design and rezoning

Community Visioning Report

What We Heard



AFFORDABLE HOUSING

- Housing for all groups, especially through programs that Bensonhurst residents and community members are eligible for, including seniors and households with children.
- Housing for a range of incomes. Preference for lower incomes that reflect the surrounding community.

LIBRARY PROGRAMMING AND SERVICES

- New Utrecht Library is not meeting the current demand: inefficient spaces and outdated infrastructure.
- Strong support for increasing library hours, programs, and book collections.
- Desire for flexible spaces.
- Concerns about the impact of construction on library programs and services.

OTHER COMMUNITY SERVICES AND AMENITIES

- No majority consensus on other potential non-residential uses; commercial uses are lower priority.
- Ensure other uses are not duplicative of library programs and services.
- Interest in outdoor green space, indoor recreation, arts and culture.
- Concerns about losing public parking.

BUILDING FORM AND DESIGN

- Concerns about neighborhood impacts.
- Advocacy for a lower-density rezoning option that is more responsive to existing neighborhood scale.
- Larger building on 86th Street, shorter on 85th Street.

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).
- M/WBE or Non-profit Equitable Ownership Requirement (25% requirement must be met by one entity).
- 100% affordable housing.
- Adherence to parameters in the Project Snapshot.
- Adherence to appendices including Appendix E: Library Program Brief.

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. Library Program Brief

- Required programmatic elements and library spaces

F. Zoning Assumptions

- Lot areas and zoning district boundary lines

RFP Review Process and Evaluation Criteria

Misc.

RFP Language: Lobbying and Advocacy

In order to preserve and maintain the integrity of the selection process, HPD and BPL will not consider or accept any advocacy or letters of support from any person or organization, including elected officials, attempting to influence the selection process. Accordingly, Applicants should not discuss this RFP or their responses to this RFP with third parties, including elected officials.

Neighborhood Builders Fast Track RFQ (www.nyc.gov/neighborhoodbuildersrfq)

- The forthcoming Neighborhood Builders Pre-Qualified List (PQL) is not applicable to this RFP.
- HPD anticipates publishing the initial PQL in Fall 2026, and will share more info this Fall about how the PQL will be used to select developers for certain future projects.
- Reach out to NeighborhoodBuildersRFQ@hpd.nyc.gov with any questions.

Submission Instructions and Important Dates

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.
- Submit M/WBE certification.
- Make sure proposal complies with guidance detailed in the Project Snapshot of the RFP.
- Include all narratives requested.
- Use current versions of all RFP forms and follow instructions provided in the forms.
 - Example: in Excel forms E-1, E-2, E-4, and E-5, note the required formatting of dates, abbreviations used for development roles, and fill out all required fields.

Submission Instructions

Design Tips

- Adhere to Appendix A (Design Guidelines) and Appendix E (Library Program Brief) as closely as possible.
- Reference Appendix F (Zoning Assumptions) for all lot dimensions and zoning boundaries.
- Follow the order of the categories for the Tab L narrative and Tab M drawings (Area Plan & Photos, Zoning Strategy, etc.). Any additional narrative headers should be added as sub-headers.
- **Narrative:**
 - 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.
- **Drawings:**
 - Include overall dimensions, dimensions within library spaces and typical dwelling unit plans, and net square footages within each area.
 - Clearly indicate usage of library spaces, residential amenities, and other rooms using legends or other clear labeling.
 - Clearly differentiate building access for the library and residential uses.
 - Clarify if rooftop is accessible and which parts are reserved for programming (if applicable).

Submission Instructions

Finance Tips

- Adhere to Appendix D (Financial Assumptions) as closely as possible.
- Ensure costs are allocated to the funding sources indicated in the RFP (i.e., HPD subsidy vs. BPL source).
- Use 2026 AMIs and HDC and/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.
- Efficiently utilize public financing resources.

Submission Instructions

Submissions are due Friday, September 4, 2026 by 4pm:

- Instructions on obtaining the link for upload will be published in an addendum.

Submission requirements:

- Submit one PDF containing complete proposal, and separate readable PDF files for each tab.
- Complete entire forms and provide them in specified formats (i.e., Excel).
- Submit materials in order requested.
- Single-page layouts rather than spreads.
- Ensure that pages are properly oriented.
- Include table of contents in each tab, and ensure that narratives are properly titled.
- Submit asset statements for all identified principals.
- Form templates are periodically updated for new projects. Respondents must use the form templates included in this RFP package. Old forms will be considered incomplete.

Important Dates

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

July 1, 2026

Pre-Submission Conference

Answers to all questions asked, along with contact list of interested orgs, will be published in an addendum on the RFP website.

August 7, 2026

Deadline for Written Questions

Answers will be published in an addendum on the RFP website.

August 21, 2026

Deadline for Email Stating Intent to Submit

HPD will respond with further instructions and a link to upload materials.

September 4, 2026

Submission Deadline

Development Process



Questions?

All Q&A will be published in an addendum.

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