



September 13, 2022

351 Powers Ave Request for Proposals Pre-Submission Conference

Office of Neighborhood Strategies, HPD



351 Powers Avenue RFP

Pre-submission Conference

Housekeeping:

- All participants will be muted upon entry
- The 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

Question and Answer Instructions:

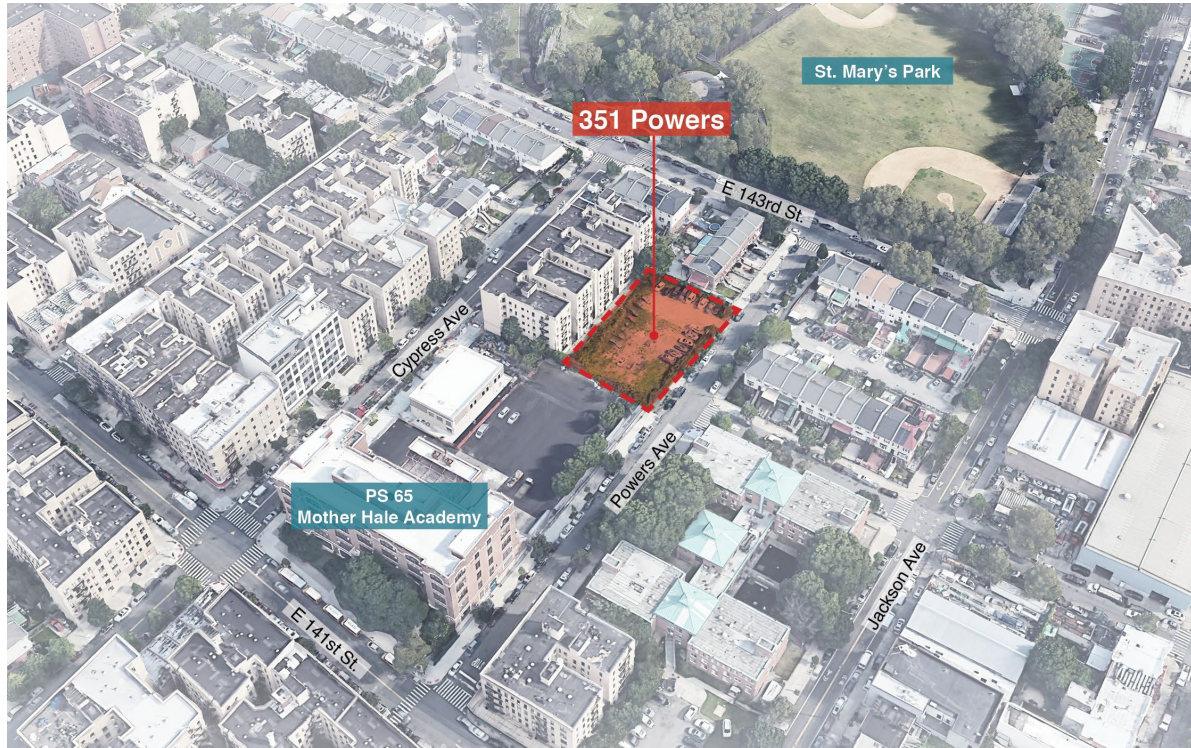
- Questions will be answered at the end of the presentation
- Please type your question into the chat box as they arise, we will read them out loud
- If you would like to speak to ask a question, please raise your hand at the end of the presentation, and you will be unmuted to speak

Agenda

1. Site Context
2. Development Goals
3. 351 Powers Avenue Community Visioning Report
4. RFP Evaluation Process and Criteria
5. Submission Instructions
6. Questions and Answers

Site Context

Site Description



- Block 2571, undeveloped portion of Lot 1
- Bronx Community District 1
- Council District 8
- Currently used for parking by school staff



- R6 Zoning District
- Size: 17,445 SF
- Only floor area from the site itself is available and not from the remaining part of the tax lot

Neighborhood Context

Land Use

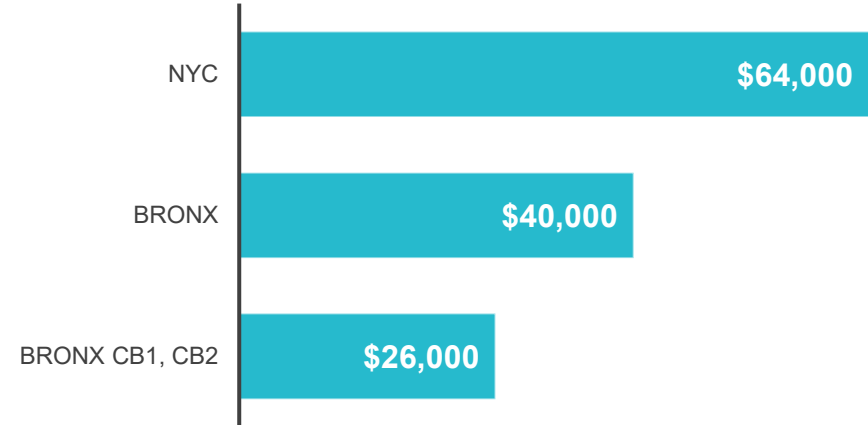


Transit Access



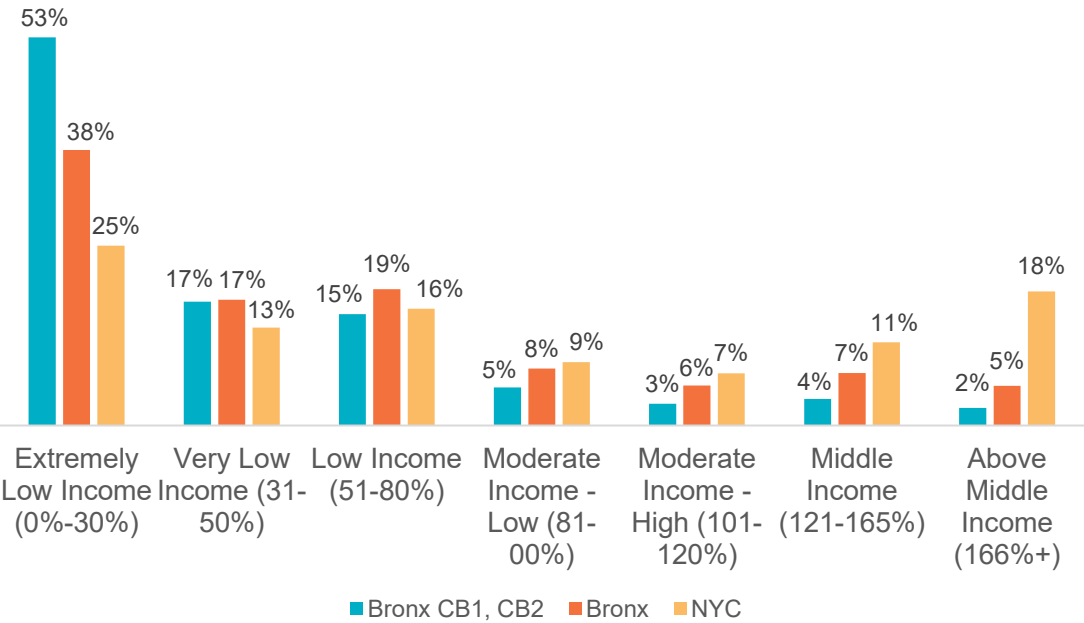
Demographics

Median Household Income



Data Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates. Table number B19013 (Median Household Income in the Past 12 Months). Income in 2019 inflation-adjusted dollars.

Income Distribution



Data Source: ACS 2015-2019 5yr PUMS Data. These estimates are based on survey data and are therefore subject to sampling and non-sampling error.

Development Goals

Project Overview

Type of Development

- 100% affordable housing - target number of units range from 50-80
- Parking spaces for the neighboring DOE staff vehicles
- Design for resilience to extreme heat in compliance with the Climate Resiliency Design Guidelines
- Development teams may propose community facility space

Project Funding

- 100% of units are affordable and comply with HPD-HDC Term Sheets
- Financially Feasible
- Maximize long-term affordability

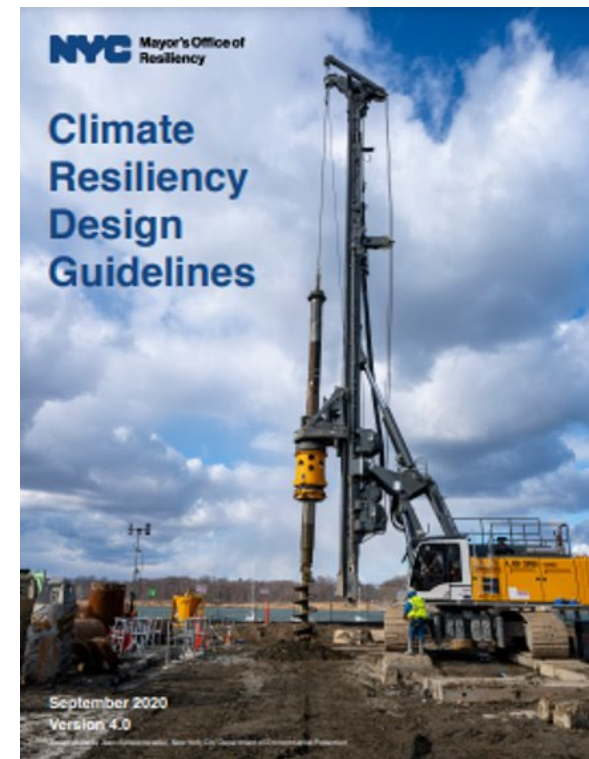
Governmental Approvals:

- The selected Project will require ULURP and City Council and Mayoral approvals

NYC Climate Resiliency Design Guidelines Pilot Program

Overview

- Part of the Local Law 41 (2021) [Pilot Program](#) managed by the Mayors Office Climate and Environmental Justice
- Testing implementation of the [Climate Resiliency Design Guidelines](#) (CRDG)
- [Improve long-term performance](#) of city-funded capital project
- Establish a [consistent approach](#) for using [forward-looking climate data](#) across the City capital plan



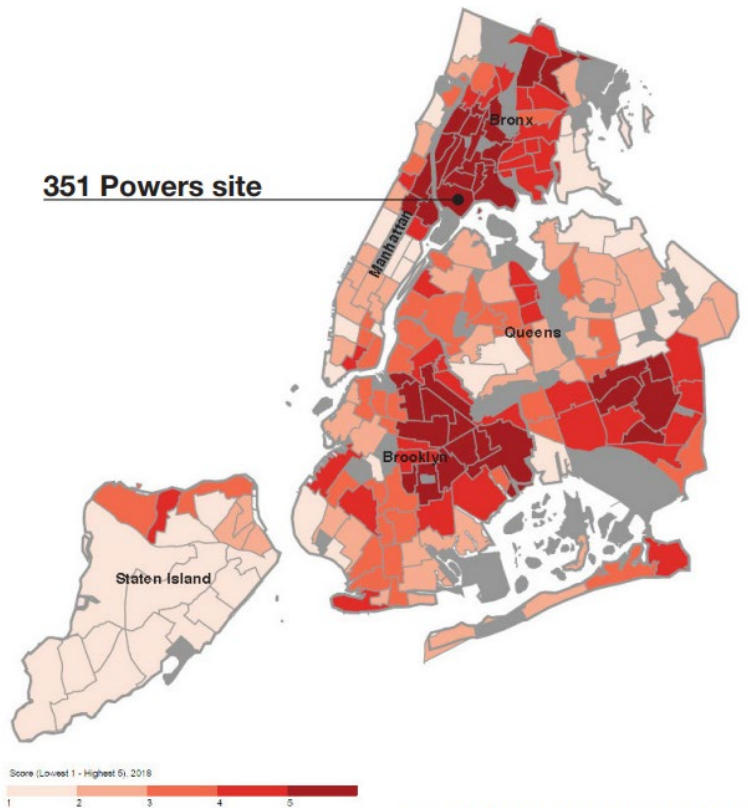
NYC Climate Resiliency Design Guidelines Pilot Program

Participation

- Design team must [use the CRDG](#) to identify and address the range of climate hazards present at the site
- [Attend 2-3 meetings](#) with the CRDG technical consulting team
- Complete [CRDG submissions](#) including the 1) climate hazard screening, 2) resilient design checklist
- Provide [Project Documents at 3 milestones](#) to the CRDG team for use in BCA analysis (by CRDG team) and pilot program studies
- CRDG consultant team can work with the Project Team to develop resiliency strategies and options

Preliminary Climate Hazard Exposure Screening

- **Multi Hazard Exposure Screening Tool:**
 - Extreme heat
 - Inland flooding due to precipitation
 - Coastal flooding due to storms + sea level rise
 - **Combines Hazard Maps and Vulnerability Index Data with projective climate data to produce an exposure rating**
-
- This project scores **highest (5/5) on the Heat Vulnerability Index** which uses social and environmental factors to determine the relative risk of NYC neighborhoods for heat-related death during and immediately following extreme heat events.
 - This project will see **more annual heat wave days** during the useful life of the building

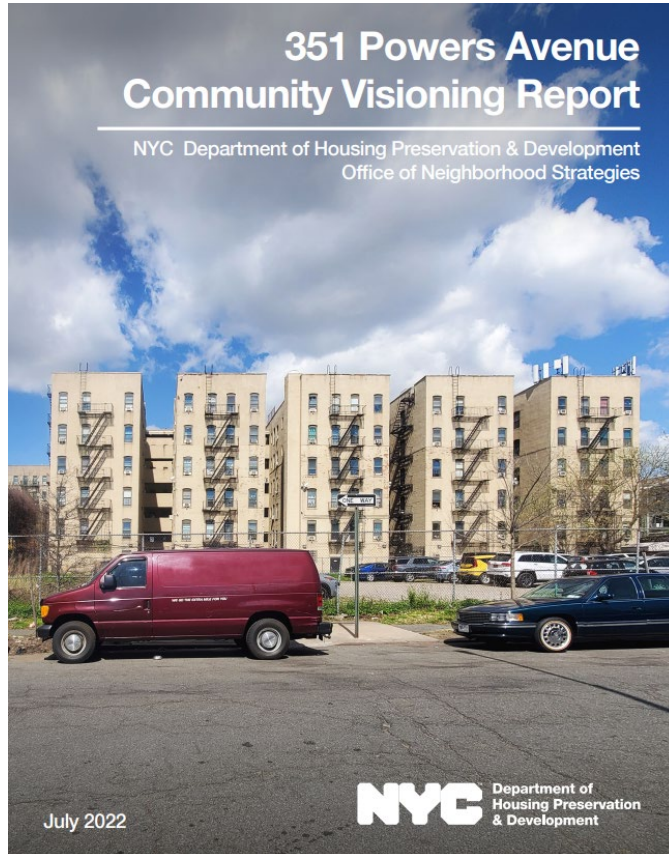


Heat Vulnerability Index Map
(Source: Climate Resiliency Design Guidelines, NYC Mayor's Office of Resiliency)

Example Design Strategies for Climate Stressors		
Sea Level Rise	Precipitation	Heat
Elevate	Rain gardens	Improve solar reflectance
Wet floodproof	Bioretention	Add trees and shading canopies
Dry floodproof	Permeable pavements	Maximize green space
Protect critical equipment	Infiltration trenches	Upsize and improve HVAC redundancy
Deployable flood barriers	Green roofs	Add energy recovery ventilation

Community Visioning Report

Reflecting the CVR in your proposal



CVR summarizes community input for the site collected through surveys and an online workshop

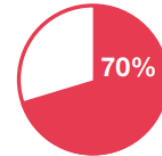
Community members gave input on:

- Residential program priorities
- Community program + design preferences
- Climate resilience interventions

What we heard

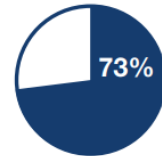
- 9 Public Events
- 1 Design Workshop
- 177 Surveys collected

BUILD LOW-INCOME RENTAL HOUSING



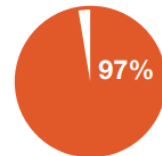
of respondents preferred the site to be developed for **rental housing** rather than ownership and **over 50 percent** prioritized targeting households with **extremely low-incomes**.

INCREASE SAFETY ON AND NEAR THE SITE



of respondents prefer **additional lighting** and several comments mentioned **safety** as a primary concerns for the neighborhood.

INCLUDE COMMUNITY PROGRAMS



of respondents recommended that the new development **include programs or services** for community members.

Community Visioning Report

Tab J Narrative

Teams are asked to describe how their proposals respond to the community visioning report.

Development Program and Community Development

TAB J – Development Program

- ☐ **Development Program** Narrative describing 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.
- ☐ **Plan for Internet Access** Brief narrative describing the plan for internet infrastructure and resident connectivity in the new building. The strategy should focus on the NYC Principles for Internet Service and Infrastructure outlined in the [City's Internet Master Plan](#) (see Figure 4 on page 3). Respondents should outline upfront and/or ongoing costs associated with the proposed strategy.
- ☐ **Community Visioning Report** Narrative describing in which ways the development program responds to the community visioning report including the responses summarized around residential program, non-residential program and design, and climate resilience.

TAB K– Community and Economic Development

- ☐ **Brief narrative** describing community engagement and outreach plan.
 - Outreach strategies during applicable public approval process and construction period
 - Meaningful opportunities for input, feedback, or participation in certain elements (design and programming) of the Project after Developer selection.
- ☐ **Job Outreach Plan** discussing strategy and recruitment approach and providing an outreach timeline to identify candidates for open positions prior to and during construction. If the team includes a workforce development strategic partner, describe the tasks they are expected to perform. The plan should also discuss the team's previous experience working with community partners on prior projects. Please refer to Appendix C for guidance.

RFP Review Process and Evaluation Criteria

Evaluation Process

Threshold Criteria

Must have to move on

- Completed proposal including all forms and requested documents
- 100% affordable housing
- DOE Parking provided
- Must meet M/WBE or Non-profit Equitable Ownership Requirement
- Incorporation Climate Resiliency Design Guidelines + Form L completed

Competitive and Preferential Criteria

Scored based on the degree to which proposals meet RFP goals

Competitive Criteria	Weight	
Development Team Experience and Capacity	25%	50%
Financing and Affordability	25%	
Development Program and Community Development	20%	50%
Design and Performance	30%	

Design – Focus on Resiliency and Sustainability

Climate Resiliency Design Guidelines

NYC Mayor's Office of Resiliency

Climate Resiliency Design Guidelines - Version 4.0

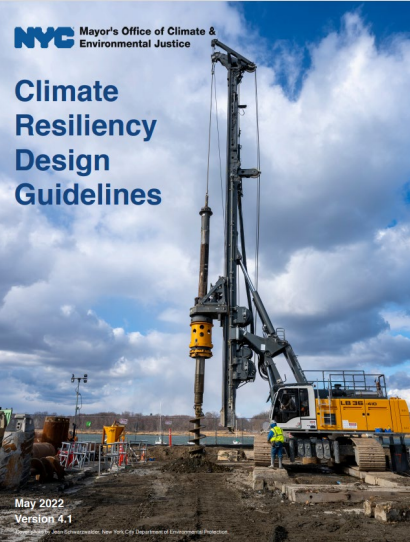


Table 3 - Design interventions and associated primary benefits for the three aspects of increasing heat.			
	Anticipated Primary Benefits		
	Reduce Urban Heat Island effect	Design a heat resilient facility	Ensure occupant thermal safety
Bioswales	X		
Building Management System (BMS)			X
Double skin façade			X
East-West orientation		X	
Electric vehicle charging for medium and heavy-duty vehicles	X		
Energy Recovery Ventilators (ERV)		X	X
Green roof	X		X
High performance glazing			X
HVAC controls for intermittent ventilation	X	X	
Increased insulation			X
Light colored materials	X		X
Mechanical cooling			X
Operable windows			X
Planters	X		
Passive ventilation		X	X
Permeable pavements	X		
Rain gardens	X		
Redundant ventilation		X	X
Reflective coatings	X		
Segregate electronics			X
Shade structures	X		X
Structures covered by energy generation systems		X	
Solar + Storage		X	
Split cooling loads		X	X
Trees and shrubs	X		X
Vegetated structures (planters, walls)	X		X
Waste heat recovery technology	X		X
Window shading			X

Form L – Resilient & Sustainable RFP: Checklist & Narrative Updated 8-23-22

351 Powers Avenue RFP

Resilient & Sustainable RFP: Checklist & Narrative

Proposed projects should support HPD and NYC's Carbon Free, Climate Resilient, Healthy and Equitable Design Goals. Our goal is to support projects that take a holistic, integrated approach that addresses the project's unique risks and opportunities and the population's unique needs rather than "checking all the boxes". Note that all HPD projects are required, at minimum, to certify with the 2020 NYC Overlay of Enterprise Green Communities or with LEED v4.1 Gold or above.

PROJECT NARRATIVE: Please describe how the project has been designed holistically to meet these goals:

RESILIENCY: For questions below, refer to the [CROG Risk Exposure Screening Tool](#) (and attach copy):

Increasing Heat Risk _____ Increasing Precipitation Risk _____ Sea Level Rise Risk _____

Use the [NYC Flood Hazard Mapper](#) and select the first flood zone that applies to the project: _____

For multi-building project, note whether above risks are found across all building sites: _____

Describe key strategies the project is incorporating to address applicable climate risks and note where in the project's documents further details can be found. Use the [NYC Climate Resiliency Design Guidelines](#) Appendix 4 as a resource.

Submission Instructions

Submission Instructions

Submissions are due on Friday, November 18th 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

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

Design Tips

- Include overall dimensions, dimensions within dwelling units, and net square footages within each area
- Include elevations of project from all directions
- If proposing unusual construction methods, discuss in the narrative
- If proposing specific sustainability methods, discuss in narrative
 - If method results in savings, discuss in narrative

Finance Tips

- Open to all HPD term sheets
- New NCP term sheet under development
 - Teams may consider NCP while the term sheet awaits finalization. Applicants should show the subsidy amount needed to balance budget
- Parking funding gaps
 - Teams should find ways to minimize any funding gap, and should show the cost and the gap parking creates
 - HPD is willing to include parking hard costs in the development budget
- Use 2022 AMI's and HDC Maintenance & Operating standards
- Note any NYSERDA or other incentives in finance narrative, and explore underwriting to energy cost saving

Addenda

- Pay attention to addenda that will include corrections, updates to this RFP, and Q&A
- Addenda will be posted on our RFP website and will be emailed to those who downloaded the RFP package from our website

Current updates:

- Form L – updated link
- Correction to RFP page 28 – M/WBE Ownership Interest bullet should say M/WBE or Non-profit Equitable Ownership Requirement
- M/WBE and Non-profit definitions will be added

Questions?

All Q&A will be published in an addendum

All communication must be completed in writing to 351powersrfp@hpd.nyc.gov

Important Dates:

October 21st 2022 – Questions Deadline

November 18th 4PM, 2022 – RFP Deadline