

M/WBE RFP: 516 Bergen Street + 542 Dean Street Urban Design Meeting

November 18, 2020

Agenda

1. Recap of Project

- RFP
- Site context
- Seniors First commitment

2. Project Goals

- 542 Dean Street
- 516 Bergen Street

3. Breakout Group Activities

- Introductions
- What makes a place successful
- Defining design features



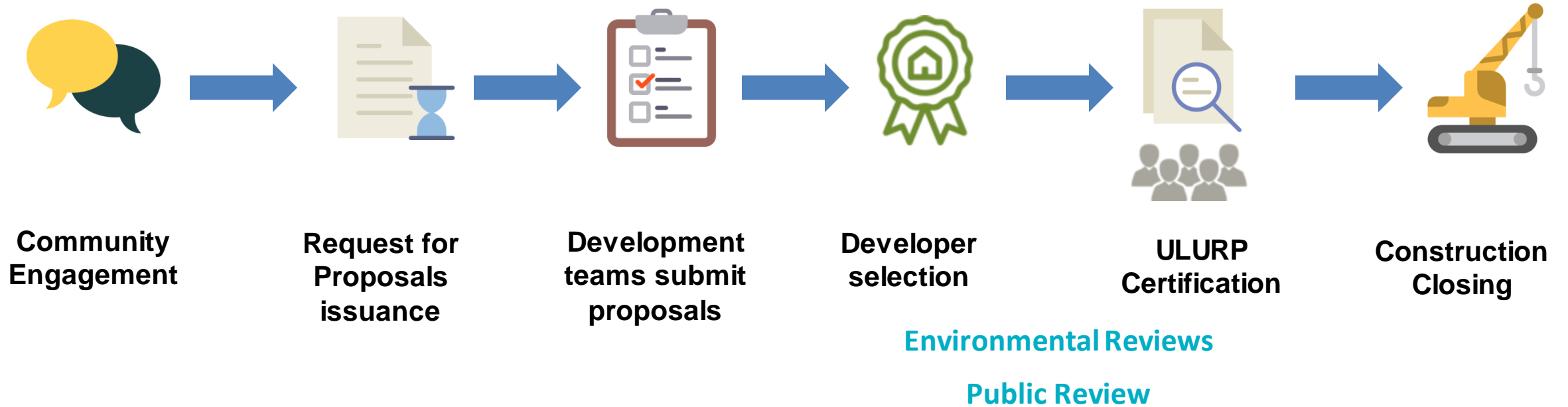
01 M/WBE RFP

M/WBE Request for Proposals is part of HPD's [M/WBE Building Opportunity Initiative](#) which address disparities in minority and women-owned business enterprises' participation in the affordable housing development industry. This RFP will require the lead development team member to be a M/WBE certified entity.

HPD is hosting a half-day M/WBE RFP training on [December 8](#) open to M/WBEs and non-profit organizations.



01 RFP Milestones



01 Site A (516 Bergen Street) Context

- Block 1143, Lot 25
- Size: 17,051 SF
- Vacant HPD field office with parking



01 Site B (542 Dean Street) Context

- Block 1136, Lots 29, 32-35
- Size: 17,145 SF
- HPD parking lot



01 Seniors First Commitment

To house the increasing population of seniors, the de Blasio Administration has committed to creating or preserving 30,000 senior households by 2026 under the Housing New York plan. To meet this commitment, HPD launched Seniors First, a three-pronged strategy including:

Aging in Place

**Developing
New Housing**

Preservation



These sites were committed for the development of 80-100 senior homes

02 Project Goals

Develop a feasible and efficient affordable senior housing project to meet the Seniors First commitment

Further fair housing goals of providing New Yorkers an opportunity to live in this high opportunity district

- Especially for Extremely Low, Very Low, Low and Moderate-Income households

Provide space for community facility uses to address community needs

Expand open space on 542 Dean Street

Relocate HPD parking and storage on 516 Bergen Street

02 Senior Affordable Rental Apartments Program

HPD develops senior housing through the SARA program

- Income eligibility falls between 0% to 50% AMI
 - Addresses affordability for Extremely Low Income (ELI) populations
- Seniors pay 30% of their household income towards rent
 - Even if seniors see decreasing incomes, they can age in place without rent burden because the rent is adjusted accordingly
- Each unit has rental assistance



Millbrook Terrace

02 Senior Affordable Rental Apartments Program

Residents will have access to:

- On-site social services who coordinate activities and provide residents with assistance
- Multiple common spaces including open spaces like terraces and rooftops and community rooms like kitchens, lounges, library and computer rooms

The community at large can have access to **community facilities**, other SARA buildings have included:

- Senior center
- Universal Pre-K



02 Senior Housing on 542 Dean Street

Goal: Develop a feasible and efficient affordable senior housing project to meet the Seniors First commitment

Minimum threshold for senior buildings

- 75 homes
- 8-9 stories

One larger senior building can be built with less public subsidy per unit and is more feasible than two small senior buildings; therefore HPD is proposing to fulfill the 80-100 unit commitment on 542 Dean Street

**HANAC
Corona**



**Ingersoll
Stonewall
House**

02 Furthering Fair Housing on 516 Bergen Street

Goal: Further fair housing goals of providing New Yorkers an opportunity to live in this high opportunity district

“Permanent affordable housing for varying income levels beyond “upper middle class” remains one of our highest priorities. Both low and moderate income single individuals and families, seniors, and disabled alike, require additional resources for housing. This need is more prevalent in District 8 now more than ever due to gentrification.”

*Statements of Community District Needs and Community Board Budget Requests 2020
Brooklyn Community District 8*

02 Furthering Fair Housing on 516 Bergen Street

Goal: Accommodate Extremely Low, Very Low, Low and Moderate-Income households

Minimum threshold for tax credit buildings are

- 100 homes
- 8-9 stories

Developing a feasible building allows for a broad range of targeted income groups, including extremely low and very low-income units; and allows relocation of HPD parking and storage

Beach Green
Dunes



1490
Southern
Boulevard

03 Breakout Group Activities

Small group discussions

1. Introductions
2. What makes a successful place
3. Defining design values

Report Back to larger group

Thank You

Feel free to reach us by:

- Visiting **nyc.gov/mwberfp2**
- Leaving a voicemail or texting **917-613-8472**
- Emailing **mwberfp@hpd.nyc.gov**

Report Back meeting on December 17 via Community Board 8 meeting