

# Inwood 9th Avenue RFP



4095  
9th Ave

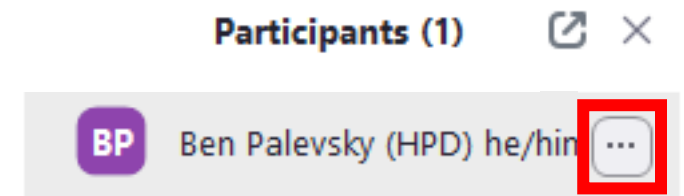
November 7, 2024

## Pre-Submission Conference

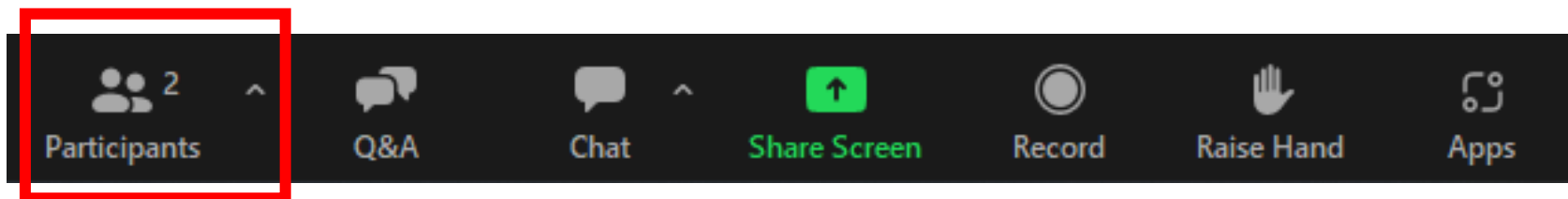
**NYC**<sup>™</sup>  
Department of  
Housing Preservation  
& Development  
Office of Neighborhood  
Strategies

# 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.



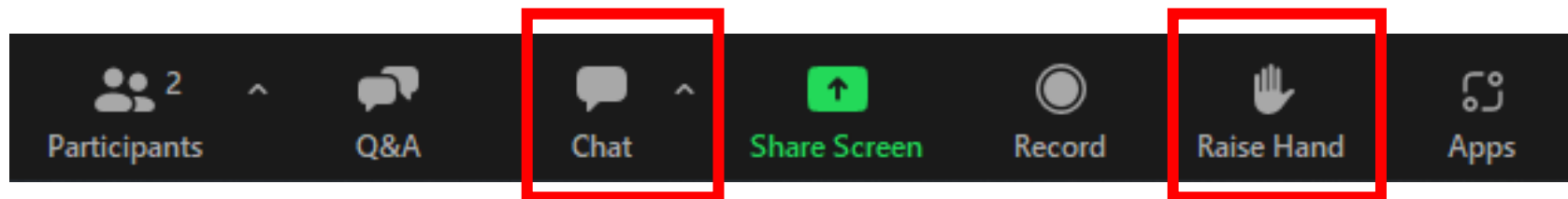
**Click the three dots to rename yourself.**



# 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 Review Process and Evaluation Criteria
5. Submission Instructions
6. Questions and Answers



# Site Overview

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# Site Overview

## Site Description

- Block 2197 (Lots 50 and 75)
- Manhattan Community District 12
- City Council District 10
- Mostly vacant, with small building on SW portion of the site
- C6-2 zoning (R8 equivalent) & Special Inwood District
- Portion of lot underwater (see site survey (Appendix F))
- Inwood rezoning and Points of Agreement



# Site Overview

## Climate Resiliency



Map depicting projected stormwater flooding



Map depicting future coastal flood plain

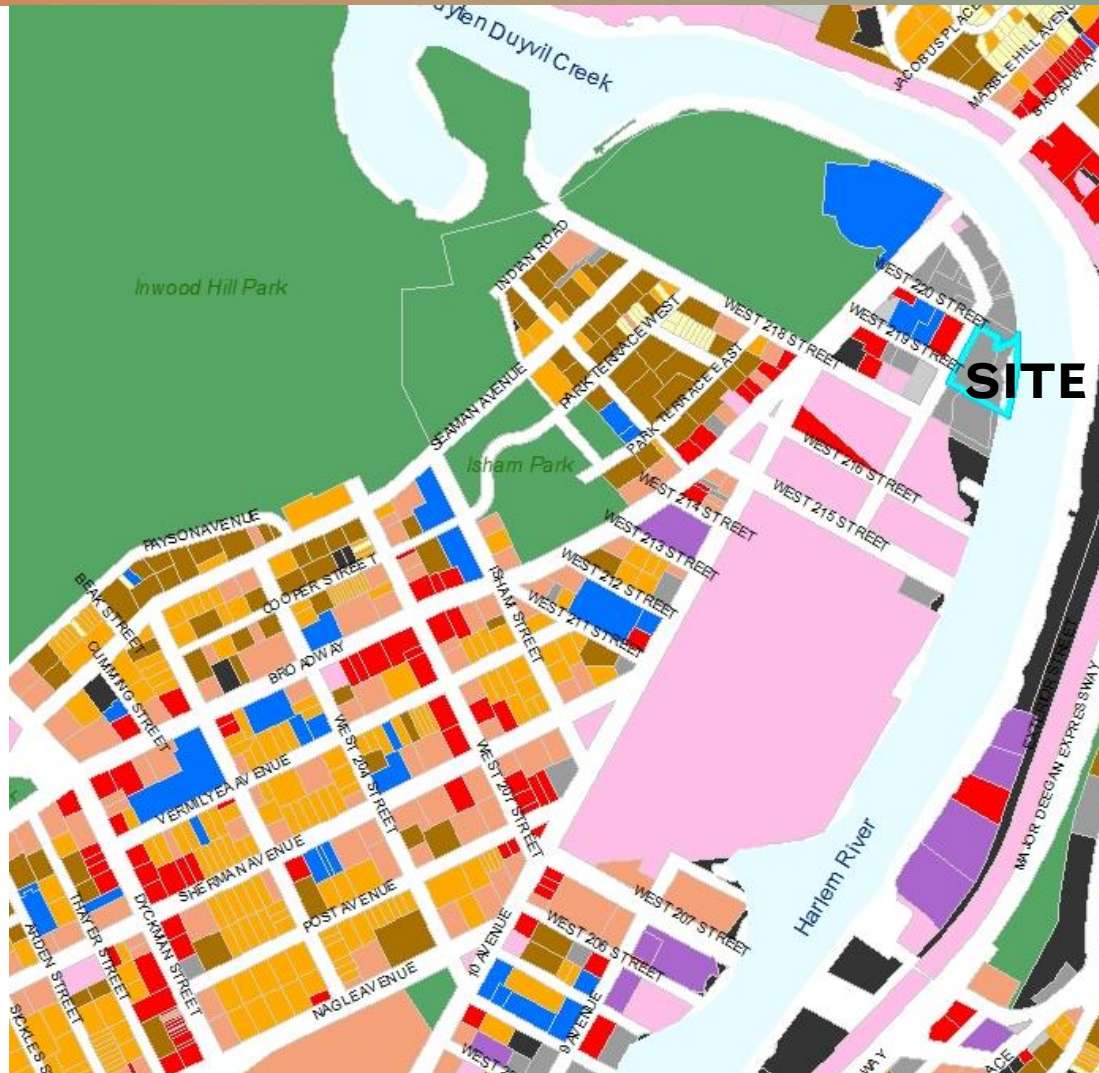
## Faces future coastal and stormwater flooding

- The Site is located along a primary road frontage at risk of flooding during an Extreme Stormwater Flood with 2080s Sea Level Rise scenario
- The site falls within the future 2080s 1% annual chance floodplain





# Site Overview














## Neighborhood Context: Land Use

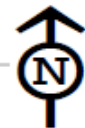


### Land Use

-  The Site
-  Tax Block and Tax Lot

### Land Use

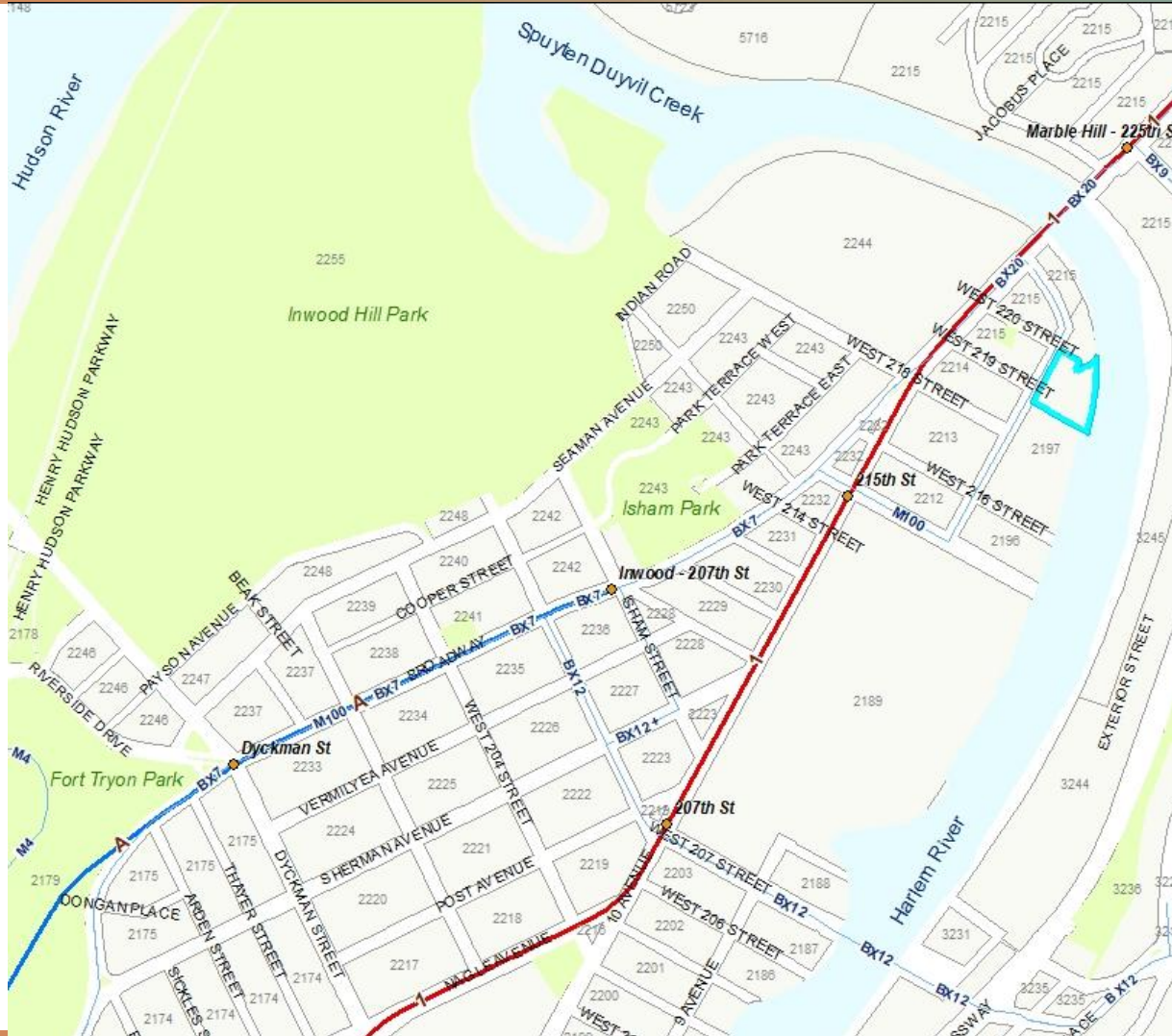
-  No Data
-  1 - 2 Family
-  Multi-Family Walkup
-  Multi-Family Elevator
-  Mixed Residential & Commercial
-  Commercial & Office
-  Industrial / Manufacturing
-  Transportation & Utility
-  Public Facilities & Institutions
-  Open Space /Outdoor Recreational
-  Parking Facility
-  Vacant Land
-  Water





# Site Overview

## Neighborhood Context: Transportation



### Transit



The Site



Tax Block and Tax Lot



*Park or Playground*



Water

### Transportation



Bus Route



*Subway Station*



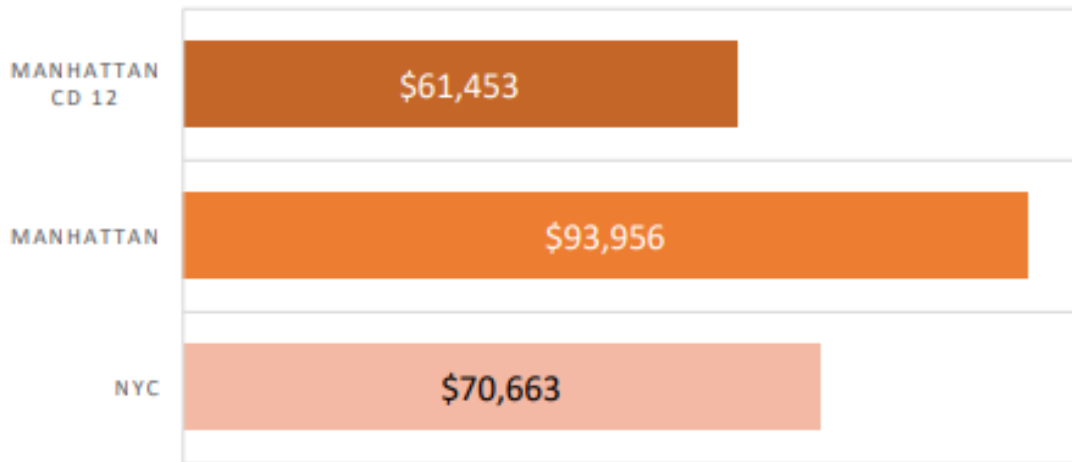
Subway Route



# Site Overview

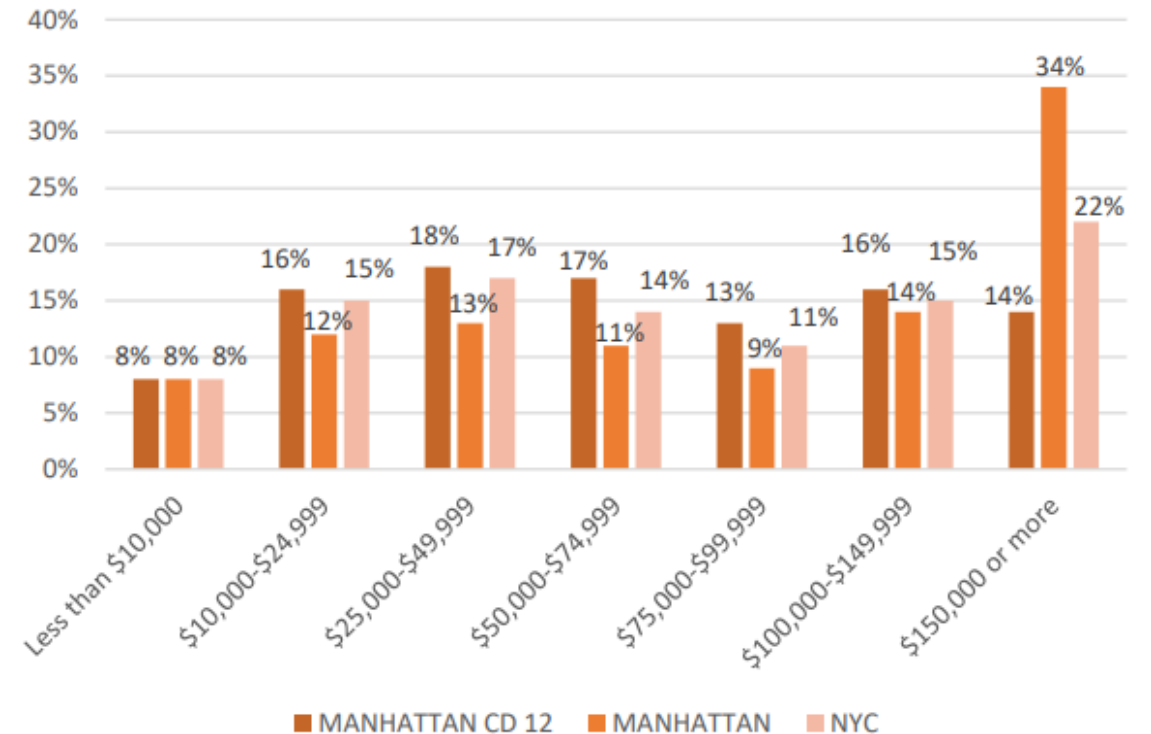
## Demographics

### 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

### 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

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# Development Goals

## Project Overview

### **Type of Development**

- 100% affordable housing
  - May include multiple buildings
- Inclusion of a **STEM** focused community facility
  - Additional non-residential space also permitted
- Publicly accessible waterfront and open space



# 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.

### **Project Funding**

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

### **Anticipated Government Approvals**

- Selected Project will require City Council and Mayoral approvals to facilitate disposition and CPC Chair Certification of the Waterfront Access Plan.
- Project may be subject to additional state and federal permitting requirements.

# RFP Site Corrections and Guidance

1. Respondents should **not** assume generation of FAR from lot area within the future waterfront public access area north of the easterly prolongation of the southern line of lot 67 (approximately shown by red line, also indicated on the site survey).
2. Respondents should assume full build out and maintenance of waterfront public access area along the entirety of lot 75

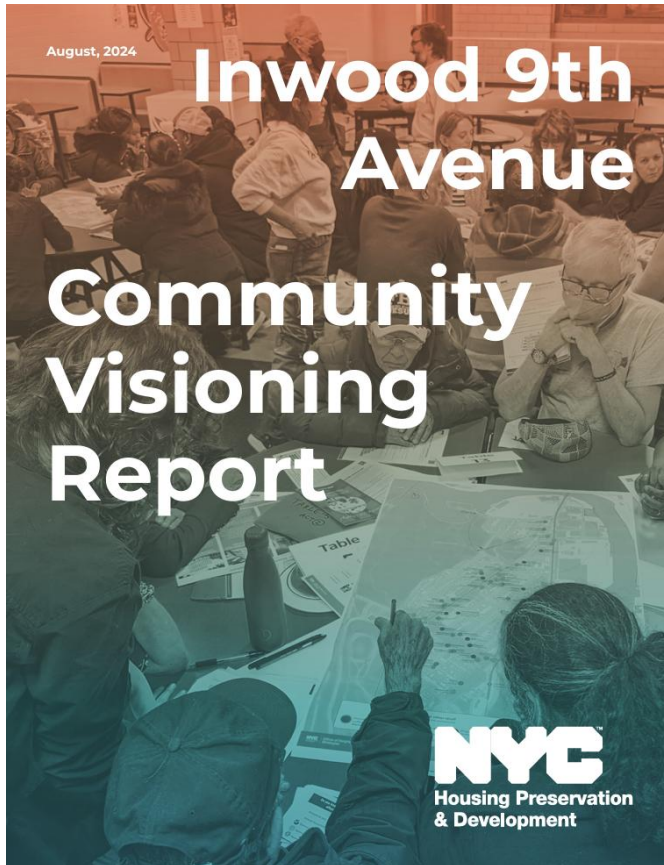




# Community Visioning Report

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



**The CVR summarizes community input for the site collected through:**

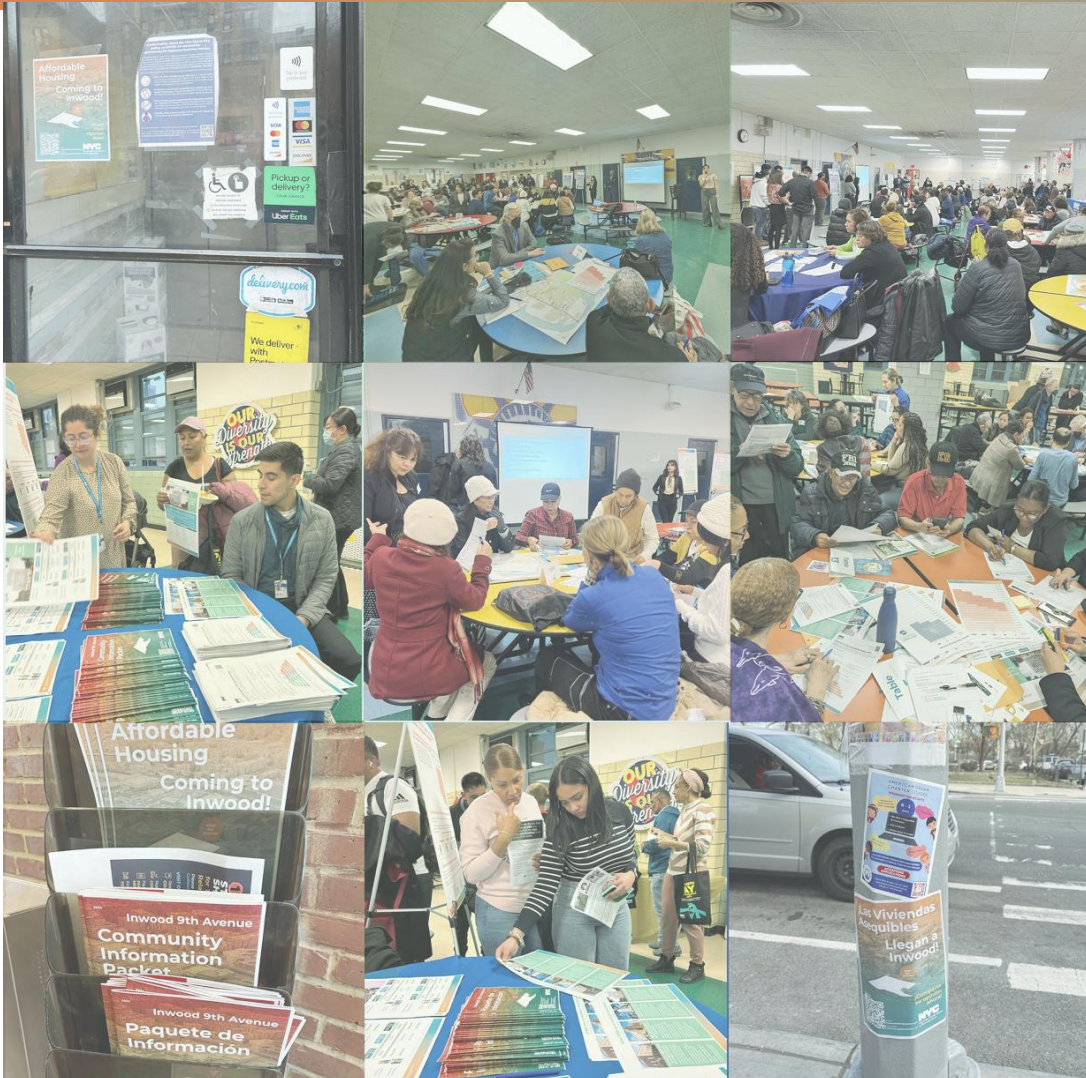
- 452 project questionnaires
- In-person tabling events, flyering in the neighborhood
- Public workshop with over 100 attendees

**Community members gave input on:**

- Housing issues/needs
- Waterfront open space
- Ground floor uses

# Community Visioning Report

## What We Heard



### RESIDENTIAL PROGRAM

- Housing costs are too high and unattainable for many long-time residents. These residents are at risk of being priced out of the neighborhood.
- Community members want to see rental housing for lower-income households.
- Households with children and seniors were identified as priority groups in need of housing as local residents would like to remain in Inwood.

### GROUND FLOOR USE

- Community members expressed interest in STEM programming that caters to neighborhood youth, but also teaches adults and seniors new skills.
- Interest in commercial ground use for a grocery store, pharmacy, affordable veterinary services, fitness center, and childcare.

### WATERFRONT OPEN SPACE

- Community members chose soft planted shoreline along the waterfront and a small playground as preferred open space amenities.
- Other ideas include water-related amenities along the Harlem River, areas for active recreation, natural space and park land, bike trails, urban gardening, and outdoor furniture for seating and board games.

### GENERAL FEEDBACK

- Given the site's location, there should be sufficient lighting at night to ensure safety.
- Amenities should consider all of Inwood. STEM programming should be flexible to include all ages, open space amenities should compliment nearby trails and greenspace, and commercial uses should promote community welfare.



# 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**

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# 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
- Submissions must comply with the POA (Appendix G) to include a STEM focused community facility.

Competitive Review Phase I

Competitive Criteria	Weight
Development Team Experience and Capacity	30%
Development Program and Community Development	35%
Design and Performance	35%

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. NYC Parks Design Standards and Principles

### F. Site Survey

### G. Inwood Points of Agreement



# Submission Instructions

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# Submission Instructions

## Submissions are due **Wednesday, January 8 by 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.
- Single-page layouts rather than spreads.
- Ensure that pages are properly oriented.
- Complete entire forms and provide them in specified formats.
- Include table of contents on tabs where appropriate, and ensure that narratives are properly titled.
- Submit asset statements for all identified principals.



## Inwood 9<sup>th</sup> Avenue Request for Proposals

**Issue Date:** October 9, 2024

**Pre-Submission Conference:** November 7, 2024

**Submission Deadline:** January 8, 2025

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.
- Submit M/WBE certification.
- Make sure proposal complies with guidance detailed in the Project Snapshot of the RFP.

# Submission Instructions

## Design Tips

- Adhere to the 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.
- Clearly indicate usage of community facility, amenities and other rooms using legends or other clear labeling.
- Clarify if rooftop is accessible and which parts are reserved for programming (if applicable).
- 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 2024 AMIs and CPC 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.

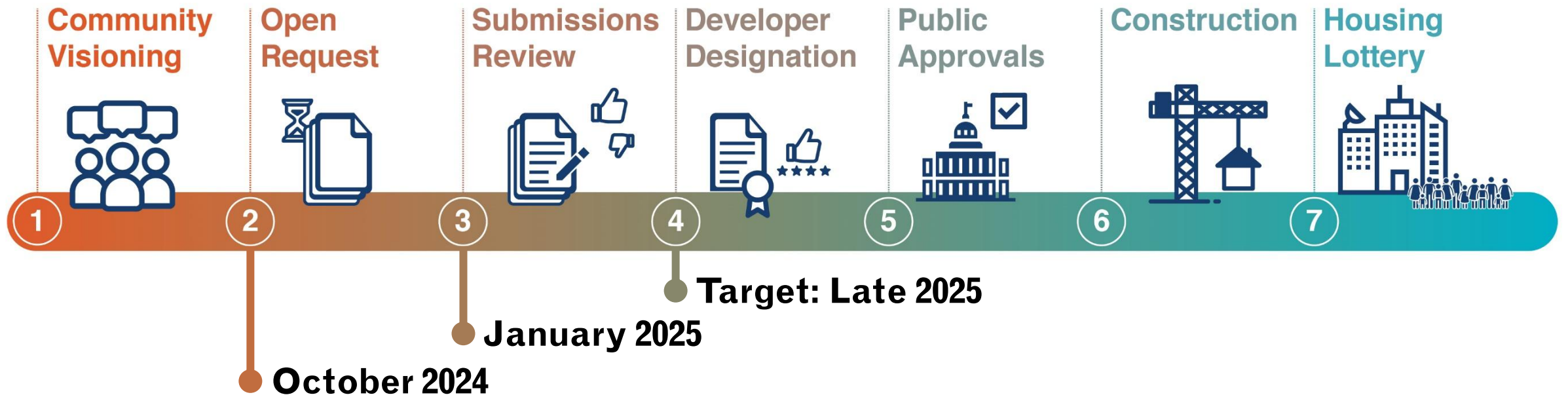
# Submission Instructions

## 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?

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All Q&A will be published in an addendum.

All communication must be completed in writing to:  
[Inwood9thRFP@hpd.nyc.gov](mailto:Inwood9thRFP@hpd.nyc.gov)