

# Stebbins Avenue RFP

1388-  
1400  
Stebbins  
Avenue

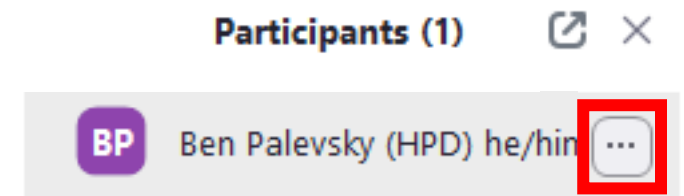
March 4, 2024

# Pre-Submission Conference

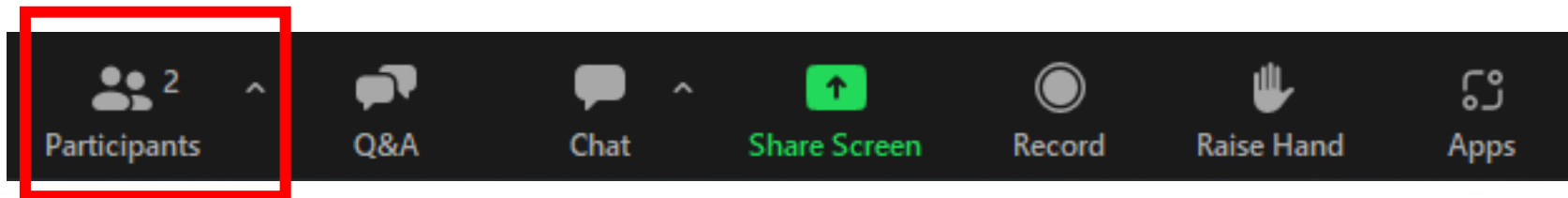
**NYC**  
Department of  
Housing Preservation  
& Development  
Office of Neighborhood  
Strategies

# 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.

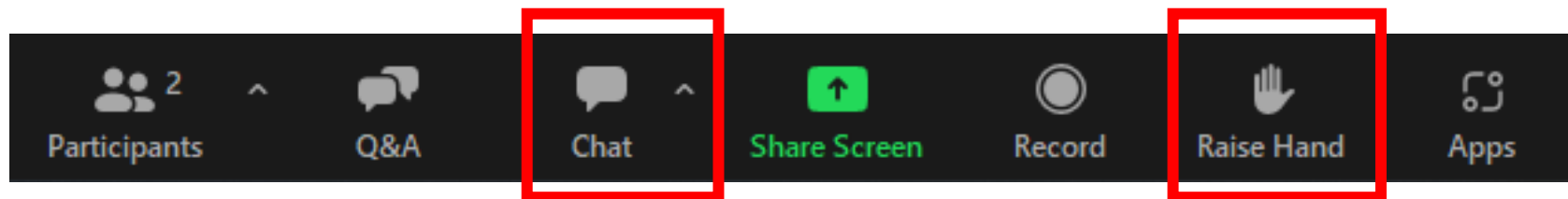


**Click the three dots to rename yourself.**



# 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 Criteria
5. Submission Instructions
6. Questions and Answers



# Site Overview

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# Site Overview

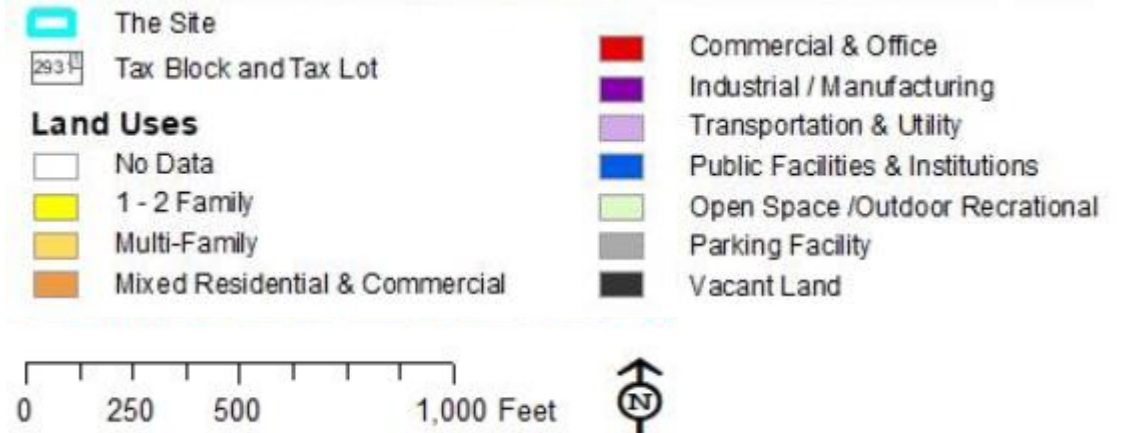
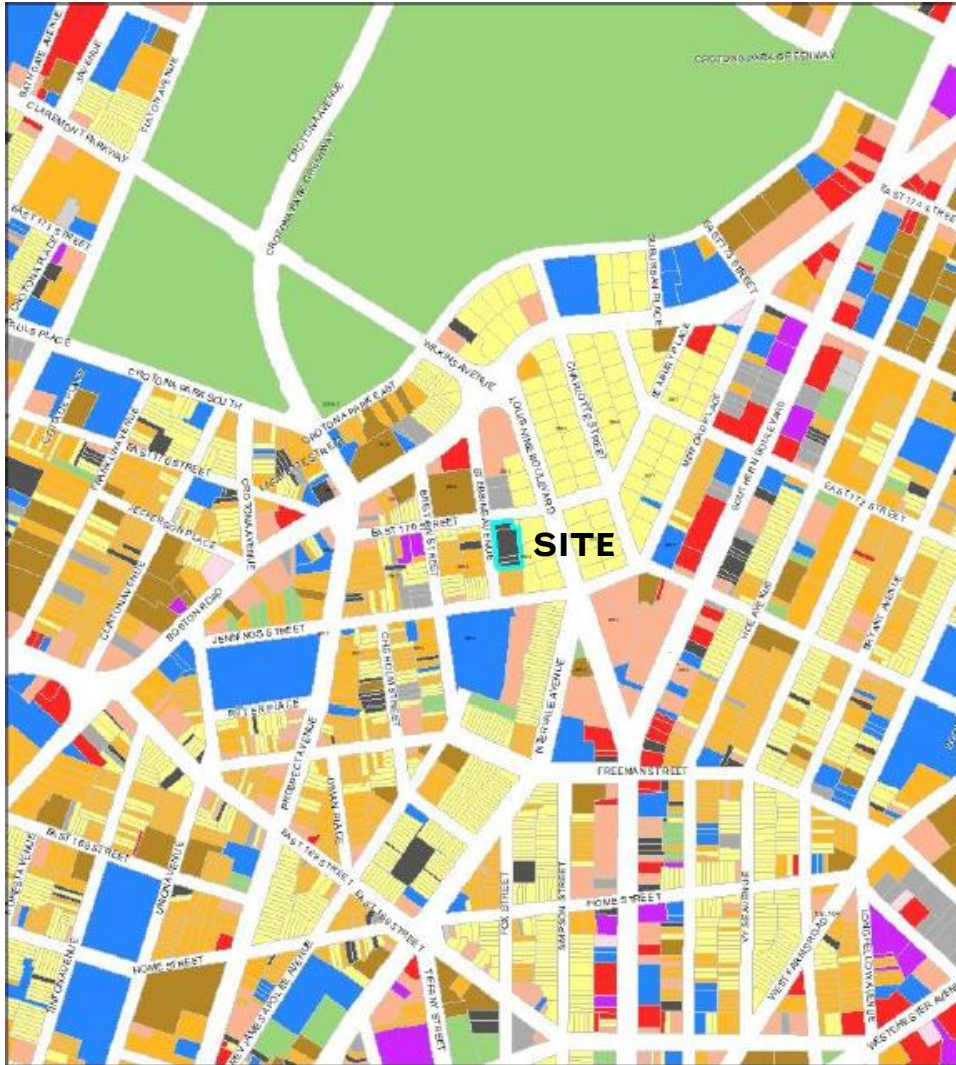
## Site Description

- Block 2965 (Lots 6, 7, 8, 13)
- Bronx Community District 3
- City Council District 17
- Currently a vacant City-owned lot
- R7-1 zoning



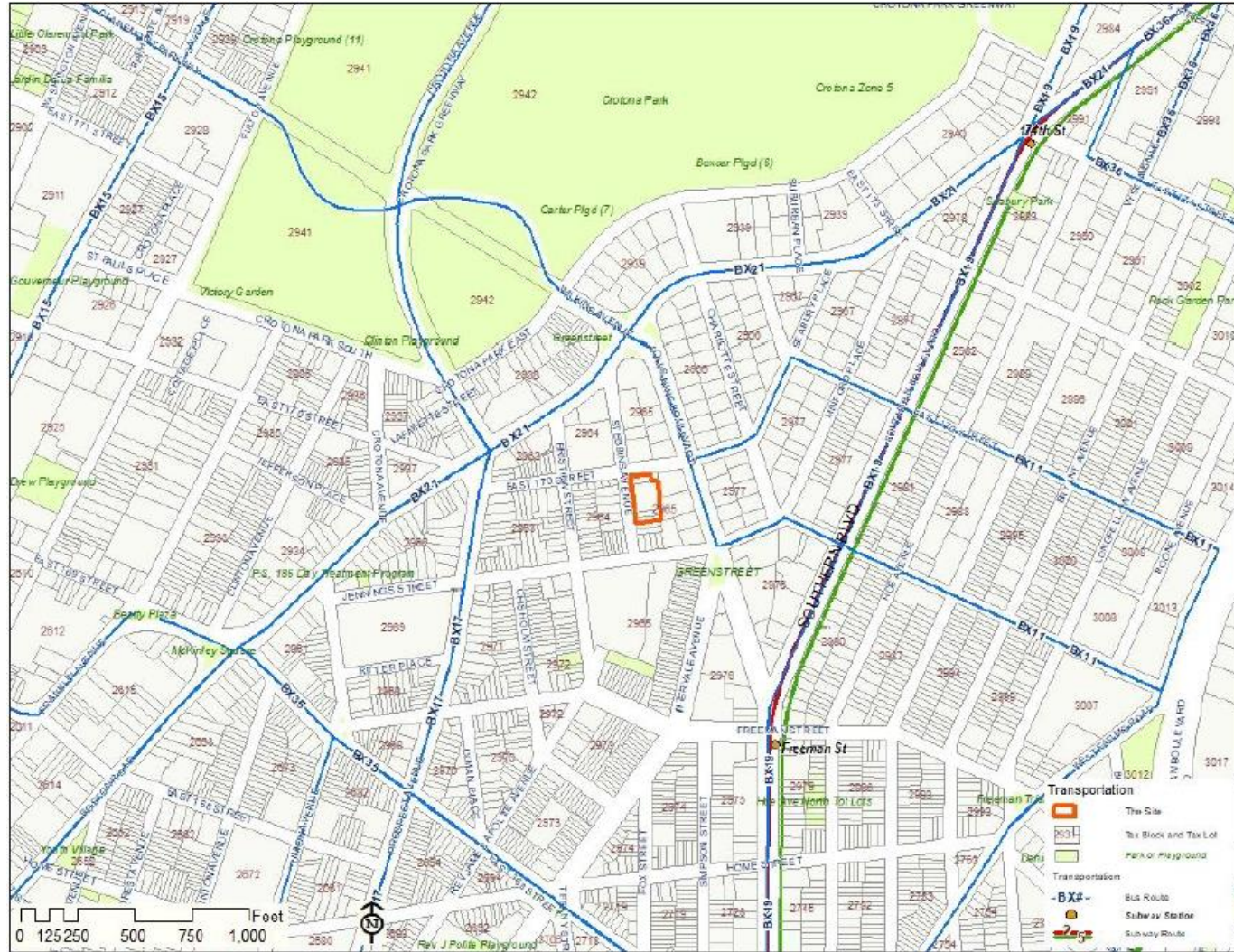
# Site Overview

## Neighborhood Context: Land Use



# Site Overview

## Neighborhood Context: Transportation

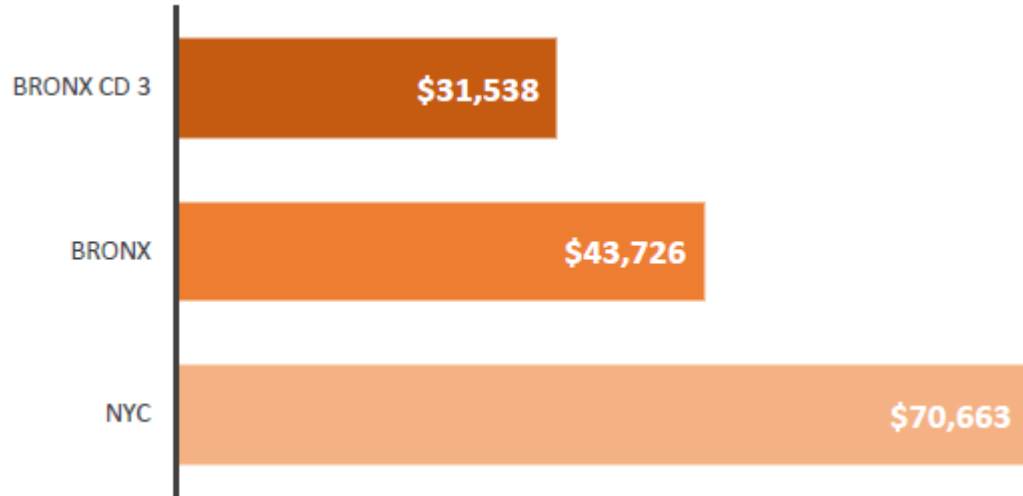




# Site Overview

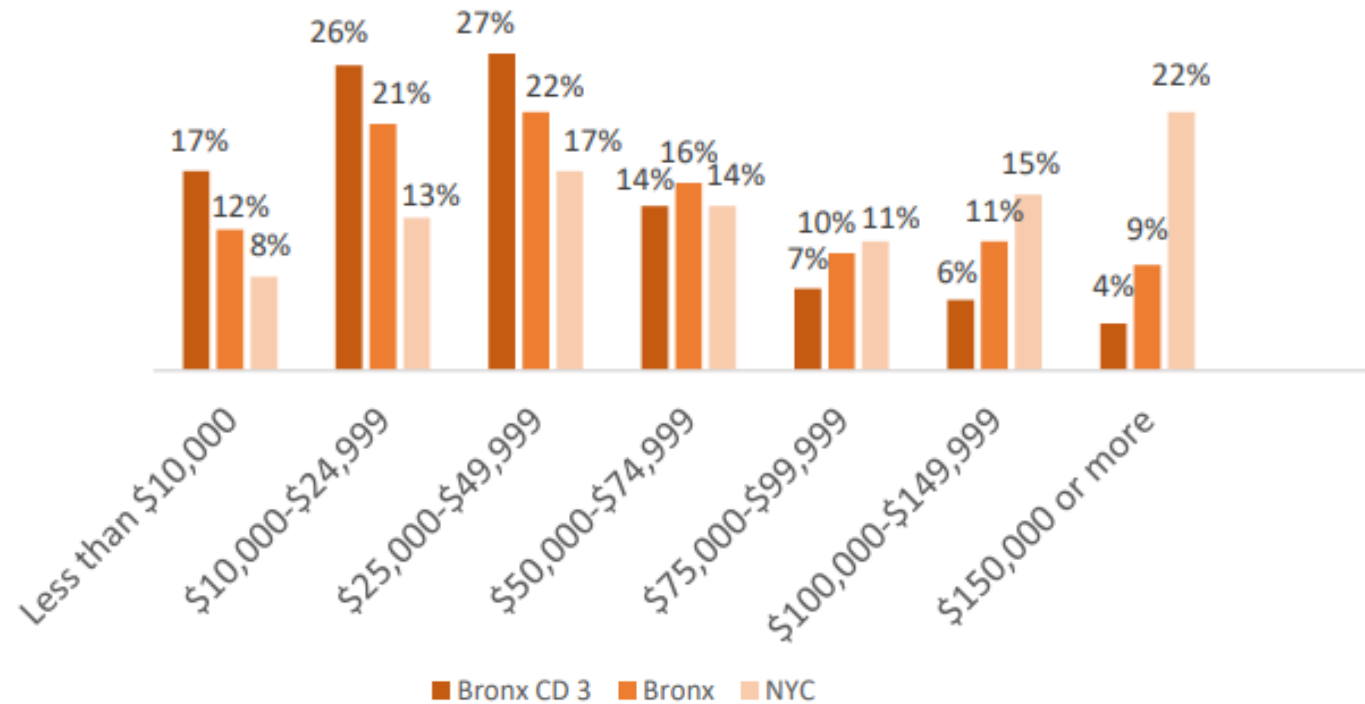
## Demographics

### 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**

- Approx. 120-140 units of 100% affordable housing
- Teams are being asked to assume the use of the Universal Affordability Preference (“UAP”).
- For this R7-1 district, the proposed UAP FAR is 5.0 (3.44 base FAR + 1.56 affordable FAR). The base height is 85 ft, with a maximum height of 115 ft.
  - Note: The specifics of the UAP proposal may change during the public review process.
- Although not required, teams can propose community facility ground floor usage.

# 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.

### **Government Approvals**

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

# 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:**

- 191 project questionnaires
- Over 10 email blasts to a growing number of subscribers
- In-person tabling events and flyering in the neighborhood

**Community members gave input on:**

- Housing issues/needs
- Residential program priorities
- Ground floor uses

# Community Visioning Report

## What We Heard



### RESIDENTIAL PROGRAM

- Respondents chose housing costs being too high as the leading issue in the area.
- Respondents report that young adults face the most barriers in finding housing.
- Respondents expressed great interest in housing for lowest and lower income levels.

### GROUND FLOOR USES

- 75% of respondents said that they would prefer to see community amenities over residential uses on the ground floor.
- There was a clear preference for the following three community amenities: childcare/daycare center, a community and cultural space, or workforce/job training center.

### GENERAL FEEDBACK

- Young adults, households with children and homeless families and individuals were the top three groups identified as struggling the most to find and keep housing.
- A community space that promotes community growth to both young and senior community members was a priority. Many left comments about the need for community space that both provides programming and is available for neighbors to gather.
- Questionnaires filled out in Spanish expressed support for a health center or workforce/job training center.

# 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
- 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	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



# Submission Instructions

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# Submission Instructions

## Submissions are due on Friday, May 3rd 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.



## 1388-1400 Stebbins Avenue Request for Proposals

**Issue Date:** February 5, 2024

**Pre-Submission Conference:** March 4, 2024

**Submission Deadline:** May 3, 2024

Mayor, Eric Adams

Deputy Mayor, Maria Torres-Springer

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 the Design Guidelines as closely as possible.
- Use the Form M template for the site plan and street elevations.
- 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) as closely as possible.
- Use 2023 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.

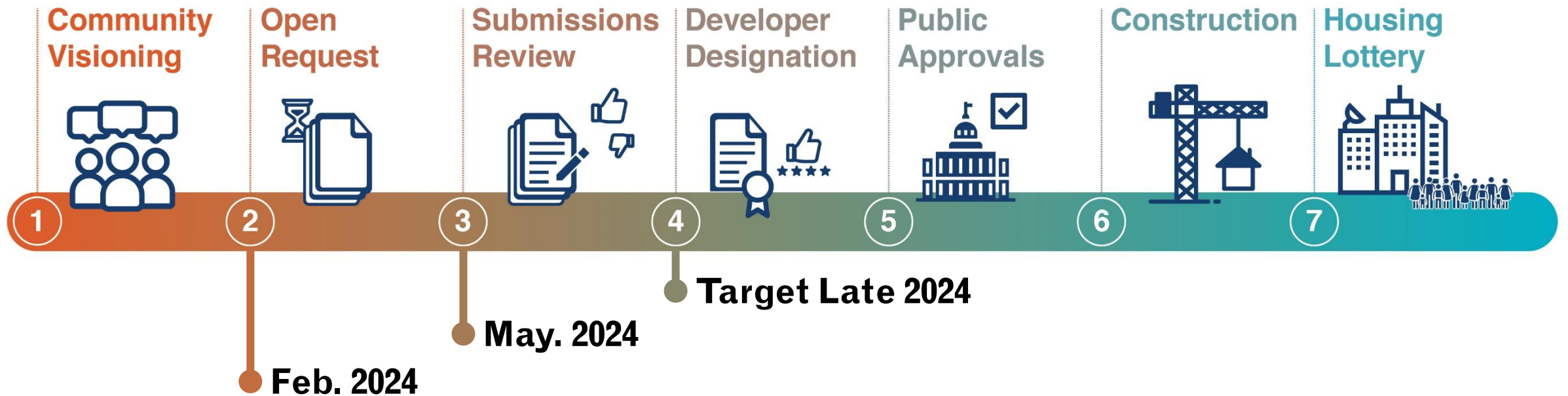


# Submission Instructions

## 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?

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All Q&A will be published in an addendum.

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