

Affordable Housing in Hudson Square



April 12, 2023

Manhattan Community Board 2

Agenda

- 1. Site Overview**
- 2. RFP Process**
- 3. Community Visioning Process**
- 4. Preliminary Zoning Analysis**
- 5. Opportunities for Further Collaboration and Discussion**

1.

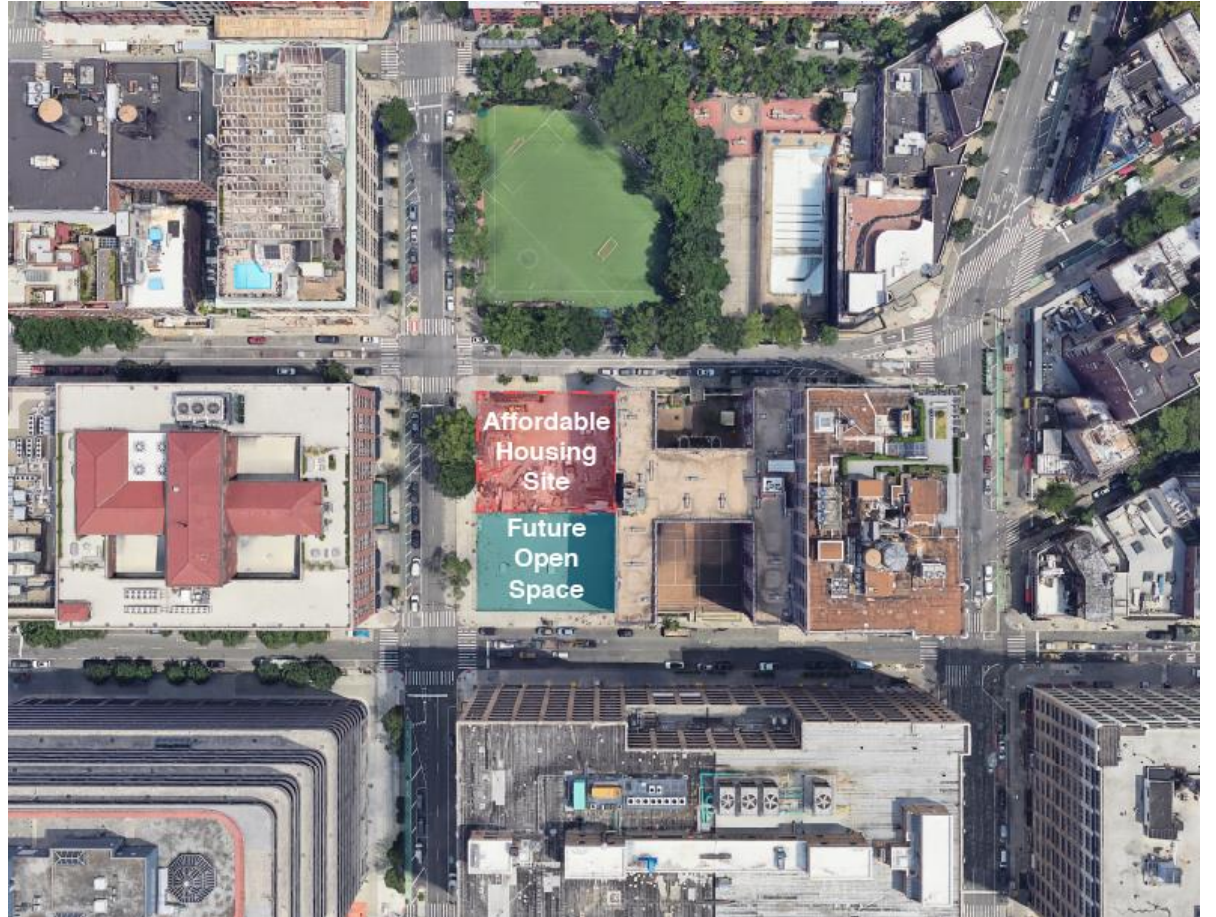
Site Overview

Where Is The Site?



History of the Site

- Previously used as a vehicle parking lot
- Acquired by the City in 2002 for Water Tunnel #3 access shaft
- Shaft infrastructure occupies southern portion of lot and will become a public open space
- Remaining northern portion for affordable housing development



SoHo/NoHo Neighborhood Plan Update

- Adopted by City Council on December 15, 2021
- Points of Agreement:
 - Prioritize the northern half of 388 Hudson Street for the development of affordable housing
 - Approximately 100 affordable homes
 - Issue an RFP for a 100% affordable housing project in 2023



2.

Request For Proposals (RFP) Process

What is an RFP?

An RFP is a **Request for Proposals**

It is a document issued by HPD to elicit responses from teams for the development of high-quality affordable housing and services on vacant or underutilized **City-owned land**

It follows a competitive process that ensures **fairness** and **objectivity**

M/WBE RFP Round 2



542 Dean Street, Brooklyn



516 Bergen Street, Brooklyn

Issue Date: April 22, 2021
Pre-Submission Conference: May 14, 2021
Submission Deadline: August 12, 2021



Mayor, Bill de Blasio
Deputy Mayor, Housing and Economic Development, Vicki Been
Commissioner, Department of Housing Preservation and Development, Louise Carroll



351 Powers Avenue Request for Proposals

Issue Date: August 18, 2022
Pre-Submission Conference: September 13, 2022
Submission Deadline: November 18, 2022



Mayor, Eric Adams
Chief Housing Officer, Jessica Katz
Commissioner, Department of Housing Preservation and Development, Adolfo Carrón Jr.

Project Timeline

RFP process typically takes 5-8 years from conception to tenancing



We are here!

3.

Community Visioning Process

Initial Outreach

- CB2
- CM Bottcher
- BP Levine
- Stakeholder Mapping
- H.S. M560 and M721



Asynchronous Engagement

- Tabling Events
- Project Website and Information Packet
 - Questionnaire
 - Public Comments Map



Visioning Workshops

- In-Person (Date TBD, May)
- Virtual (Date TBD, after in-person workshop)



CB2 Report-Back Meeting

- Summary of public input
- Open to the public
- Community Visioning Report (CVR), which will be attached to the RFP



4.

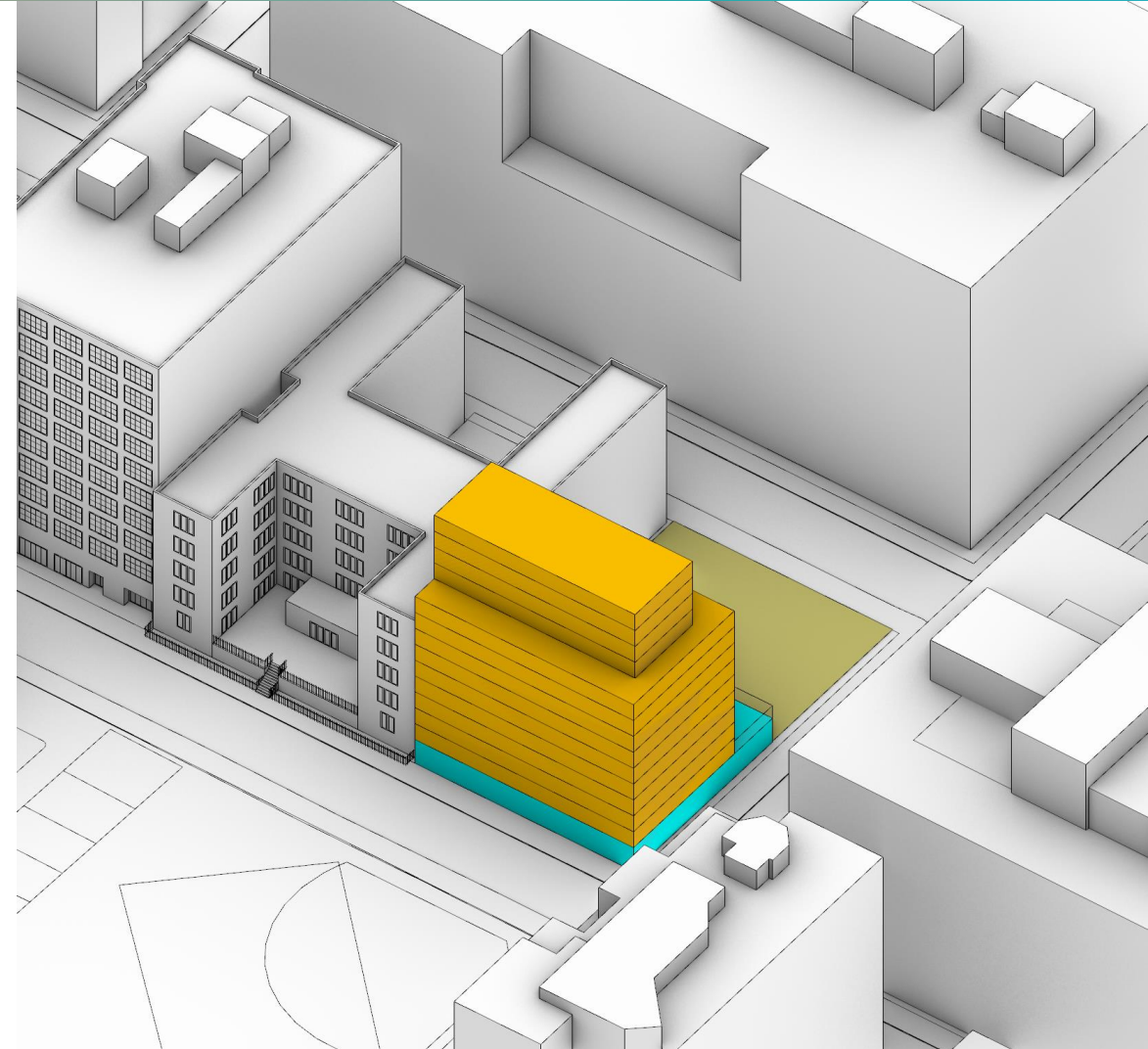
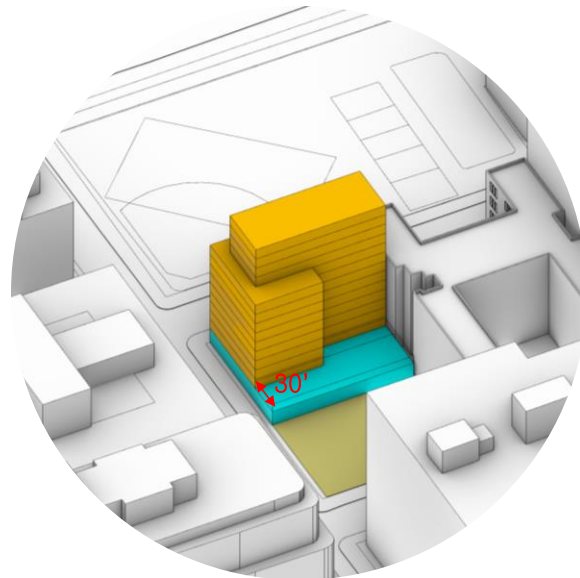
Preliminary Zoning Analysis

Zoning Analysis Assumptions

- Development site area: 13,622 SF
- 100% affordable housing units
- Mixed-use building
 - Ground floor community facility and/or commercial retail space
- Rezoning necessary (current zoning district: M1-5). Options studied:
 - R8A
 - R9A
 - R10A
 - All options would trigger MIH due to rezoning from M to R
- Legally-required windows facing south

R8A

Building Height	145' (14 stories)
Res. ZFA	87,430 ZSF
CF. ZFA	10,074 ZSF
Total FAR	7.15
Res. Units*	~106 Units*



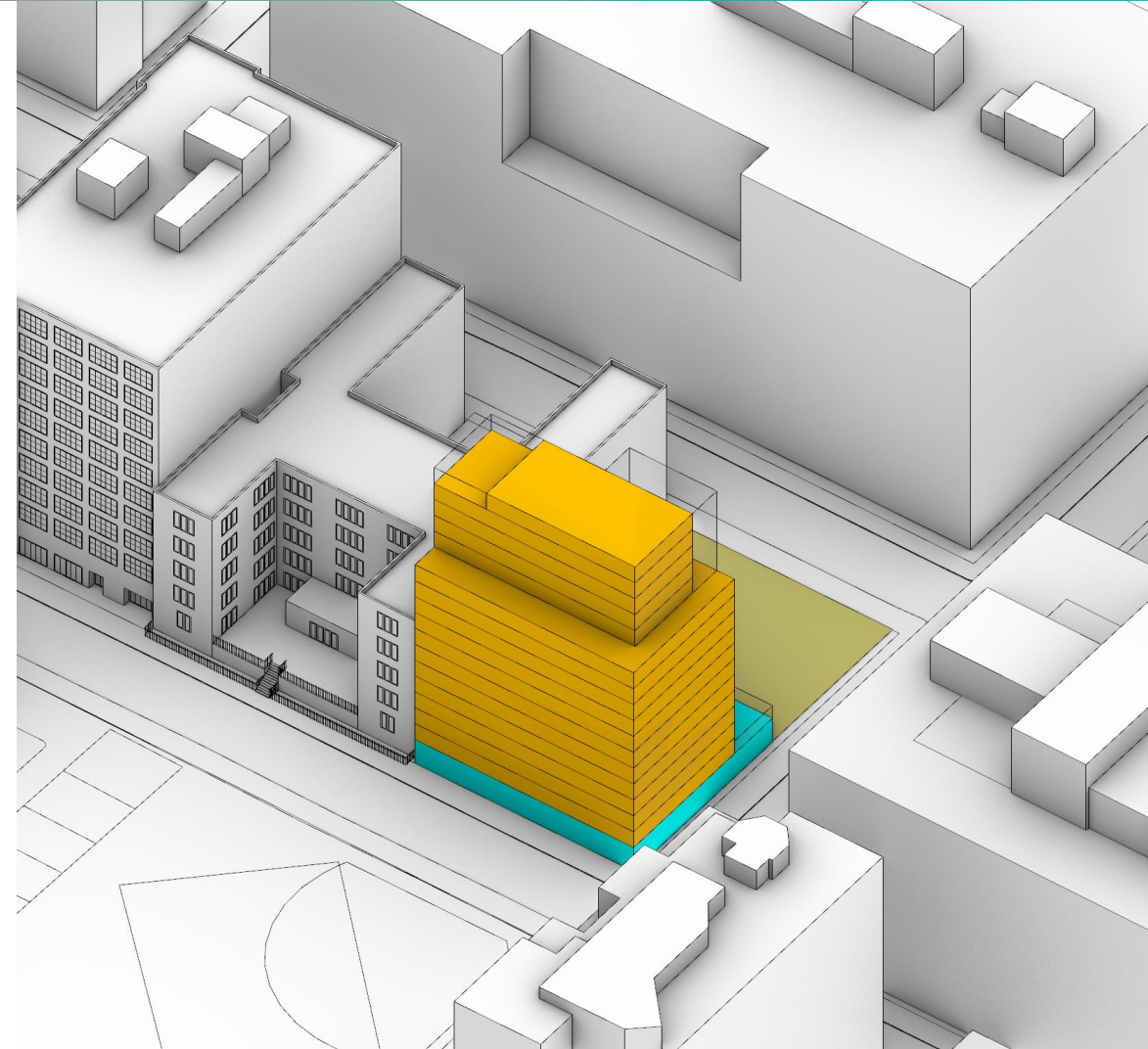
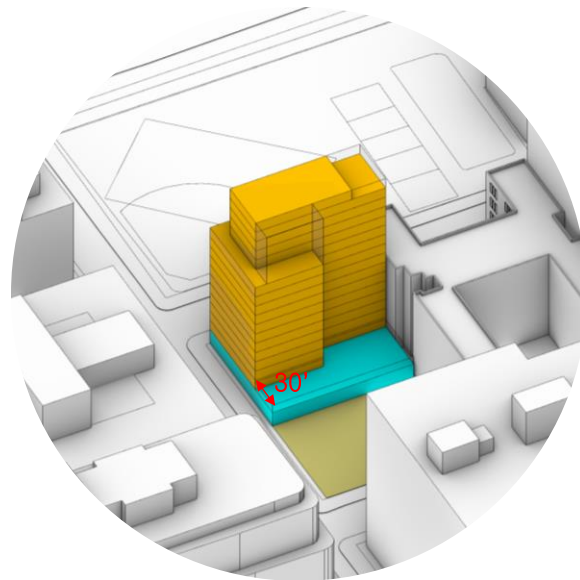
* 825 ZSF/unit (QH assumption)

R8A Considerations

- Achieves feasible development scenario
- Utilizes cost effective block and plank construction method
- Doesn't maximize opportunity for much-needed affordable housing
- Less room in building envelope to accommodate additional community facility use

R9A

Building Height	175' (17 stories)	
Res. ZFA	105,773	ZSF
CF. ZFA	10,074	ZSF
Total FAR	8.50	
Res. Units	~128	Units *



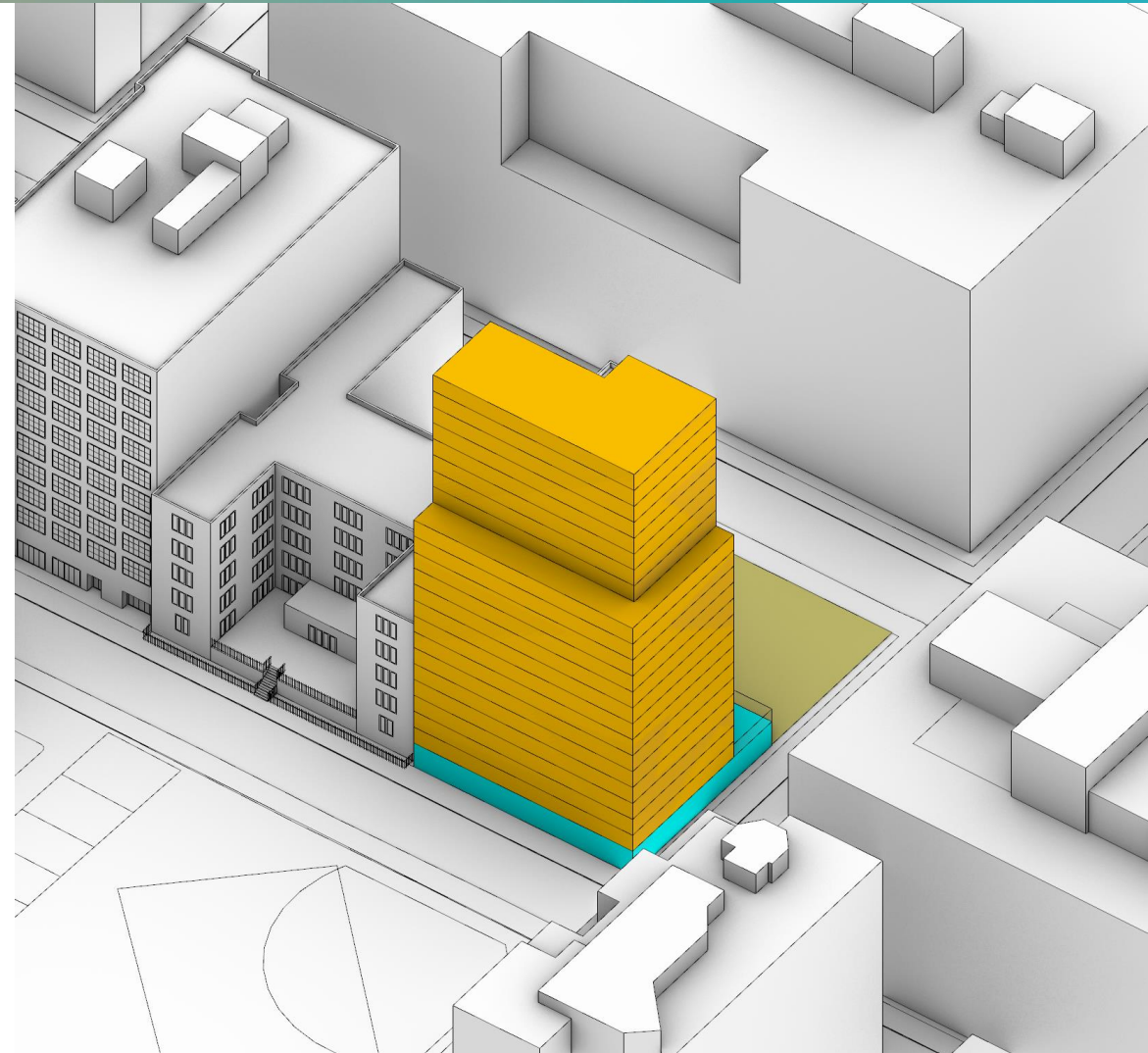
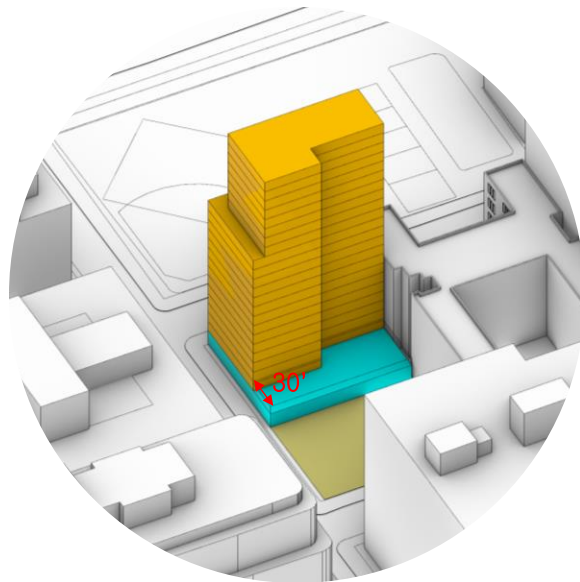
* 825 ZSF/unit (QH assumption)

R9A Considerations

- Provides more affordable housing units than R8A scenario
- However, it does not maximize opportunity for affordable housing
- Additional height triggers higher construction costs that may not be offset by the small increment of units
 - Project may not accomplish economies of scale

R10A

Building Height	235' (23 stories)	
Res. ZFA	149,618	ZSF
CF. ZFA	10,074	ZSF
Total FAR	11.72	
Res. Units*	~181	Units*



* 825 ZSF/unit (QH assumption)

R10A Considerations

- Maximizes opportunity for affordable housing on site by creating approximately 75 additional units (from R8A)
- Likely achieves better construction cost per square foot compared with R9A
 - Project would achieve economies of scale
- More room in building envelope to include additional non-residential uses

5.

Collaboration and Discussion

Collaboration and Discussion

- How would CB2 like to be involved moving forward?
 - Provide feedback as part of visioning process
 - Assist with getting the word out
 - Host report-back meeting
 - Help collect paper versions of the project questionnaire
- Ideas for workshop venue?
 - City-As-School
- Who else should we be reaching out to?
 - Any languages we should be accommodating

An aerial photograph of a dense urban area, likely New York City, showing a mix of brick and modern buildings. A blue gradient is applied to the right side of the image. Overlaid on the image is white text providing contact information for a Request for Proposal (RFP) for 388 Hudson.

EMAIL

388HudsonRFP@hpd.nyc.gov

WEBSITE

Coming Soon