

APRIL 2023

REQUEST FOR
PROPOSAL

NYCHA 2.0

SENIORS FIRST

Morris Houses

Prepared by: NextSpace Management

Anchalnad Anuwatnontaket

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Capucine Chesnier

Natalie Bartfay

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**Developer
Respondent**

TAB M

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NextSpaceManagement, LLC

We are a W/MBE full-service development firm developing high-quality, affordable housing and community development in New York City.

Development Team

	PREDEVELOPMENT	CONSTRUCTION	LEASING & OPERATIONS
Developer	NextSpace		
CF Operator & Social Services	BronxWorks		
Facility Management			Kraus Management
Architect	Think! Architecture & Design		
Energy	Bright Power		
Planning & Engineering	Sam Schwartz		

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TAB B

REQUEST FOR
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Project Narrative

02

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	Units for Formerly Homeless	30% AMI	40% AMI	50% AMI	60% AMI
Studios	50	50	20	20	9
1 bedrooms	10	10	10	10	10
Total	60	60	30	30	19

Unit Mix & Affordability

Team NextSpace

a community-first mindset

Strong partnerships

innovative Ideology

value-driven

Mixed Use

Ground floor retail + community facility, garden landscaped open-space, 200 units senior housing, and green space rooftop

Sustainable & Inclusive Design

sustainable materials, maximized natural light and views, accessible ramps, and senior friendly design

Community Oriented

Robust Community Benefits Agreement and Community Engagement plan centering and amplifying community voice

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Development Schedule

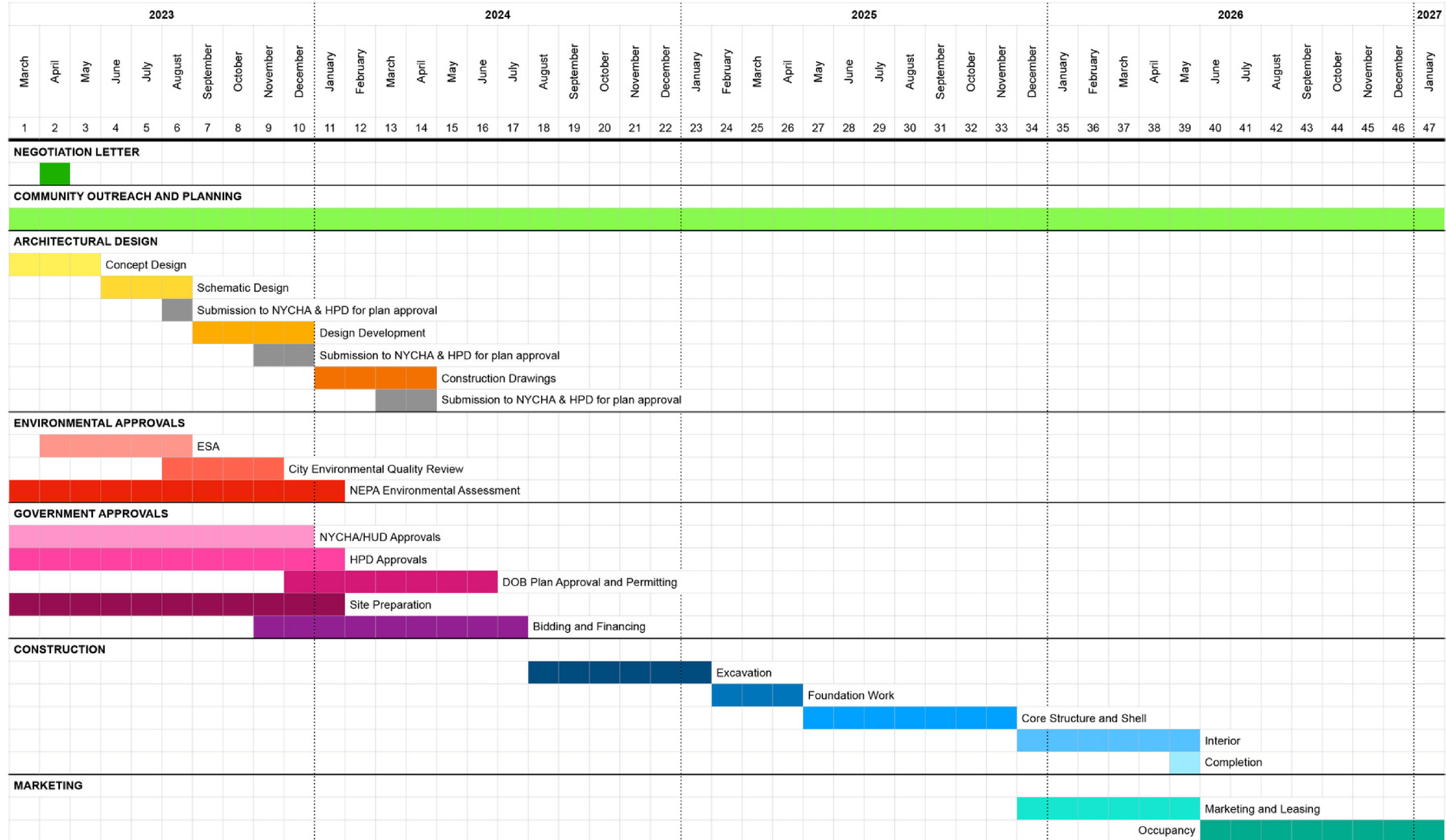
TAB C

REQUEST FOR
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03

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Development Schedule



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Design Narrative

TAB D

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04

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Design Narrative

- 11 floors
- ground floor open space, lobby, retail (M/WBE and community facility)
- green roof

Zoning

- R7-1

Massing and Site Capacity

- 24,000 sqf. lot area
- 150-200 residential units for senior citizens
- maximizing open space
- capacity ~ 200-400



Building Design

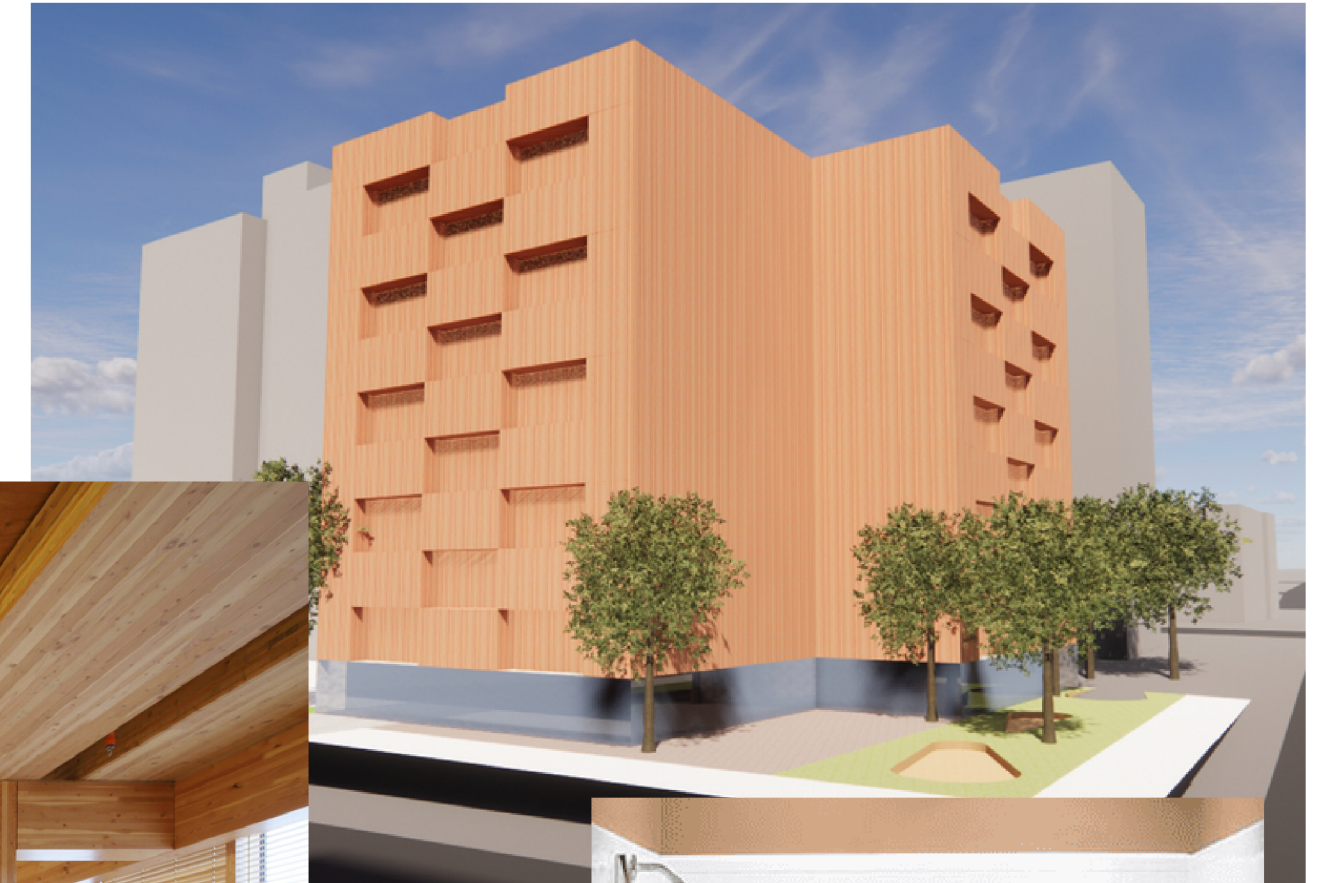
- particularities of "L" shape

Materials

- cross laminated timber
- concrete

Design Excellence

- handrails, ramps, emergency pull cords
- UFAS
- active design
- artworks



TAB E

REQUEST FOR
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Architectural and Urban Design Plans

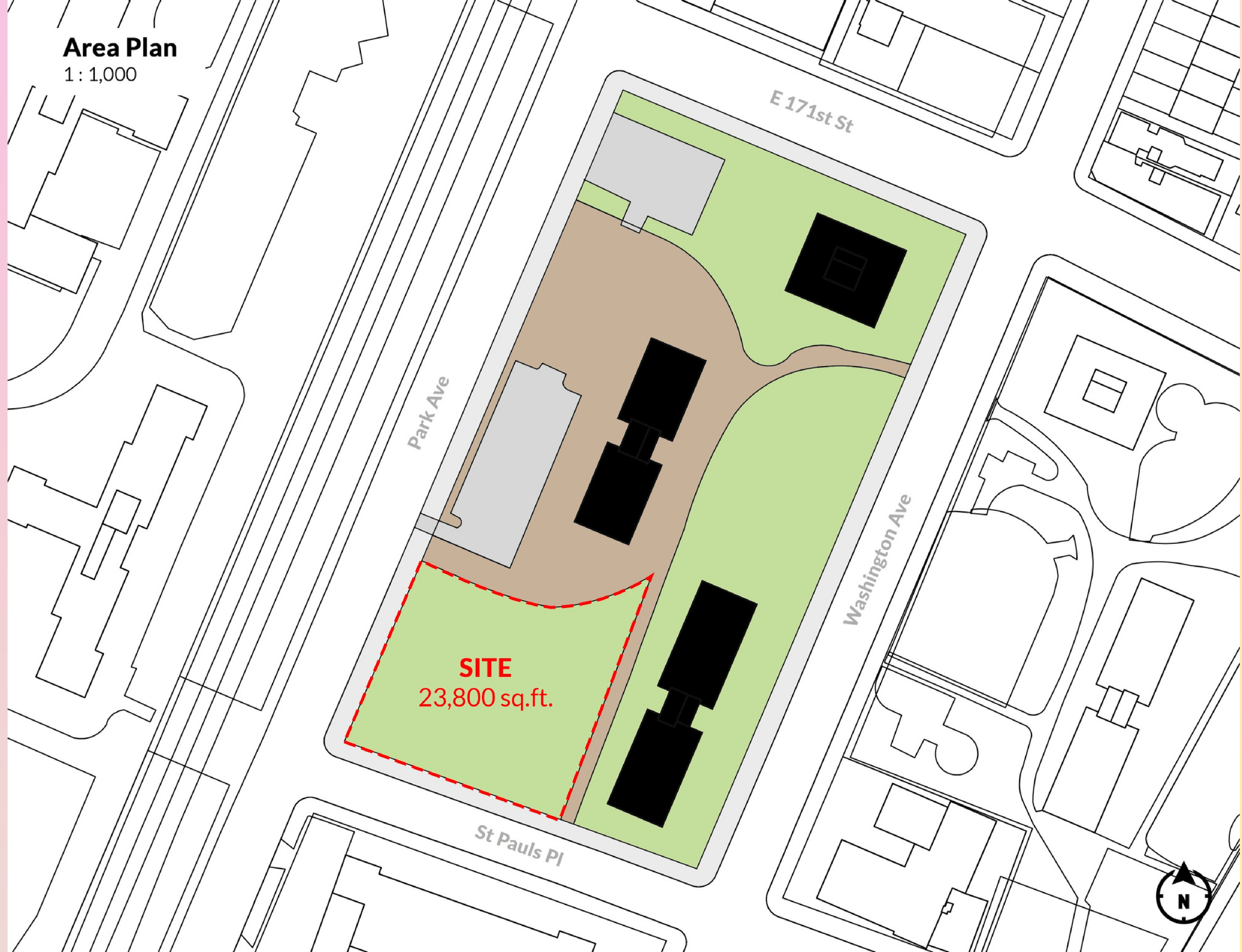
05

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Area Plan

1 : 1,000



Park Ave

E 171st St

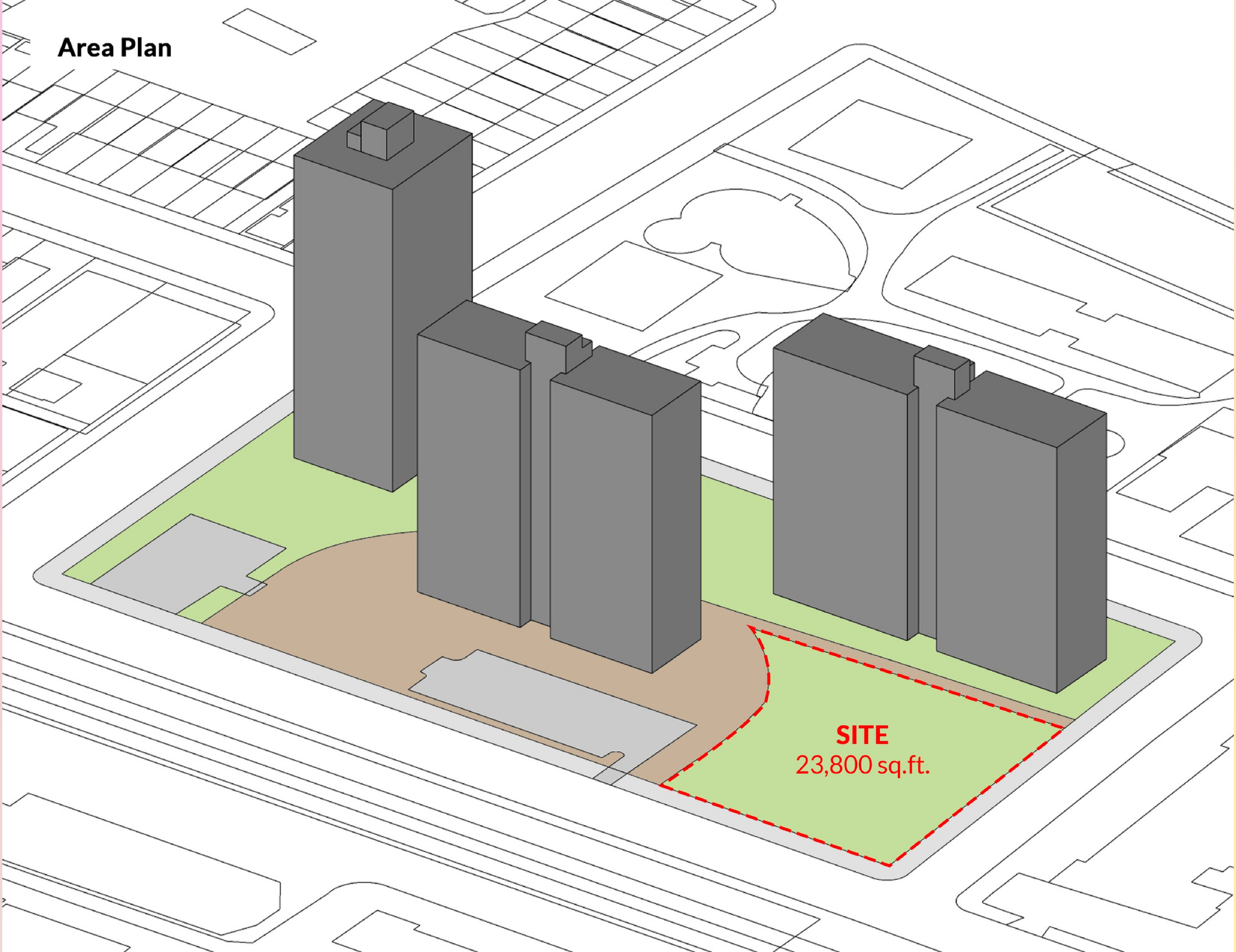
Washington Ave

St Pauls Pl

SITE
23,800 sq.ft.



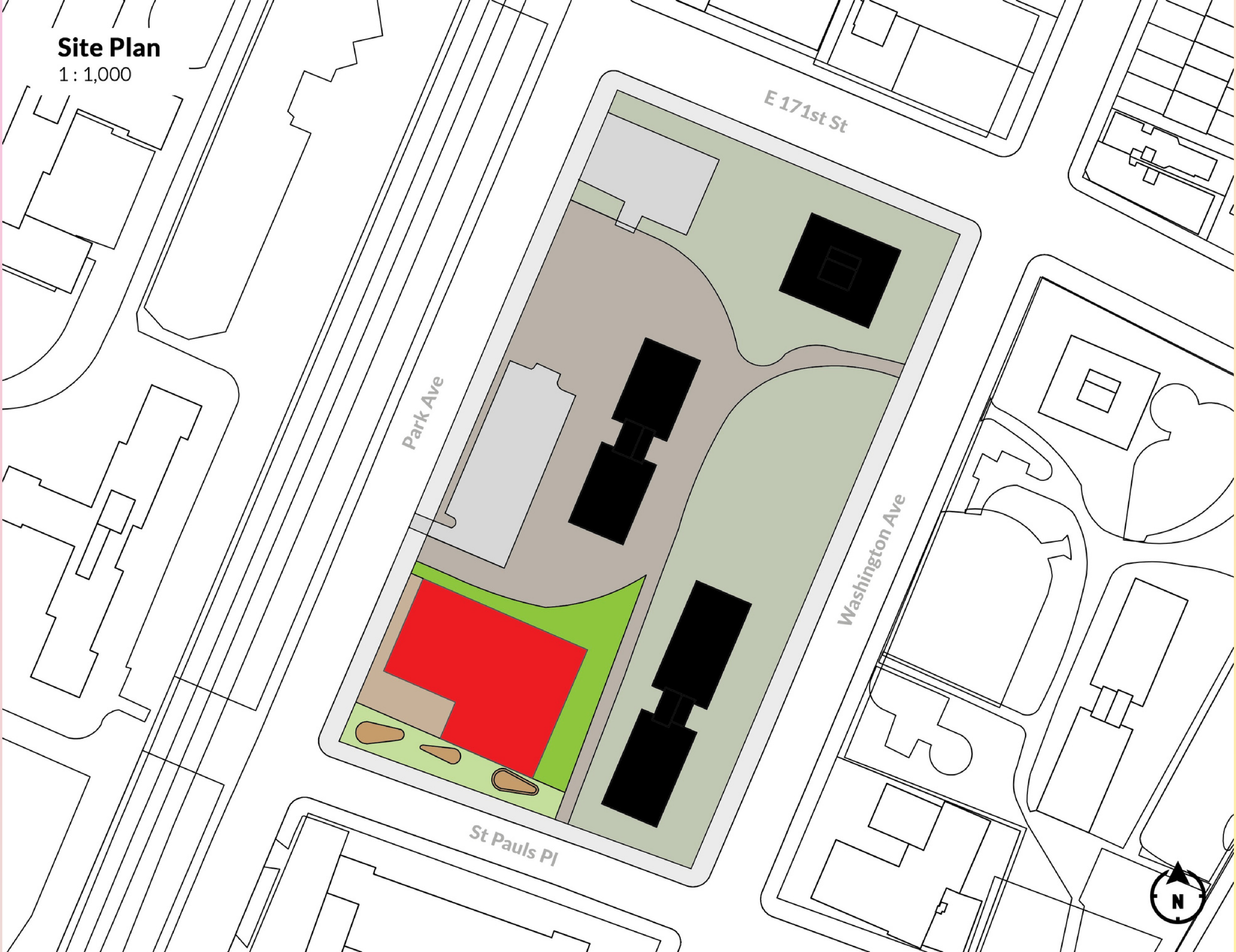
Area Plan



SITE
23,800 sq.ft.

Site Plan

1 : 1,000

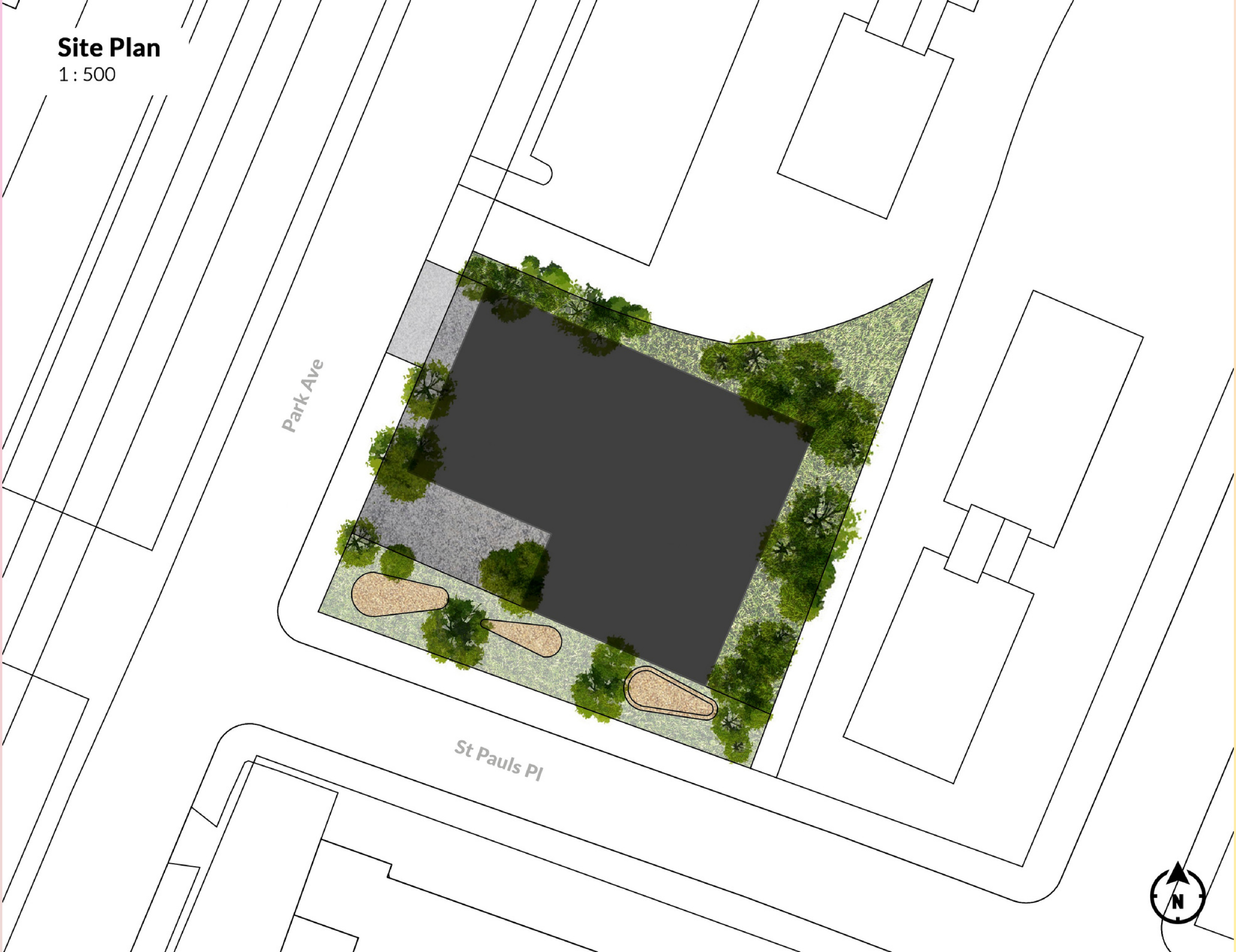


Site Plan

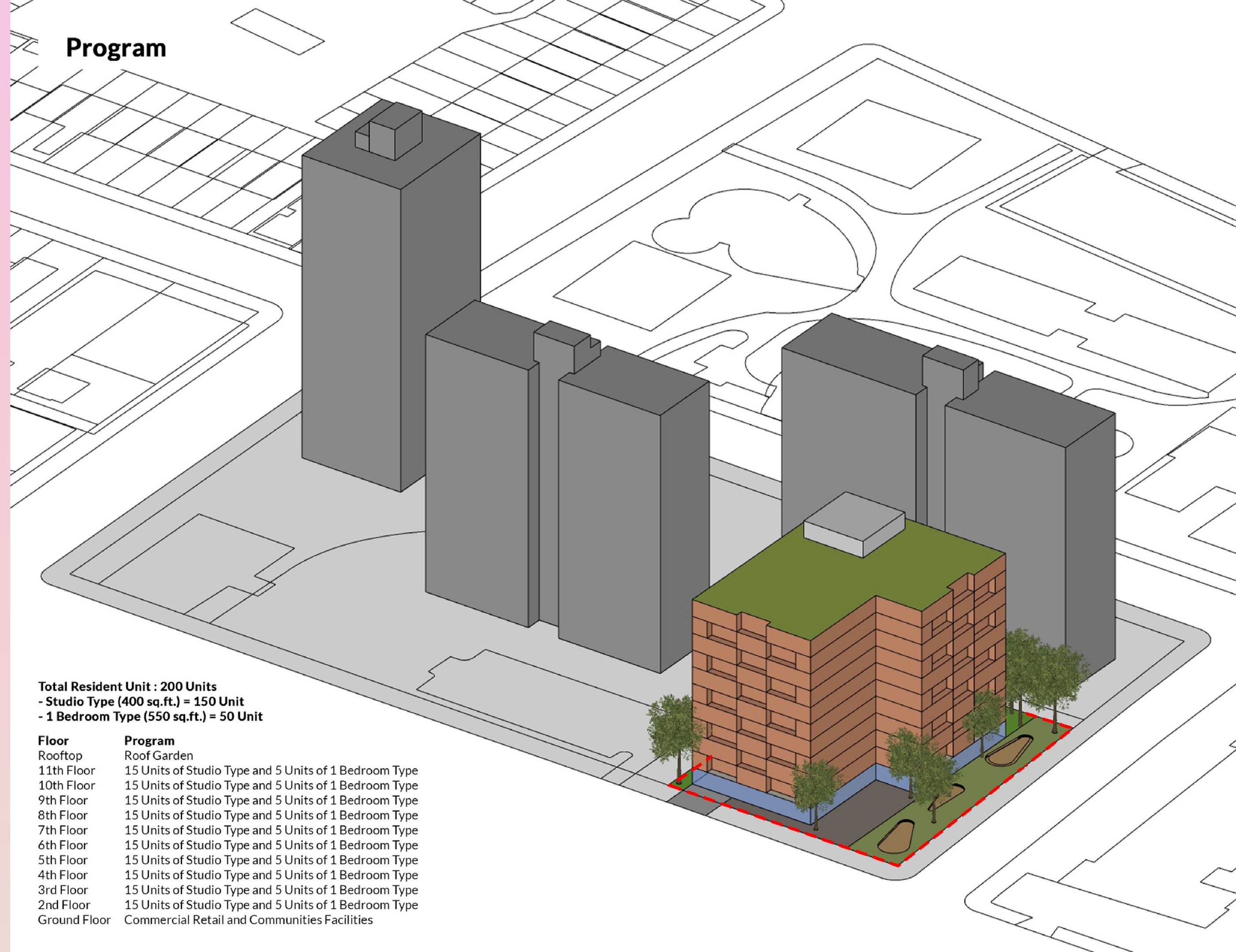
1 : 500

Park Ave

St Pauls Pl



Program



Total Resident Unit : 200 Units
- Studio Type (400 sq.ft.) = 150 Unit
- 1 Bedroom Type (550 sq.ft.) = 50 Unit

Floor	Program
Rooftop	Roof Garden
11th Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
10th Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
9th Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
8th Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
7th Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
6th Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
5th Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
4th Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
3rd Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
2nd Floor	15 Units of Studio Type and 5 Units of 1 Bedroom Type
Ground Floor	Commercial Retail and Communities Facilities



TAB F

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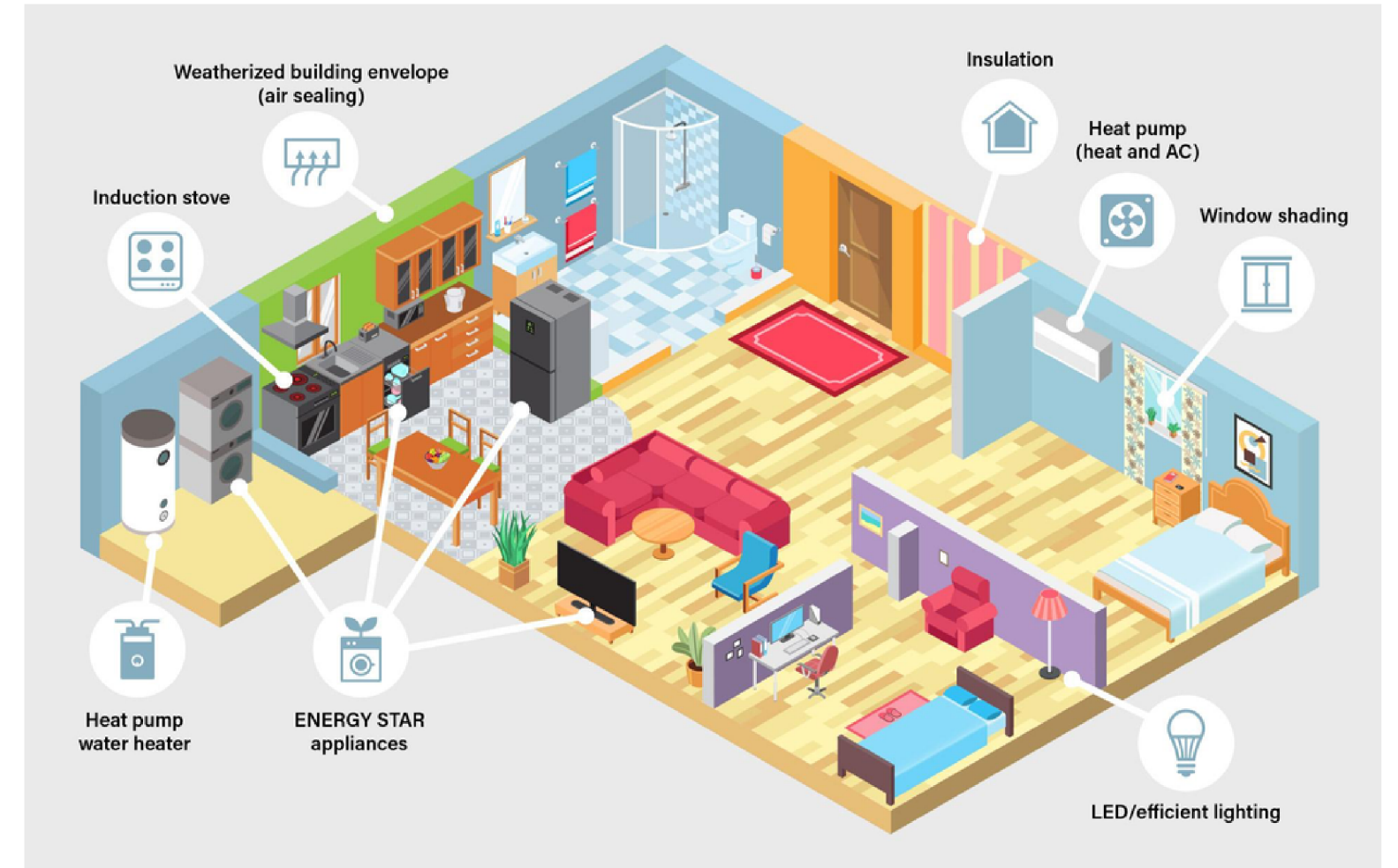
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Sustainability

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Activated Green Space



Energy Efficient

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TAB G

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Community Facility

07

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SENIORS

Older Adult
Center (OAC)
Mental Health

YOUTH

Workforce
EXCEL
Local programs



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Community Engagement Plan

TAB H

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LONG-TERM ENGAGEMENT

- Community Needs Assessment
- Listening Groups
- Steering Committee
- Site Visits

COMMUNICATIONS

- Project Website
- Newsletter

COMMUNITY BENEFITS AGREEMENT

- Commercial leasing to M/WBEs
- Local hiring
- 100% affordable

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TAB J

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Financing Submission

09

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Financial Summary

115 M

Total Dev Costs

12 M

Y15 Cash Flow

4.7M

gross income

1.4 M

M&O

Financial Summary ~ Sources

95.7 M

Construction
Loan

38.5 M

Permanent Loan

13 M

Soft Loans

50 M

LIHTC

Thank you!

Let us know if you have questions or clarifications.