

## SELECTION PROCESS

To determine the final designation for the Request for Proposals (RFP), NYCHA, HPD and HDC evaluated each submission and each applicant according to the threshold requirements described below. The information provided in each submitted proposal, references, and any other information about the applicant's performance and history were also taken into consideration.

## THRESHOLD REQUIREMENTS

- **Completeness:** The submission of all required forms and documentation is mandatory.
- **Development Experience:** Experience must include the successful completion of at least one new construction project with at least 100 residential units within the last seven years.
- **Management Experience:** Experience must include the successful management of at least 100 residential units in New York City within the last seven years.
- **Capacity/Current Workload:** Applicant must be capable of meeting the construction timeline with the current workload and other pending project obligations.
- **RFP Conformance:** Submission must meet all minimum site and program requirements.
- **Ability to Finance:** Applicant must have adequate financial resources and capacity to secure construction and permanent financing.
- **Feasibility:** The submission's development and operating costs must be within current industry parameters.
- **Adverse Findings:** An Applicant's Proposal will be rejected at any time during or after the evaluation process if such as defaults, convictions, or poor performance under any government-assisted program, convictions, etc.

Proposals that met all threshold requirements were comprehensively evaluated, rated, and ranked by the selection committee based on the competitive selection criteria:

Financial Feasibility 35%	Experience, Management & Capacity 30%	Building & Urban Design 25%	Program 10%
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## COMPETITIVE SELECTION CRITERIA

**Financial Feasibility:** Proposals were evaluated based on the reasonableness of estimated development and operating costs, proposed rents and other income, and demonstrated financial capacity to complete the project; preference given to plans extending the greatest affordability; and favorable ratings for plans that propose the least amount of subsidy and a share of developer fee for NYCHA.

**Development Experience, Management, & Capacity:** Previous development experience was examined. It reflects the applicant's demonstrated ability to carry out a quality project of this type, size, and complexity in a timely manner.

**Quality of Building & Urban Design:** Preference was given to proposals with strong safety and security plans, quality building design with creativity, connection to NYCHA development, amenities, and sustainability while maintaining reasonable costs.

**Program:** Preference was given to proposals that provide extended affordability, the deepest levels of affordability with the least amount of subsidy, as well as letters of interest from community facility operators and service providers.

*Learn more about NYCHA & HPD's request for affordable housing proposals in Brooklyn and the Bronx [here](#) or by visiting [www.nycha.nyc.gov](http://www.nycha.nyc.gov).*