

Request for Proposals

Manhattan CD 9 Affordable Housing Program Administrator

Issued by:



West Harlem Development Corporation
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April 10, 2014

West Harlem Development Corporation expresses its appreciation for the cooperation it received in the preparation of this document from New York City's Departments of Housing Preservation and Development, and City Planning.

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I Introduction

West Harlem Development Corporation (WHDC), a Delaware not-for-profit corporation, authorized to do business in New York, with its address at 423 West 127th Street, Ground Floor, Suite A, New York, NY, 10027, is seeking proposals from experienced and qualified not-for-profit organizations, and community development entities to function as the Manhattan CD9 Affordable Housing Program Administrator (Housing Administrator) as the principal activity under WHDC's management of an Affordable Housing Fund (Fund).

The Housing Administrator will report to WHDC, working with the Affordable Housing Committee (Committee) of the WHDC Board to:

- Design initiatives and programs to provide a range of flexible and affordable financing products to community-based and private developers for the purpose of preserving and developing affordable housing units in the Manhattan Community District 9 (MCD9) area of West Harlem. The boundaries of MCD9 are defined as: South to North from 110th street to 155th street; East to West from Manhattan, Morningside, St. Nicholas, Bradhurst, Edgecombe Avenues to the Hudson River (see map in Exhibit II).
- Leverage and attract additional funds from public and private sources in the form of debt, equity, and subsidy to supplement and expand the \$20 million seed money from Columbia University, described below, for the preservation and development of affordable housing in MCD9. It is the intention of WHDC to create a revolving fund that maintains the corpus of the initial amount of the Fund.
- Supervise the contractual and development processes of financing and development of housing units from the beginning to the end of projects.
- Keep WHDC's Board and its Committee informed of activities and progress.
- Manage relationships with and among stakeholders, including but not limited to: investors, developers, MCD9's elected officials, members of the Board of WHDC, applicable New York City agencies, and Community Board 9.

Starting in 2011 and over 25 years, Columbia University ("Columbia") is constructing approximately 6.8 million square feet of educational mixed-use development that will comprise the new Columbia University Manhattanville campus in West Harlem (Manhattanville Project). The 17-acre site that Columbia is developing is north of Columbia's historic Morningside Heights campus and consists of the four large blocks from 129th to 133rd Streets between Broadway and Twelfth Avenue, including the north side of 125th Street, as well as additional areas on the east side of Broadway from 131st to 134th Streets.

The Manhattanville Project will help solidify New York City as a world-renowned center for higher education and scientific research and enhance the City's ability to attract highly-skilled talent. According to the Modified General Project Plan, dated December 18, 2008, the project is anticipated to generate over 14,000 construction jobs over the

course of the 25-year build-out in the State of New York, and generate over a billion dollars in personal income for New Yorkers. Columbia expects to directly employ approximately 6,000 people at the project site. The Manhattanville Project was approved by the New York City Department of City Planning in November 2007 and by the New York City Council in December 2007.

Pursuant to the Restrictive Declaration entered into by Columbia University and as recognized in the May 18, 2009 Community Benefits Agreement (CBA) between Columbia and the predecessor organization to WHDC, the West Harlem Local Development Corporation (WHLDC), Columbia has committed to pay \$20 million for the creation of an Affordable Housing Fund in two installments of \$10 million each, triggered by two phases of construction. Phase I covers the period 2008-2025, and Phase II will cover 2025-2033. The goal of the Fund is to maximize the preservation and new development of affordable housing in MCD9. The objective is to address the potential for the Manhattanville Project to result in indirect residential displacement through increasing rents. The Manhattan CD9 Affordable Housing Program (Housing Program) is a program of the WHDC and as envisaged by the CBA, it seeks to use the Fund to preserve and develop affordable housing in MCD9. As of date, Columbia has paid the first \$10 million installment. The second installment may not materialize for at least 10 years from the date of this document. The \$10 million paid by Columbia for phase one is currently held in escrow by the New York City Law Department, and is expected to be released to WHDC's Fiscal Sponsor to fund the Housing Program.

WHDC issued this Request for Proposals ("RFP") on April 10, 2014 to identify and select the Housing Administrator. All proposals submitted will become the property of WHDC. Note that Proposers will be prohibited from receiving payments from the Fund as property developers or rehabilitators.

A **Proposers' Conference** will be held on Thursday April 24, 2014 in the office of WHDC at 3:00pm. If a different location is necessary, it shall be announced to prospective participants. The conference is not mandatory but parties interested in responding to this RFP are strongly urged to attend. Attendees should send an RSVP to Natali at nramirez@westharlemdc.org (646-476-3394)

An initial letter of **Intent to Submit a Proposal** must be postmarked by Monday May 12, 2014. A **Proposal Application** will be made available on-line to those invited to submit proposals by midnight on Wednesday May 28, 2014. The deadline for submitting the completed electronic proposal in response to this RFP is midnight (EST) on Friday July 18, 2014. WHDC will announce the winning proposal(s) by September 30, 2014.

The Intent to Submit a Proposal must be mailed to:

The Executive Director, Dr. Kofi A. Boateng
West Harlem Development Corporation
423 West 127th Street, Ground Floor, Suite A
New York, NY 10027

The Intent to Submit a Proposal is open to all nonprofit and community development entities that believe, on the basis of this RFP, that they can meet its requirements. The location of the organization is not a limitation to submit an Intent to Submit a Proposal. Questions should be directed by email to: kboateng@westharlemdc.org. Questions received by WHDC will be shared with all proposers of record.

II. Purpose

The purposes of the Fund and the Housing Program are to preserve, rehabilitate, and develop sustainable affordable housing within MCD9. It is expected that the Fund can help to preserve and/or create at least 300 units of affordable housing within five years.

The basic goal and objectives include the preservation, stabilization, and development with the objectives of increasing the stock of affordable housing, and preventing displacement of residents in MCD9. The resources of the Fund shall be used exclusively for projects and initiatives located in MCD9. Any lotteries for occupancy shall follow the guidelines of New York City's Department of Housing Preservation and Development (HPD), and be confirmed by the Committee. For the purpose of determining affordability, the Administrator shall use the prevailing income ranges that are consistent with U.S. Federal guidelines. However, subject to the sources of funds, and with the advice of HPD, the Committee may announce different schemes of affordability guidelines on a project-by-project basis.

WHDC is required to use a fiscal sponsor as a condition of the CBA. As such WHDC has entered into a Memorandum of Understanding (MOU) with Tides Foundation and Tides Center (Tides) whereby Tides provides fiscal sponsorship services for WHDC. These services include: receiving funds on behalf of WHDC, disbursing funds authorized by WHDC, maintaining accounting records, filing annual tax returns, and vetting non-profits recommended by the Board of WHDC for grant awards. The Affordable Housing Fund will be managed by Tides according to terms that will be negotiated as an addition to the current MOU dated December 7, 2012.

III. Affordable Housing Committee

The Affordable Housing Committee (Committee) shall provide input to the work of the Housing Administrator. It is a standing committee of the Board of Directors of WHDC. In addition to members of the Board of WHDC who populate the Committee, additional members shall be added as the Board deems necessary to provide guidance and advice. The advisory members shall include but not be limited to representatives from HPD. It may include representatives of the Department of City Planning; and others as the Committee may deem necessary for its functions. The Committee will review all letters, submissions, and proposals related to this RFP. The Committee will recommend candidates to the WHDC Board for selection as the Housing Administrator.

The Committee shall supervise the duties of the Housing Administrator. The supervision functions include but are not limited to workflow oversight, performance appraisals, fee reviews; and recommendations for contract extensions and modifications.

IV. The Manhattan CD9 Affordable Housing Program Administrator

The Housing Program will be administered by a third-party Housing Administrator and funded via the Fund. The Housing Administrator will be responsible for establishing the program's areas of priority in a manner consistent with the goals of the Program.

- A. The Housing Administrator's capacity, experience, and qualifications must include property preservation and development, underwriting, knowledge of housing laws and procedures in the City of New York, and access to the relationships required to leverage additional public and private resources for the Fund.
- B. The Housing Administrator shall design a program that provides a range of flexible and affordable financing products to nonprofit and private developers. The Housing Administrator shall leverage other sources of public and private debt, equity, and subsidy for the development and preservation of affordable housing in MCD9. Financing products could include flexible gap financing, acquisition, pre-development and construction loans; homebuyer assistance loans and grants; and senior citizen homeowner assistance loans and grants. The Housing Administrator is expected to recommend additional financing strategies to the Committee. In all projects, the Housing Administrator shall demonstrate how the principal of the Fund shall be preserved in a revolving manner over time.
- C. The Housing Administrator shall submit invoices to WHDC for the monthly costs of operating the Program according to the contract terms. Each invoice must be supported by the underlying documents and receipts. In addition, the Housing Administrator will have the responsibility to ensure that:
 1. All amounts billed to WHDC and payable from the Fund shall be solely for legitimate costs associated with the Housing Program and consistent with its goals and objectives.
 2. That all projects, programs, and initiatives that receive assistance from the Housing Program and are paid by the Fund are consistent with its goals and objectives.
 3. That all documentation submitted as part of the monthly invoices to WHDC have been reviewed and verified by a responsible officer of the Housing Administrator.
- D. The Housing Administrator shall be responsible, on behalf of WHDC, for the preparation, completion, and timely submission of all housing-related government reports, information requests, and compliance verifications required by City, State, and Federal government agencies in connection with the Program. (Note – Tides is responsible for the accounting and monthly financial reporting of the activities of the Fund. As part of its agreement with WHDC, Tides is also responsible for the filing of the annual Form 990 and Form 500 due to the IRS and the NY Charities Bureau respectively.
- E. The Housing Administrator shall meet with the Committee quarterly, and more often as necessary, to review performance, challenges, and opportunities. The

Housing Administrator shall submit monthly reports of the progress of activities with respect to housing preservation and development, financial commitments, leverage opportunities, and other items as necessary to cover the scope of activities of the Housing Administrator.

- F. The Housing Administrator shall be prohibited from receiving payments from the Fund as property developers or rehabilitators.

V. Profile of West Harlem Manhattan Community District 9 The Neighborhood

West Harlem is comprised of the neighborhoods of Morningside Heights, Manhattanville, and Hamilton Heights. These three neighborhoods, which form Manhattan Community District 9 (MCD9), each reflects the potential and promise of the community, as well as its corresponding challenges.

The boundaries of MCD9 are Cathedral Parkway (110th Street) on the South; 155th Street on the North; Manhattan Avenue, Morningside Avenue, St. Nicholas Avenue, Bradhurst Avenue and Edgecombe Avenue on the East, and the Hudson River on the West. Three well known sub-areas of West Harlem are “Sugar Hill” at the northeast corner of Hamilton Heights overlooking Jackie Robinson (formerly Colonial) Park, “Vinegar Hill” at the northeast corner of Manhattanville and the home of City College overlooking St. Nicholas Park, and “Cathedral Heights”, at the southeast tip of Morningside Heights and home to the famed Cathedral of St. John the Divine overlooking Morningside Park.

West Harlem’s neighborhoods are etched with the history of America. Alexander Hamilton’s home sits in St. Nicholas Park. The tomb of Civil War hero and former U.S. President Ulysses S. Grant is located on beautiful Riverside Drive, where author Ralph Ellison lived.

Each neighborhood is a distinct community. Morningside Heights in the southern portion of MCD9 contains many of the area’s numerous institutions - Cathedral Church of St. John the Divine, Bank Street College of Education, Columbia University, Barnard College, Teacher's College, Manhattan School of Music, Union Theological Seminary, Jewish Theological Seminary, The National Council of Churches, Riverside Church, Grotto of Notre Dame, and St. Luke's-Roosevelt Hospital Center. At the northern end of Morningside Heights are two large public housing complexes - The General Grant Houses, Manhattanville Houses and Morningside Gardens, a limited-equity cooperative.

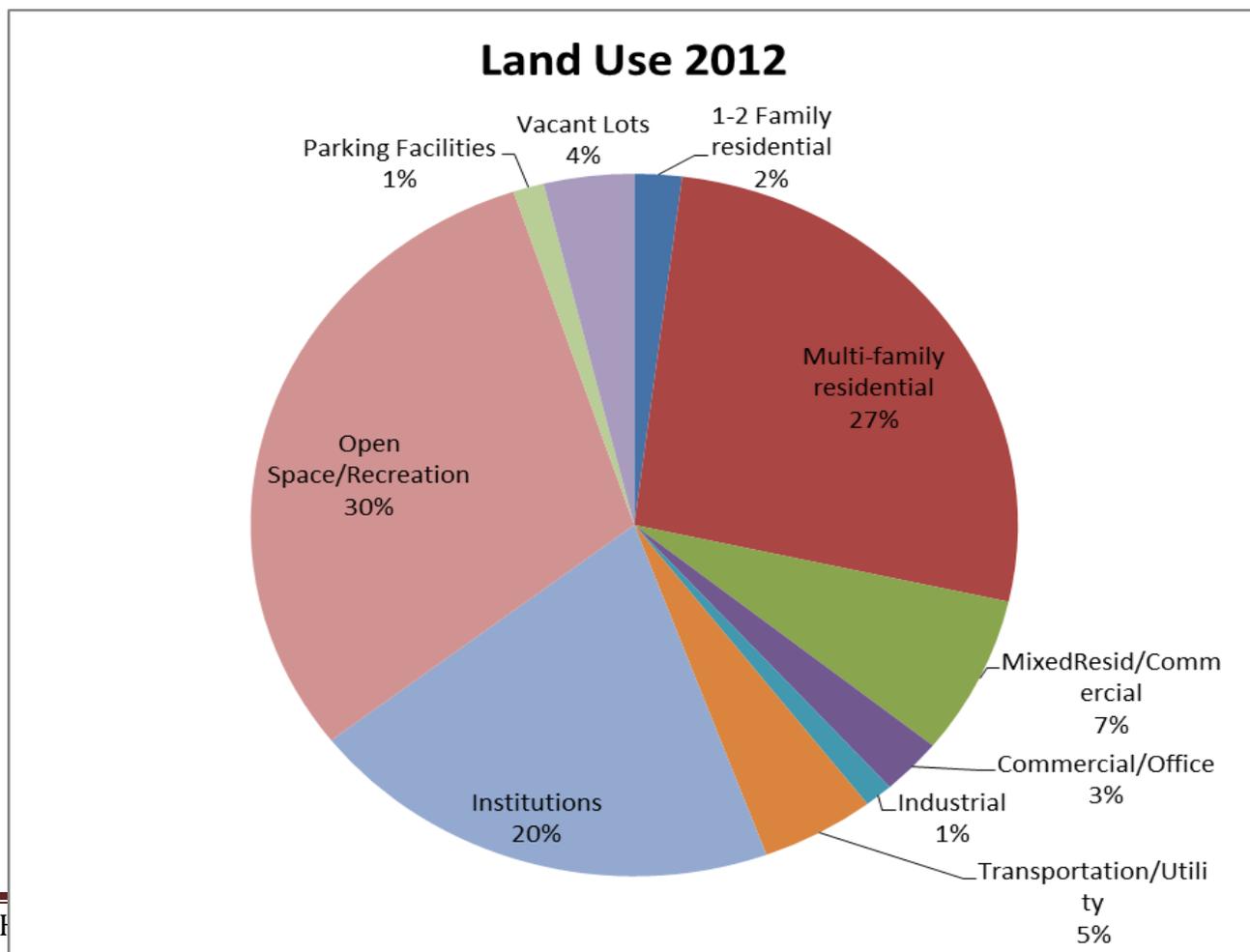
Manhattanville begins at roughly 123rd Street and extends northward to 135th Street. This area includes the south campus of the City College of New York, the Manhattanville Houses, Grant Houses, Riverview Towers/Riverside Community Housing at 3333 Broadway (a former Mitchell-Lama cooperative), and a number of

small commercial establishments. Manhattanville is also the site of Columbia University's planned 6.8 million square foot educational mixed-use Development.

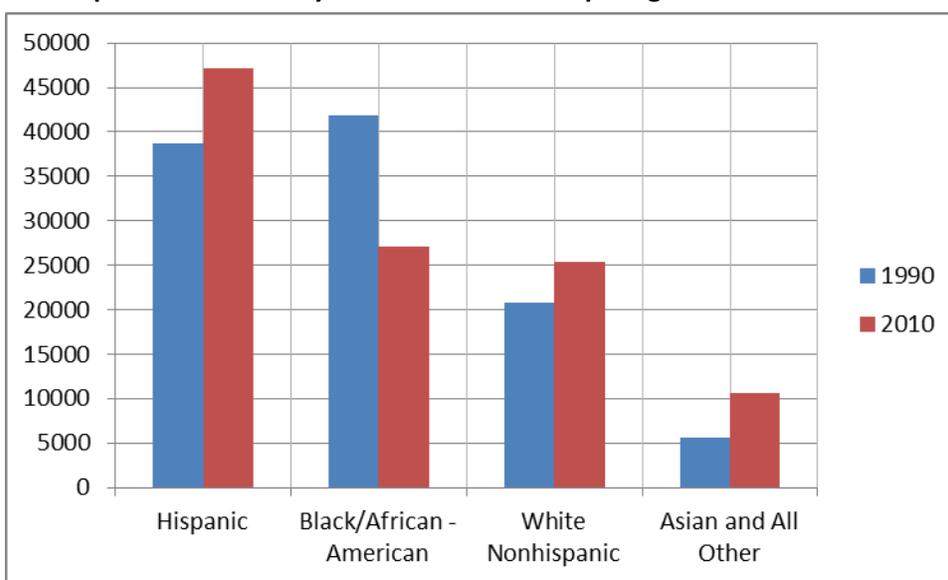
The northern-most section of MCD9 is comprised of Hamilton Heights. Part of this area is designated the "Hamilton Heights/Sugar Hill Historic District." Hamilton Heights is home to a substantial number of owner-occupied brownstones, the city-owned Audubon Houses, a large number of Housing Development Fund Cooperatives (HDFCs), the north campus of City College, Convent Avenue Baptist Church, the Dance Theatre of Harlem, and the Church of the Intercession. There are very few vacant structures. The majority of the small businesses in this area are operated by a diverse group, including African-American, Hispanic/Latino, Middle Eastern, Caribbean and Asian. Hamilton Heights is also home to the North River Pollution Control Plant. Riverbank State Park is located on the roof of the plant.

Population, Income, and Housing Characteristics

According to information compiled by the New York City Department of City Planning and available at the website of Manhattan Community Board 9, the population of MCD9 fell slightly from 111,724 in 2000 to 110,193 in 2010. The number of people receiving government assistance, such as TANF cash, Supplemental Security Income, and Medicaid was 40,957 in 2012 (37.2%). The total acreage of MCD9 is 961.3 occupying 1.5 square miles. The land use of the 2,513 lots of MCD 9 is as represented by the chart below:



MCD9 Population - Mutually Exclusive Race - Comparing 1990 to 2010



Between 1990 and 2010, the population of Black/African-American Non-Hispanic fell from 41,849 (39%) to 27,109 (25%) of the MCD9 population. The 35% decrease in the Black/African-American population was countered by the significant increase in the population of people of Hispanic origin that rose from 38,666 (36%) in 1990 to 47,102 (43%) in 2010. The increasing numbers of White Non-Hispanic mark a strongly diversifying community.

Housing and Income

The table below shows some indices for housing in MCD9. The information for 2008 and 2011 were taken from the Housing and Vacancy Survey Data for Sub-Borough Areas, provided by New York City's Department of Housing Preservation and Development.

Housing and Household Income in CD9

	2008	2011
Total number of housing units	54,930	49,142
Housing units-rental	45,420	36,634
Housing units-owner	7,024	9,818
Number of families doubling up	10,707	10,133
Percent living below poverty	21.40%	22.60%
Median monthly rent	\$ 900	\$1,175
Gross Rent/Income Ratio (rentals)	27.80%	30.80%
Percent with income below 50% of AMI	43%	42.70%
Unregulated rental housing	16.20%	21.60%
Rent stabilized	58.90%	55.40%
Median Income	\$38,274	\$42,000

Source: Housing & Vacancy Survey - HPD Sub Borough Areas
CD9 is classified as Morningside/Hamilton heights in Manhattan

The Average Median Income (AMI) for New York City were

<i>Family of four</i>	<i>\$59,700</i>	<i>\$64,200</i>
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The housing stock decreased by 11% in just three years in CD 9. As more units became owner-occupied, the rental units decreased by 19%. Underscoring the decrease in rental units is the phenomenon of gentrification that is exerting an upward pressure on median gross rent, increasing percentage of income to meet rent cost, a decrease in stabilized units, and an increase in median income reflecting the infusion of higher

wealth of new arrivals. In spite of this, note that the median income in CD 9 is well below the AMI amounts that are used by the Federal government to calculate rent subsidies and investment in affordable housing.

The 2007 Final Environmental Impact Statement (FEIS), prepared by the Department of City Planning in connection with the Columbia-Manhattanville rezoning, identified a potential for the Manhattanville Project to result in the indirect residential displacement of renters through upward pressure on rents for units that are not rent-controlled or rent-regulated. What was anticipated in 2007 is happening in CD9 at an increasing rate. Indirect residential displacement can also lead to overcrowding, which can produce substandard living conditions for residents by straining the physical conditions of the building. With over 90% of the buildings in the area built or rehabilitated more than 13 years ago, this could adversely affect the housing stock. Ninety-four percent of all housing units were built, or most recently rehabilitated more than 15 years ago and might be in need of capital improvements.

Additional information on the population and housing profiles from the 2010 US Census data is provided in Exhibit I.

VI Proposal Submission Requirements

There will be two parts to the proposal process. The first is a Letter of Intent that prospective Proposers are required to submit by the date indicated below. After a review of the Letters of Intent, WHDC will invite pre-qualified candidates to submit a full proposal online. The online Proposal and the Intent to Submit a Proposal together constitute the Request for Proposal (RFP) for the Manhattan CD9 Affordable Housing Program.

A. Letter of Intent

The initial Letter of Intent to Submit a Proposal should include the following:

1. A description of the Proposer's company profile that should include an identification of the corporate status (i.e. nonprofit, or for profit), evidence of relevant experience, summary of the organization's financial profile for the last three years', and resumes of the principals of the organization (20 points).
2. A response to the question: *Why Our Organization is Best Qualified to be selected as the Manhattan CD9 Affordable Housing Program.* This response should not exceed two-pages (single or double lined with no less than 11-point font (40 points).
3. A separate listing and brief descriptions of no more than three projects that have been administered by the organization and are similar in objectives to the Manhattan CD9 Affordable Housing Program (20 points).
4. Three professional references (20 points).
5. Contact information, including e-mail.

The entire Letter of Intent to Submit a Proposal should not exceed ten pages.

The Letter of Intent to Submit a Proposal should be sent by certified mail postmarked no later than May 12, 2014 to:

The Executive Director
West Harlem Development Corporation
423 West 127th Street, Ground Floor, Suite A
New York, NY 10027

Please mark the letter- Manhattan CD9 Affordable Housing Program. The response can also be sent as a *pdf* document to kboateng@westharlemdc.org. All receipts will be acknowledged.

B. Electronic Application

The Committee shall review and evaluate the Letters of Intent to Submit Proposals. Those that score an average of 80% shall be invited by WHDC to submit full Proposals online. The electronic application shall include but not be limited to the following items:

- 1) An updated description of the Proposer's company profile that should include an identification of the corporate status (i.e. nonprofit, or for-profit), evidence of relevant experience, summary of the organization's financial profile for the last three years, and resumes of the principals of the organization. In addition, a list of the members of the Board of Directors, annual reports, press clippings, and additional information that would aid in the assessment of the integrity and capability of the proposer should be included. The electronic application has the capability to upload Excel, Word, and PDF documents.
- 2) A description of, and the roles played by the Proposer in two cases similar to the Program, including a description of the affordable housing benefits achieved.
- 3) A description of the Proposer's vision of how it would meet the goals of the Program as indicated in this RFP, including a description of potential products and leveraging of other funding sources that can be achieved on a short and longer term basis.
- 4) The Proposer's grand plan for preserving the corpus of the Fund.
- 5) A list of four references – banks, auditors, and customers.
- 6) A description of the Proposer's team that may be assigned to the Program and how many hours a week each would work and in what capacity.
- 7) A description of a proforma "typical" project that can be undertaken in MCD9 and how it would be financed.
- 8) An assessment of the housing situation in CD9 West Harlem and an estimate of the units of affordable housing that can be preserved and developed within five years.
- 9) A three-year fee proposal that should not include the cost of a housing project, and be limited to the Housing Administrator's administrative direct costs and overhead. The percentages of profit or overhead must be disclosed. Note that the proposer cannot receive payments for property development and rehabilitation.
- 10) Proposer's plans for communications with the Committee.

VII. Selection Process and Selection Criteria

Selection Process

The Committee will review and evaluate all proposals. Proposals shall be evaluated with respect to their responsiveness to the requirements of the online proposal.

Before the due date, Proposers can address questions to the attention of the WHDC Executive Director, Dr. Kofi A. Boateng, at kboateng@westharlemdc.org. Questions and answers will be shared with all Proposers. The Selection Committee will review all proposals for completeness and compliance with the terms and conditions of this Request.

The Committee will invite three finalists to meet with it, separately, and submit their best and final offers.

The Committee will make recommendations of the three finalists, and eventually the finalist to the WHDC Board who will make the final decision in the choice of the Manhattanville Affordable Housing Program Administrator.

Selection Criteria

The selection criteria will be on a points system. The points will follow the list of questions asked of Proposers and as indicated in Section VI (B). The distribution of the points will be disclosed ahead of time to all proposers simultaneous with the opening up of the electronic proposal.

Additional Information

WHDC reserves the right to request additional information from Proposers to facilitate the work of the Selection Committee. However WHDC will not attempt to rewrite or correct errors or fill in omissions.

Key Dates

- 1. Release via publication of the Request for Proposals – April 10, 2014**
- 2. Proposers Conference:**
Date: Thursday, April 24, 2014
Time: 3:00pm
Venue: Office of West Harlem Development Corporation, 423 West 127th Street, Ground Floor Suite A, New York, NY 10027, (between Amsterdam Avenue and Convent Avenue (Access Amsterdam Avenue from 126th Street if walking). If driving, turn to 127th St from Convent Avenue. There is a paid parking lot opposite the office). RSVP to attend Proposer's Conference: Call (646) 476-3394 (Natali) or e-mail nramirez@westharlemdc.org .
- 3. Letter of Intent to Propose:** Due via certified mail by 5:00pm –postmarked no later than Monday, **May 12, 2014**. Mail to: The Executive Director, West Harlem Development Corporation, 423 West 127th Street, Ground Floor Suite A, New York, NY 10027.
- 4. Invitations to submit Electronic Proposal - from WHDC by Wednesday, May 28, 2014.**
- 5. Electronic Proposals –Final Submission date: Midnight (EST), Friday, July 18, 2014.** (The system will be designed to allow Proposers to save their work to be completed subsequently.)
- 6. Announcement of Finalist(s) - by WHDC's Board by Tuesday, September 30, 2014.**

VIII General Conditions

- a) WHDC will choose the Proposer whose experience, program design, and fees offer the best value for the organization. In this, WHDC reserves the right to split the duties and make offers to more than one Proposer.
- b) The selection of the Housing Administrator, consistent with the provisions of the RFP, is subject to the approval of WHDC's Board of Directors as presented by the Committee. The choice of the Housing Administrator may be subject to the approval of one or more New York City Agencies. Proposers may be asked to fulfill additional application requirements of one or more New York City and State Agencies. Where these apply, advance information will be given to the Proposers.
- c) WHDC will not pay for or refund any costs and expenses incurred by a Proposer in responding to this Request, or by the successful Proposer following selection or designation.
- d) No Proposer will be selected if, subsequent to, or in the course of the review of the background of the Proposer, adverse findings as described below come to the attention of WHDC. The selected Proposer may be required to complete a questionnaire and submit to a duly authorized background check.
- e) This Request may be reissued, amended, extended, or withdrawn if it is deemed in the best interest of WHDC to do so, or if, in the sole and absolute judgment of WHDC, the responses are unacceptable. The issuance of this Request does not obligate WHDC to undertake any action.
- f) All proposals submitted become the property of WHDC. WHDC reserves the right to use the proposals submitted as a basis for negotiation with Proposers or other parties as WHDC deems appropriate.
- g) WHDC will use its website www.westharlemdc.org to communicate messages related to the RFP.

IX Adverse Findings

An Applicant may be rejected at any time during the evaluation process if adverse findings are made with regard to the Applicant or any of its principals or related

entities, including, but not limited to, adverse findings with respect to any of the following:

- Past or pending government or private mortgage foreclosure proceedings or arrears with respect to any property owned or managed by the Applicant.
 - Past or pending governmental tax or lien foreclosure, or substantial tax arrears.
 - Findings of tenant harassment or a pending case of harassment.
 - Arson, fraud, bribery, or grand larceny conviction or a pending case.
 - Past or pending default on any obligation to, unsatisfied judgment or lien held by, or contract with, any governmental agency.
 - Past or pending suspension, debarment, or finding of non-responsibility by any government agency.
 - A past or pending voluntary or involuntary bankruptcy proceeding.
 - A negative history with HPD or any other government agency.
- B. Any material misrepresentation made by an Applicant or any failure by an Applicant to disclose any material information in connection with its response to this RFP may result in the Applicant's disqualification from consideration for inclusion on the list of Qualified Proposers, or, if Applicant is already on the list of Qualified Proposers, the removal of the Applicant from the list of Qualified Proposers as well as Applicant's disqualification from consideration for future WHDC RFPs.

Exhibit I - Manhattan Community District 9 – Additional Information

Population Characteristics (Based on 2010 U.S. Census)

Age Profile

Under 5 years	5,386	4.9%
5 to 9 years	4,965	4.5%
10 to 14 years	5,178	4.7%
15 to 19 years	9,116	8.3%
20 to 24 years	15,232	13.8%
25 to 44 years	35,530	32.2%
45 to 65 years	22,940	20.8%
65 years and over	11,846	10.8%

Household Profile

Family Households

Married-couple family	9,465	23.7%
with related children under 18 years	4,514	11.3%
Female householder, no husband present	8,775	22%
with related children under 18 years	4,935	12.4%
Male householder, no wife present	2,358	5.9%
<u>with related children under 18</u>	<u>1,030</u>	<u>2.6%</u>
Total Family households	20,598	51.7%

Nonfamily households **19,258** **48.3%**

Households with one or more persons 65 years+ **9,468** **23.8%**
 Total housing units **42,973**

Housing Profile

Occupied Housing Units:

Renter occupied	34,828	87.4%
Owner occupied	5,028	12.6%

By Household Size:

1 person household	13,668	34.3%
2 person household	11,386	28.6%
3 person household	6,186	15.5%
4 person household	4,197	10.5%
5 person +	4,419	11.1%

Exhibit II - Map of Manhattan Community District 9



Source: Website of Manhattan Community District 9