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# NYC Mass Timber Studio Cohort 3: Advancing Housing Development

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Virtual Information Session

Wednesday, October 7th, 2026 | 12 – 1 PM

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# About NYCEDC

As a mission-driven, nonprofit organization, we take a comprehensive approach through four main strategies:

- 01 Strengthen** confidence in NYC as a great place to do business
- 02 Grow** innovative sectors, with a focus on equity
- 03 Build** neighborhoods as places to live, learn, work, and play
- 04 Deliver** sustainable infrastructure for communities and the city's future economy

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# Agenda

- **Request for Applications (RFA) Overview (15 mins)**
  - NYC Mass Timber Studio (Studio) Objectives
  - Policy Context
  - Eligibility Criteria
  - Application Requirements
- **Studio Program (15 mins)**
- **Q&A Session (20 mins)**
  - Online Form
  - Webinar Chat

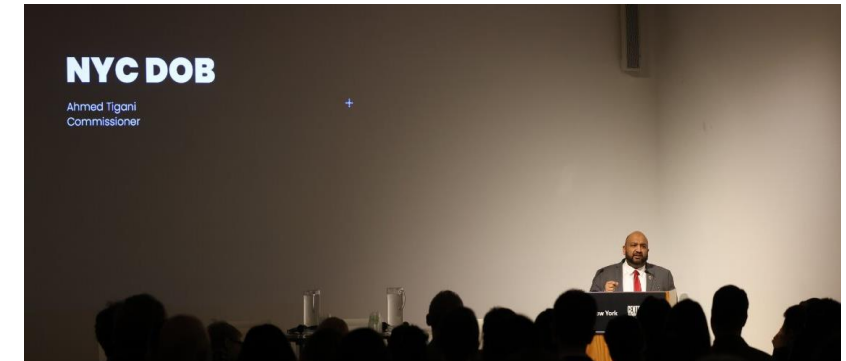
# NYC Mass Timber Studio

Operated by NYCEDC, the NYC Mass Timber Studio is an **accelerator program designed to provide technical assistance, regulatory guidance, and grants** to design and development teams working on New York City based projects.

The Studio has run 2 cohorts since its launch in 2023, supporting 14 projects with a focus on civic buildings and residential development

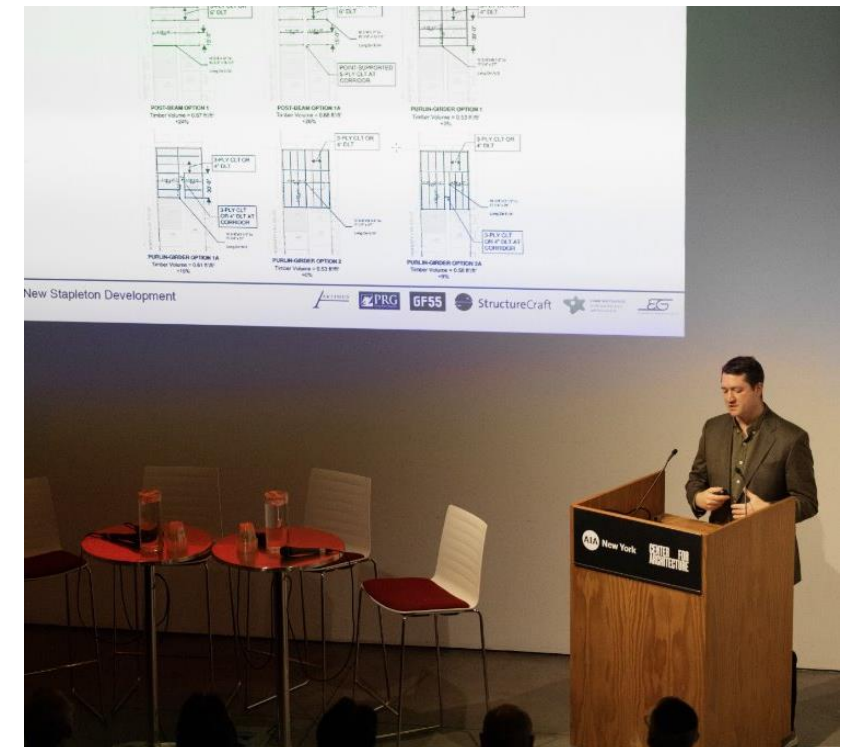
Impact by the numbers:

- **~75 Studio participants** across architecture, engineering, real estate development, and construction management
- Total **850,000 sq ft** assessed for mass timber development
- **10 of the 14** projects located in environmental justice areas
- Project life cycle assessments reported on average **30-40% reduction in Global Warming Potential** from comparative structural models



*Image Above: DOB Commissioner Tigani giving opening remarks at Cohort 2 Final Event;*

*Image Below: Final Project Presentation from New Stapleton Development Team*



# Supported by a coalition of Government agencies and industry partners



## **NYCEDC (Program Operator)**

NYCEDC will administer and implement all Studio programming, cohort selection, and relevant operations and communications.



## **New York City Department of Buildings (DOB) (Regulatory and Code Advisor)**

DOB will provide regulatory insights and guidance regarding building code requirements, permitting processes, and compliance pathways related to mass timber construction.



## **FDNY (Fire and Construction Safety Advisor)**

FDNY will provide expertise related to fire safety, construction-phase requirements, operational considerations, and applicable regulations affecting mass timber projects.



## **MOCEJ (Policy Advisor)**

MOCEJ will help identify opportunities to align project-level embodied carbon analysis and workforce development activities with New York City's broader climate action and green jobs strategies.



## **USDA Forest Service (Strategic Partner)**

USDA Forest Service will provide strategic guidance to advance mass timber adoption within New York City.



## **WoodWorks (Technical Assistance Partner)**

WoodWorks will support participating project teams through subject matter workshops and technical assistance sessions designed to improve project feasibility and delivery readiness.



## **Softwood Lumber Board (Funding Partner)**

SLB will provide financial support and strategic guidance to advance mass timber adoption within New York City.



## **AIA NY (Industry Development Partner & Public Convening Host)**

AIA NY will support industry outreach and engagement with New York City's design and development community through hosting public convenings at the Center for Architecture.

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# Advancing Individual Projects While Building NYC's Mass Timber Market

## For Participating Project Teams

### **Project Support**

Advance feasibility, design and engineering of real-world mass timber projects in NYC

### **Regulatory Navigation**

Receive guidance on NYC's permitting, code and safety requirements for mass timber

### **Industry Connections**

Engage with a network of technical experts, agency advisors and peers to build momentum and unlock deployment opportunities.

## For the City

### **Demonstration Pathways**

Identify barriers and enablers to mass timber construction through hands-on project work

### **Policy & Market Readiness**

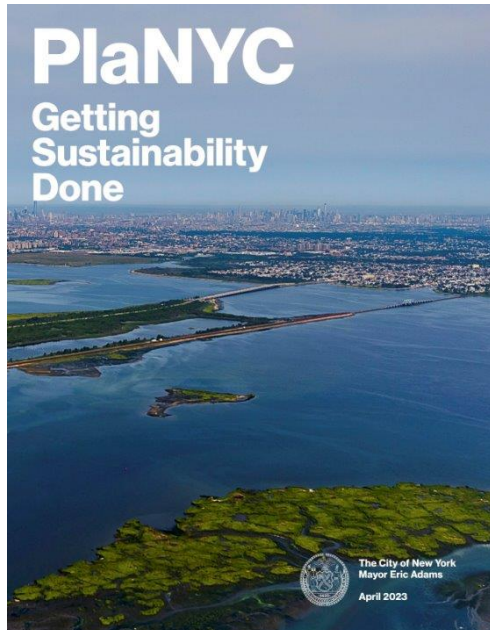
Generate insights to inform local code updates, permitting guidance and decarbonization efforts

### **Supply Chain and Industry Development**

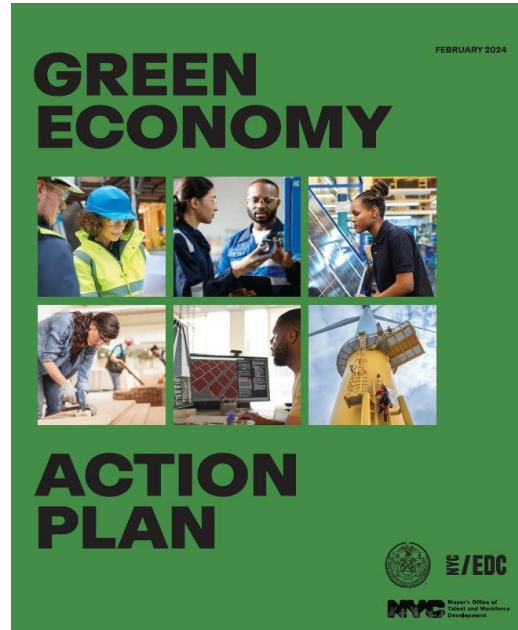
Lay the groundwork for a regional mass timber economy by creating demand signals and highlighting local project potential

# Policy Context: Advancing Climate & Housing Goals

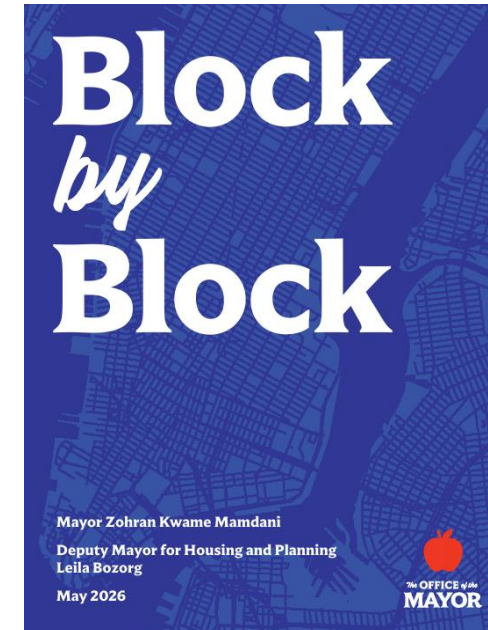
Mass timber represents a significant opportunity to adopt industrialized construction practices, reduce embodied carbon emissions, and advance a growing clean construction economy.



**PlaNYC 2023** commits to 50% embodied carbon reduction target for City projects by 2033 and the Mayor signs **Clean Construction Executive Order 23** into effect



**Green Economy Action Plan** projects that green economy jobs in the building decarbonization sector will double by 2040 and NYCEDC launches the **NYC Mass Timber Studio**



**Block by Block: NYC Housing Plan** commits to advancing industrialized construction methods (like mass timber) to construct housing more efficiently and faster, and commits to launching **Mass Timber Studio Cohort 3**

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# Cohort 3: Accelerating Housing Development Overview

NYCEDC aims to select up to **8 multi-family residential projects** that represent a diverse cohort across geographies, ownership structures, affordability levels and housing typologies. Studio goals include:

1. **Support active housing development projects** that contribute to the City's housing production goals and demonstrate innovative approaches to residential construction.
2. **Support the City's efforts to reduce emissions associated** with building construction through low carbon structural systems.
3. **Expand technical knowledge and practical experience** among project teams, designers, engineers, developers, builders, public agencies, and other stakeholders.
4. **Explore new approaches to project delivery, prefabrication, digital design coordination, and procurement practices** that can improve efficiency, reduce waste, and support more integrated development processes.
5. **Generate project-based insights** that can help identify opportunities and barriers related to code implementation, permitting, project financing, insurance, labor, and supply chain development.

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# Eligibility Criteria

NYCEDC is seeking applications from active housing development projects that demonstrate a meaningful opportunity to evaluate and advance the use of mass timber.

To be considered, projects must:

- Be located within one of New York City's five boroughs
- Primarily involve multifamily residential or mixed-use development with a significant housing component, with a preference for projects delivering affordable housing
- Be actively advancing through planning, design, or predevelopment activities
- Demonstrate a realistic pathway toward implementation
- Be positioned such that participation in the Studio could meaningfully influence project outcomes
- Demonstrate a willingness to explore mass timber applications as part of the project development process
- All proposals must identify a lead applicant; teams may be led by a development entity and/or an interdisciplinary team composed of an architect and client. Other expert consultants such as engineering, acoustics, sustainability, and/or general contractor may be included in the application and are welcome to participate in all Studio programming
- Applicants must be authorized to conduct business in New York State

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# Application Requirements (1/2)

Application Submissions must be formatted as a single PDF and uploaded in a .zip file to the procurement site by **October 30<sup>th</sup> at 4PM ET**

## 1. Applicant Contact Information

- Provide the personal name, phone number, and email address for the principal team contact. All application and selection process communications will be with the Applicant Contact
- Provide firm name, website, and address
- Provide firm organization type and organizational structure (e.g., 501(c)(3), corporation, partnership)

## 2. Team Profile

- Overview of project team, including any specialty consultants
- Describe the project team's expertise and experience (*Design teams without experience or expertise with mass timber construction are eligible to apply*)
- Describe the diversity and equity efforts of your organization and how they have been implemented at the design team level
- Include any certificates held by project team including minority and/or women owned business certification

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# Application Requirements (2/2)

## 3. Project Overview

- Project name and location within New York City
- Provide project schedule (project phase and timeline) and, if permitting has begun, status of permit and other design approvals
- Project cost estimates and a schedule of expenses

## 4. Project Description

- Building owner, program and uses
- Building characteristics including area (sf) and height (stories and feet)
- Development illustrations including at minimum 1 site plan, 4-5 building plans, elevations, sections and/or diagrams to best demonstrate project eligibility
- Sustainability goals, which may include LEED, carbon neutrality, resiliency, and indoor environmental health

## 5. Statement of Interest and Commitment to building with Mass Timber

- Describe design team's motivation for applying to the NYC Mass Timber Studio program and intent to design with mass timber
- Submitted projects should identify how it will advance Studio's goals and accelerate adoption of mass timber design and construction

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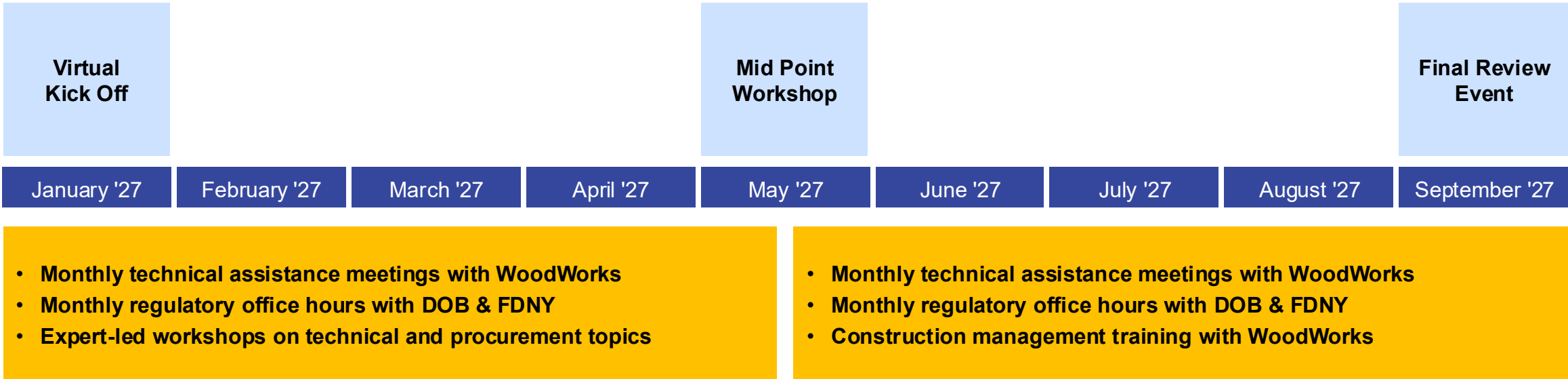
# Selection Criteria

Grants will be awarded on a competitive basis on the following criteria (out of 100)

- **Project Readiness & Fit (20/100)**  
Applicant projects should be in the early stages of design and development with the capacity and sufficient project planning time to actively participate in the Studio program, fulfill Studio program requirements (including fully assessing mass timber building solutions), and have the potential to implement mass timber building practices. Preference will be given to projects nearing or within the early stage of permitting, and/or demonstrate potential to accelerate broader adoption of mass timber in new innovative applications.
- **Priority Building Uses, Typologies, and Heights (20/100)**  
Multifamily residential and/or mixed use affordable and market rate housing with demonstrated path for replicability in NYC
- **Sustainability and Resiliency (20/100)**  
Mass timber construction is a critical emerging practice for reducing building construction material carbon emissions. Applicant projects should have an overarching commitment and approach to sustainable development and to reducing carbon emissions
- **Commitment to Equity & Affordability (20/100)**  
Applicants should demonstrate commitment to diversity and equity and the development of a mass timber project that benefits and is affordable to underserved New Yorkers.
- **Implementation of Mass Timber Practices (20/100)**  
Applicant projects should have strong potential for implementing mass timber construction practices.

# The Studio Program

Grants of \$25,000 will be awarded to selected project teams to support specific mass timber analysis and design work. Studio activities are anticipated to begin in 2027 and run for 9-months.



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# Technical Assistance

## 1. Advise on questions pertaining to the design, engineering, and construction of mass timber related to:

- Acoustics
- Fire-Resistance
- Structural gravity and lateral design
- Grid and timber volume optimization
- Mechanical, Electrical, Plumbing, and Fire Protection integration
- Durability
- Hybrid system selection and detailing at differential material intersections
- Preliminary building designs and plans integrating Mass Timber

## 2. Provide guidance on cost benefit assessments (time, materials, labor)

## 3. Provide guidance and feedback on designing within New York City Construction Codes, with support from NYCDOB

## 4. Facilitate discussions on supply and budgets with WoodWorks mass timber manufacturing partners

# Application Timeline

|                               |                    |
|-------------------------------|--------------------|
| Release Date:                 | September 17, 2026 |
| Information Session:          | October 7, 2026    |
| Question Submission Deadline: | October 9, 2026    |
| Q&A Document Posted:          | October 19, 2026   |
| Proposal Submission Deadline: | October 30, 2026   |

**Please submit responses by 4:00PM  
on October 30th 2026 at  
[https://edc.nyc/nyc-mass-timber-studio-  
accelerating-housing-development-rfp](https://edc.nyc/nyc-mass-timber-studio-accelerating-housing-development-rfp)**



# Target Program Milestones

|                           |                |
|---------------------------|----------------|
| Award Notification:       | November 2026  |
| Grant Contracting:        | December 2026  |
| Program Kickoff:          | January 2027   |
| Program Final Event:      | September 2027 |
| Program Final Report Due: | October 2027   |

# Q&A

**Q: Can we submit multiple potential projects to the studio as separate submissions?**



**Q: If we submit a project to the Mass Timber Studio that is also getting a grant from another funding source like NYSERDA to study Mass Timber is that ok?**



**Q: Will the Fire Department be involved in any of the studio agency interactions (like the monthly DOB office hours)?**



# Thank You !







## NYC Mass Timber Studio: Accelerating Housing Development RFP INFORMATION SIGN-IN SHEET

DATE: October 7, 2026

TIME: 12 – 1 PM

PROJECT: NYC Mass Timber Studio RFP

| REPRESENTATIVE       | COMPANY NAME                                          | EMAIL                                                                                            |
|----------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------|
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|                      |                                          |                                                                                                |
|----------------------|------------------------------------------|------------------------------------------------------------------------------------------------|
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