

East 111th Street Site

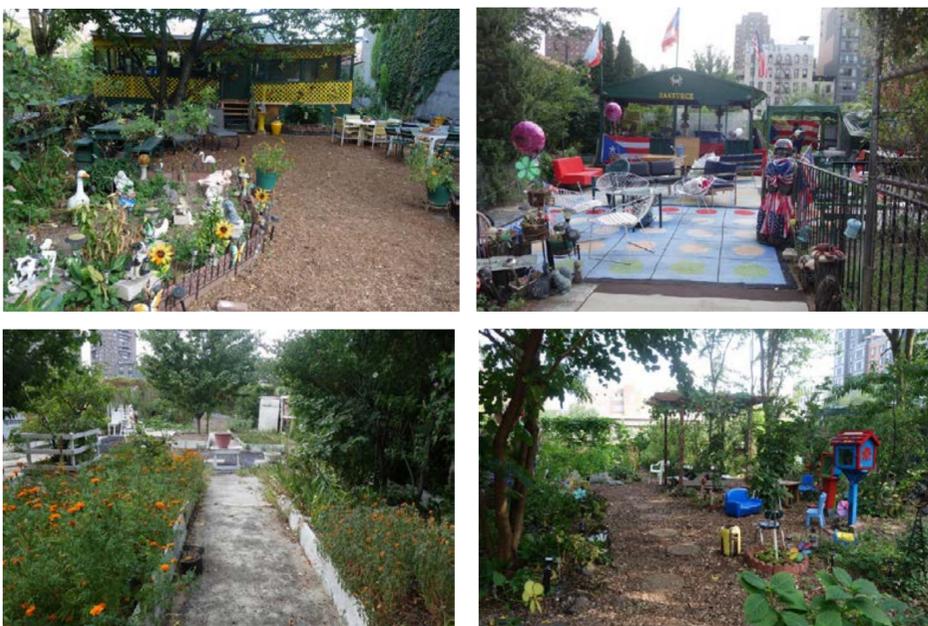
The East 111th Street site is a City-owned site, and HPD plans to issue a Request for Proposals (RFP) to solicit creative ideas to develop new affordable housing, community gardens, open space, and other neighborhood amenities on the site. The goal of today's workshop is to gather input on community priorities and ideas that can inform the RFP and ultimately, future development on the site.

New housing on the site will be 100% affordable. The site may include approximately 300-500 units of affordable housing, depending on the final design.



Open Space & Community Gardening

The site is over 76,500 sf in size, with about 17,500 sf of existing garden space that will be integrated into the future development.



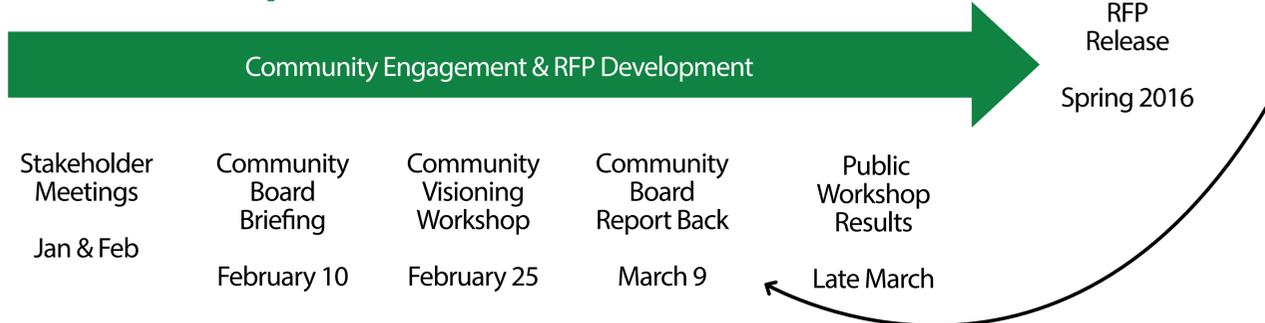
Top Left: Mission Garden, Top Right: Villa Santurce; Bottom Left: Villa Santurce Jardineras; Bottom Right: Chenchitas. These are existing gardens that will be incorporated into new site design. Not pictured: Little Blue House and Friendly Garden will be consolidated onto nearby sites. Photo Credit: Chelsea Lee Kelley.

Previously Stated Community Goals

- Develop affordable housing for a mix of incomes, with a focus on deep affordability and vulnerable populations
- Promote sustainability, open space, continued community gardening, and active recreation and design
- Activate ground floor uses with commercial and community facility uses
- Support small businesses and promote local economic and workforce development
- Promote walkability and pedestrian safety

Source: general principles from the East Harlem Neighborhood Plan and conversations with stakeholders related to the East 111th Street Site.

Next Steps



Your input from today's workshop will be presented at the March 9th Community Board 11 Land Use Committee meeting. Join us!

A report will be published in late March that summarizes the feedback we receive and will be available to the public on HPD's website. Proposals will be evaluated on their quality, feasibility, and how well they respond to community goals and priorities.

Promoting Sustainability

Sustainability has been identified as a community goal in previous East Harlem workshops, and this site has the potential to not only incorporate it into its site plan through promoting open space and active design, but also in pushing the boundaries of energy efficiency and green design.

Passive House is an international building standard that dramatically reduces building energy use by up to 90% in cooling and heating demand and 75% energy reduction overall. Developed in the 1990's in Germany, Passive House design implements components

such as insulation, airtightness, heat recovery, and solar shading to reduce energy. Passive House provides excellent indoor air quality along with comfortable indoor environments, while providing deep reductions in carbon emissions. What do you think about Passive House on this site?



Households in Manhattan Community District 11* earn a range of incomes.

While about 1 in 4 households earn more than 100% AMI, or \$77,700 for a family of 3, more than 1 in 3 households earns less than 30% AMI, or less than \$23,350 for a family of 3.

The median household income in Community District 11* is \$34,000 (about 45% of AMI for a family of 3), compared to about \$53,000 in NYC (about 65% of AMI for a family of 3).

*Geography is based on NTA boundaries that approximate MN CD 11 (ACS 2008-2012 5 Year Estimates). Also includes NYCHA residents.

Household Incomes by AMI Band in Manhattan Community District 11*



A majority of households earning below 30% of AMI are residents living in NYCHA. About 1 in 3 households in CD 11 are NYCHA residents, earning an average median income of \$19,000.

Source: US Census Bureau, ACS 5 Year Estimates 2008-2012

Percent of Area Median Income	0-30%	30-50%	50-80%	80-100%	100%+
Income Bands for a Family of 3	<\$23,350	\$23,351-\$38,450	\$38,451-\$62,150	\$62,151-\$77,700	>\$77,700
Example Professions	Retail Sales-person	Taxi Driver + Janitor	Home Health Aid + Case Worker	Bus Driver + Garbage Collector	School Teacher + Fireman