



NextGeneration Neighborhoods at Holmes Towers

October 28, 2015



Why are we here?

1. Provide Answers to Questions
2. Engagement Process – Ideas/Visioning Sessions



Meeting Guidelines

- Safe space
- No interruptions
- Treat everyone with respect
- Keep an open mind

Question #1

Why Holmes?

- Development's major repair/upgrade needs
(more than \$30 Million)
- Demand for UES market-rate housing → generate \$\$
- Demand for UES affordable housing
- Space to accommodate building construction

Question #2

What impact will 100s more residents at Holmes have on this community-at-large?

- More affordable housing = more housing opportunities for low-income families

Question #3

How much money will be reinvested into Holmes?

- Significant portion
- Determined by the final scope of project informed by residents
- Final numbers depends on competitive bid proposals received

Question #4

How will Holmes upgrades & renovation priorities be determined?

- Community visioning (idea discussions)
- Priorities identified by residents

Question #5

Is any of the revenue/benefit being shared with nearby developments—Isaacs? Why or why not?

- Isaacs residents can benefit from jobs created, new affordable housing opportunities, & access new and improved playground
- More affordable housing → more low-income New Yorkers in UES → promotes economic diversity in neighborhood & ensures a permanent home for low income New Yorkers in UES

Question #6

If residents oppose development, will it still move forward?

- NYCHA needs & wants this plan → goal: save public housing
- NYCHA needs & wants residents at the table → goal: save & improve Holmes
- Consequences of ‘doing nothing ‘ and status quo is dire
- Committed to engagement, answering questions, debunking myths, addressing concerns

Question #7

Will resident rent increase as a result of development?

- No
- Upgrades to Holmes + rent stays the same
- 30% of residents income

Question #8

Will residents be displaced?

- No
- Residents will not be forced to move because of this development

Question #9

How will residents be involved in the decision-making process?

- Phase 1 – EDUCATE - Launch Stakeholder Engagement (September-October)– meet with residents, elected officials, community organizations, advocates, and community boards
- Phase 2 – MEET - Create Stakeholder Committees and Trade Off Sessions (October-December)
- Phase 3 – PLAN – create and release community vision plans (December-January)
- Phase 4 – INFORM – Incorporate input into RFP (release 1st quarter of 2016)



Question #10

Will NYCHA operate the new mixed-income building?

- No
- An independent operator will perform the day-to-day operations, maintenance and rent collection
- NYCHA will continue to own the land

Question #11

Will Holmes residents receive preference for the newly constructed affordable apartments?

- NYCHA residents benefit from a 25% preference
- New affordable apartments will be marketed publicly & leased through City housing marketing guidelines

Question #12

What is the qualifying ‘affordable’ income for the new affordable units?

- Ceiling or minimum affordability = 60% of the Area Median Income (AMI), which is approximately \$46,600 for a family of three in 2015.
- NYCHA will pursue the deepest affordability possible within the scope of the project.

Question #13

Will the playground be replaced?

- Yes, if this is the site where the proposed building will be developed
- Moved & improved playground

Question #14

How will residents benefit from jobs created by the new construction?

- NYCHA is creating a local, resident hiring program - match residents with job and training opportunities
- Job numbers will be dependent on the scope of the project.

Question #15

How is NYCHA ensuring long-term affordability of the units?

- NYCHA will set the terms of the lease
- NYCHA will continue to require affordable housing units

Question #16

How long will NYCHA lease the land? What happens after 60 years?

- NYCHA is setting the terms of the lease with HPD.
- After 60 years, NYCHA will pursue another 60 year lease to ensure affordability and land rights.

Question #17

Will the lease create annual revenues?

- Yes
- NYCHA will require an upfront payment so repairs and upgrades at Holmes can start immediately

Question #18

Will NYCHA ever sell the developed Holmes land/property/privatize?

Top goals:

- Save NYCHA from the brink of bankruptcy
- Reinvest in NYCHA developments (Holmes)
- Increase NYC affordable housing

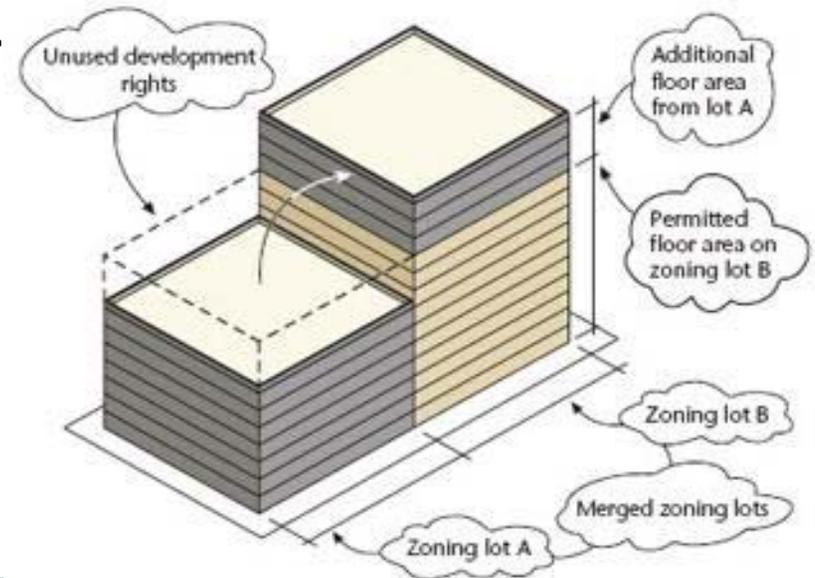
We are not planning to sell Holmes property.



Question #19

Will NYCHA sell air rights?

Air rights = are a type of development right, referring to the empty space above a property; which can be transferred from one building to another



Question #20

How tall will the building be?

- Similar to Holmes current size
- Between 25-33 stories

Learn More About NextGen Neighborhoods

Visit the NextGeneration NYCHA
website at on.nyc.gov.ngn

Email your questions and or comments
to NextGen@nycha.nyc.gov

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