



NextGeneration  
NYCHA:

NextGen  
Neighborhoods  
at  
Wyckoff Gardens

November 2, 2015

# Why Are We Meeting?

- To answer your questions
- To review the concerns and ideas collected last week
- To prioritize them

# Meeting Guidelines

- Let's hear from everyone
- No interruptions
- Treat everyone with respect
- Respect different opinions

# Setting the Record Straight

## NextGen Neighborhoods Plan Will:

- **Not** displace NYCHA families
- **Not** raise NYCHA residents' rent
- **Not** privatize your buildings
- **Not** demolish public housing



# Tonight's Agenda

- Answering some frequently asked questions
- Part 1 – Concerns
- Part 2 – Ideas for a better future
- Part 3 – Open mike

# Question #1

## Why Wyckoff?

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

## Question #2

### **What impact will 100s more residents at Wyckoff 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 Wyckoff?

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

# Question #4

## How will Wyckoff 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—Warren St. and Gowanus? Why or why not?**

- Warren Street and Gowanus residents can benefit from jobs created and new affordable housing opportunities
- More affordable housing → more low-income New Yorkers in Boerum Hill → promotes economic diversity in neighborhood & ensures a permanent home for low income New Yorkers

# 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 Wyckoff
- 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 Wyckoff + 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 1<sup>st</sup> 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 Wyckoff 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 #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 lease the land
- Maintaining affordability will be a requirement of the lease

# Question #16

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

- NYCHA, with other City agencies, will set the terms of the lease.
- After 60 years, NYCHA will pursue another 60 year lease to ensure affordability.

# Question #17

## Will the lease create annual revenues?

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

# Introducing the Keypads



# Instructions For Using Keypads

- I will ask a series of questions
- To answer questions, press the button with the letter that corresponds to your answer
- Press the button only after I ask you to. You will have 10 seconds to make your selection
- You can change your selection at any time during those 10 seconds. Each keypad only records your last selection

**Let's Try The Keypads!**

# Let's see how many of us are in the room

- A. When instructed, press the letter A on your keypad...

# Demographics

# Where do you live?

- A. In Wyckoff
- B. Outside of Wyckoff

# What is your gender?

- A. Male
- B. Female

# How old are you?

- A. under 19
- B. 20-24 years
- C. 25-34 years
- D. 35-44 years
- E. 45-54 years
- F. 55-64 years
- G. 65-74 years
- H. 75 or older

# How long have you lived in this neighborhood?

- A. 0-4 years
- B. 5-9 years
- C. 10-19 years
- D. 20-29 years
- E. 30-39 years
- F. 40-49 years
- G. 50+ years

# Part 1 – Concerns Table Discussion

# Baseline Statement

- The proposed development of additional units at Wyckoff implements one of fifteen strategies identified by the NextGeneration Plan
- The purpose of the strategy is to save public housing in New York City for future generations and generate revenues to implement needed repairs
- A substantial portion will go directly to Wyckoff

# Baseline Statement

- Many issues remain unresolved
- The purpose of the stakeholder engagement is to address those issues in ways that reflect participants' priorities
- The baseline number of apartments for Wyckoff is 550 to 650 as previously stated
- 550 to 650 apartments can be accommodated in a variety of ways
- The following questions are designed to assess your preferences in preparation for the trade-off session that will follow in the coming weeks

# Review and Prioritization of Concerns

Using the expected revenues for development, which of these capital improvements should be addressed first?

- A. Building interior stairs
- B. Roofs, parapets, bricks
- C. Apartment bathrooms
- D. Apartment kitchens
- E. Entrance and exit doors

Should a committee of residents, elected officials, CBO's and other stakeholders be created to prioritize how revenues are used?

1. Yes, committee should be created
2. Yes, but a committee only of residents should be created
3. No, I don't believe a committee will make a difference

# Which of these amenities is most important to you?

1. Trees
2. Open space
3. Playgrounds

# Which of the following should be prioritized?

1. Maintaining existing open space and parking
2. Maintaining light and views
3. Increasing funding to make repairs at Wyckoff
4. Increasing affordable housing for NYC and neighborhood

Bigger buildings create more affordable housing and funding for repairs. Wyckoff buildings are 21 stories. Based upon that, what building height would you prefer for the proposed new development?

1. 8 stories
2. 12 stories
3. 20+ stories

As part of this proposal there could be multiple buildings. Where would you want the **shorter** buildings to be located?

1. On Nevins street
2. On Wyckoff street
3. On Baltic street
4. On 3rd Ave

As part of this proposal there could be multiple buildings. Where would you want the **taller** buildings to be located?

1. On Nevins street
2. On Wyckoff street
3. On Baltic street
4. On 3rd Ave

# Other Concerns

1. School overcrowding
2. Neighborhood overcrowding
3. Cultural differences between old and new tenants
4. Jobs for residents

# Statement

- These concerns are outside of the direct responsibilities of NYCHA
- They will require partnerships with community based organizations, other city agencies and others

# Which of these concerns should be addressed first?

1. School overcrowding
2. Neighborhood overcrowding
3. Cultural differences between old and new tenants
4. Jobs for residents

# Part 2 – Ideas for Better Quality of Life

# Question

- *“THE PLAN TO BUILD ADDITIONAL APARTMENTS (50% AFFORDABLE AND 50% MARKET RATE) AT THE WYCKOFF GARDENS IS EXPECTED TO GENERATE REVENUES FOR BOTH NYCHA AND WYCKOFF.*
- *“HOW SHOULD THOSE REVENUES BE USED TO IMPROVE QUALITY OF LIFE IN WYCKOFF?”*

# Ideas for a Better Quality of Life

- Improve the safety of Wyckoff
- Conduct needed repairs in the existing buildings
- Conduct repairs inside apartments
- Formalize resident engagement moving forward
- Expand educational programs for youth
- Increase maintenance staff
- Improve open space
- Add affordable commercial spaces

# Part 2 – Table Discussion

# Statement

NextGen NYCHA is an opportunity to generate revenues that can

- Save NYCHA from the Brink of bankruptcy
- Reinvest in Wyckoff
- Increase NYC affordable housing

# **Review and Prioritization of Ideas for a better quality of life**

# Which of the following actions is most important to you?

1. Improve the safety of Wyckoff
2. Formalize resident engagement
3. Expand educational programs for youth
4. Increase maintenance staff
5. Address needed repairs at Wyckoff

# Which of the following repairs are most important to you?

1. Building interior stairs
2. Roofs, parapets, bricks
3. Apartment bathrooms
4. Apartment kitchens
5. Entrance and exit doors

# Regarding improving security at Wyckoff which of the following actions should be prioritized?

1. Install better lighting
2. Provide better intercoms and doors
3. Increase police presence
4. More cameras and police monitoring

# About next steps

After tonight, which of these statement best reflect your thinking...

1. I have made up my mind
2. I want to get more information

# Are you interested in participating in the next steps of the vision program

1. Yes
2. No
3. Not sure

Looking ahead to stay engaged further, should residents create a committee of leaders to protect their needs and priorities?

1. Yes
2. No
3. Not sure

**Thank you! Leave the keypads on  
the table.**

# Part 4 – Open Mike

# Learn More About NextGen Neighborhoods

Visit the NextGeneration NYCHA  
website at [on.nyc.gov/ngn](https://on.nyc.gov/ngn)

Email your questions and or comments  
to [NextGen@nycha.nyc.gov](mailto:NextGen@nycha.nyc.gov)