Bedford-Stuyvesant Housing Initiative

June 26, 2019
Agenda

- 6:45 Opening Remarks & Presentation
- 7:00 Small Group Activities
  - Introduction and Visioning
  - Affordability
  - Ground Floor Programming
  - Urban Design
- 8:25 Report Back & Next Steps
01 Bed-Stuy Housing Initiative Overview

02 Kick-Off Workshop Report Back

03 RFP Sites and Visioning Workshop

04 Next Steps
Bed-Stuy Housing Initiative Overview

Preliminary Goals

- Support homeowners and small property owners in financial distress
- Promote safe and healthy housing, and the physical well-being of properties
- Protect tenants through more targeted outreach
- Advance opportunities to create new affordable housing, including potential new affordable homeownership opportunities
- Support a collaborative network of housing-related organizations
- Ensure affordable housing investments promote equity by increasing access to units and supporting economic development
- Use a place-based approach to understand gaps and limitations of housing programs that can be improved citywide
Bed-Stuy Housing Initiative
Overview

Timeline

**01 **Learn
January - April 2019

- Learn about residents’ lived experiences and provide resources. Develop shared goals.

  - Activities:
    - Roundtable for Community Partner Organizations March 2019
    - Public Workshop: Kick-Off and Housing Resource Fair April 30, 2019
    - Homeowner Listening Session During April 30th workshop

**02 **Create
May - August 2019

- Brainstorm solutions and strategies with the community.

  - Activities:
    - Roundtable for Community Partner Organizations May 2019
    - Preservation Stakeholders Meetings June 2019
    - Public Workshop 2: Visioning for the Redevelopment of Vacant City-owned Land June 26, 2019
    - Homeowner and Property Owner Clinic Late Summer 2019

**03 **Finalize
September-October 2019

- Create solutions that have consensus and potential to achieve Initiative goals.

  - Activities:
    - Roundtable for Community Partner Organizations September 2019
    - Preservation Stakeholders Meetings September 2019
    - Affordable Housing Info Session for Faith-Based Groups September/October 2019
    - Public Workshop 3: Confirm and Prioritize October 2019

**04 **Implement
November 2019 and beyond

- Coordinate agency programs for implementation of key Initiative elements.

  - Activities:
    - Affordable Housing Development Info Session November/December 2019
    - Public Workshop 4: Housing Initiative Report Release and Resource Fair December 2019
    - Roundtable for Community Partner Organizations January 2020

Timeline subject to change. Visit nyc.gov/BedStuy for the latest.
Key issues identified by the public

Renters
- Increasing rents leading to displacement
- Accessibility of old buildings (elevators, ltd egress)
- Availability of safe and affordable renter and ownership opportunities affordable to low to moderate-income
- Housing lottery application process can be difficult

Homeowners
- After-effects of sub-prime lending and foreclosure
- Challenges with repair costs, quality, and info
- Deed fraud, deed scams; help before it’s too late
- Over regulation that can be burdensome

General Public
- Gentrification and loss of culture and heritage
- People who left but finding it hard to return
Initial Site Visions

• **Myrtle-Marcy**
  - Youth community arts center
  - Mentorship for youth
  - Incentives for black-owned businesses

• **Fulton-Utica**
  - Childcare
  - Greenspace

• **Fulton-Howard and Fulton-Saratoga**
  - Senior homes
  - Mixed-incomes
  - Playgrounds
  - Support for new mothers and young children
  - Bank branch
  - Supermarket
  - Music/cultural center

• **General**
  - Inter-generational housing
  - Co-working spaces
  - Childcare
HPD’s Request for Proposals (RFP) Process

Community workshops
June 2019

Request for Proposals
Early 2020

Development teams submit proposals & competitive review process begins
Spring 2020

Environmental Review + ULURP
and pre-ULURP activities
14-18 Months

Financial Closing & Construction
3-5 years (phased)

Developer selection
Late 2020
City-Owned Sites of the Bed-Stuy RFP

- **Myrtle-Marcy**: 170 affordable homes
- **Fulton-Utica**: 150 affordable homes
- **Fulton-Howard A**: 65 affordable homes
- **Fulton-Howard B**: 50 affordable homes
- **Fulton-Saratoga**: 240 affordable homes
Site 1:

**Myrtle-Marcy**

- Vacant HPD-Owned lot, across the street from Marcy Playground and \( \frac{1}{2} \) a block from the Myrtle-Willoughby G subway station
- Adjacent to two privately owned residential buildings
- Potential for about 170 new affordable homes and new retail/community facility on the ground floor
- Current zoning: R7-D / C2-4
Site 2:

**Fulton-Utica**

- HPD-Owned portion of larger tax lot, currently a disused tennis court adjacent to the Utica Ave A/C subway station and Boys and Girls HS.

- Opportunity for approximately 150-200 affordable homes and new retail and/or community facility on the ground floor.

- Current zoning: R6-B
- Potential new zoning: R8-A / C2-4
**Site A:**

**Fulton-Howard A:**

- HPD-owned vacant lot along Fulton Street, down the block from Ralph Ave C subway entrance
- Adjacent to the Bed-Stuy Multi-Service Center, currently PS28, and St. Mark’s Church
- Commitment for new senior housing (approximately 65 units possible)
- Opportunity for new retail and/or community facility on the ground floor.
- Current zoning: R7-D / C2-4
Site B:

**Fulton-Howard B:**

- HPD-owned vacant lot along Fulton Street, adjacent to mixed-use residential buildings.
- Commitment for new senior housing (approximately 50 units possible)
- Opportunity for new retail and/or community facility on the ground floor.
- Current zoning: R7-D / C2-4
Fulton-Saratoga:

- HPD-owned large vacant lot along Fulton Street, across the street from PS 271.

- Opportunity for approximately 240 new affordable homes with new retail and/or community facility on the ground floor.

- Current zoning: R7-D / C2-4
2017 Changes in RFP

Community and Economic Development
- Requirement for targeted hiring outreach plan
- MWBE Build Up Program – 25% requirement of costs
- Preference to development teams that can demonstrate a successful track record of investments in community and economic development
- Preference for proposals that include a plan for meaningful community engagement

Long-term Affordability Strategies
- Preference for long-term affordability strategies
- Additional permanent affordability required for sites with MIH
- Guaranteed future City control of public land
  - “Remainder interest” - at the end of the regulatory term, the ownership of the land returns to the City unless refinanced and affordability is extended
• RFP preference for proposals that respond to community input

• HPD is seeking feedback through today’s workshop and a questionnaire at nyc.gov/bedstuy

• **Activities today will focus on:**
  • Intro and Vision
  • Affordability mix and populations to be served
  • Ground floor programming
  • Broad design preferences
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<tr>
<th>Date</th>
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<tbody>
<tr>
<td>June 26, 2019</td>
<td>Public Workshop #2: Public Sites Visioning</td>
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<td>July 30, 2019</td>
<td>Questionnaire deadline (for those who missed workshop)</td>
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<td>Fall 2019</td>
<td>Workshop Report Back to the CB</td>
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<td>Public Workshop # 3: Draft Goals and Strategies</td>
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<td>Late 2019</td>
<td>Bed-Stuy Housing Plan Release</td>
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<td>Early 2020</td>
<td>RFP Release</td>
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Upcoming Events:

Homeowner / Property Owner Clinic
Bed-Stuy Housing Initiative

Visit nyc.gov/bedstuy

OR email bedstuy@hpd.nyc.gov

Contact:

Giovania Tiarachristie
- Senior Neighborhood Planner
- tiarachg@hpd.nyc.gov
- 212-863-853
INTRO AND VISIONING
II. FINANCING AFFORDABILITY
II. HYPOTHETICAL BUILDING
III. SITE LAYOUT & URBAN DESIGN

- **Visioning for HRA Multi-Service Center: Bird's Eye View**

- **Visioning for HRA Multi-Service Center: Site Plan**
  - ART in the open space.
  - LIGHTING = inviting, safe spaces.
  - Existing views to the street & surroundings.

- **Preserve Existing Building + Add New Building**
  - Solar panels on green roof
  - AFF Housing

- **NYCHA Community**
  - Conversion to NYCHA Community
  - Continues to be an asset for the community