What is NextGen Neighborhoods? NextGen Neighborhoods is a program to build mixed-income housing on open NYCHA land to generate badly-needed revenue for repairs and create more affordable housing. NextGen Neighborhoods is a critical part of NextGen NYCHA, the Authority’s 10-year strategic plan to repair and rebuild public housing to improve residents’ quality of life.

NextGen Neighborhoods is about preserving and strengthening public housing:

- All NYCHA families will stay in their homes.
- NextGen Neighborhoods will not change their rents.
- Developments will continue to be completely owned and managed by NYCHA. New buildings will be on leased land.
- The new building will be financed by our partners; no NYCHA funds will be used.

NextGen at La Guardia Houses

Key facts about NextGen Neighborhoods at La Guardia Houses:

- La Guardia Houses is home to 2,551 residents in nine buildings and La Guardia addition is home to 187 residents in one seniors development.
- La Guardia has over $70 million in unmet capital needs.
- New units will be 50% affordable and 50% market-rate.
- The new development will be built on Madison Street between Rutgers and Clinton Streets, currently used for resident parking spots and a trash compactor.
- Resident parking spots and the trash compactor will be relocated.
- Cash from NextGen Neighborhoods will be used for repairs and improvements at La Guardia Houses.

Engagement

Resident voices are an important part of NextGen Neighborhoods. This process starts with extensive community engagement, including regular meetings and visioning workshops. Residents are empowered to provide input for the new development, such as new features for the community, for example a community center and social services, and how to allocate the new revenue.
NextGen at La Guardia | Fast Facts

Resident Impact

→ All NYCHA families will stay in their homes.
→ Rents will not change.
→ All residents will have same tenant protections.
→ Impacted parking spaces will be relocated.
→ Residents will have input on changes and how to spend new revenue.
→ Repairs and improvements will be made at La Guardia Houses.

Affordability & Opportunities

→ 50% of the new units will be affordable and 50% will be market-rate.
→ Affordability is up to 60% of the Area Median Income (AMI), which is $51,540 for a family of three.
→ NextGen Neighborhoods will create new job opportunities for NYCHA residents.

Finances & Revenue

→ The new building will be financed by our partners; no NYCHA funds will be used.
→ A significant portion of the revenue generated will be reinvested back into La Guardia for infrastructure repairs.
→ Remaining dollars will be invested for operations and repairs throughout NYCHA.

NYCHA Ownership

→ NYCHA maintains full ownership of the land ensuring long-term affordability.
→ NYCHA will continue to manage and operate La Guardia.
→ The new units will be built on leased land.
→ A development partner will operate the new affordable building.

Timeline

→ Spring 2017: Resident education and engagement begins.
→ Fall 2017: RFP is released.
→ Winter 2017: Developer responses are due.
→ Spring 2018: Developer selection process takes place.
→ 2019: Construction starts.

Resident Engagement

Join us to hear more about NextGen Neighborhoods.
Date: May 18, 2017
Time: 6:30pm
Location: PS 134, Auditorium, 293 East Broadway

NYCHA has launched a NEW website to communicate better with residents about Next Gen Neighborhoods at La Guardia.

http://on.nyc.gov/ngneighborhoods