



100% Affordable Housing Morrisania Air Rights

Built in 1980 within the Morrisania section of the Bronx, Morrisania Air Rights is home to 1,950 public housing residents. The development includes three buildings, which house nearly 840 families and an adjacent vacant lot (across the street) that serves as the current location for a trash compactor. NYCHA intends to engage residents in **the creation of 100 to 200 units new, 100% affordable and supportive apartments** on the site of the vacant lot.

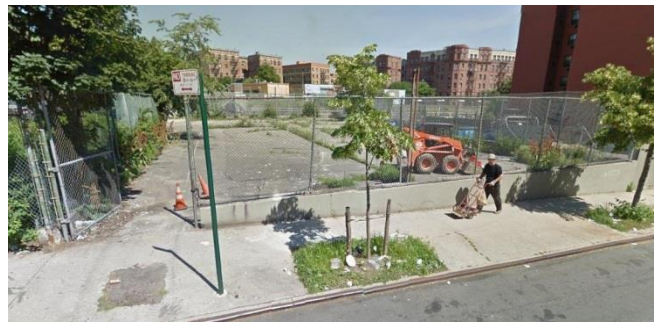
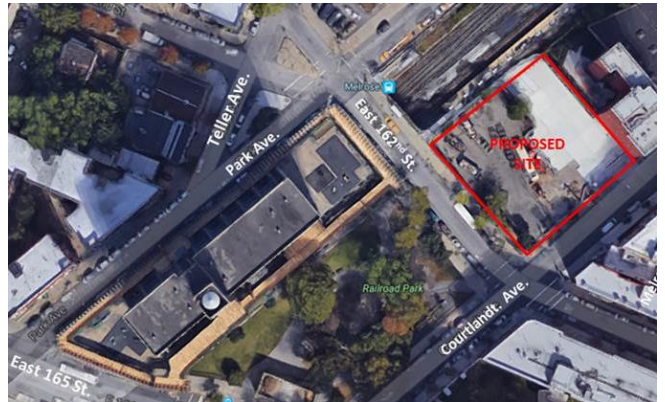
As the South Bronx continues to transform, the City is committed to creating permanently affordable housing and providing assistance for the most vulnerable New Yorkers. Expanding affordable housing opportunities in the Morrisania neighborhood helps achieve affordable housing goals in the Mayor de Blasio’s [Housing New York: A Five-Borough, Ten-Year Plan](#) and the Authority’s 10 year strategic plan, [NextGeneration NYCHA](#).

First Step: Community Engagement

Creating new affordable and supportive housing at Morrisania starts with extensive community education and engagement. Through a series of meetings with residents and stakeholders, NYCHA will provide an overview of the 100% Affordable Housing program, including the development process and the planned resident engagement process. Resident engagement will center on visioning workshops, which will serve as an opportunity for residents to shape the City’s goals in developing the site with a developer. NYCHA and HPD will seek input from residents and stakeholders on the housing type, such as senior or family units; the potential look and feel of the building, and the relocation of the trash compactor.

Fast Facts on NYCHA’s 100% Affordable Housing Program – Morrisania Air Rights

<p>RESIDENT IMPACT</p> <ul style="list-style-type: none"> → Will not displace or raise rents of Morrisania residents → Resident input at visioning workshops will address <i>a variety of issues include the location of the trash compactor</i> 	<p>REVENUE</p> <ul style="list-style-type: none"> → Affordable units don’t generate sizable revenue compared to market-rate units (NextGen Neighborhoods or 50/50) → Amount will be minimal, identified at time of selection/signed agreements 	<p>OWNERSHIP</p> <ul style="list-style-type: none"> → NYCHA maintains ownership of the land ensuring long-term affordability → NYCHA will continue to manage & operate Morrisania; the selected development team will operate the new affordable building
<p>AFFORDABILITY</p> <ul style="list-style-type: none"> → Baseline – This will mean new affordable housing for low-income households → NYCHA and HPD will pursue deepest affordability possible 	<p>TIMELINE</p> <ul style="list-style-type: none"> → Resident education & engagement – end of 2016 into 2017 → Seek developer responses & selection – by end of 2017 → Construction –could start before 2019 → Completion –as early as 2020 	





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