



# NextGeneration NYCHA Overview at Holmes Towers

October 19, 2015

# Why are we here?

1. Why We Fight for Public Housing
2. NextGeneration NYCHA
3. NextGen Neighborhoods
4. Next Steps & Questions

# Meeting Guidelines

- Safe space
- No interruptions
- Treat everyone with respect
- Keep an open mind
- Question cards are available

# Why We Fight For Public Housing

## To Preserve Your Public Housing Rights:

- Rent capped at 30% of household income
- Guaranteed lease renewal if in good standing
- Among the strongest eviction protections in the nation
- Better succession rights than rent stabilized/controlled
- Funds for tenant associations and activities

**This Plan will allow you and your family to remain in the communities that you helped build**



# Why We Fight For Public Housing

NYC is committed to preserving public housing

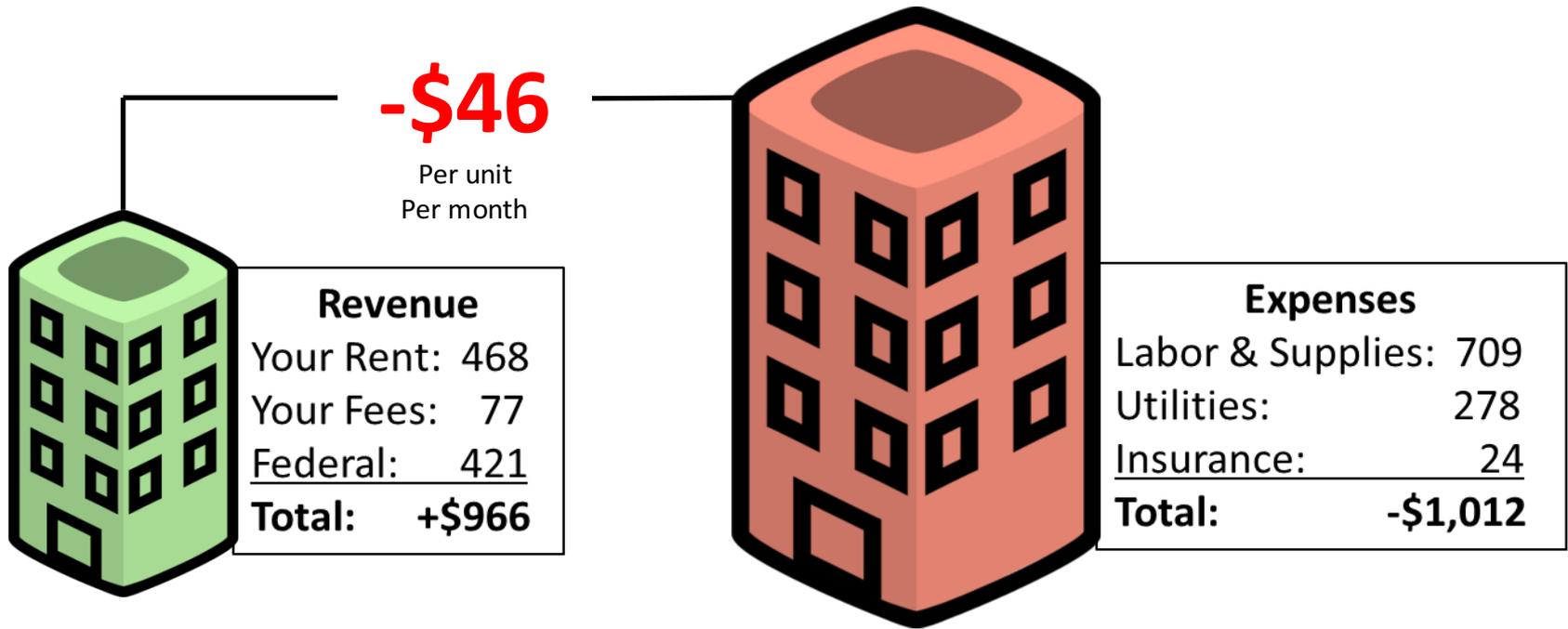
- Chicago
- Atlanta
- Federal government
- New York State

**We must change  
how we do business  
and operate or NYCHA  
may not exist**



Photo by Patricia Evans, 2001

# Funding Is Not Enough for Average NYCHA Apt



**Across NYCHA: \$98 million deficit**

(\$46 per unit x 178,000 units x 12 months)

# What is NextGeneration NYCHA?

- A 10-year strategic plan
- Safe, clean, and connected communities
- Goal is to preserve NYCHA for current and next generation of New Yorkers to:
  - ✓ Benefit NYCHA residents by improving quality of life and preserving our homes
  - ✓ Reconnect NYCHA residents to their communities
  - ✓ Contribute to Mayor de Blasio's affordable housing plan

# Why NextGeneration NYCHA Now?

**To save our buildings, preserve public housing and to improve the lives of residents**

- Aging buildings in need of repair
- Significantly reduced federal funding for repairs, supplies, and renovations
- Large senior population aging in place
- Low-income families in need of affordable housing

# NextGeneration NYCHA Strategies

## Fund

- 1) Secure relief from PILOT
- 2) Improve collection of resident rent and fees
- 3) Lease ground floor spaces
- 4) Reduce central office costs

## Operate

- 5) Transform to digital organization
- 6) Localize property management
- 7) Pursue comprehensive sustainability agenda
- 8) Increase safety and security

## (Re)Build

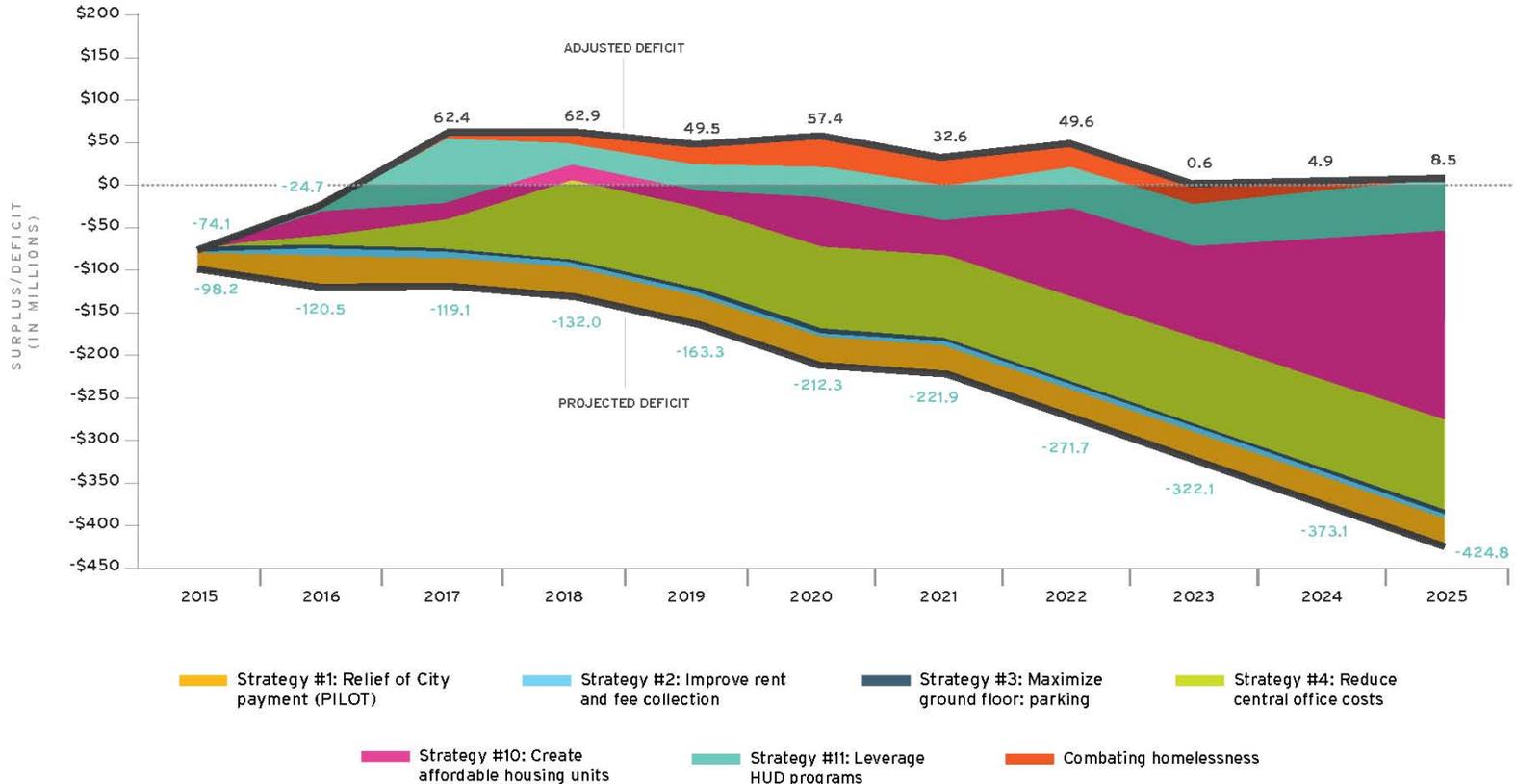
- 9) Refine major repair construction planning strategy
- 10) Provide land to support creation of affordable housing apartments
- 11) Use HUD programs to preserve apartments
- 12) Adopt design excellence practices

## Engage Residents

- 13) Transform from direct service provision to a partnership model
- 14) Leverage philanthropic dollars through a 501(c)(3)
- 15) Connect you to quality employment

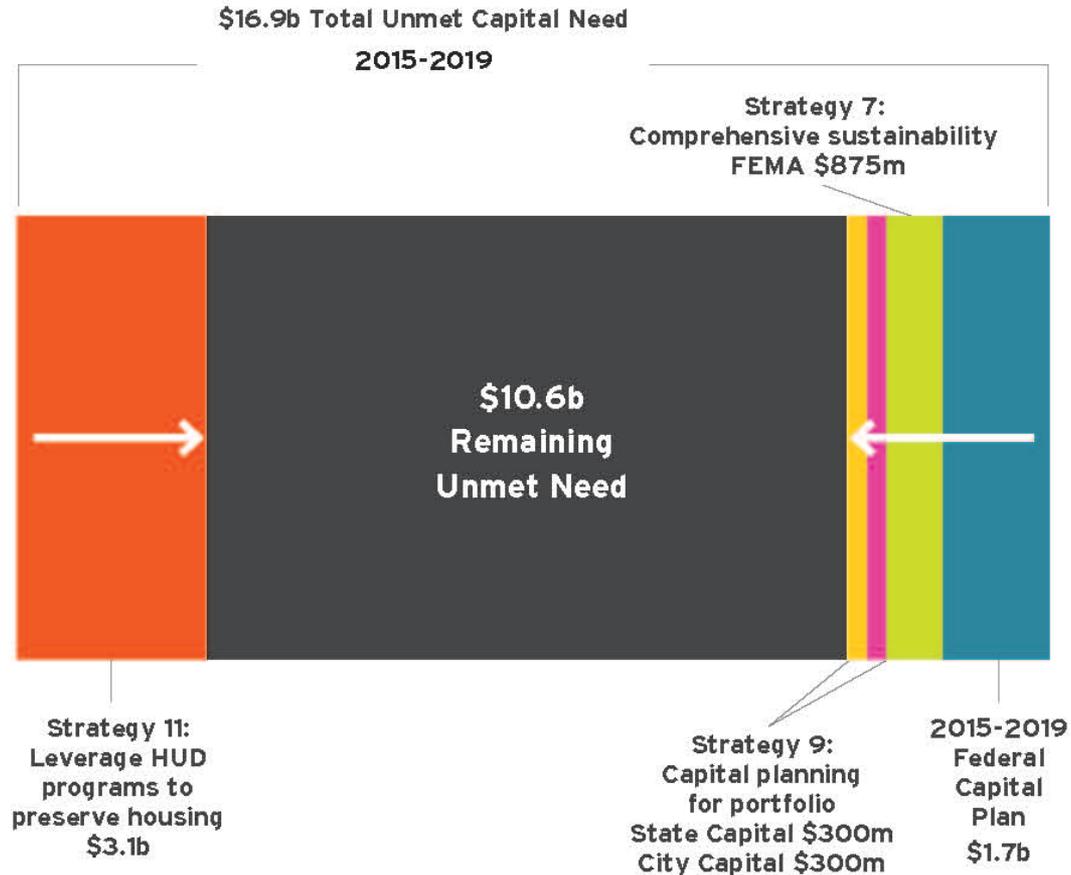
# NextGen gets NYCHA out of “the red”

Financial Impact of Select NextGeneration NYCHA Strategies



# NextGen reduces renovation needs by \$6.3b

Reduction of 5-Year Unmet Capital (Major Repair Construction) Needs



# Strategy #10: What is NextGen Neighborhoods?

- Part of the Mayor's commitment to create 200,000 apartments of affordable housing
- One of fifteen NextGen NYCHA strategies to generate revenue to preserve Holmes and other public housing across NYCHA
- New buildings on NYCHA campuses: mixed income— $\frac{1}{2}$  affordable,  $\frac{1}{2}$  market rate

# Why was Holmes selected?

- High renovation needs + insufficient Federal funding
- Market rate apartments = money → Holmes & NYCHA
- Space that can be built upon
- Near other NYCHA investments (Harlem RBI)

# \$16.9 Billion Unmet Major Repair/Upgrade Needs

*on average \$95,500 per apartment NYCHA-wide*



**Holmes Towers has over \$31.5 million need for capital (major repair/upgrade) improvements:**

- Windows
- Roofs, parapets, bricks
- Apartment bathrooms
- Apartment kitchens
- Site Work (landscaping, paving and playground)

*Since 2001, Federal government has cut funding by more than \$1 Billion*

# 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



# Stakeholder Engagement Process



Information will be communicated via:

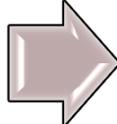
- Phone Calls
- Mailings
- Flyers
- In-person Conversation

# Stakeholder Engagement Process

Trade-off Sessions



Final Town Hall



Request for Proposals



# Next Steps

## Join NYCHA!

- ✓ Ask questions (waiting turn or by card)
- ✓ Learn more about NextGen Neighborhoods
- ✓ Attend idea/visioning sessions
- ✓ Add your voice to the conversations
- ✓ Share your ideas and participate

# Learn More About NextGen Neighborhoods

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

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

**Fill out Exit Survey**

# Questions & Answers