NextGeneration Neighborhoods at Holmes Towers

October 28, 2015
Why are we here?

1. Provide Answers to Questions

2. Engagement Process – Ideas/Visioning Sessions
Meeting Guidelines

- Safe space
- No interruptions
- Treat everyone with respect
- Keep an open mind
Question #1

Why Holmes?

• Development’s major repair/upgrade needs (more than $30 Million)

• Demand for UES market-rate housing → generate $$

• Demand for UES affordable housing

• Space to accommodate building construction
Question #2

What impact will 100s more residents at Holmes 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 Holmes?

• Significant portion

• Determined by the final scope of project informed by residents

• Final numbers depends on competitive bid proposals received
Question #4

How will Holmes 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—Isaacs? Why or why not?

• Isaacs residents can benefit from jobs created, new affordable housing opportunities, & access new and improved playground

• More affordable housing → more low-income New Yorkers in UES → promotes economic diversity in neighborhood & ensures a permanent home for low income New Yorkers in UES
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 Holmes
• 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 Holmes + 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 1st quarter of 2016)
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 Holmes 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 #13

Will the playground be replaced?

- Yes, if this is the site where the proposed building will be developed
- Moved & improved playground
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 set the terms of the lease
• NYCHA will continue to require affordable housing units
Question #16

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

• NYCHA is setting the terms of the lease with HPD.

• After 60 years, NYCHA will pursue another 60 year lease to ensure affordability and land rights.
Question #17

Will the lease create annual revenues?

• Yes

• NYCHA will require an upfront payment so repairs and upgrades at Holmes can start immediately
Question #18

Will NYCHA ever sell the developed Holmes land/property/privatize?

Top goals:

• Save NYCHA from the brink of bankruptcy
• Reinvest in NYCHA developments (Holmes)
• Increase NYC affordable housing

We are not planning to sell Holmes property.
Question #19
Will NYCHA sell air rights?
Air rights = are a type of development right, referring to the empty space above a property; which can be transferred from one building to another.
Question #20

How tall will the building be?

• Similar to Holmes current size
• Between 25-33 stories
Learn More About NextGen Neighborhoods

Visit the NextGeneration NYCHA website at on.nyc.gov.ngn

Email your questions and or comments to NextGen@nycha.nyc.gov

Fill out Exit Survey