Introduction to NextGeneration NYCHA at Twin Parks West

Resident Engagement Meeting 1
Real Estate and Community Development
January 18, 2017
Meeting Guidelines

• Let’s hear from everyone
• No interruptions
• Treat everyone with respect
• Respect different opinions
• Speaker slips are available to register for the open comment time at the end of the presentations
Meeting Agenda

• NextGen NYCHA 100% Affordable Housing
• Affordable Housing at Twin Parks West
• Resident Engagement
• Timeline
In 2014, 55% of all NYC renters were paying a third or more of their income for their housing.

[Furman Center Report, 2016]
NextGen NYCHA 100% Affordable Housing

Housing New York
A Five-Borough, Ten-Year Plan

The City of New York
Mayor Bill de Blasio

Alicia Garza, Deputy Mayor for Housing & Economic Development

NextGeneration NYCHA

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Our Vision for NextGeneration NYCHA
Safe, Clean, and Connected Communities
### NextGen NYCHA 100% Affordable Housing

#### 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 capital planning strategy
- 10) Provide land to support creation of affordable housing units
- 11) Use HUD programs to preserve units
- 12) Adopt design excellence practices

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### Engage Residents
- 13) Transform from direct service provision to a partnership model
- 14) Leverage philanthropic dollars through a 501(c)(3)
- 15) Connect residents to quality employment
Goal of the 100% Affordable Housing Program:

CREATE AFFORDABLE HOUSING ON UNDERUTILIZED LAND.

Through this Program:

• Current residents will have a preference for the new apartments, but no residents will be displaced.
• NYCHA will not sell the land, it will ground lease it and the developer will own and operate the building.
• NYCHA will not pay for any part of the construction, operation, or maintenance of the new building.
• The program and new building does not generate substantial revenue for repairs or capital investments.
• New buildings will integrate with existing NYCHA buildings and may include upgrades to exterior areas nearby.
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Affordable Housing at Twin Parks West

Proposed New Building:

• 150-200 new units
• 100% affordable apartments
• Building on the site of the parking lot at corner of East 184th & Webster Ave
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Goals:

- Inform residents of the planned development.
- Create a summary document of resident preferences and concerns (*aka* the Community Visioning Summary)
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Timeline

Winter 2017: Resident Engagement
Spring 2017: Release RFEI
Summer 2017: Evaluate Proposals
Fall 2017: Select Developer
Summer 2018 (at the earliest): Construction

We Are Here
Resident Engagement

Schedule:

Meeting 1: Introduction
Jan 18, 2017 - PAL - 2255 Webster Ave, 6:30pm

Meeting 2: Resident Visioning Workshop (2 sessions)
Feb 15, 2017 - PAL - 2255 Webster Ave
    Session 1: 11:00am
    Session 2: 6:30pm

Meeting 3: Recap and Next Steps
March 15, 2017 - PAL - 2255 Webster Ave, 6:30pm
Thank You

See you at the Resident Visioning Workshop
Feb 15, 2017 (2 sessions)
Session 1: 11:00 am
Session 2: 6:30 pm
QUESTIONS & ANSWERS

Next Meeting:
Resident Visioning Workshop
Feb 15, 2017 (2 sessions)
Session 1: 11:00 am
Session 2: 6:30 pm

This presentation is available online in English and Spanish at:
www.nyc.gov/nycha