

Built in 1974 and located in the Fordham Heights neighborhood of the Bronx, **Twin Parks West (Sites 1 & 2)** is home to 875 public housing residents. The more than 300 families at Twin Parks West live in a single 16-story building, which is adjacent to a parking lot. In partnership with the New York City Department of Housing Preservation and Development (HPD), NYCHA intends to engage residents in **the creation of 150 to 200 new 100% affordable apartments** on the site of the currently underutilized parking area.

NYCHA has major improvements planned for Twin Parks West as part of a separate program-- the federal Rental Assistance Demonstration (RAD) program, called [PACT](#) (Permanent Affordability Commitment Together) in New York City. An Obama Administration initiative, RAD is a tool housing authorities can use to make necessary improvements and ensure long-term affordability. While the Authority is currently awaiting federal approval to start the RAD transition at Twin Parks West, NYCHA is also working with residents and community stakeholders to create new 100% affordable housing at the site. Expanding affordable housing opportunities at Twin Parks West helps achieve affordable housing goals in 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 housing at Twin Parks West 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, including the potential commercial uses (a grocery store, health center) that could benefit NYCHA residents and the entire neighborhood.

Fast Facts on NYCHA's 100% Affordable Housing Program – Twin Parks West

<p><u>RESIDENT IMPACT</u></p> <ul style="list-style-type: none"> → Will not displace or raise rents of Twin Parks West residents → Resident input at visioning workshops will address <i>affected parking</i> 	<p><u>REVENUE</u></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><u>OWNERSHIP</u></p> <ul style="list-style-type: none"> → NYCHA maintains ownership of the land ensuring long-term affordability → NYCHA will continue to manage & operate Twin Park West prior to RAD conversion; the selected development team will operate the new affordable building
<p><u>AFFORDABILITY</u></p> <ul style="list-style-type: none"> → New affordable housing for low-income households → NYCHA and HPD will pursue deepest affordability possible 	<p><u>TIMELINE</u></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 	