

March, 2013 District Manager's Report

The New York City Housing Authority (NYCHA) Chairman John B. Rhea gave testimony to the New York State Assembly outlining the Authority's proposal to develop new low income and market rate housing on NYCHA land. Highlighting the challenges that make developing new, sustainable sources of revenue critical, Chairman Rhea explained the Authority's ongoing engagement with NYCHA residents and other key stakeholders, as well as how the plan will benefit public housing residents and communities across the City.

Based on discussions with residents that began in 2006 with the development of the Plan to Preserve Public Housing, the Authority looked for opportunities to build new market-rate and low-income housing on NYCHA campuses while **ensuring that no public housing apartments will be demolished and no families will be displaced**.

Why Does the NYCHA Need Land Lease Development?

- NYCHA serves nearly **630,000 public housing residents and Section 8 recipients** across the five boroughs. With **179,000 apartments in 2,600 buildings**, NYCHA is the largest public housing authority in the nation. Their portfolio of properties—most of which were developed in the 1940s to 1960s—is a valuable resource to the families they serve;
- NYCHA's funding has declined substantially over the years, failing to keep pace with the growing needs of their aging infrastructure. NYCHA's operations budget has been underfunded by **\$750 million** over the past decade. On the capital side, NYCHA has had its annual funding cut by 35% since 2001 – for a **total cumulative loss of \$875 million**;
- NYCHA's unmet capital needs will more than double to \$13.4 billion over the next five (5) years. To address critical building repairs such as new roofs, elevators and heating system upgrades, NYCHA must reinvest in itself. Leasing their land for new building development, which has the potential to generate more than \$1 billion in capital funding.

NYCHA's Core Principles for Development

- NYCHA would remain the landlord and retain ownership of the land under the new buildings via **99-year ground leases**;
- Replacement of all parking spaces for all current parking permit holders at impacted developments;
- Compactor yards relocated on campus;
- Replace or reconfigure impacted areas (i.e. seating areas and gardens) where space is available;
- Location of new buildings along street fronts to encourage pedestrian traffic and campus integration with the neighborhood.

NYCHA staff is currently meeting with stakeholders and plans to develop and issue a Request for Proposal (RFP) in the spring for the following sites located within 8 developments in Manhattan south of 110th St.:

- Carver Houses
- LaGuardia Houses
- Meltzer Tower
- Max Tower
- Washington Houses
- Baruch Houses
- Smith Houses
- Douglas Houses

~~Affordable Co-op Units available for sale; 3603 Broadway is a 36 Unit, newly renovated building that will soon be available for ownership. The resident owned and operated affordable co-op will be accepting applications for further information please visit their website @ www.uhab.org or at (212) 479-3333. (See attached Flyer)~~

Columbia University's new Community Scholars Program is seeking nominations and applications for its inaugural class. The Community Scholars Program is originated as one of the benefits and amenities to be provided to the local community as part of Columbia's Manhattanville Campus Expansion. The inaugural program will be made up of 5 Scholars and the program will begin in Fall 2013, with an application deadline of April 18, 2013. If you have any questions about the program, please feel free to contact Lauren Feighan at (212) 854-5710 or llf2108@columbia.edu. (See attached application)

DOT Announcements:

City Bench three-year program, which is a federally funded CityBench program established to install benches through New York City to support transit use and walking, particularly for the elderly and mobility-impaired.

DOT is pleased to announce the approval of the following CityBench sites with Manhattan Community Board No. 9:

- 3424 Broadway (between 138th and 139th Streets)
- 695 St. Nicholas Avenue @145th Street
- 1858 Broadway (between 151st and 152nd Streets)

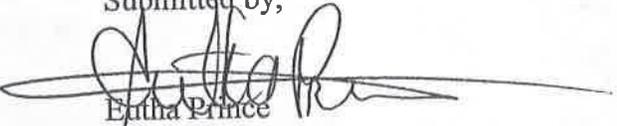
Installation of CityBenches will take place early Spring 2013.

Removal of Bicycle Facility on the following street: 12th Avenue, between 125th Street and 135th Street. The Department of Transportation is scheduling the removal of the bicycle facility on 12th Ave. from W. 125th St. to W. 135th St. The bike lane on 12th Ave. was

originally installed in 2003 as a temporary connection between two park paths; one within Riverbank State Park to the north and Cherry Walk along the Henry Hudson Parkway to the south. In 2008, the Economic Development Corporation completed a waterfront bike path with West Harlem Piers Park connecting the two formerly isolated park paths. Since that time, use of the 12th Avenue bicycle lane has been minimal. The removal of the 12th Avenue bike facility is scheduled this Summer (2013).

City Council Member Jackson's Office is offering Free High Quality and Confidential Legal Immigration Services to individuals and families on the path to US Citizenship. The service is being offered at his Washington Heights location, 751 W. 183rd Street @ Ft. Washington Ave., this service is offered in partnership with CUNY Citizenship Now. The next scheduled service date is Wednesday, April 3rd, 10a.m.-5p.m. Please call Jackson's office directly at (212) 928-1322 for an appointment.

Submitted by,



Eitha Prince
District Manager
03/21/13

Affordable Co-op Units for Sale!
Open House @3603 Broadway
SAT March 23rd 11AM—1PM



3603 Broadway is a 36 unit, newly renovated building that will soon be a resident-owned and operated affordable co-op. UHAB, the current owner, is looking for people to become shareholders in this affordable building.

To be considered for 3603 Broadway you must

- complete UHAB's application
- attend an "Intro to Limited Equity Co-op" class

Applications and class schedules are available on our website www.uhab.org or at 212-479-3333.

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No.1 issued by the New York State Attorney General: File Number: CP09-0025. Prices are estimates and subject to change. No applicant can, at the time of offering, be an owner of their primary residency or a shareholder in any HDFC. The project sponsor is UHAB Housing Development Fund Corporation, with offices at 120 Wall St. 20th fl. New York, NY 10005. The project is 3603 Broadway, the address of which is 3603 Broadway NYC NY 10031.

Project Notes:

1 BR affordable
co-ops available

Monthly
Maintenance (est)
\$864

Purchase price
\$123,323

Purchase subsidy
up to \$40,000 for
eligible
buyers (turn for de-
tails)

Purchase price after
subsidy (if eligible)
\$83,323-\$98,323

Maximum Eligible
Income = 120% AMI

INCOME GUIDELINES

Families at or below 120% Area Median Income as determined annually by the Department of Housing and Urban Development (HUD) are eligible for this project:

Family Size	2013 Maximum INCOME CAP A 90% AMI	2013 Maximum INCOME CAP B 110% AMI	2013 Maximum INCOME CAP C 120% AMI
1	\$54,180	\$66,220	\$72,240
2	\$61,920	\$75,680	\$82,560
3	\$69,660	\$85,140	\$92,880
4	\$77,310	\$94,490	\$103,080

	1 BR
Purchase price	\$123,323
Amount to be financed or paid in cash (estimated) if eligible for Income Cap A Subsidy of \$40,000	\$83,323
Amount to be financed or paid in cash (estimated) if eligible for Income Cap B Subsidy of \$32,500	\$90,823
Amount to be financed or paid in cash (estimated) if eligible for Income Cap C Subsidy of \$25,000	\$98,323
Minimum income	\$45,759
Square feet	550-650
Estimated Monthly Maintenance	\$864

UHAB does not retain or authorize the use of any brokerage agent or firm for the sale of apartments in this building.
All sales are made through UHAB directly.



Community Scholars Program Application

Name: _____

Home Address: _____

Daytime Phone: (____) _____ Evening Phone: (____) _____

Cell Phone: (____) _____ Email: _____

The Community Scholars Program offers independent, community-based scholars from Northern Manhattan access to a suite of Columbia University services and resources in order to work toward the completion of a particular project or to attain skill in a particular area. The Program is being originated as one of the benefits and amenities to be provided to the local community as part of Columbia's Manhattanville Campus Expansion. The program will allow these scholars a formal opportunity to participate in the intellectual life of the university, providing opportunities for interaction with faculty, students, and other visiting scholars. It will help to foster and deepen ties between the University and the many independent members of the cultural and intellectual community surrounding it.

The services include access to all the university's libraries (including on-line access), course auditing privileges (in departments offering auditable courses), dialogue with scholars in their field of study, and the ability to participate in seminars and social events. A Scholar may wish to avail him or herself of all or some of the services offered; he or she may begin the program simply wishing to access the libraries, and later into the term opt to audit one or two classes. The program's coordinator will assist each scholar to access resources and determine his or her needs, as well as alerting them to relevant opportunities on campus as they arise.

Eligibility:

- You must be a Borough of Manhattan resident living north of 96th Street;
- You cannot have a current affiliation with Columbia University;
- You must have a High School Diploma, GED or equivalent.

Scholars will be appointed for terms of three years, and will be selected by a committee that may include Columbia senior staff, deans and faculty, and may also include leaders from local cultural institutions. At the end of each Scholar's appointment, the tangible outcome of his or her term at the University would be submitted to remain accessible for future Community Scholars and others to review.

Please attach the following:

- 1-2 page narrative describing your educational and/or professional background;
 - 1-2 page description of the project you propose to pursue, your anticipated end goal/outcomes and the University resources you would like to access in order to achieve these outcomes (i.e. courses to audit, library, etc.). Please include a brief statement on how your project might be of benefit to the larger community;
 - Résumé, or Curriculum Vitae;
 - High School Transcript, equivalent, or equivalent experience (please explain), and transcripts from any college or university work;
 - 2 letters of reference (may be from a current or former employer, community leader, teacher, professor, colleague, or eminent person in your field of study);
 - Other supporting materials you would like to have considered as a part of your application: work sample, writing samples of up to 2 pages, audio or videotape. Please note that these materials will not be returned.
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Please submit all materials in one package postmarked no later than April 18, 2013 to:

Community Scholars Program
Office of Government & Community Affairs
Columbia University
309 Low Library
535 West 116th Street
New York, NY 10027

Please note:

- This program does not lead to course credit, a degree or certification.
- All instruction in classes is conducted in English unless otherwise noted in course descriptions.
- Admission to Community Scholars program is conditional upon proof of northern Borough of Manhattan residency.
- Although terms are stated as 3 years, individual scholars may opt to complete the program in less time; continued enrollment depends upon continued compliance with all program requirements and University regulations.

The New York State Empire State Development Corporation may require Columbia University to submit each applicant's name, address and proof of residency to confirm program eligibility.

I have read and understand the program description and eligibility requirements.

Signature: _____ Print name: _____
Date: _____

Please direct inquiries about the Community Scholars Program to
(212) 854-4289 or communityaffairs@columbia.edu