

Summer 2019



# A Community Vision for Kingsborough

## NYCHA Seniors First



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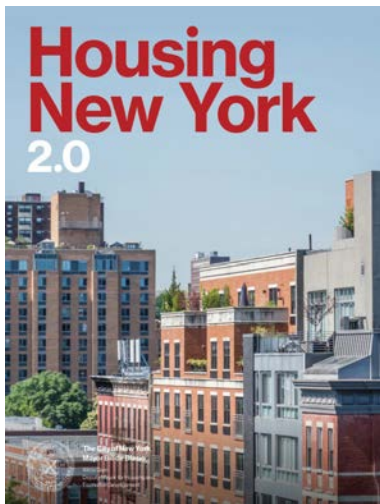
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## **ACKNOWLEDGMENTS**

This visioning summary would not have been possible without the participation from residents of Kingsborough and Kingsborough and Kingsborough Extension. We would like to thank all attendees for taking the time to share their ideas and concerns regarding the new senior housing development in Crown Heights. We would also like to thank the Kingsborough Resident Association, the New York City Department of Housing Preservation and Development (“HPD”), and the New York City Housing Development Corporation (“HDC”) staff for their continued collaboration with the New York City Housing Authority.

# Introduction

The New York City Housing Authority (“NYCHA”) plays a key role in achieving the goals set forth in the Mayor’s Housing New York Plan. As part of the de Blasio Administration’s commitment to ensure safe and affordable housing for the City’s increasing senior population, HPD launched Seniors First, a three-pronged strategy including developing new senior housing on NYCHA land. NYCHA will continue to manage and operate its existing developments while selected development teams will build and operate the new affordable buildings.



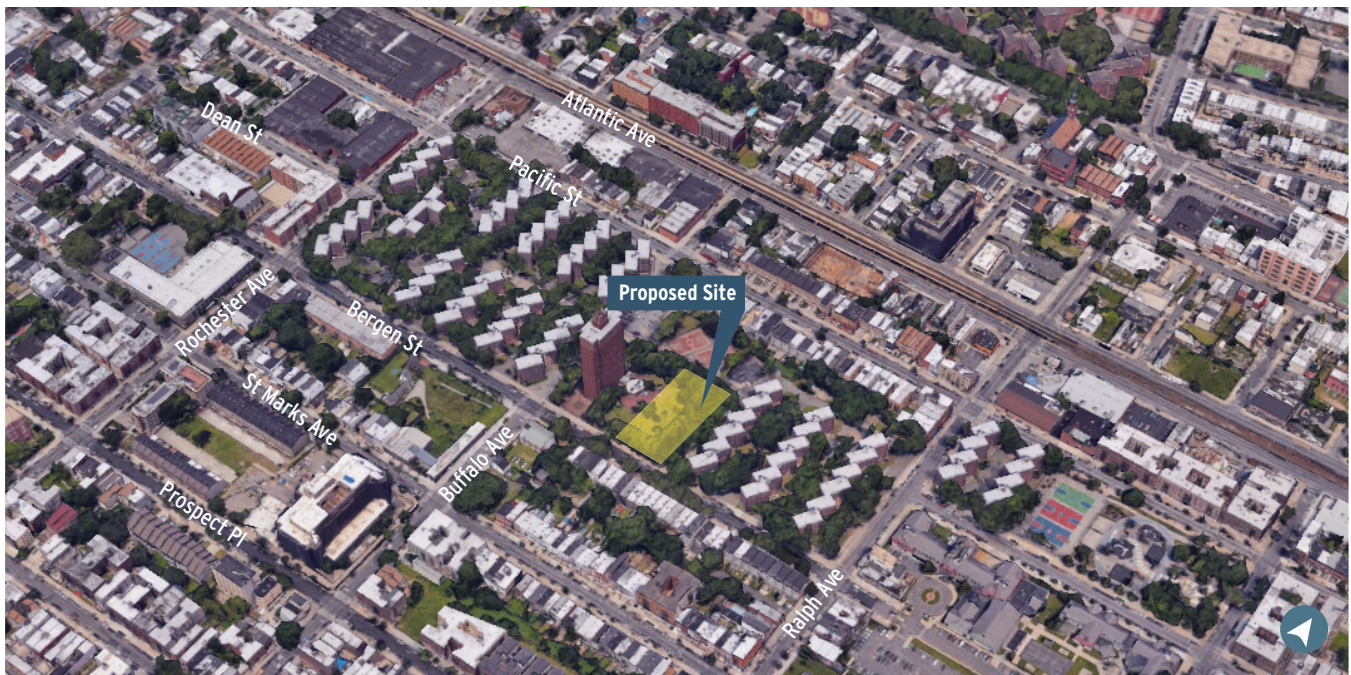
*Building on the foundation laid through Housing New York: A Five-Borough, Ten-Year Plan, Mayor Bill de Blasio released Housing New York 2.0, an extended plan to accelerate the creation and preservation of affordable homes and serve more seniors.*

One of the sites selected for development is located at Kingsborough Extension in Crown Heights, Brooklyn. NYCHA staff met with residents and resident leaders of Kingsborough and Kingsborough Extension (“Kingsborough Consolidation”) in the summer of 2019. The goals of the sessions were to inform residents of the planned development and create a summary document of residents’ preferences and concerns.

Some of the key preferences from the Community Visioning sessions include a new development that:

- ensures housing is affordable and accessible for neighborhood’s senior population;
- improves the safety, security, and pedestrian experience of the immediate surroundings;
- provides personalized support and healthcare services designed to maximize the independence for seniors;
- increases the availability of affordable food access and healthcare services;





- includes amenities that serve seniors;
- partners with existing neighborhood service providers to provide support services and senior programs;
- respects the area context and adjacent buildings by using similar materials, textures, colors, and proportions;
- incorporates environmental design principles to promote water, energy, and material conservation;
- limits the environmental impacts experienced during construction;
- develops a resident hiring plan for the construction, maintenance, and management of the new building;
- procures services and supplies from local minority and women-owned business enterprises;
- continues community engagement with Kingsborough residents to ensure the project's design and implementation meet the community's needs and priorities.

## DEVELOPMENT QUICK FACTS

The proposed development will include:

- a 99-year ground lease;
- approximately 150 -200 affordable senior units;
- on-site tenant services; and
- potential for ground floor community use.

# Background

## KINGSBOROUGH EXTENSION AT A GLANCE\*

buildings: 1  
heights: 25  
apartments: 182  
residents: 203  
density: 140 people/acre

avg gross income: \$14,778  
avg gross rent: \$345

5-yr capital needs: \$20 million  
community district: Brooklyn 8  
NYC council district: 41

*\*The neighboring development, Kingsborough, is comprised of sixteen 6-story buildings with 2,408 residents living in 1,154 apartments. The average gross rent is \$504 per month.*



## KINGSBOROUGH EXTENSION

The senior building at Kingsborough Extension was constructed in 1966, about 25 years after the completion of Kingsborough's low-rise buildings. Both developments were built at the edge of the historical Weeksville community, a village founded during the nineteenth century that quickly became a self-sufficient and thriving free black community.<sup>1</sup> Over time, Weeksville merged with the growing city of Brooklyn and endured a series of racial and tenancy transitions throughout the 20th and 21st centuries.<sup>2</sup>

Kingsborough Extension is a 25-story senior building<sup>3</sup> located just south of Atlantic Ave in what is now the neighborhood of Crown Heights. The development is surrounded by the 16-acre development of Kingsborough Houses. A large open space was selected as the development site for the Seniors First program.



# Engagement Process

The Seniors First engagement process at the Kingsborough Consolidation took place in the summer of 2019. Outreach efforts included door-knocking and flyer distribution to encourage the participation of residents in the Community Visioning sessions. During the meetings, staff led a range of activities to help NYCHA residents and other community members identify solutions that would both strengthen existing assets and address current challenges of the neighborhood. Participants raised concerns, asked important questions, and suggested solutions to be included in this visioning document for the Seniors First development at Kingsborough Extension.

## ENGAGEMENT PROCESS

Over the course of three meetings, NYCHA used various activities to provide program information, document common concerns, and determine participants' preferences for the forthcoming development at Kingsborough Extension. The activities were developed using social, economic, and health data about Brooklyn Community District 8 ("BK8").

### Meeting 1 - Introduction

The first meeting included a presentation to the Resident Association of Kingsborough Consolidation, informing attendees about the Seniors First initiative and the planned development at Kingsborough Extension. A discussion followed the presentation to help clarify the goals and timeline, and address any concerns about the new development.

*The charts in the report show preferences expressed by meeting participants.*



What topics would you like more information on?



### Goals

- Provide an overview of the Seniors First program.
- Inform Resident Association about the planned development and resident engagement process.
- Gather feedback about the needs and challenges of the neighborhood.

### Event Details

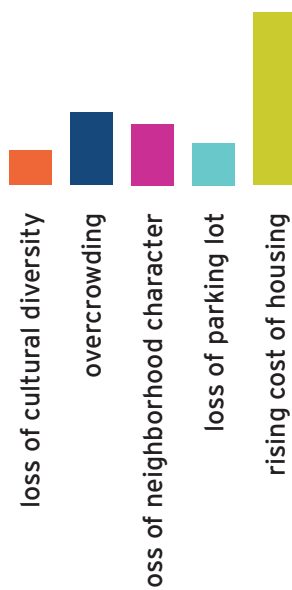
- Date: May 1, 2019
- Venue: Resident Association Room

### Activities

- Q&A: This activity let the resident leaders ask questions about the program, engagement process, and project schedule.



What is your biggest concern about the new building at Kingsborough?



### **Meetings 2 & 3 - Visioning Workshops**

The second and third meetings included an overview of the Seniors First program and the planned development at Kingsborough Extension. The activities of the workshops were developed in response to the priorities and concerns raised with the Resident Association. NYCHA's Community Development staff led small group activities and residents gave feedback on their preferred ground floor use and site improvements.

### Goals

- Identify assets and challenges in the immediate area to better understand how the development can strengthen the conditions of the neighborhood.
- Determine clear preferences for ground floor space.
- Gather feedback about site improvements.

### Event Details

- Date: August 22, 2019
- Venue: Hugh Ed Gilroy Senior Center
- Participants: 62 NYCHA residents
- Languages: English and Spanish



## FREQUENTLY ASKED QUESTIONS

### ***What is affordable housing?***

It is housing where the occupant(s) pay no more than 30% of their income for housing expenses.

### ***Who will own the land?***

NYCHA will maintain ownership of the land and continue to manage and operate Morris Houses. The selected development team will build and operate the new building.

### ***What type of housing will be developed?***

The project will develop low-income apartments for seniors and provide residents with assisted living services.

### ***Who can apply for the new units?***

During construction, the selected development team will begin the marketing of the units and publicize the application requirements. The building will include a 25% NYCHA preference for the new affordable units.

## Activities

- **Questionnaire:** Participants answered questions about their concerns and needs related to the new development.
- **Neighborhood Asset Mapping:** Participants reviewed an asset map to discuss the challenges and opportunities of existing neighborhood assets.
- **Ground Floor Space Preference:** Participants selected their preference for how the ground floor space could be used at the new development.
- **Site Improvements:** Residents evaluated the existing sites based upon three criteria - accessibility, safety, and outdoor amenities. Participants reflected upon personal experience with the site, studied provided materials to better understand the site conditions, and provided recommendations of site improvements.

# Findings

Throughout the engagement process, NYCHA discussed a range of issues with Kingsborough residents. The resident feedback collected from the sessions has been organized into four categories: Housing, Urban Design, Community Resources, and Human Capital. Data from Brooklyn Community District 8 (“BK8”) is included in each category to contextualize the resident feedback.

## HOUSING

*According to Brooklyn Community Board 8, the district is facing significant housing challenges. The shortage of deeply affordable, accessible, and adequately maintained rental units continues to impact the community.<sup>4</sup>*

### Resident Preferences

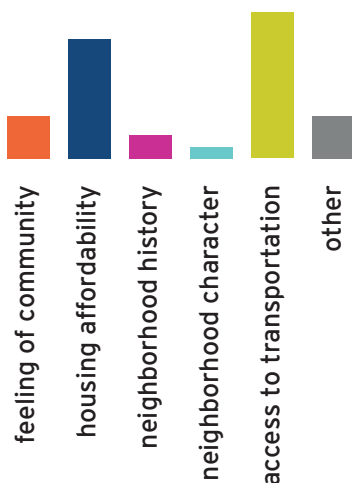
- Ensure the rents for affordable units align with the income levels of the Crown Heights senior population.
- Develop opportunity for seniors living in underoccupied public housing units to move to new development.
- Ensure housing is accessible for people with mobility and visual impairments.

### Supporting Data

- Nearly 29% of the residents in BK8 are severely rent-burdened, spending more than 50% of their income for housing-related expenses.<sup>5</sup>
- The median rent for studios and 1-bedroom units in BK8 is \$1,162<sup>5</sup> compared to the average rent of \$345 for senior residents living in Kingsborough Extension.<sup>4</sup>



What makes the Kingsborough Consolidation special?



- In BK8, only 4.9% of rental units are affordable at 30% of the Area Median Income compared to the citywide rate of 7.1%.<sup>4</sup>

## BUILDING & URBAN DESIGN

*According to residents, the new development should strengthen neighborhood character and increase health and safety for its residents.*

### Resident Preferences

- Incorporate the materials, textures, and proportions of neighboring buildings into the design of the new building.
- Improve the safety and security of the immediate surroundings through lighting improvements; video intercom and security cameras; natural surveillance measures; and ground floor activation.
- Improve accessibility to the new building by providing exterior rest areas, mobility aids, and tactile walking surface indicators on pathways.
- Integrate the new building into the NYCHA campus to through shared amenity spaces and pathways to promote recreation and socialization.
- Incorporate environmental design principles to promote water, energy, and material conservation.
- Limit the environmental impacts experienced during construction, including noise, vibration, dust, and other pollution effects.

### Supporting Data

- BK8 is one of the most densely-populated districts of Brooklyn with approximately 64,000 residents per square mile.<sup>5</sup>
- For every one supermarket in BK8, there are 25 bodegas<sup>6</sup> and there are no NYC farmers markets in the district.<sup>7</sup>
- Nearly 77% of BK8 residents live within a quarter mile of a park;<sup>5</sup> however, about a quarter of adults in BK8 report getting no physical activity in the past 30 days.<sup>8</sup>
- The air quality in BK8 at 8.0 micrograms per cubic meter is higher than the citywide average of 7.5 micrograms per cubic meter.<sup>9</sup>

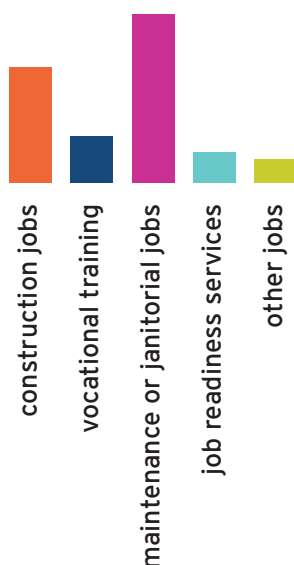


What is your preference for the number of units?





What types of economic opportunities do you think are the most important?



## COMMUNITY RESOURCES

*According to residents, the growing demographic and economic changes in the neighborhood have made it difficult for local business and lower-income residents to remain.*

### Resident Preferences

- Provide personalized support services designed to maximize the independence for each senior resident at the new building. Services and facilities may include memory care services, medication management, emergency call systems, and laundry services, all with a focus on creating and bolstering the sense of community at Kingsborough Houses.
- Increase the availability of affordable food access and healthcare services for seniors.
- Include amenities that serve the diverse interests of seniors.
- Partner with existing neighborhood service providers and/or community-based organizations to provide support services and senior programs.

### Supporting Data

- BK8 is approximately 56% Black, 25% White, 11% Hispanic, and 4% Asian.<sup>5</sup>
- The percentage of adults in BK8 who report eating at least one serving of fruits or vegetables in the past day is lower than the citywide average.<sup>8</sup>
- Adults in BK8 reporting their own health as “excellent,” “very good” or “good” is higher than the rest of NYC.<sup>8</sup>
- The rate of avoidable hospitalizations among adults in BK8 is significantly higher than the citywide rate<sup>10</sup> and approximately 14% of adults within the district report going without needed medical care in the past year.<sup>8</sup>
- The psychiatric hospitalization rate in BK8 is nearly double the citywide rate.<sup>10</sup>

## HUMAN CAPITAL

*According to residents, the lack of job opportunities in the neighborhood remains a significant challenge despite the recent surge in investment in the district.*

### Resident Preferences

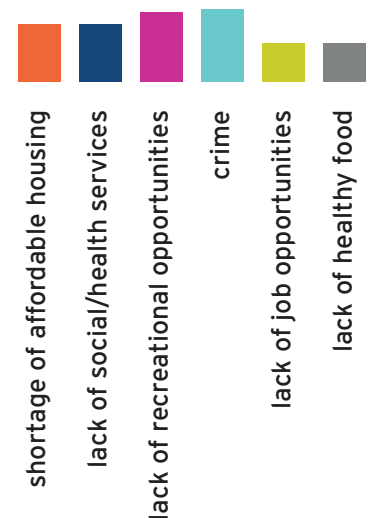
- Develop a resident hiring plan for the construction, maintenance, and management of the new building in coordination with the Resident Association.
- Procure services and supplies from local minority and women-owned business enterprises.
- Continue community engagement with Kingsborough residents to ensure the project's design and implementation meet the community's needs and priorities.

### Supporting Data

- Nearly 25% of senior residents aged 65 or older residing in BK8 are living below the federal poverty level.<sup>5</sup>
- The income diversity ratio in BK8 is slightly higher than the citywide area.<sup>5</sup> (The income diversity ratio compares the 80th percentile household with the 20th percentile household to represent the income distribution for a given geographic area.)
- About 10% of residents aged 16 to 19 in BX3 are neither enrolled in school nor participating in the labor force.<sup>5</sup>
- The jail incarceration rate for BK8 is nearly double the citywide rate.<sup>11</sup>



What are the most pressing issues in your neighborhood?





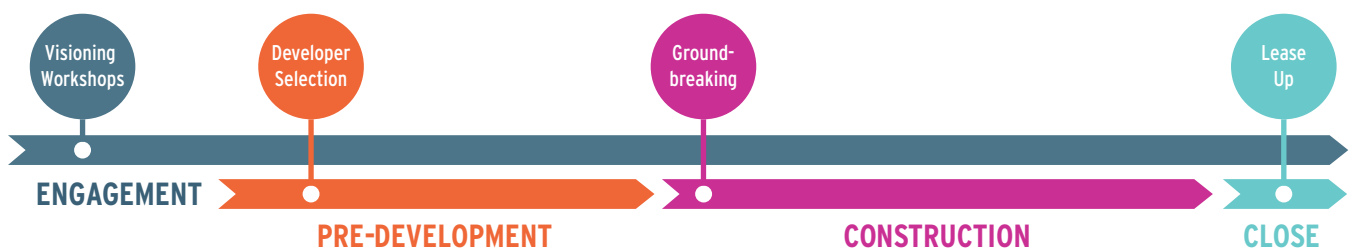


# Conclusion

The Community Visioning sessions are part of a multi-year engagement process at NYCHA to inform residents of planned developments and to incorporate resident preferences and concerns. This report includes ideas for implementation that require a cooperative effort among residents, community partners, and development teams.

NYCHA has included this visioning document as part of its Request For Proposals to solicit development plans that align with resident preferences and address their concerns. The selected development team will continue the public engagement process and present their proposed plans to Kingsborough residents. The development team will also work with NYCHA's Office of Resident Economic Empowerment and Sustainability to connect NYCHA residents to job opportunities. NYCHA, alongside HPD and HDC, will monitor project progress from pre-development to construction finish.

We would like to thank all who have participated and encourage others to join as the process moves forward. NYCHA will continue to update residents throughout the development process at Kingsborough.



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# Appendix

Questionnaire

Asset Map

Ground Floor Space Preference

Site Improvements

# Questionnaire



## SENIOR'S FIRST: KINGSBOROUGH HOUSES Community Visioning Series: Questionnaire

NYCHA is conducting a community assessment of Morris Houses to understand your priorities and concerns about the new building. We greatly appreciate your input!

**(1) What makes Kingsborough Houses special?** [Choose top 2 with "X"]

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Feeling of community                  | <input type="checkbox"/> Housing affordability           | <input type="checkbox"/> Neighborhood history      |
| <input type="checkbox"/> Neighborhood character                | <input type="checkbox"/> Access to transportation        | <input type="checkbox"/> Access to social services |
| <input type="checkbox"/> Access to education/job opportunities | <input type="checkbox"/> Access to recreation facilities | <input type="checkbox"/> Other: _____              |

**(2) What are the most pressing issues in your neighborhood?** [Choose top 2 with "X"]

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Shortage of affordable housing | <input type="checkbox"/> Displacement of residents        | <input type="checkbox"/> Lack of job opportunities |
| <input type="checkbox"/> Lack of education facilities   | <input type="checkbox"/> Lack of recreation opportunities | <input type="checkbox"/> Lack of healthy food      |
| <input type="checkbox"/> Lack of social/health services | <input type="checkbox"/> Crime                            | <input type="checkbox"/> Other: _____              |

**(3) What is your biggest concern about the new building at Kingsborough?** [Choose top 2 with "X"]

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Loss of cultural diversity | <input type="checkbox"/> Loss of neighborhood character | <input type="checkbox"/> Rising cost of housing |
| <input type="checkbox"/> Overcrowding               | <input type="checkbox"/> Loss of parking lot            | <input type="checkbox"/> Other: _____           |

**(4) There is a trade off between the height of the new building and the number of affordable units. What is your preference for the number of units in the new building?** [Choose 1 with "X"]

- ☐ I prefer to maximize the number of units even if that would make the new building taller.
- ☐ I prefer not to maximize the number of units to make the building shorter.

**(5) The new building will create economic opportunities for residents. What types of opportunities do you think are the most important?** [Choose top 2 with "X"]

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Construction jobs   | <input type="checkbox"/> Maintenance or janitorial jobs | <input type="checkbox"/> Other jobs: _____      |
| <input type="checkbox"/> Vocational training | <input type="checkbox"/> Job readiness services         | <input type="checkbox"/> Other trainings: _____ |

**(6) We are at the beginning of a multi-year engagement process. What topics would you like more information on?** [Choose top 2 with "X"]

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Income affordability levels | <input type="checkbox"/> Environmental review process | <input type="checkbox"/> New unit application process |
| <input type="checkbox"/> Construction activities     | <input type="checkbox"/> Section 3 requirements       | <input type="checkbox"/> Other: _____                 |

**(7) Do you have additional ideas or comments you would like to share about the new building?**

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# Asset Map

PLEASE HELP US IDENTIFY THE **COMMUNITY ASSETS** NEAR KINGSBOROUGH.  
POR FAVOR AYUDENOS A IDENTIFICAR LOS RECURSOS DE LA COMUNIDAD CERCA DE KINGSBOROUGH.

A community asset is anything that can be used to improve the quality of community life. Place a sticker on the map to locate important assets in the neighborhood.

Un recurso de la comunidad es todo lo que se puede utilizar para mejorar la calidad de vida de la comunidad. Coloque una etiqueta en el mapa para localizar recursos importantes en el vecindario.



Social Service Centers / Centros de Servicios Sociales	
1. East Queens Senior Citizens Council	14. Catholic Family Support
2. Pathways Development Center/Office	15. Bridgeview Access to Care
3. East Queens Early Childhood Care Center	16. Community Cultural Center/Office
4. Midway Childhood Day Care Center	17. East Queens Early Childhood Learning Center
5. Community Life Adult Day Care	18. Community Life Adult Day Care
6. Health, Art & Life Learning Center	19. Health, Art & Life Learning Center
7. St. Maria 1942 Food Bank	20. St. Maria 1942 Food Bank
8. Queens Community	21. Queens Community
Educational Institutions / Instituciones Educativas	
1. Public School 259 Gracieville T. Woods	14. Public School 259 Gracieville T. Woods
2. Public School 259 Gracieville T. Woods	15. Public School 259 Gracieville T. Woods
3. Public School 259 Gracieville T. Woods	16. Public School 259 Gracieville T. Woods
4. St. Joseph's Catholic School	17. St. Joseph's Catholic School
5. Public School 259 Gracieville T. Woods	18. Public School 259 Gracieville T. Woods
6. Public School 259 Gracieville T. Woods	19. Public School 259 Gracieville T. Woods
7. Public School 259 Gracieville T. Woods	20. Public School 259 Gracieville T. Woods
8. Public School 259 Gracieville T. Woods	21. Public School 259 Gracieville T. Woods
Health Facilities / Instalaciones de Salud Pública	
1. St. Joseph's Medical Center	14. St. Joseph's Medical Center
2. St. Joseph's Medical Center	15. St. Joseph's Medical Center
3. St. Joseph's Medical Center	16. St. Joseph's Medical Center
4. St. Joseph's Medical Center	17. St. Joseph's Medical Center
5. St. Joseph's Medical Center	18. St. Joseph's Medical Center
6. St. Joseph's Medical Center	19. St. Joseph's Medical Center
7. St. Joseph's Medical Center	20. St. Joseph's Medical Center
8. St. Joseph's Medical Center	21. St. Joseph's Medical Center
Leisure Spaces / Espacios de Recreación y Diversión	
1. South Pacific Playground	14. South Pacific Playground
2. South Pacific Playground	15. South Pacific Playground
3. South Pacific Playground	16. South Pacific Playground
4. South Pacific Playground	17. South Pacific Playground
5. South Pacific Playground	18. South Pacific Playground
6. South Pacific Playground	19. South Pacific Playground
7. South Pacific Playground	20. South Pacific Playground
8. South Pacific Playground	21. South Pacific Playground
Arts & Cultural Centers / Artes y Centros Culturales	
1. Queens Museum of Art	14. Queens Museum of Art
2. Queens Museum of Art	15. Queens Museum of Art
3. Queens Museum of Art	16. Queens Museum of Art
4. Queens Museum of Art	17. Queens Museum of Art
5. Queens Museum of Art	18. Queens Museum of Art
6. Queens Museum of Art	19. Queens Museum of Art
7. Queens Museum of Art	20. Queens Museum of Art
8. Queens Museum of Art	21. Queens Museum of Art
Healthy Food Access / Acceso de Alimentos Sano	
1. St. Joseph's Medical Center	14. St. Joseph's Medical Center
2. St. Joseph's Medical Center	15. St. Joseph's Medical Center
3. St. Joseph's Medical Center	16. St. Joseph's Medical Center
4. St. Joseph's Medical Center	17. St. Joseph's Medical Center
5. St. Joseph's Medical Center	18. St. Joseph's Medical Center
6. St. Joseph's Medical Center	19. St. Joseph's Medical Center
7. St. Joseph's Medical Center	20. St. Joseph's Medical Center
8. St. Joseph's Medical Center	21. St. Joseph's Medical Center



SENIORS FIRST  
KINGSBOROUGH

Community Visioning Workshop \* Community Asset Map \* Summer 2019  
Taller de Visión de la Comunidad \* Mapa de Recursos de la Comunidad \* Verano 2019

# Ground Floor Space Preference

PLEASE TELL US HOW THE **GROUND FLOOR SPACE** SHOULD BE USED IN THE NEW BUILDING AT KINGSBOROUGH.

## EXAMPLES

### SOCIAL SERVICES

benefits enrollment center  
immigrant assistance services  
small business support center  
environmental justice advocacy  
domestic violence support

violence prevention/mediation  
senior center  
legal assistance center  
crisis intervention services  
anti-displacement programs

### EDUCATION

nursery/daycare center  
after-school programs  
tutoring/tst prep center  
STEM education hub  
parenting center

adult literacy programs  
financial empowerment center  
vocational training programs  
job readiness services  
mentoring programs

### PUBLIC HEALTH

preventative care initiatives  
disease management services  
substance abuse counseling  
outpatient counseling  
lab testing services

mental health services  
healthcare enrollment services  
prenatal/newborn care services  
doulas services  
exercise programs

### LEISURE

play space  
fitness center  
athletic fields/courts  
sauna/steam facility  
community garden

computer/reading room  
communal dining room  
lounge  
event space  
theater

### ARTS + CULTURE

visual arts center  
performance arts center  
community gallery  
beautification programs  
storytelling programs

cultural fluency programs  
cultural preservation initiatives  
institutional access initiatives  
mentorship programs  
local arts advocacy

### HEALTHY FOOD ACCESS

food assistance services  
food pantry  
farmers market/youth market  
farmer-to-institution program  
CSA program

nutrition awareness programs  
meal delivery program  
community farm  
community kitchen  
food justice advocacy

List your preferences.

Place a green sticker next to your 1st choice  
and a yellow sticker next to your 2nd choice.

01

02

## COMMENTS

Please explain your choices.



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KINGSBOROUGH**

Community Visioning Workshop \* Ground Floor Space Use \* Summer 2019

# Site Improvements

PLEASE TELL US WHAT **SITE IMPROVEMENTS** YOU WOULD LIKE TO SEE AT KINGSBOROUGH.

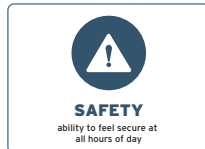


## CONCERNS

01) the new building will disrupt how residents move around the open space

## SOLUTIONS

01) create comfortable walking paths around building



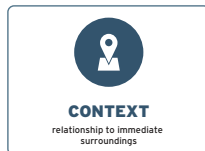
01) certain areas of the site are very dark

01) install sufficient lighting across site



01) there is no covered place to sit outdoors

01) provide deep awning or other covered seating areas



01) the new building will block all the sunlight of the existing building

01) design new building to ensure adequate light, air, and privacy of existing building



**SENIORS FIRST  
KINGSBOROUGH**

Community Visioning Workshop \* Site Improvements \* Summer 2019

# Credits

We would like to thank the NYCHA staff that helped to make this community engagement process possible.

## **Real Estate Development**

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## **ABOUT NYCHA**

The New York City Housing Authority's mission is to increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services. Nearly 400,000 New Yorkers reside in NYCHA's 316 public housing developments across the City's five boroughs. Another 195,000 residents receive subsidized rental assistance in private homes through the NYCHA-administered Section 8 Housing Choice Voucher Program.

To fulfill this mission and better serve residents while facing dramatic reductions in traditional government funding, NYCHA is developing new financing options and building innovative partnerships across the public, private, and non-profit sectors. These strategies help NYCHA address many key challenges, from preserving aging housing stock through timely maintenance and modernization of buildings to increasing resident access to a multitude of community, educational and recreational programs, and job readiness and training initiatives.

## **SENIORS FIRST**

The population of city residents who are senior citizens is projected to increase by 40 percent between now and 2040. New York City seniors are more likely to be low income, to be rent-burdened, and to live on a fixed income than other city residents. To reach more of the growing senior population, the de Blasio administration has committed to create or preserve senior homes and apartments through Senior's First. The three-pronged strategy includes an initiative to make more homes accessible to seniors and people with disabilities; developing new senior housing on NYCHA and other land; and preserving more of the senior housing originally developed through federal housing plans.