

Public Workshop #2:
Public Sites Community Visioning

June 26, 2019

Bedford-Stuyvesant Housing Initiative

NYC
Department of
Housing Preservation
& Development

Agenda

- 6:45 Opening Remarks & Presentation
- 7:00 Small Group Activities
 - Introduction and Visioning
 - Affordability
 - Ground Floor Programming
 - Urban Design
- 8:25 Report Back & Next Steps

Presentation Content

01 Bed-Stuy Housing Initiative Overview

02 Kick-Off Workshop Report Back

03 RFP Sites and Visioning Workshop

04 Next Steps

01 Bed-Stuy Housing Initiative Overview

Preliminary Goals

- Support homeowners and small property owners in financial distress
- Promote safe and healthy housing, and the physical well-being of properties
- Protect tenants through more targeted outreach
- Advance opportunities to create new affordable housing, including potential new affordable homeownership opportunities
- Support a collaborative network of housing-related organizations
- Ensure affordable housing investments promote equity by increasing access to units and supporting economic development
- Use a place-based approach to understand gaps and limitations of housing programs that can be improved citywide

01 Bed-Stuy Housing Initiative Overview

Timeline



Timeline subject to change. Visit nyc.gov/BedStuy for the latest.

02 Kick-Off Workshop Report Back

Key issues identified by the public

Renters

- Increasing rents leading to displacement
- Accessibility of old buildings (elevators, fire egress)
- Availability of safe and affordable renter and ownership opportunities affordable to low to moderate-income
- Housing lottery application process can be difficult

Homeowners

- After-effects of sub-prime lending and foreclosure
- Challenges with repair costs, quality, and info
- Deed fraud, deed scams; help before it's too late
- Over regulation that can be burdensome

General Public

- Gentrification and loss of culture and heritage
- People who left but finding it hard to return



02 Kick-Off Workshop Report Back

Initial Site Visions

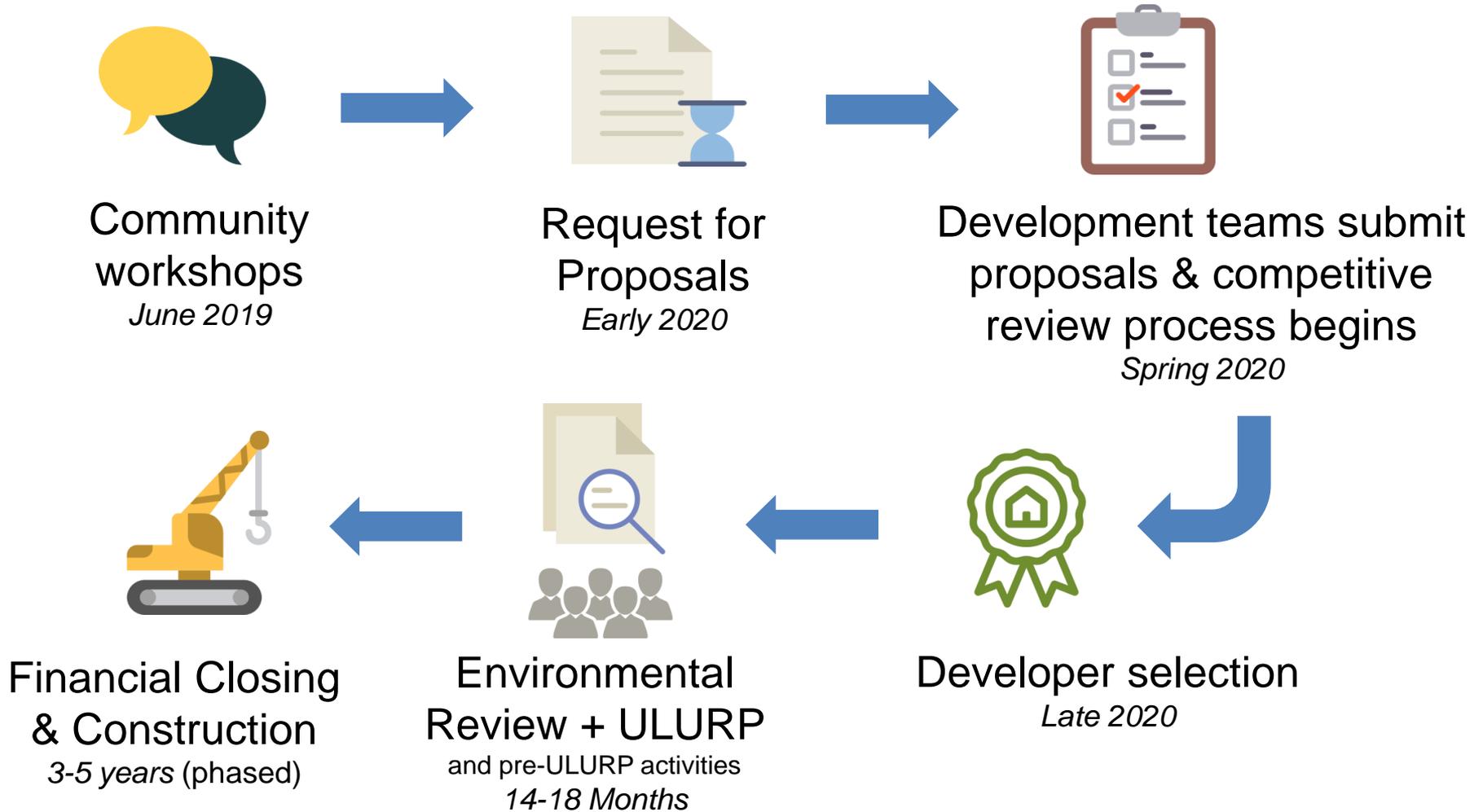
- **Myrtle-Marcy**
 - Youth community arts center
 - Mentorship for youth
 - Incentives for black-owned businesses
- **Fulton-Utica**
 - Childcare
 - Greenspace
- **Fulton-Howard and Fulton-Saratoga**
 - Senior homes
 - Mixed-incomes
 - Playgrounds
 - Support for new mothers and young children
 - Bank branch
 - Supermarket
 - Music/cultural center



- **General**
 - Inter-generational housing
 - Co-working spaces
 - Childcare

03 RFP Sites and Visioning Workshop

HPD's Request for Proposals (RFP) Process



03 RFP Sites and Visioning Workshop

City-Owned Sites of the Bed-Stuy RFP



Myrtle-Marcy
170 affordable homes

Fulton-Utica
150 affordable homes

Fulton-Howard A
65 affordable homes

Fulton-Howard B
50 affordable homes

Fulton-Saratoga
240 affordable homes

03 RFP Sites and Visioning Workshop

Site 1:

Myrtle-Marcy

- Vacant HPD-Owned lot, across the street from Marcy Playground and ½ a block from the Myrtle-Willoughby G subway station
- Adjacent to two-privately owned residential buildings
- Potential for about 170 new affordable homes and new retail/community facility on the ground floor
- Current zoning: R7-D / C2-4



03 RFP Sites and Visioning Workshop

Site 2:

Fulton-Utica

- HPD-Owned portion of larger tax lot, currently a disused tennis court adjacent to the Utica Ave A/C subway station and Boys and Girls HS.
- Opportunity for approximately 150-200 affordable homes and new retail and/or community facility on the ground floor.
- Current zoning: R6-B
- Potential new zoning: R8-A / C2-4

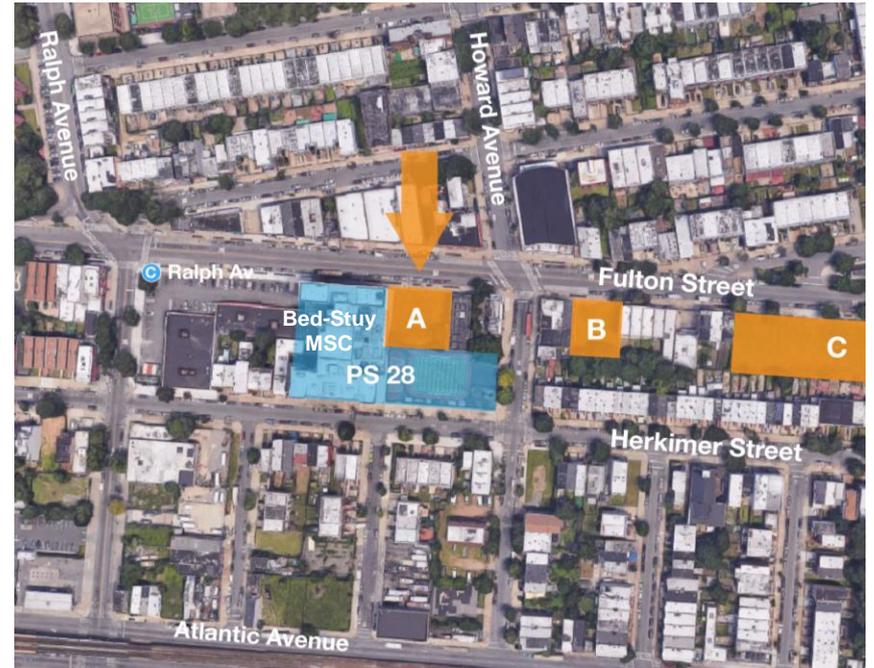


03 RFP Sites and Visioning Workshop

Site A:

Fulton-Howard A:

- HPD-owned vacant lot along Fulton Street, downtown block from Ralph Ave C subway entrance
- Adjacent to the Bed-Stuy Multi-Service Center, currently PS28, and St. Mark's Church
- Commitment for new senior housing (approximately 65 units possible)
- Opportunity for new retail and/or community facility on the ground floor.
- Current zoning: R7-D / C2-4



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Site B:

Fulton-Howard B:

- HPD-owned vacant lot along Fulton Street, adjacent to mixed-use residential buildings.
- Commitment for new senior housing (approximately 50 units possible)
- Opportunity for new retail and/or community facility on the ground floor.
- Current zoning: R7-D / C2-4

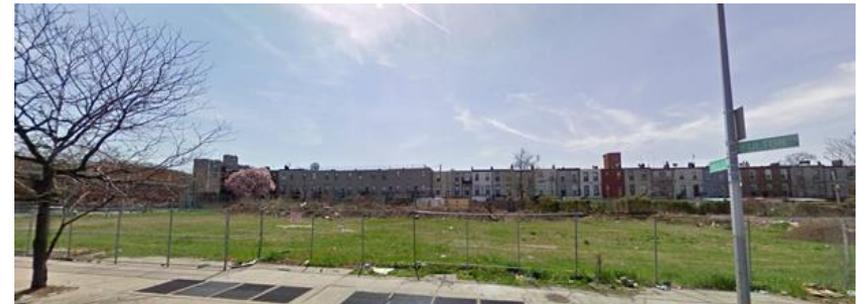


03 RFP Sites and Visioning Workshop

Site C:

Fulton-Saratoga:

- HPD-owned large vacant lot along Fulton Street, across the street from PS 271.
- Opportunity for approximately 240 new affordable homes with new retail and/or community facility on the ground floor.
- Current zoning: R7-D / C2-4



03 RFP Sites and Visioning Workshop

2017 Changes in RFP

Community and Economic Development

- Requirement for targeted hiring outreach plan
- MWBE Build Up Program – 25% requirement of costs
- Preference to development teams that can demonstrate a successful track record of investments in community and economic development
- Preference for proposals that include a plan for meaningful community engagement

Long-term Affordability Strategies

- Preference for long-term affordability strategies
- Additional permanent affordability required for sites with MIH
- Guaranteed future City control of public land
 - “Remainder interest” - at the end of the regulatory term, the ownership of the land returns to the City unless refinanced and affordability is extended

03 RFP Sites and Visioning Workshop

- RFP preference for proposals that respond to community input
- HPD is seeking feedback through today's workshop and a questionnaire at nyc.gov/bedstuy
- **Activities today will focus on:**
 - Intro and Vision
 - Affordability mix and populations to be served
 - Ground floor programming
 - Broad design preferences



04 Next Steps

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|----------------------|--|
| June 26, 2019 | Public Workshop #2: Public Sites Visioning |
| July 30, 2019 | Questionnaire deadline (for those who missed workshop) |
| Fall 2019 | Workshop Report Back to the CB |
| Fall 2019 | Public Workshop # 3: Draft Goals and Strategies |
| Late 2019 | Bed-Stuy Housing Plan Release |
| Early 2020 | RFP Release |

Upcoming Events:

Homeowner / Property Owner Clinic

Bed-Stuy Housing Initiative

Visit nyc.gov/bedstuy

OR email bedstuy@hpd.nyc.gov

Contact:

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INTRO AND VISIONING



II. FINANCING AFFORDABILITY



II. HYPOTHETICAL BUILDING



III. SITE LAYOUT & URBAN DESIGN

Visioning for HRA Multi-Service Center: Bird's Eye View



Visioning for HRA Multi-Service Center: Site Plan



REPORT BACK

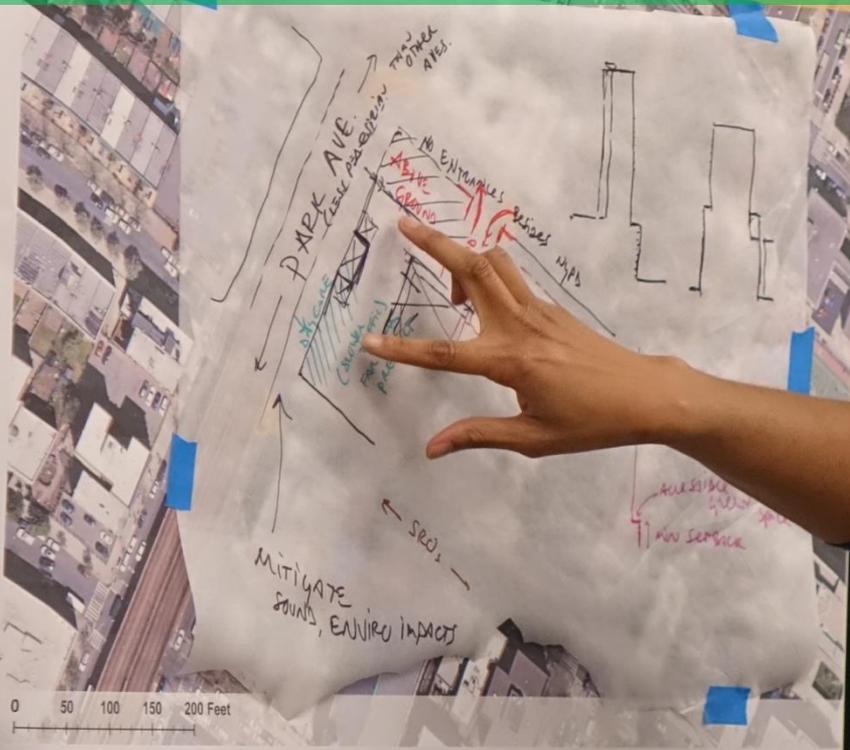


TABLE 2

VISION

- LANDSCAPING + TREE

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NYC