

Affordable Housing is Coming to Inwood!

Content in this presentation is a draft. Final statistics and graphics can be found in the Community Visioning Report which will be published on the project website

4095
9th Ave

June 6, 2024

Community Engagement Report-Back Presentation

NYC
Department of
Housing Preservation
& Development
Office of Neighborhood
Strategies

Agenda

1. Project Background and Community Engagement

- Site overview
- Engagement strategy
- Community visioning workshop
- Timeline

2. What We Heard

- Questionnaire responses
- Who we heard from
- Residential programming
- Ground floor (non-residential) uses
- Open space
- General comments

3. Next Steps

4. Discussion

1. Project Background and Community Engagement

Project Background and Community Engagement

Site overview

- Block 2197 (Lots 50, 75)
- 93,737 SF lot
- C6-2 zoning district (R8 equivalent), Special Inwood District + MIH
- Previously used for parking and currently vacant
- A quarter-mile walk to the 1 subway line, and served by bus lines with access to Harlem, East Midtown, and Riverdale



Project Background and Community Engagement

Approvals and development goals

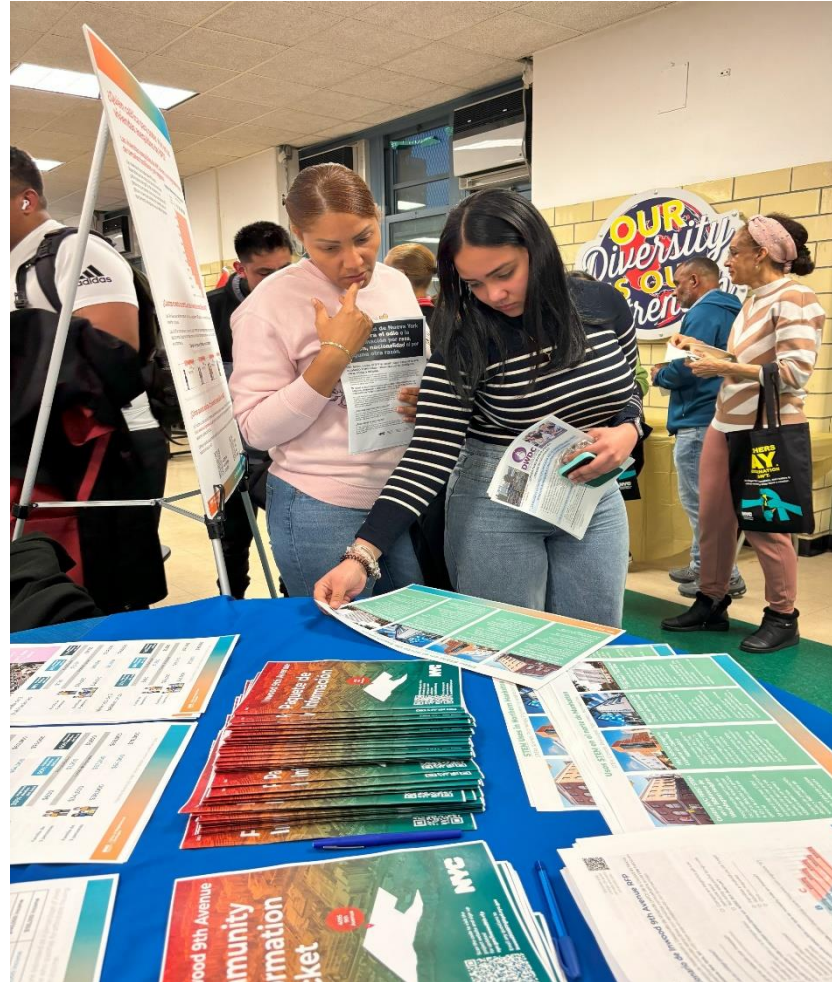
- Prior Approvals
 - **Disposition approval** for the disposition of City-owned property
- Future Approvals
 - **Article XI Disposition**
 - **Waterfront Access Plan Certification**
- Points of Agreement
 1. Approximately 570 units
 2. STEM community use
 3. Public waterfront access



Project Background and Community Engagement

Engagement strategy

- Project website
- Email blasts
- Social media posts
- Tabling and flyering
- Questionnaire
- Public workshop

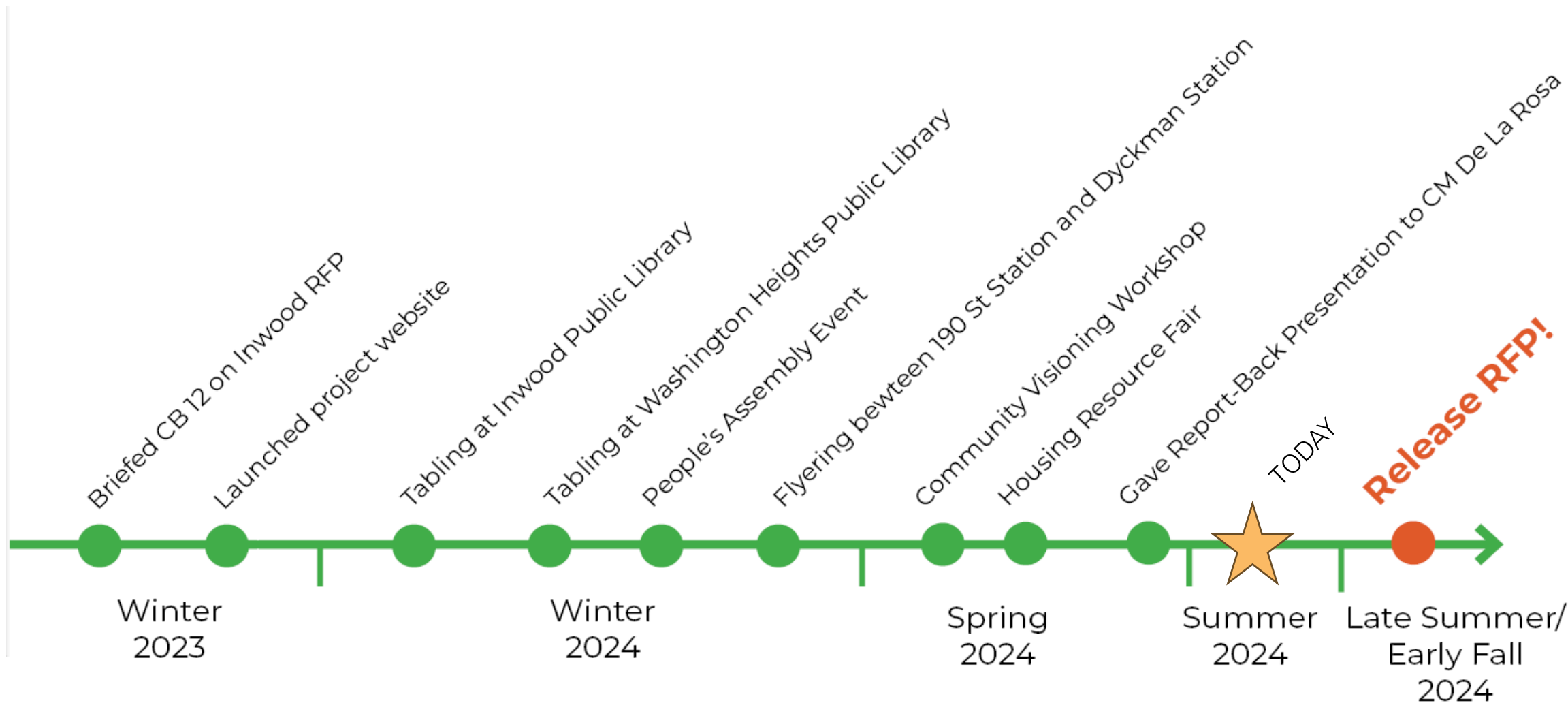


Project Background and Community Engagement

Community visioning workshop



Project Background and Community Engagement Timeline



2. What We Heard

What We Heard

Questionnaire responses

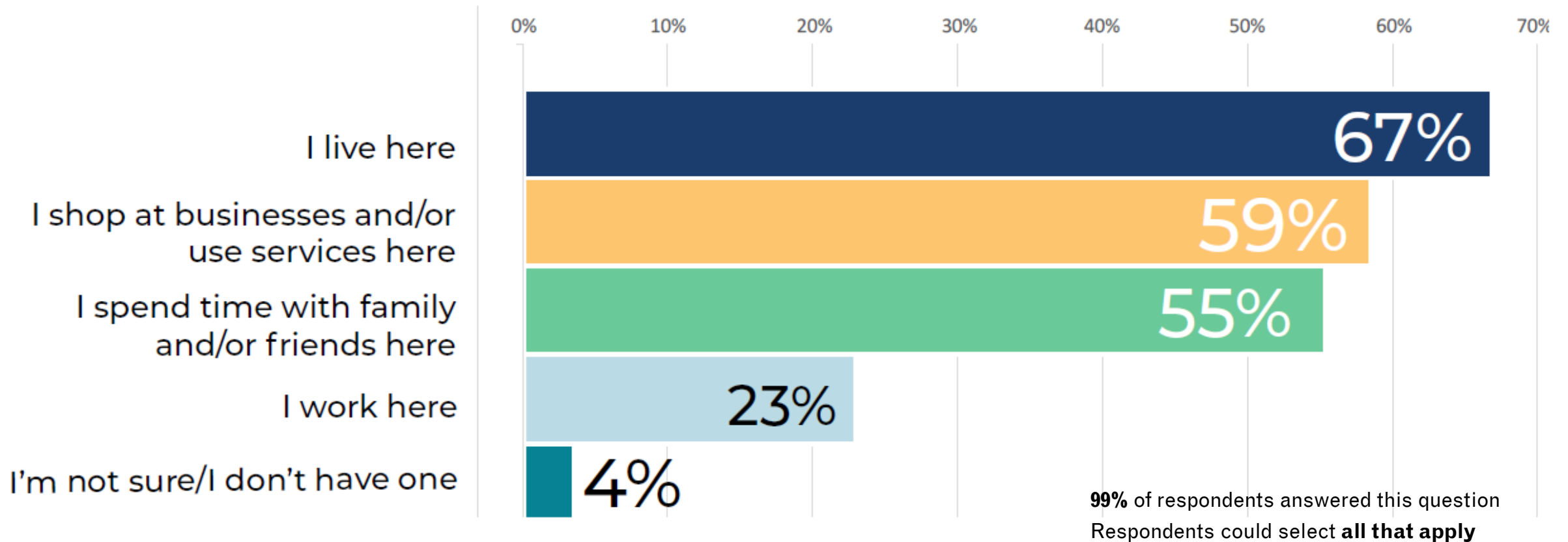
452 total questionnaire responses received

102 questionnaires filled out at the workshop

73 questionnaires filled out in Spanish

What We Heard Who we heard from

Relationship to the Area



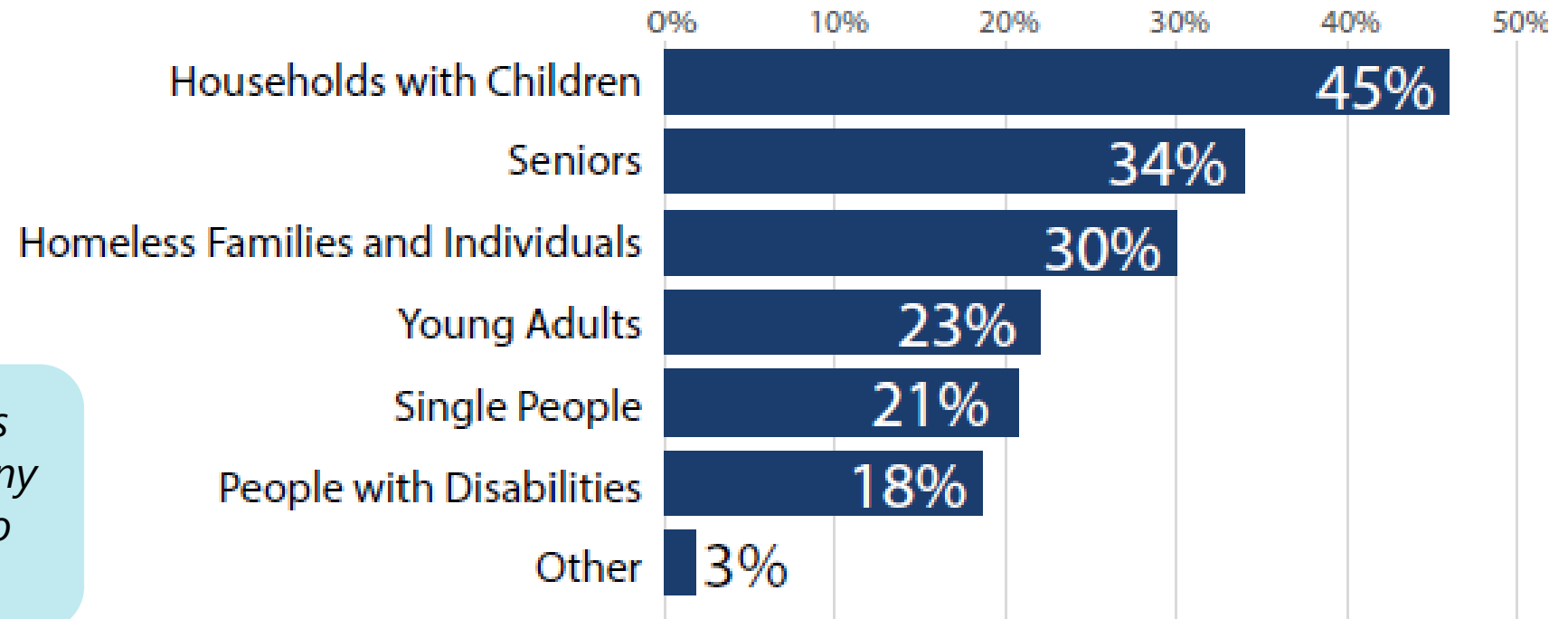
What We Heard

Residential programming

Questionnaire respondents felt households with children face the greatest difficulty in finding and keeping housing.

"Please continue to invest in infrastructure that supports children and families."

"Seniors are in serious need of housing as many landlords are trying to kick us out."

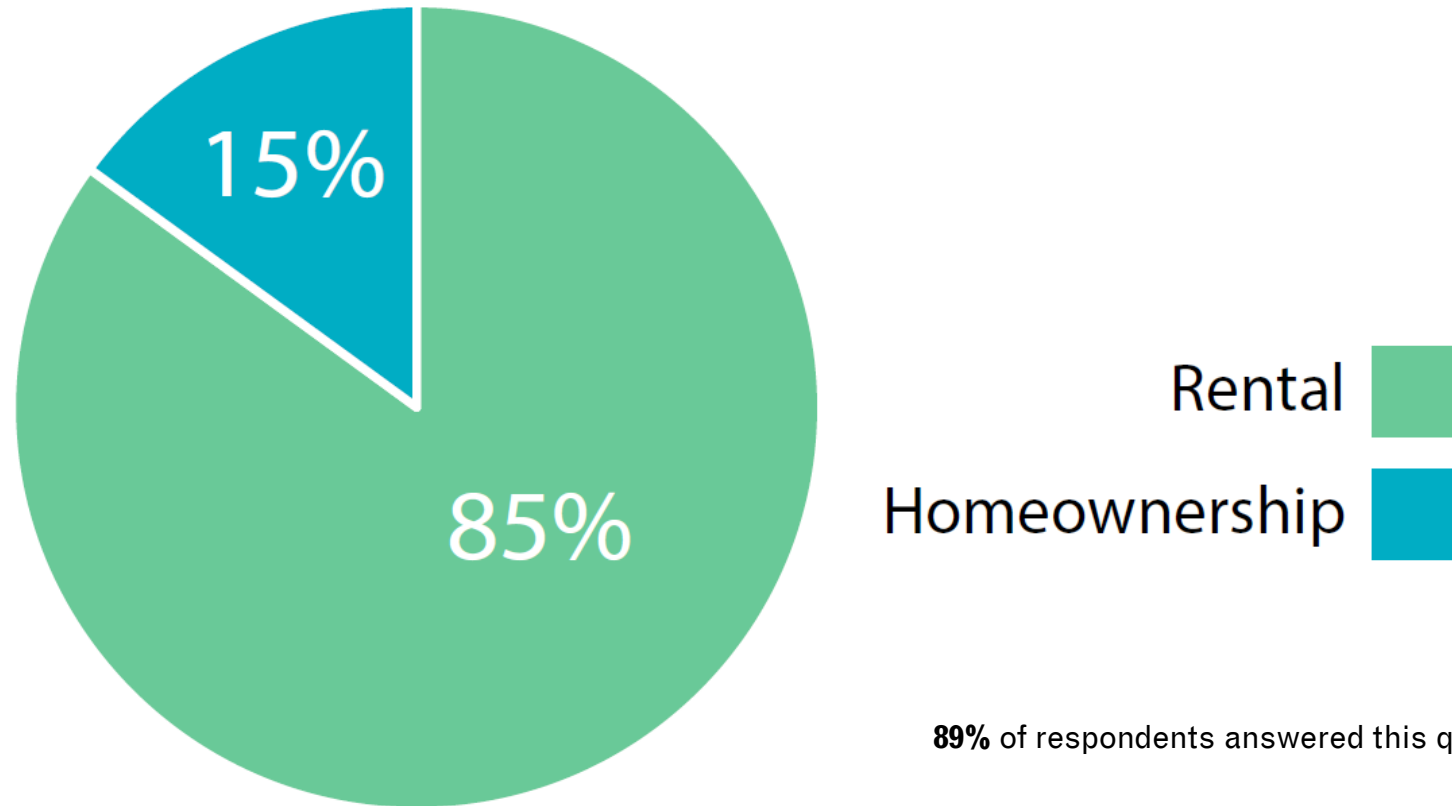


Respondents chose **up to two** options
98% responded to this question

What We Heard

Residential programming

A majority of respondents prefer rental housing.

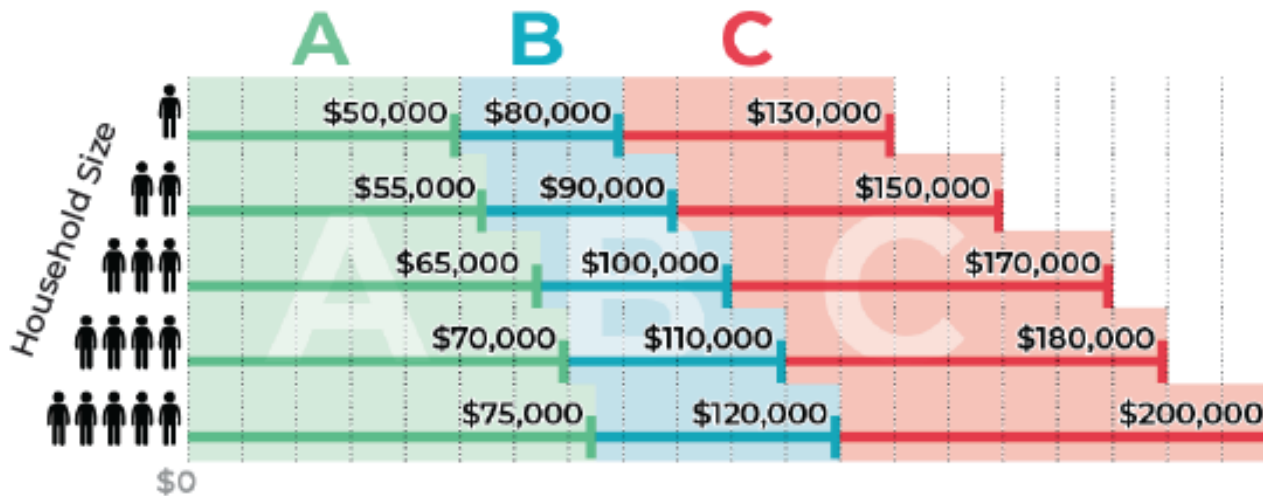


89% of respondents answered this question

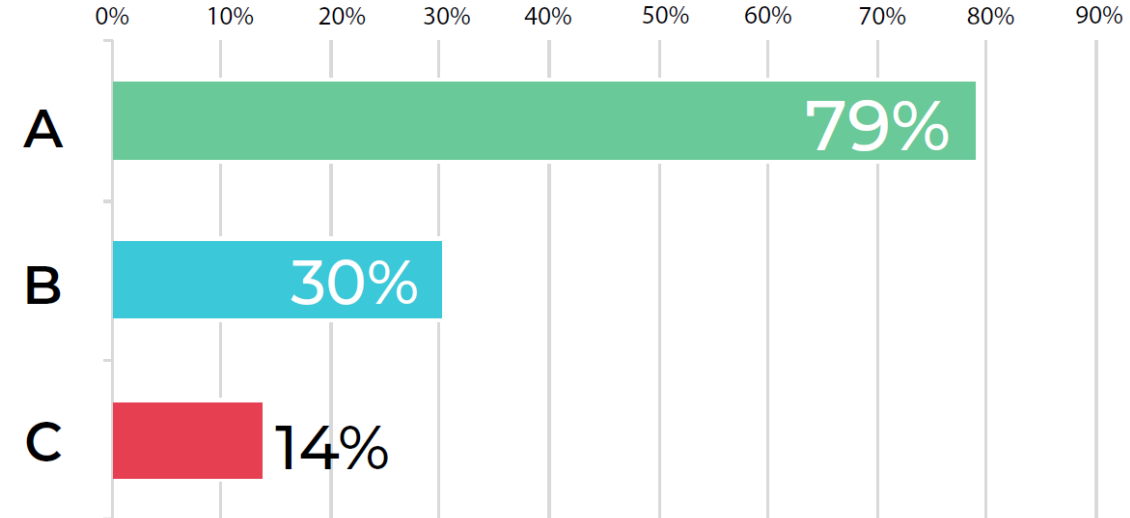
What We Heard

Residential programming

A majority of respondents indicated preference for affordable units for lower income households.



Homeownership available only to households with “C” incomes above

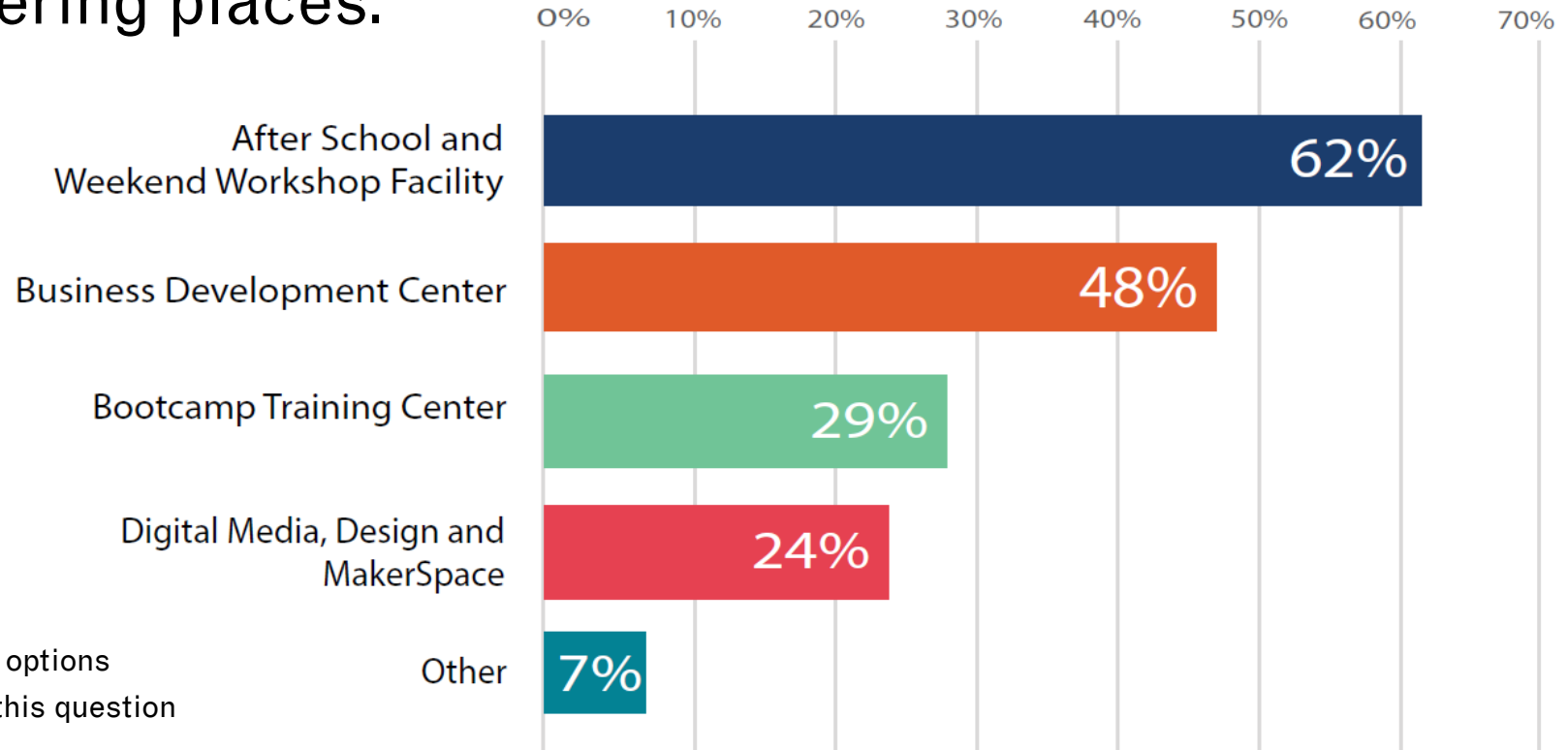


Respondents could select **all that apply**
98% of respondents answered this question

What We Heard

Ground floor STEM use

A majority of respondents would like a STEM-centered community space for youth, but many respondents noted that both youth and adults lack gathering places.

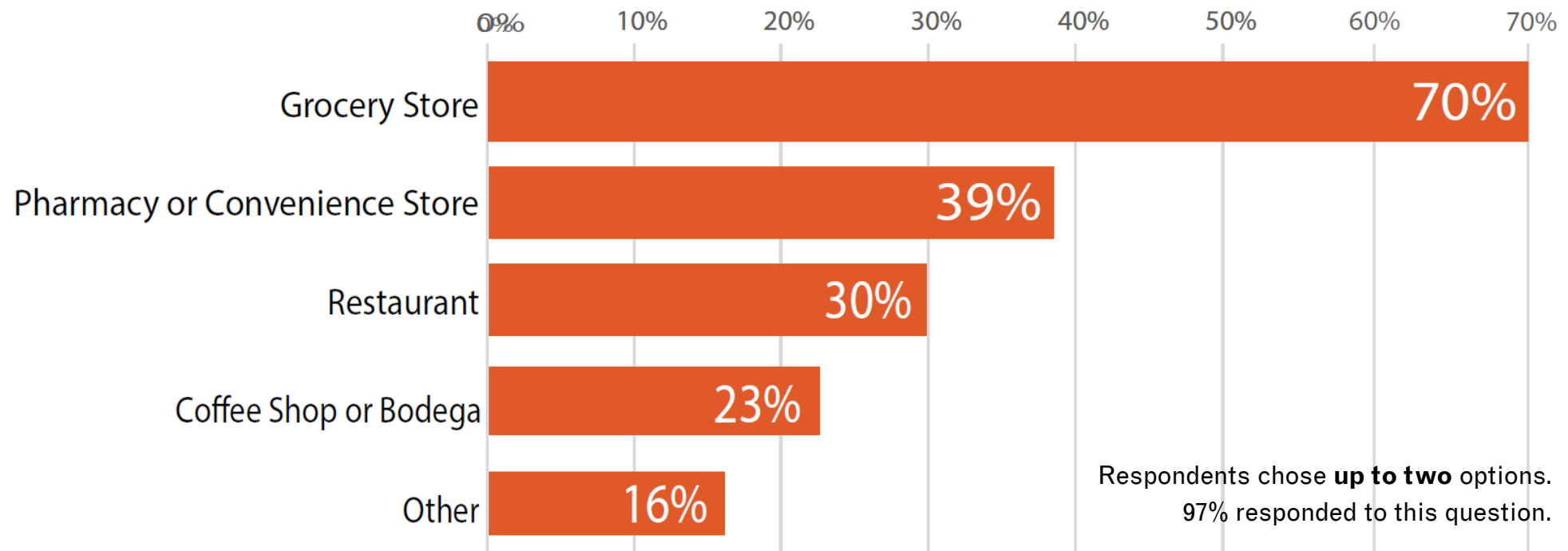


Respondents chose **up to two** options
95% of respondents answered this question

What We Heard

Other ground floor (non-residential) use

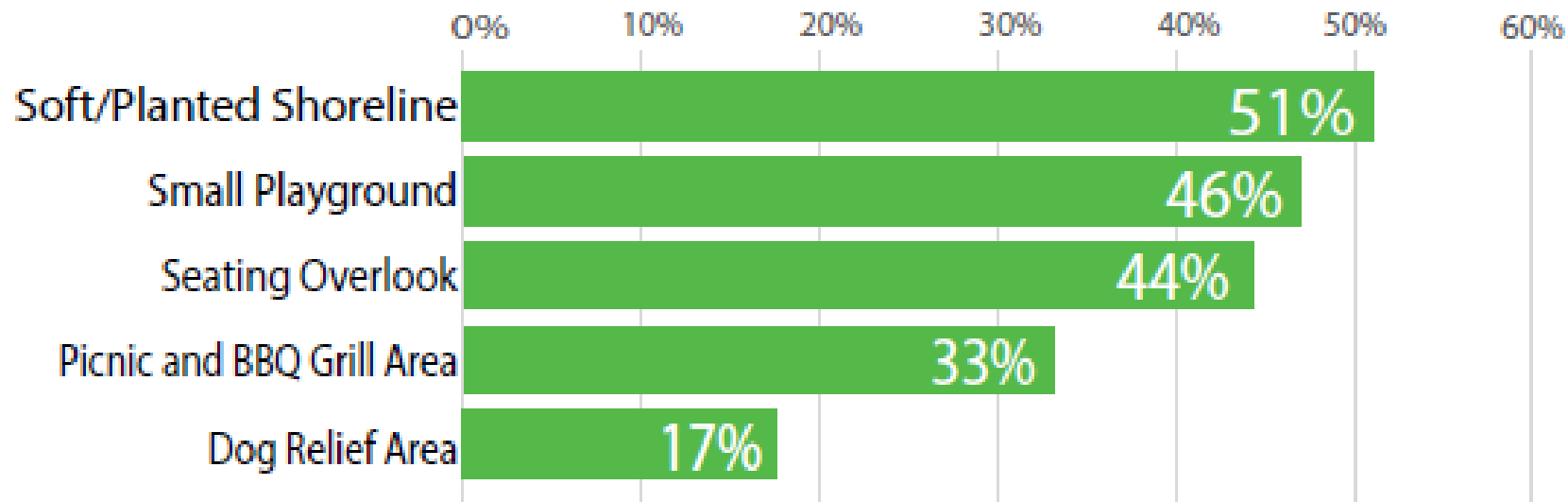
When asked about additional ground floor uses, most respondents selected a grocery store, indicating interest in a larger store that would provide a wide variety and selection of goods.



What We Heard

Open space

Respondents want to see an open space that provides a refuge from the city, a place of relaxation and contemplation.



Respondents chose **up to two** options
96% responded to this question

"A kayak / canoe launch dock would be amazing!"

"Maintain and restore natural shoreline and wildlife habitat and use native plants."

What We Heard

General comments

"Housing for those earning less than \$50,000 annually."

"How about adding affordable housing for working single people and couples starting in the \$60,000-\$70,000 range?!"

"It would be really nice if this area had a walkable shoreline garden for families and tourists to explore. All of the parks at the south edge of the city are beautiful public spaces with so much to do outdoors, I'd love to see that in Inwood."

"Please have the largest number possible of deeply affordable housing. Average incomes up here are considerably low."

"I think it could be good if the STEM component could also be connected to the riverfront / site restoration component."

"As the last bastion of affordable housing for working people, Upper Manhattan deserves a veterinary clinic for lower income households!"

3. Next Steps

Next Steps Development Process

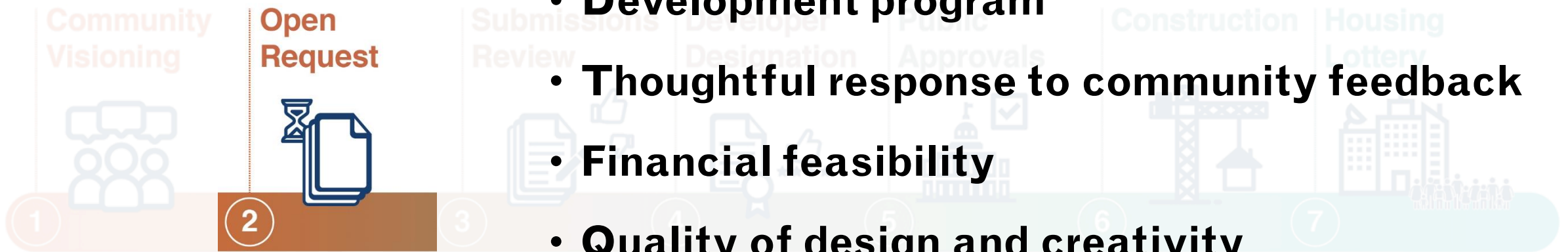


Next Steps

Request For Proposals (RFP) Document

RFP criteria to include:

- **Development program**
- **Thoughtful response to community feedback**
- **Financial feasibility**
- **Quality of design and creativity**
- **Development team experience**



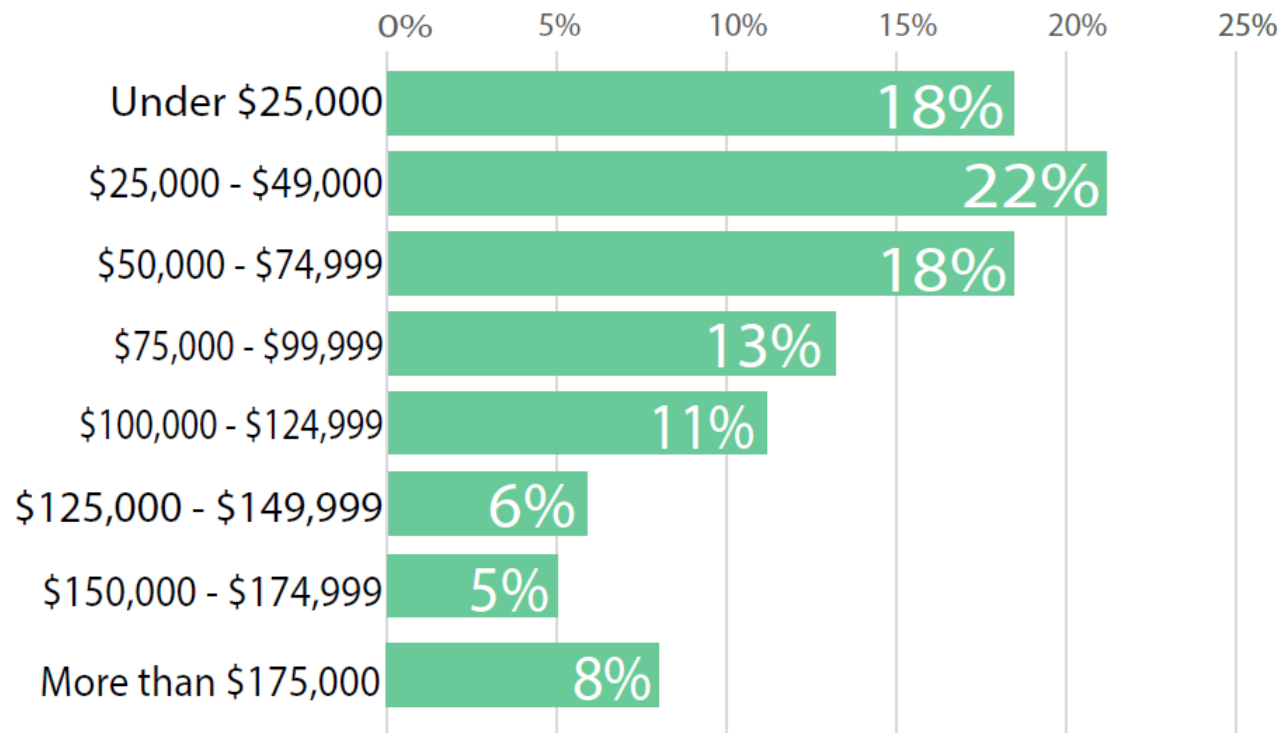
Discussion

Appendix

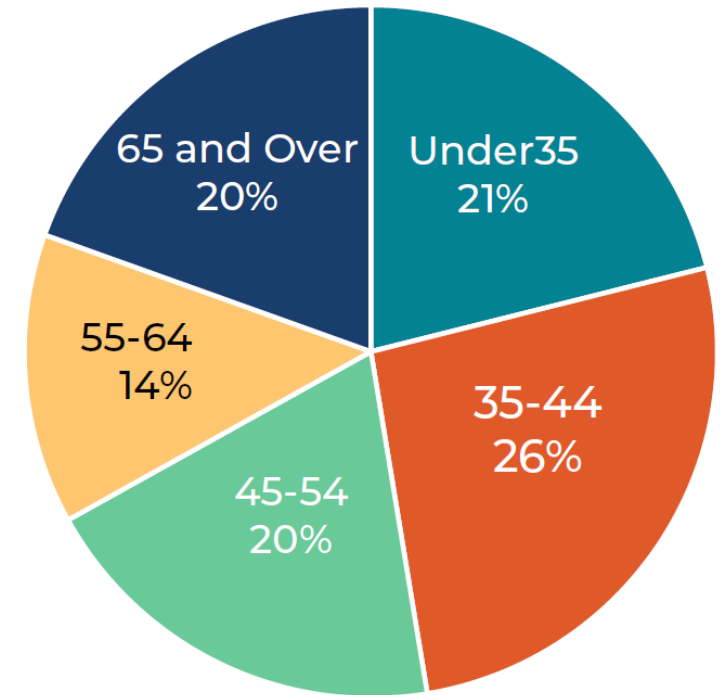
Appendix

Household income and age

Household Income



87% of respondents answered this question



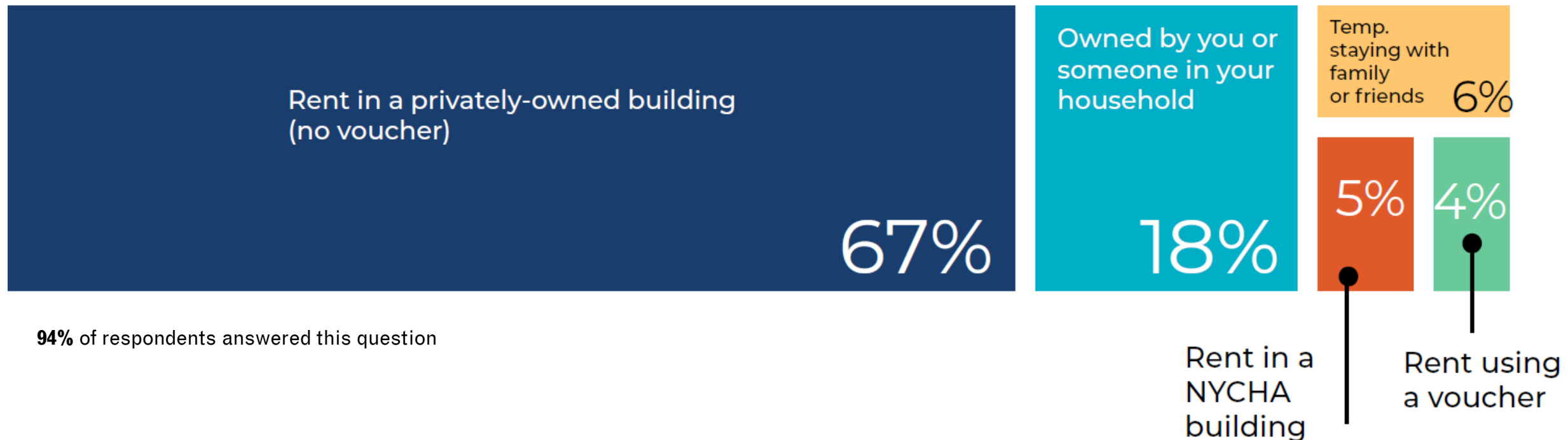
Median Age: 38

85% of respondents answered this question

Appendix

Housing tenure

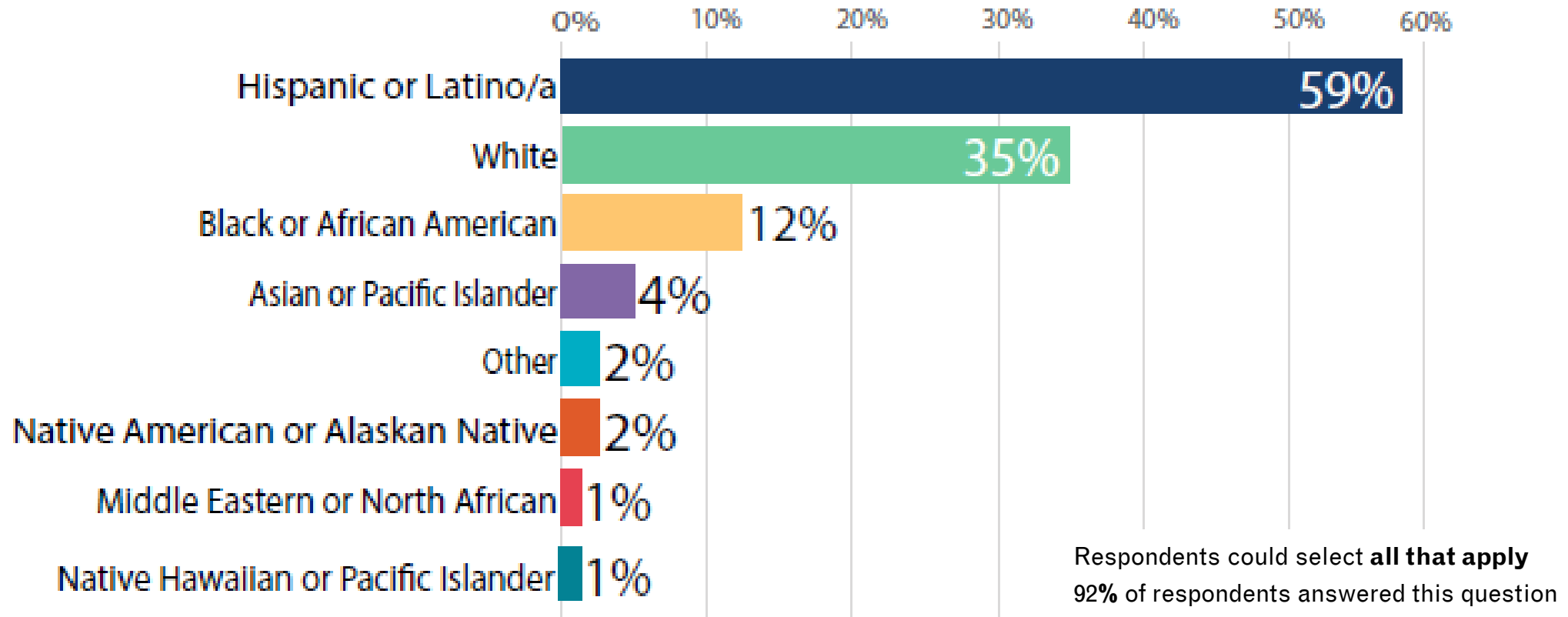
Housing Description



Appendix

Race and ethnicity

Race/Ethnic Group





EMAIL

Inwood9thRFP@hpd.nyc.gov

WEBSITE

www.nyc.gov/inwood9th-rfp