



Inwood Affordable Housing & Library Development Project: Community Workshop Report-Back

April 5, 2017

Presentation to Manhattan CB12 Land Use Committee

Tonight's Agenda

Who is leading this project?

Why did we facilitate the workshops?

What questions did we ask, and what did we learn?

How will we use this information?

When are the key milestones and decision-making points?

Housing New York

A Five-Borough, Ten-Year Plan



The City of New York
Mayor Bill de Blasio

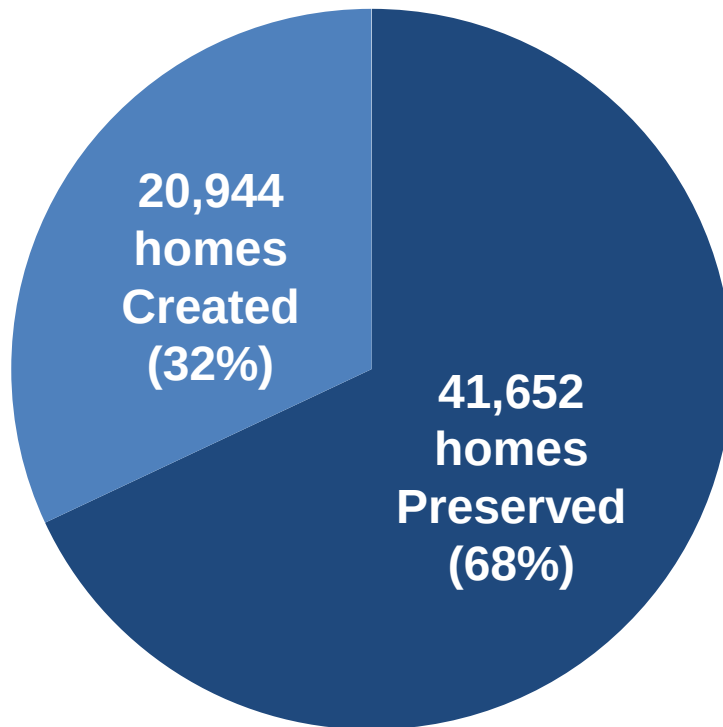
Alicia Glen, Deputy Mayor for
Housing & Economic Development

NYC

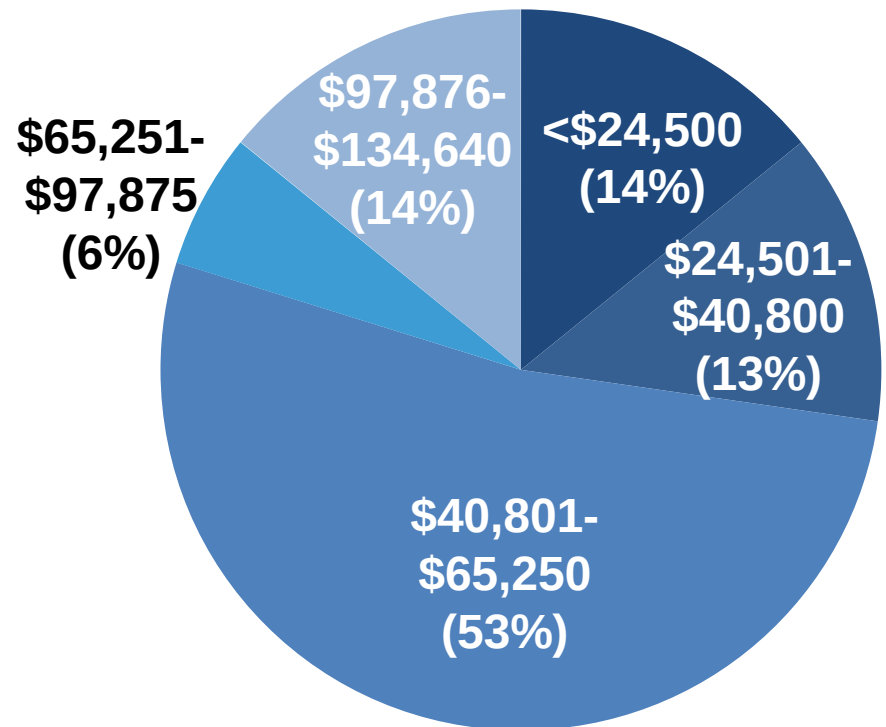
Housing New York

Three Years of Progress

Progress To Date



Incomes Served



62,506 homes total

Housing New York

CD12 Development & Preservation Activity

Project Type	2003-2013	2014-2016	Total Homes
New Construction	284	1	285
Preservation	1,654	262	1,916
Total Homes	1,938	263	2,201

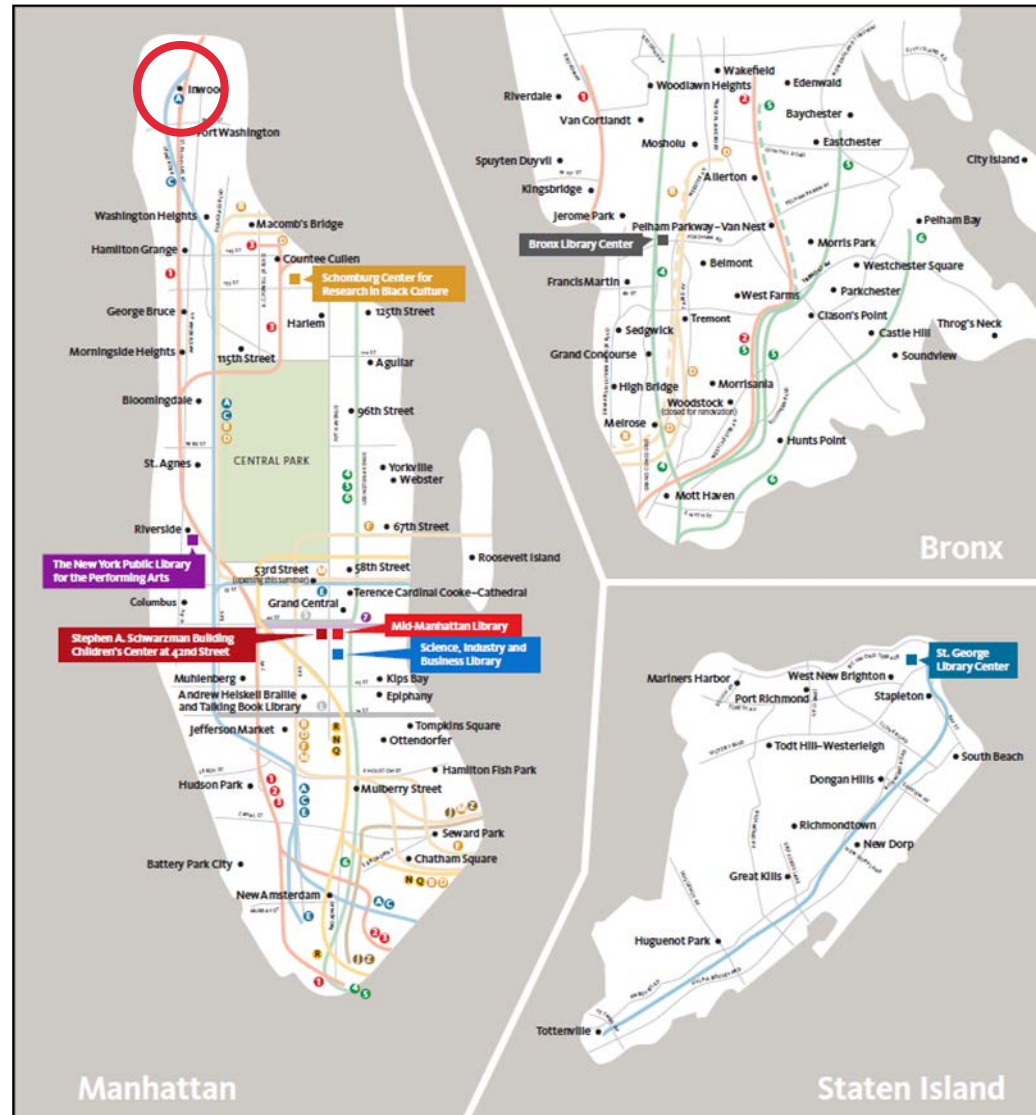


Project Name	Available Homes	Total Applicants	Lottery Opened
552 Academy St	41	61,054	2014
The Stack	6	25,785	2014
607 West 161 St	13	37,452	2016



New York Public Library

Serving Manhattan, Bronx & Staten Island



Inwood Library

- Current location opened in 1952
- Open 7 days per week
- 150,000 visits
- 22,000 people participated in afterschool, career, ESOL, Tech Connect, and/or early childhood literacy programs
- Circulation: 220,000



Inwood Library

Current Challenges

Inwood Library is a heavily used branch, with a facility that is rapidly growing out of date

- Lack of quiet study spaces
- Inadequate space for a growing Inwood teen population
- Lack of flexible classroom spaces for English Classes, afterschool tutoring and Technology classes
- Insufficient outlets for technology/devices

Most recent renovation completed in 2001

- Total \$4.3 million
 - Renovated basement
 - Creation of reference room
 - Addition of more computers
 - Renovated children's area
 - New elevator



Inwood Library

Future Potential

A new, strategically designed library, can ensure that the Inwood Library will continue to serve the evolving needs of the community into the future:

- Defined quiet space for adults
- Flexible classroom and community space
- A new teen space with areas for programming, quiet study, and enhanced connectivity
- Defined early childhood space
- Spaces that can evolve more readily as patron devices evolve (connectivity, outlets, interaction, etc.)

New York Public Library

Recently Completed Projects

Washington Heights (Manhattan)



Renovation Impact

Program Attendance +105%
Visits +47%
Circulation +45%

Stapleton (Staten Island)



Renovation Impact

Program Attendance +177%
Visits +33%
Circulation +51%

Battery Park City (Manhattan)



Impact

Program Attendance 30,709
Visits 161,230
Circulation 216,743

Inwood Affordable Housing & Library Development Project



Inwood Public Library with Partial DOE Lot

Guiding Principles

- 100% affordable housing
- New state-of-the-art library of equivalent size
- Library remains in public ownership

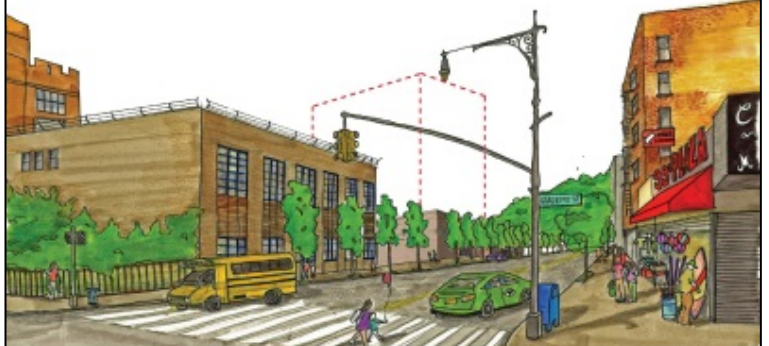


Community Engagement

- **Two** CB12 presentations
- **300+** people participated in three community open houses
- **700+** people completed the online questionnaire

Council Member Ydanis Rodriguez, the NYC Department of Housing Preservation and Development, New York Public Library, and the Robin Hood Foundation invite you to share

your ideas to plan for new affordable housing and redesign the Inwood Library



Open House Hours
Wednesday, Jan. 25
4 p.m. - 8 p.m.
Saturday, Jan. 28
10 a.m. - 2 p.m.
Tuesday, Jan. 31
5 p.m. - 9 p.m.

NYPL Inwood Library
4790 Broadway
New York, NY 10034

A Dyckman Street **1** 207 Street
By bus on M100, BX7, BX12, BX20

Visit stations with interactive activities to discuss affordability and library programming and design. Spanish translation provided.

Share your feedback online at <https://www.nypl.org/help/about-nypl/capital-projects>

 For Access-A-Ride transportation, please reserve 2 days in advance at (877) 337-2017.

Hosted by Council Member Ydanis Rodriguez, the Office of Manhattan Borough President Gale Brewer, Manhattan Community Board 12, Assemblymember Carmen de la Rosa, Senator Marisol Alcantara, and Congressman Adriano Espaillat.

Open House Activities

Affordability Levels



Height & Density



Building Design



Library Programming

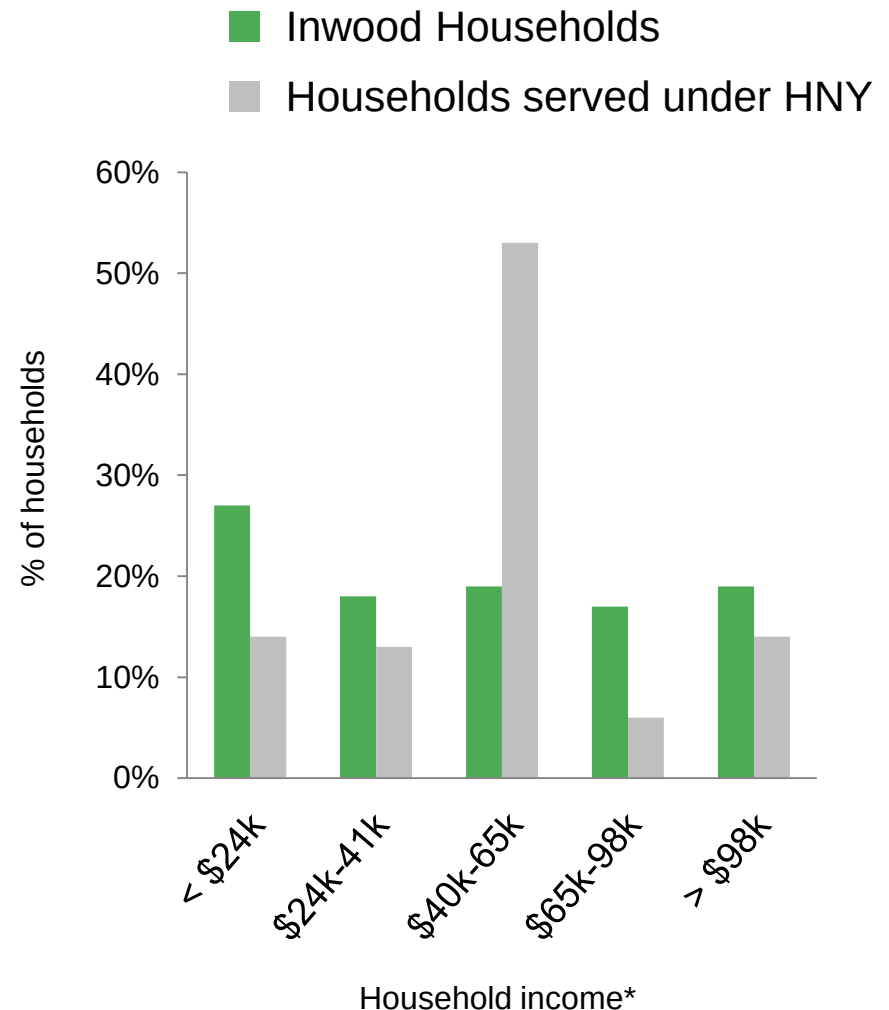


Community Concerns

- **Affordability**
- **Building Height & Design**
- **Ownership Structure**
- **Temporary Library Space**

Affordability

- HPD financing programs achieve a diverse range of income levels
- Income mix can be tailored to meet the needs of this project based on community feedback

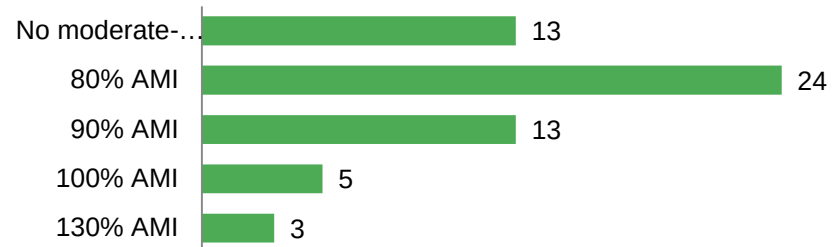


* Incomes shown are for a three-person household; 2016 HUD Income Limits

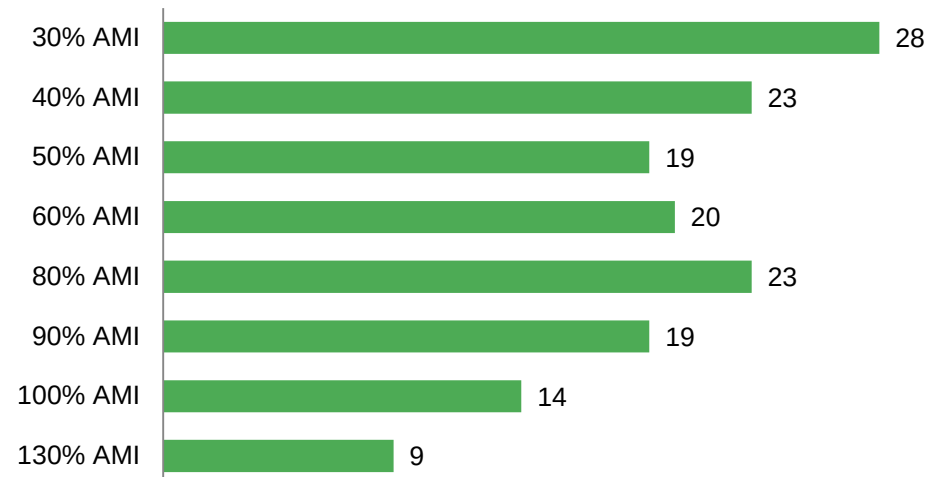
Affordability

- Most decided to focus on Option A, which serves low-income families earning less than \$24,500 up to \$48,960 (30-60% AMI)
- Most also opted to include some moderate-income homes (\$65,250-\$81,600 / 80-100% AMI)
- Some wanted middle-income homes (<\$106,080 / 130% AMI)

Option A: Low-Income (47 Votes)



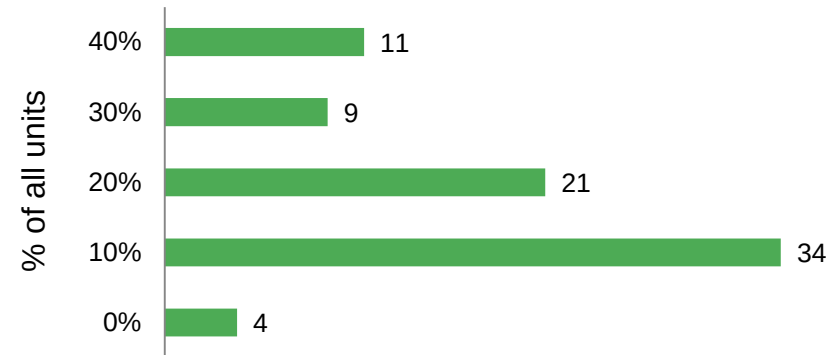
Option B: Mixed-Income (37 Votes)



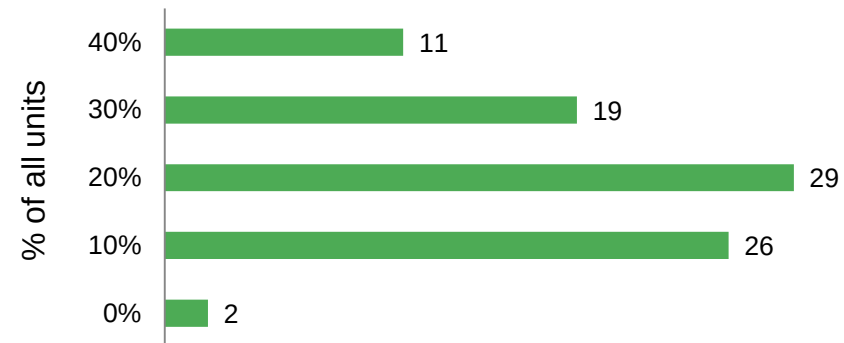
Affordability

- Most chose to include apartments for formerly homeless families and individuals (15% of all homes, on average)
- Most also chose to include apartments for seniors (20% of all homes, on average)

Formerly Homeless

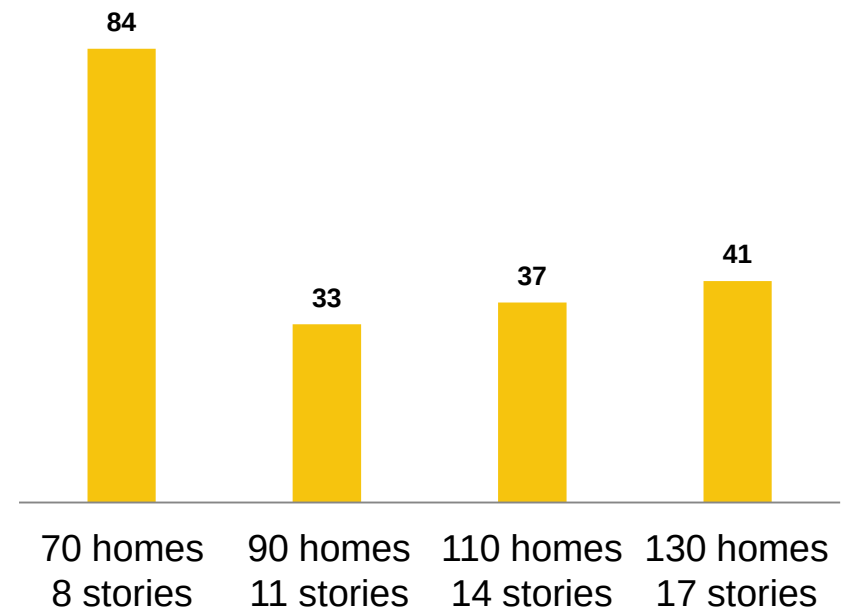


Seniors



Building Height

- Weighted average of all responses was 11 stories with 90 homes*
- Current zoning permits only 8 stories with about 70 apartments
- Rezoning with MIH would allow for strongest affordability protections over the long term



* Lowest-density option was not available at the first open house; the results have been weighted to reflect this change

Building Design

Top 3 Priorities

Arts, Culture, and Placemaking

1. Exhibition spaces
2. Art installations
3. Street art



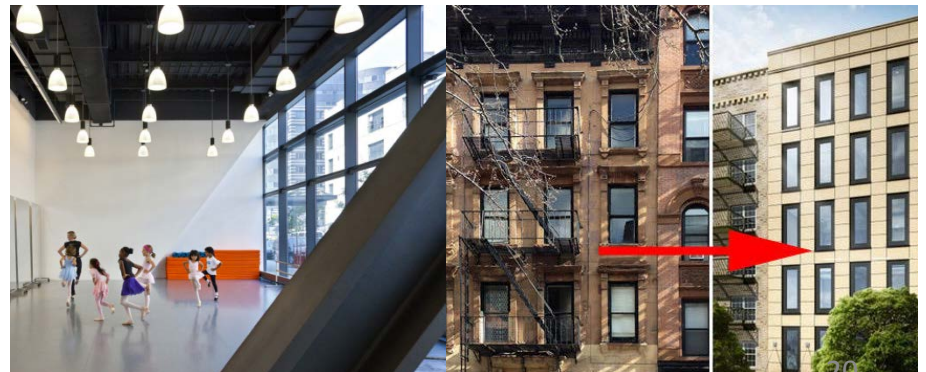
Environment

1. Solar panels
2. Green roof
3. Urban/roof farm



Housing Design

1. Architectural context
2. Passive House (energy efficient)
3. Active ground floor



Library Programming

Top Priorities

- Dedicated space for teens
- Dedicated quiet space for homework
- Additional computers
- More books, especially for non-English speakers
- Additional charging ports
- An engaging children's area
- Additional community programs
- Story time area



Ownership Structure

- The building would be divided into two separate condominium units – one containing just the library and the other containing just the housing.
- Each condominium unit would own a proportionate share of the land.
- The library unit and corresponding land would be owned and controlled by the City of New York and NYPL.

Ownership Structure

The City will have enforcement rights against the developer:

- The City will have the right to take back the project if the developer defaults or fails to complete the construction. This will be achieved through a reverter provision.
- The City's regulatory agreement with the developer will spell out the terms and restrictions on the housing condominium.

Ownership Structure

Community Land Trusts

- A Community Land Trust (CLT) is a non-profit organization that maintains control and oversight of affordable housing resources through ownership of land.
- Governance structures share decision-making among residents, community members, and government representatives.
- HPD seeks experienced groups with viable plans for CLTs that will improve upon, or fill gaps in, the City's existing affordable housing programs.

Temporary Library Space

- NYPL is committed to operating a temporary space during construction
- Will be located within walking distance of the existing branch
- Size to be determined



Project Timeline

- ✓ Community Visioning Report: **May 2017**
- RFP Release: **Spring 2017**
- Developer Selection: **Early 2018**
- Environmental Review: **2018-2019**
- ULURP: **2018-2020**
- Anticipated Construction Start: **2020**
- Anticipated Construction Completion: **2022**

Next Steps / Contact Info

CB12 Parks & Cultural Affairs Committee: **April 4, 7pm**

CB12 Land Use Committee: **April 5, 7pm**

CB12 Housing and Youth/Education
Committees Joint Meeting: **Date TBD**

Questions: inwooddev@hpd.nyc.gov