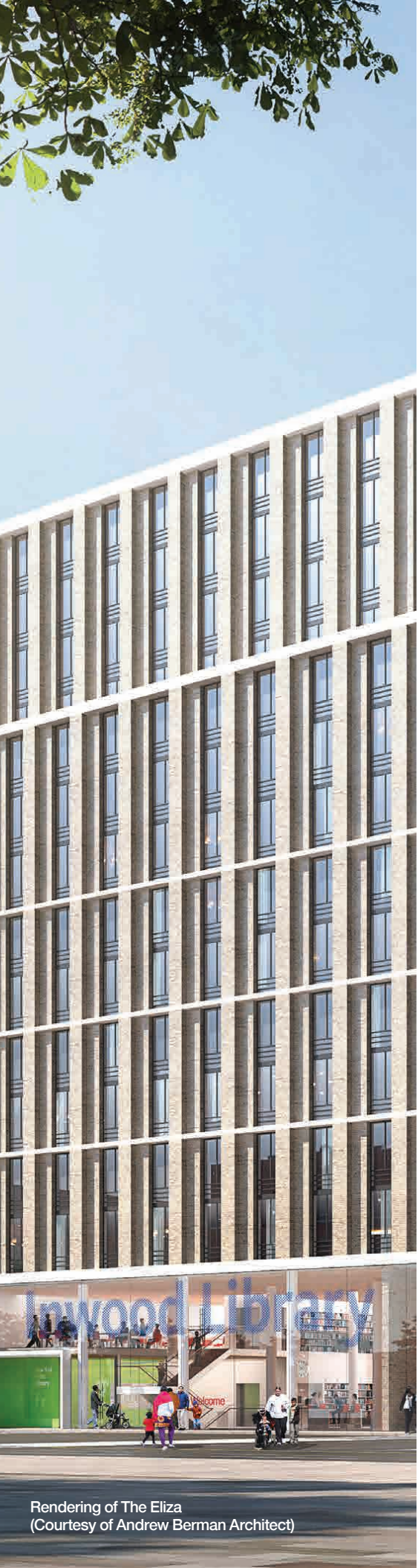




Frequently Asked Questions About The Eliza

What's planned for the Inwood Library site?

The NYC Department of Housing Preservation and Development (HPD) has partnered with The New York Public Library (NYPL) to redevelop the Inwood Library site at 4790 Broadway in the Inwood neighborhood of Northern Manhattan. The project will result in the construction of a new, modern library branch combined with approximately 175 affordable apartments, Universal Pre-K classrooms, and community facility space. The City has designated a development team, led by Community League of the Heights (CLOTH), The Children's Village, Ranger Properties and Alembic Community Development, to construct and operate the new building.

Why do we need a new library?

The current Inwood Library was built in 1952. While the building received upgrades in 2001, a new, state-of-the-art library will ensure that NYPL can continue to serve the needs of the community into the future, with more community programs, better youth and adult education programs, and upgraded technology.

Why develop this site for housing?

While New York City's population continues to grow at record rates, housing production has not kept pace. As a result, rents are rising across the city, creating an affordability crisis that is pricing too many New Yorkers out of their homes and neighborhoods. In response, the City is seeking every opportunity to create and preserve more affordable housing in every borough, and every neighborhood. There is little City-owned property in the Inwood neighborhood, which requires the City to be more creative in identifying opportunities, like this partnership with NYPL, to develop new affordable housing for the community.

How was the development team for this project designated?

The development team responded to a Request for Proposals (RFP) jointly issued by HPD and NYPL. Teams were required to present proposals that included affordable housing, a new Inwood Library, and a three-classroom Universal Pre-K facility. Teams were evaluated on how well their proposals responded to community goals and priorities identified through a series of public workshops and resident surveys conducted by the City in early 2016 and summarized in a Community Visioning Report that was attached to the RFP. Responses were also evaluated on the quality of the architectural design, financial structure, and additional community investments.

How big will the new Inwood Library be?

The new library is proposed to be more than 20,000 square feet in size and will be open and welcoming. The new library will house a large collection of books and periodicals, as well as updated infrastructure for computer-based learning, digital access to a wide range of resources, and flexible spaces that can be used for meetings and presentations. The new design provides separate spaces for children, teens, and adults, as required in the RFP.

What library services will be provided during construction?

NYPL will open a temporary library space in the community during construction and has committed to providing all core services at the temporary site, including circulation of materials, computer appointments, readers' advisory, and reference. During construction, NYPL will partner with local community-based organizations and schools to continue the library's programming.

How many of the apartments will be affordable?

All 175 apartments will be permanently affordable. The new building will be financed using HPD's Extremely Low and Low-Income Affordability (ELLA) Program, which serves families with income caps set between \$20,040 - \$40,080 for individuals and \$34,360 - \$51,540 for a household of three. Over 20% of all apartments will be affordable to a family of three earning less than \$26,000. Some apartments will also be available to formerly homeless households.

How large will the apartments be in the new building?

Apartment sizes are still being refined, but the ELLA program requires that at least 15% of all apartments must be one-bedrooms and at least 30% must be two- and three-bedrooms. The program also stipulates that no more than 25% of all apartments can be studios.

What additional facilities will be available as part of this project?

In response to the Community Visioning report, an 8,000 square-foot Activities, Culture, Training (ACTS) Center will be located in the development. The ACTS Center will be operated by Children's Village and CLOTH and will offer a wide variety of programming, including home health aide job training and certification programs, health and wellness programs, afterschool activities, and adult education programs. The exact mix of programs will be developed in collaboration with the community and designed to enhance and complement the offerings at the Inwood Library. The development team has already confirmed partnerships with two important community institutions: CUNY in the Heights and New York Presbyterian Hospital. The activities, programs, and services at the ACTS Center will be available to all Inwood residents.

The development will also include a brand new 4,000-square foot Universal Pre-Kindergarten (UPK) facility that will be operated by the New York City Department of Education (DOE). The UPK facility will contain three classrooms accessed by a private corridor off of Broadway. The UPK facility will also have exclusive access to a 2,100 square foot outdoor terrace.

Connect online! Visit nyc.gov/inwood-library for more information about the project and to download a copy of the Community Visioning Report.

Questions? Email inwood@hpd.nyc.gov

