



November 12, 2025
The Jewel Streets Neighborhood Plan
Resilient Acquisitions

Neighborhood Plan: Released!



Read the full plan:



<https://www.nyc.gov/site/hpd/services-and-information/jewel-streets-neighborhood-plan.page>

Agenda

- 1. Short-term updates (DOT)**
- 2. Resilient Acquisitions Jewel Streets Pilot Program (MOCEJ)**
 - Program overview
 - Retrofit options
 - End use options
 - Acquisition and retrofit process
- 3. Questions**

Short-term Improvements

DOT: Short-term Street Work

Proposed Schedule

- Work will be completed this winter
- Approximately 1-2 weeks of work

Work Type

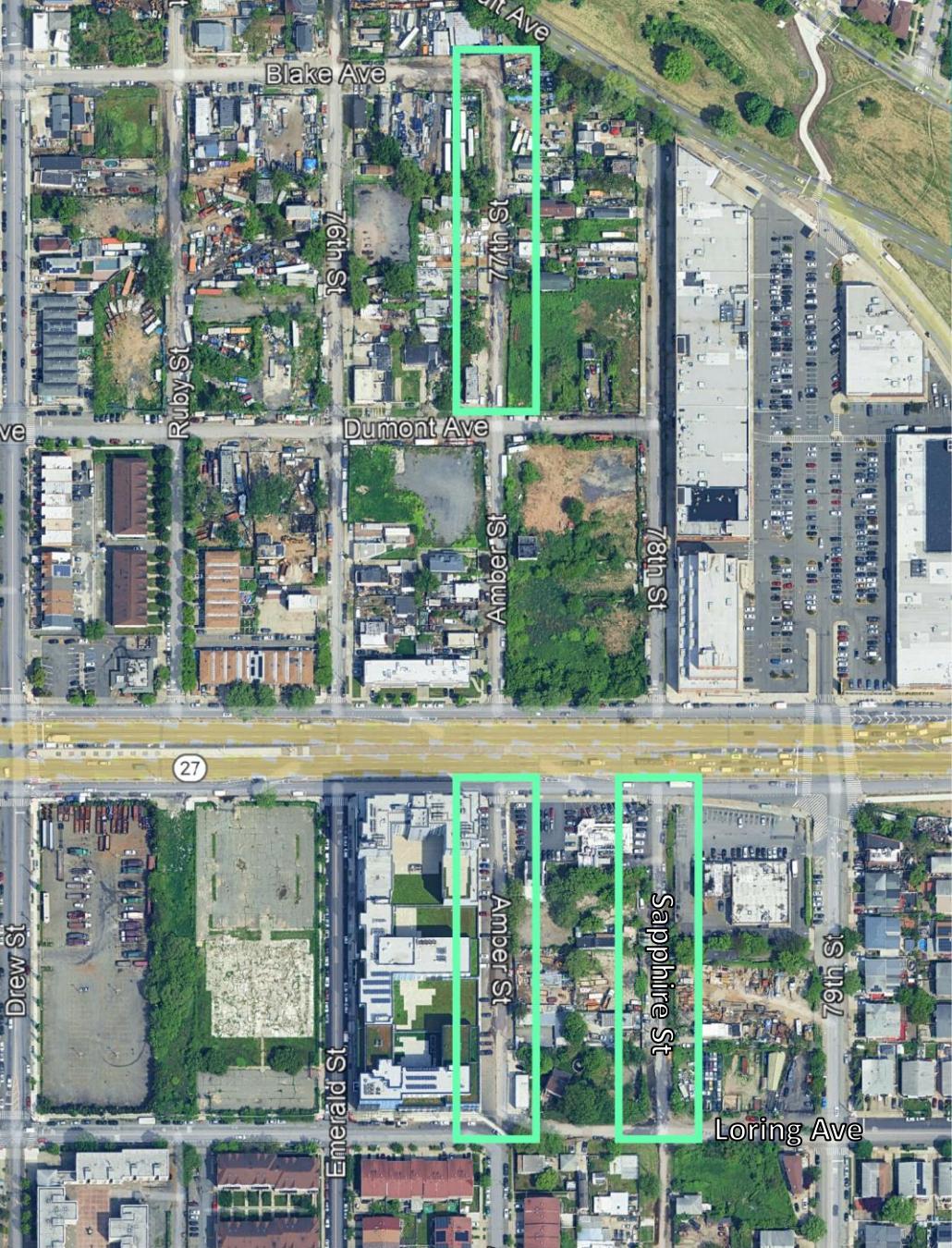
- Targeted wear-and-tear repairs
- DOT will be milling and paving to add new asphalt in the street that will pitch the water to the newly installed catch basins.

Desired outcomes

- Provide short-term interventions while long-term plan is developed
- Long-term: Regraded streets with new public realm improvements (eg repaved streets, sidewalks, street trees)

Proposed Locations:

- **Sapphire Street** between Linden Boulevard and Loring Avenue
- **Amber Street** between Linden Boulevard and Loring Avenue
- **77th Street** between Blake Avenue and Dumont Avenue



Resilient Acquisitions Pilot

Resilient Acquisitions

A voluntary home acquisition program for New Yorkers interested in selling their high-flood-risk homes and moving to a lower risk area.

Program Design Principles

- **Voluntary** and driven by resident interest
- **Proactive** operation in blue skies; designed to support recovery in case of a flood event
- **Long-term** adaptation program, designed to leverage multiple funding sources over time
- **Flexible** end uses for acquired land to meet neighborhood & infrastructure needs
- **Integrated** with other city agency planning processes and priorities
- **Resident-centered**, offering both homeowners and tenants support to relocate

Jewel Streets Pilot Project

Jewel Streets Pilot

- The Resilient Acquisitions Program will be piloted in the Jewel Streets to give residents the option to sell their home to the City and relocate.
- Based on resident request - the City will offer residents the option to retrofit their home to make it flood-resilient.
- Retrofits are limited to the Jewel Streets Pilot and are not typically part of Resilient Acquisitions.
- You can opt in to Resilient Acquisitions and move out, or you can retrofit and remain in your home.

Who is eligible?

- Homeowners of 1-4 family homes in the Jewel Streets Neighborhood Plan area can submit an expression of interest form.
- Tenants in homes that are acquired will be offered relocation support.

Acquisition and Retrofits

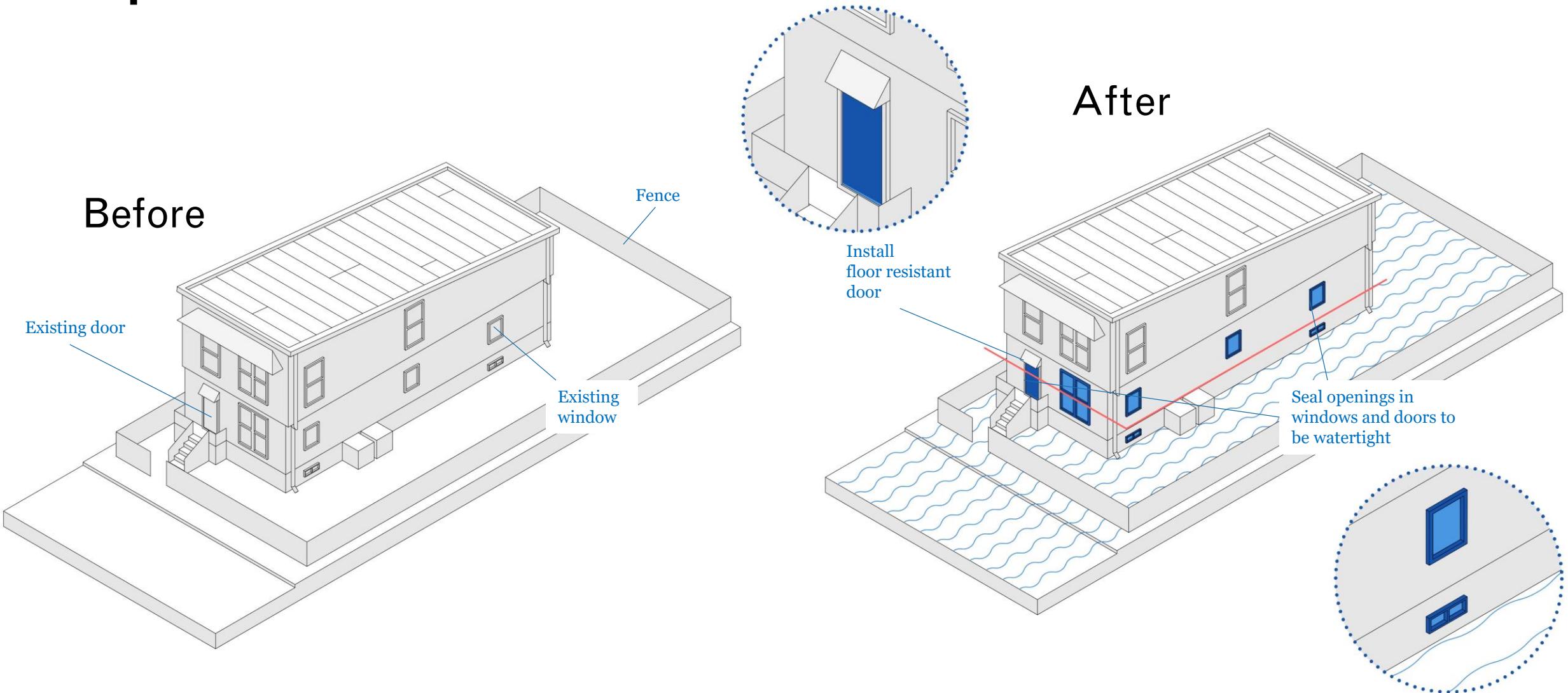
Acquisition or Retrofits

- Homeowners will be eligible to move out or retrofit their homes.
- Property assessments will be offered to help homeowners make informed decisions.
- Assessments will occur after DEP finalizes their drainage plan to factor in infrastructure upgrades.

Retrofit Options

- The full suite of retrofit options offered through the project will be informed by the final drainage plan and the results of the property assessments.
- The following slides are visual representations of retrofits
 - Provided for illustrative purposes - only to demonstrate possible retrofit options.
 - Residents will receive the retrofit(s) that is/are tailored to their individual home.

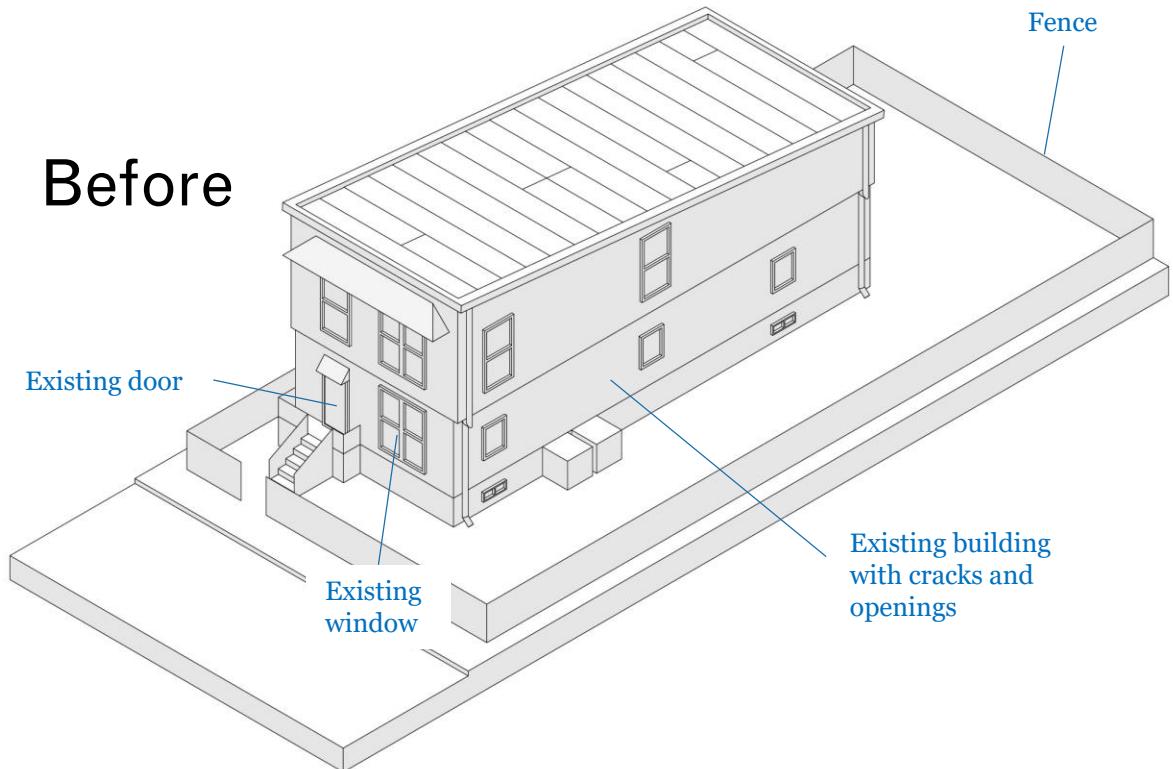
Retrofit Strategies: Replace Windows & Doors



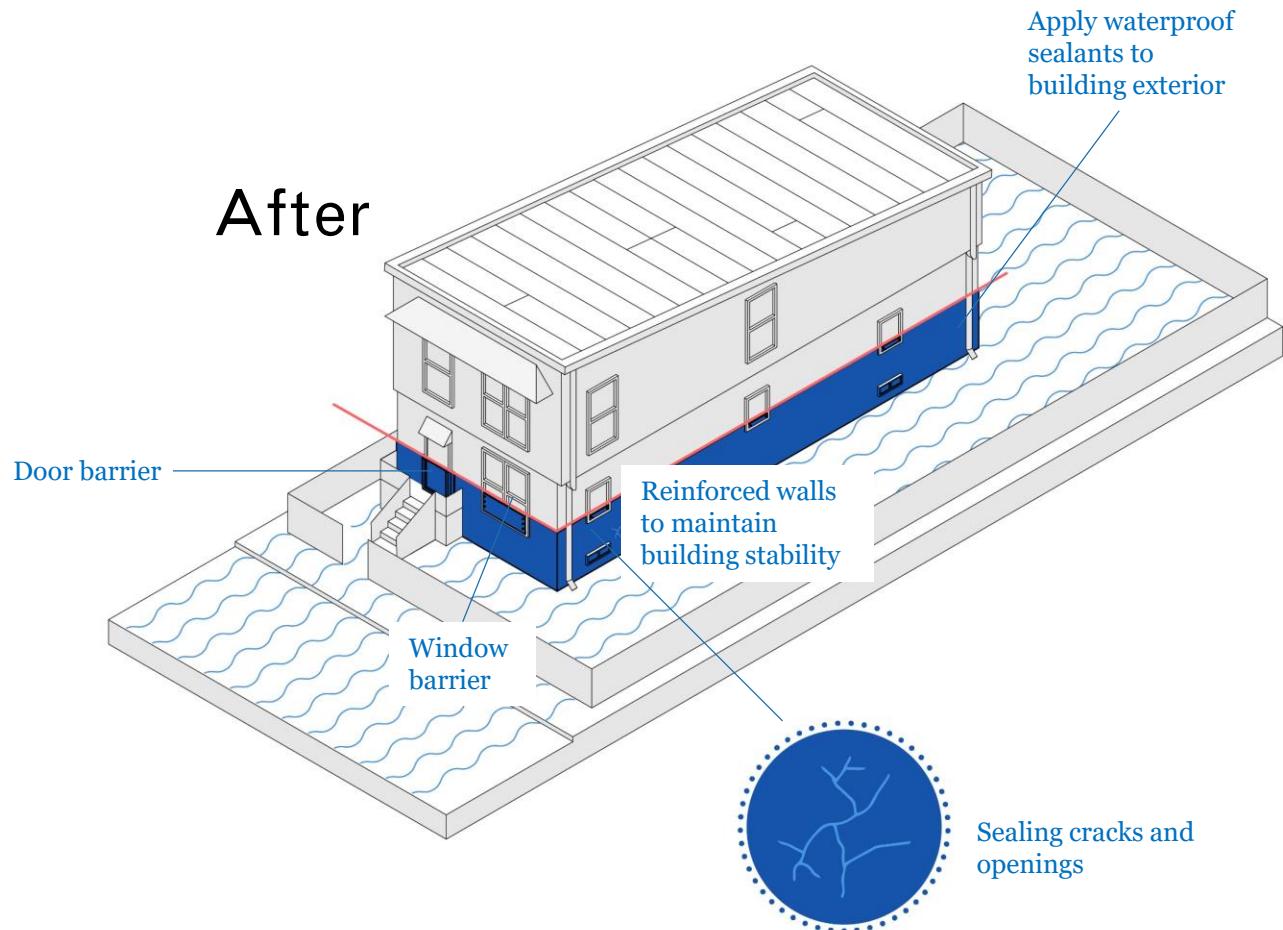
Retrofit Strategies:

Dry floodproofing

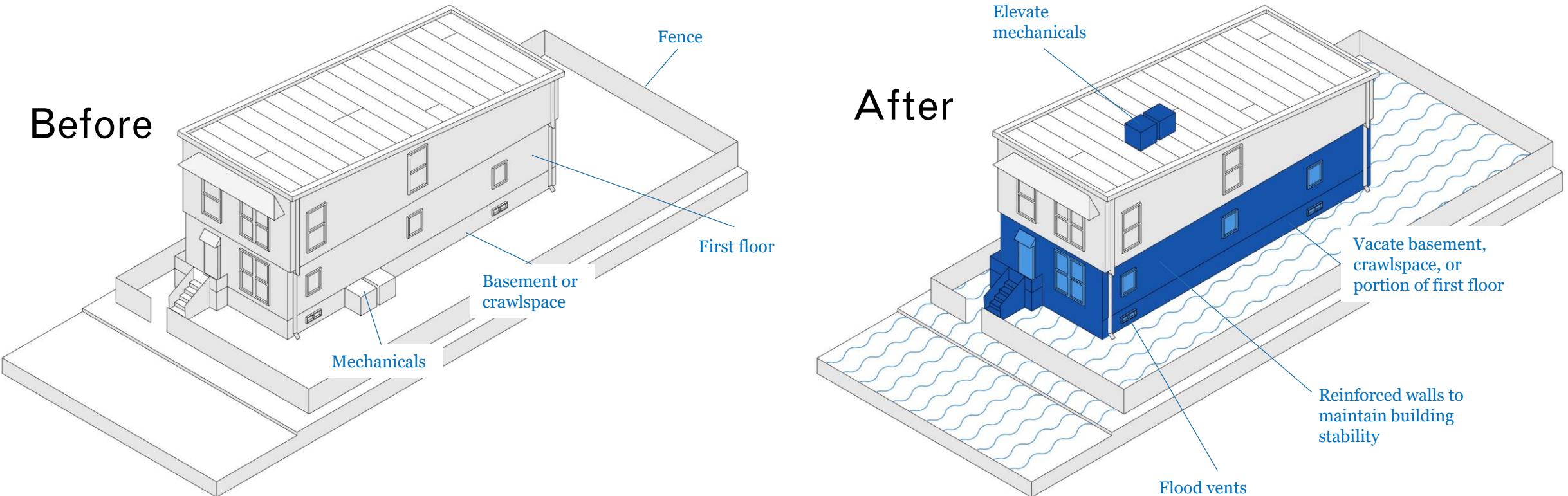
Before



After

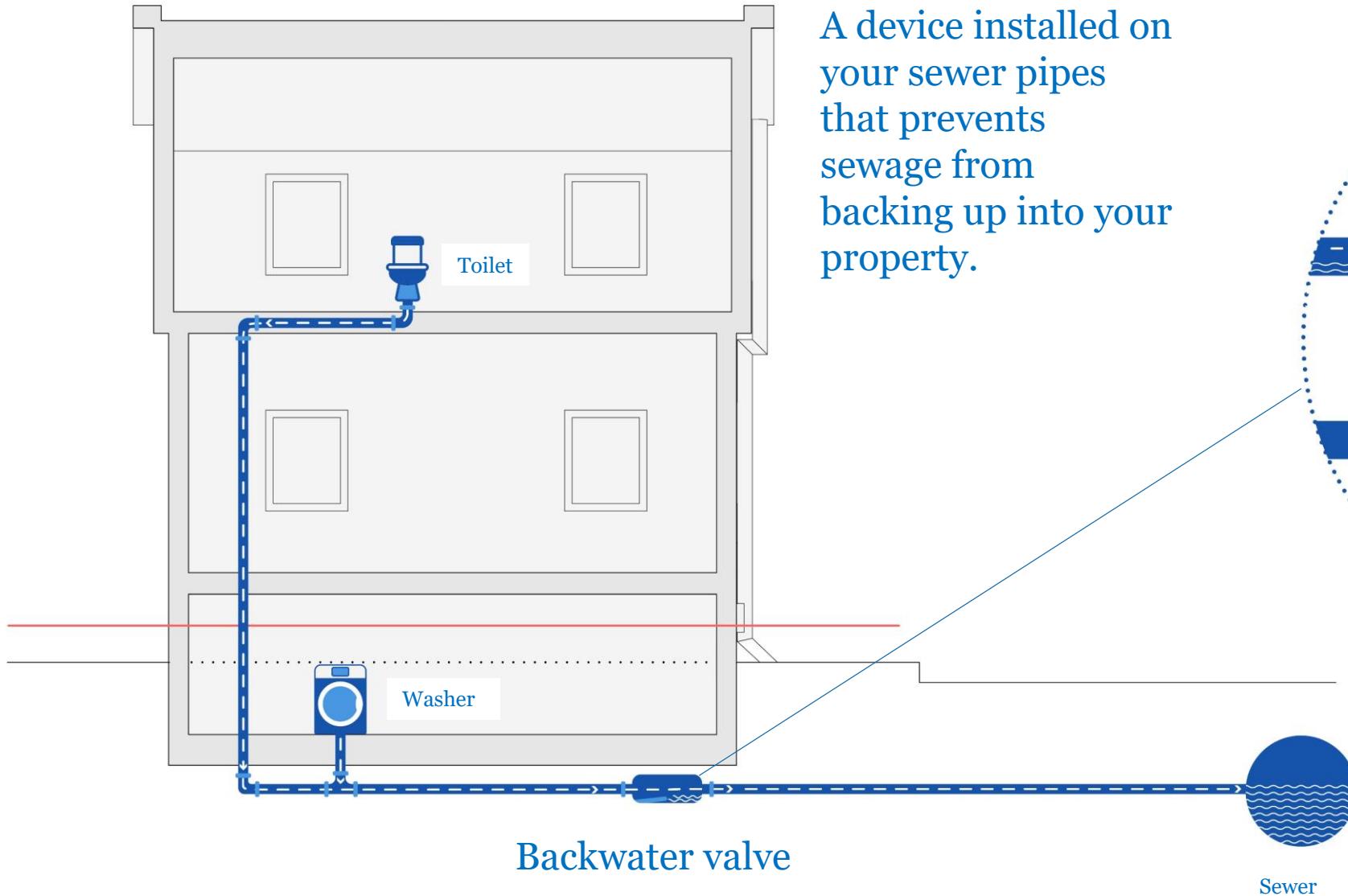


Retrofit Strategies: Wetfloodproof and elevate mechanicals

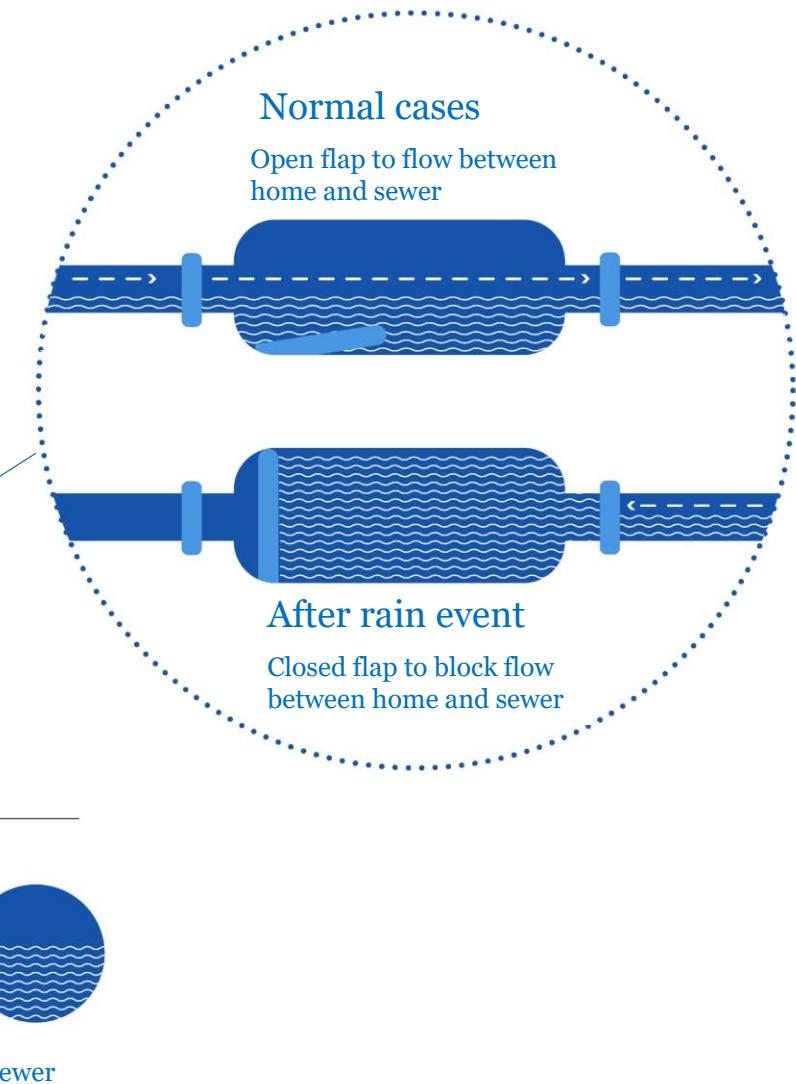


Note: There may be an opportunity to
recapture floor area elsewhere on site

Retrofit Strategies: Backwater Valve

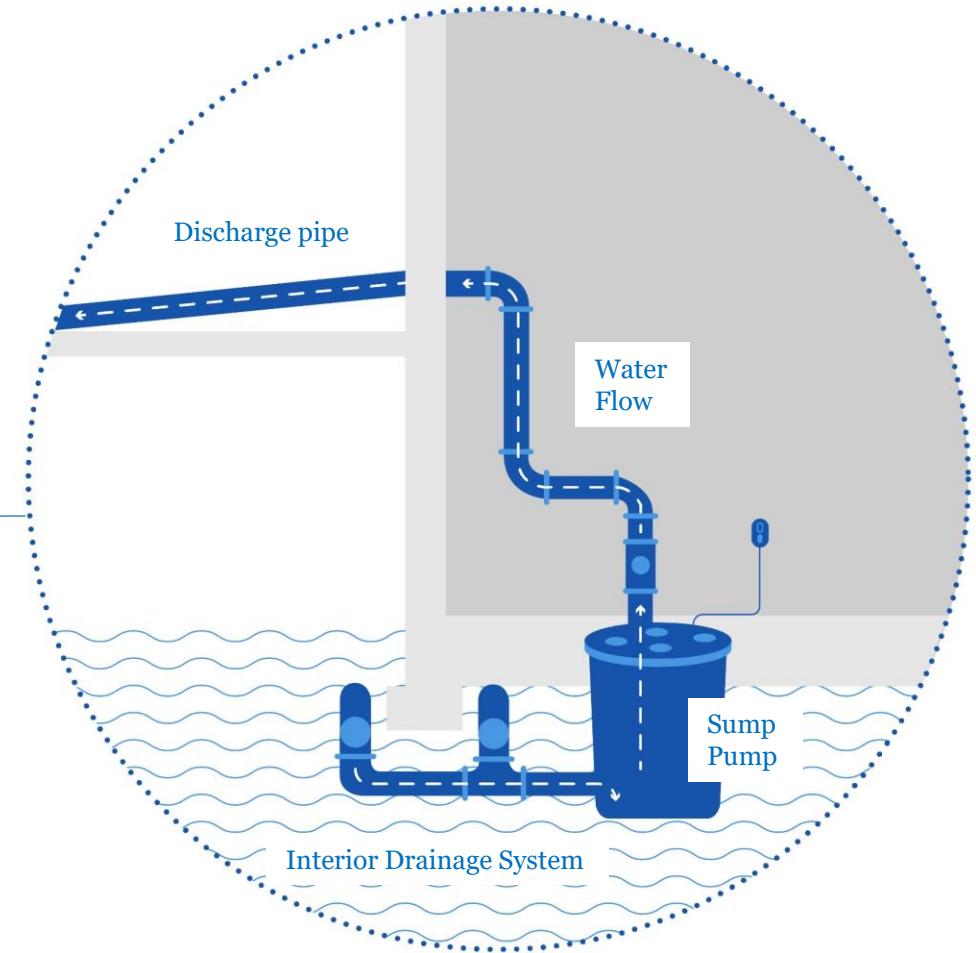
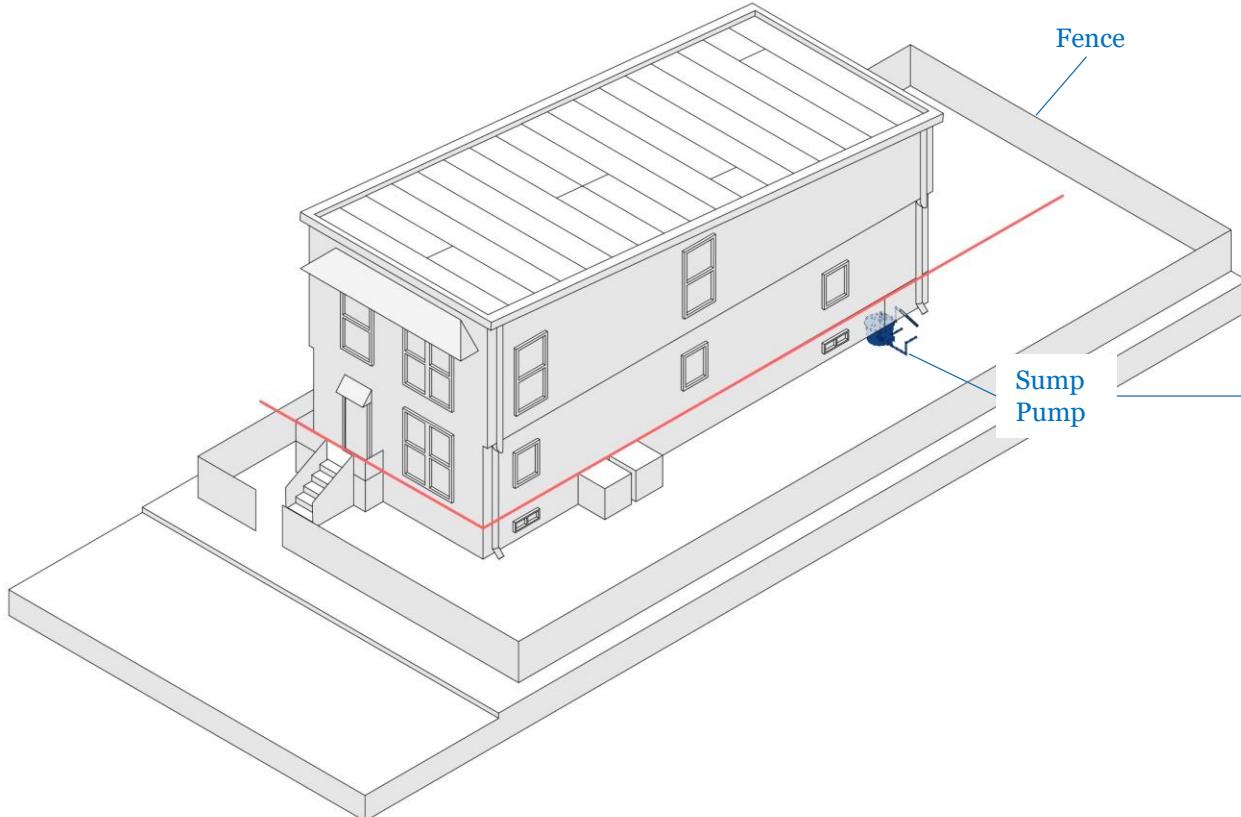


A device installed on your sewer pipes that prevents sewage from backing up into your property.



Retrofit Strategies: Sump Pump

Collects and pumps excess water found in a basement or crawlspace to exterior of property through a discharge pipe.



End Uses for Acquired Land



Acquisition for Open Space

- Open space that may be accessible to the public, such as:
 - Parks and community gardens



Acquisition for Resilient Housing

- Flood resilient housing developed where it is determined safe, resilient, and aligned with broader community needs.

Coordination on End Use

- The City will work with the community through the neighborhood planning process to:
 - identify appropriate end uses for acquired lots
 - align with long-term neighborhood needs and goals
- The City cannot decide on the appropriate end uses until all residents express interest.
 - End use feasibility will depend on site size and location.



Retrofit

An application opens for homeowners to apply to retrofit their home.

Applicants are selected.
Homeowners and tenants in selected homes are paired with a case manager and receive support services, if needed.

Program works with participating homeowners to develop a property-specific retrofit scope of work.

Retrofits are made to homes, and residents temporarily relocate if needed.

Retrofits are completed.

Home Acquisition

Homeowners express interest.

City engages with residents about retrofit and acquisition options.

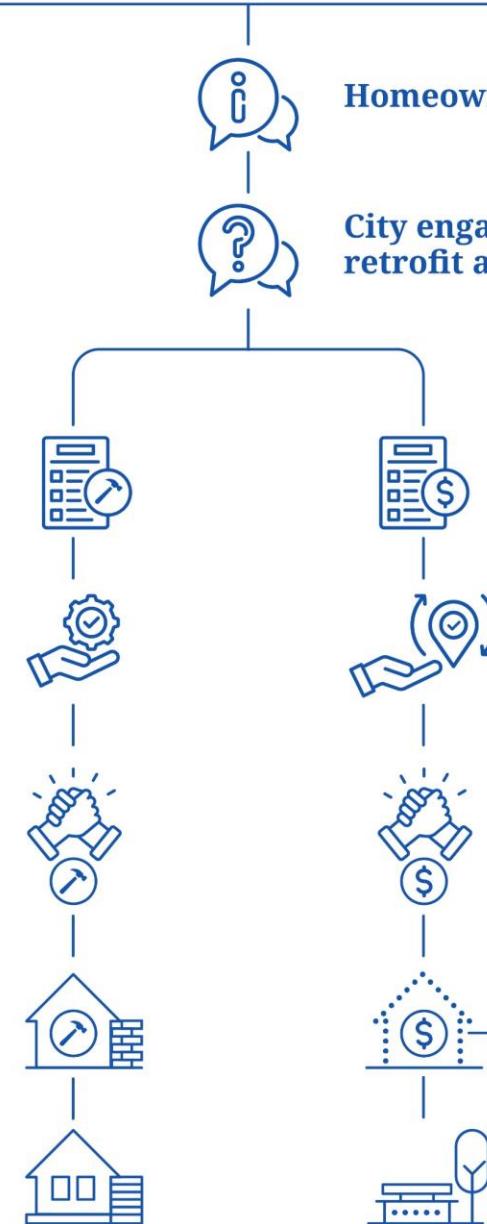
An application opens for homeowners to apply to sell their property.

Applicants are selected.
Homeowners and tenants in selected homes are paired with a case manager and receive relocation support services.

Participating homeowners sell their properties to the City.

Residents move.

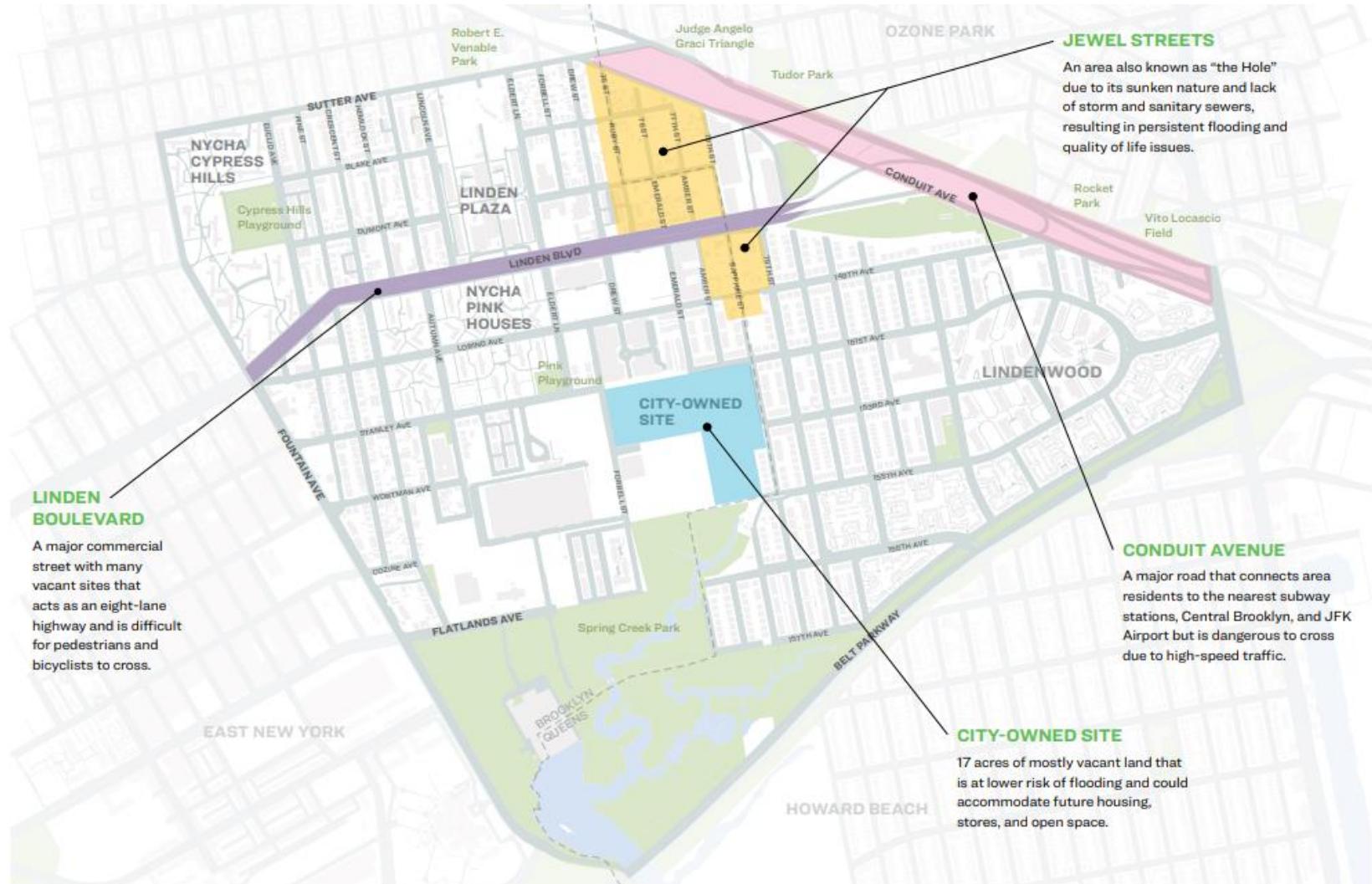
Homes are demolished and acquired land is transitioned to a resilient end use.



Eligible Area: Neighborhood Plan Area

Jewel Streets Pilot Project Area

Interested residents may apply if they live within the neighborhood-wide planning area.



Program Resources:

Expression of Interest Submission & Contact Information

- **How to apply:**
 - Fill out the expression of interest form at:
<https://www.nyc.gov/info-RA>
- **How to contact:**
 - Reach out via email:
info-RA@recovery.nyc.gov
 - Reach out via phone:
844-208-3181



Appendix

Jewel Streets Resilient Housing Strategies

Strategies

- Install sanitary sewers where residents currently rely on septic systems
- Connect residents to government programs that make homes safe from flooding
- Invest in preserving existing affordable homes
- Develop NYC's voluntary housing mobility program ("buyout")
- Provide mitigation retrofits to properties that will remain at risk of flooding

Spotlight: FloodhelpNY.org

- Provides resources to help residents understand their risk to coastal and rainfall flooding, and prepare for future storms.
- Offers financial counseling to lower flood insurance rates and connect to programs that mitigate flooding.
- Administered by the Center for New York City Neighborhoods through the Homeowner Help Desk.



FloodhelpNY.org is a part of the Homeowner Help Desk, *Source: Homeownerhelp.org*