

# Affordable Housing at Stebbins Avenue

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

1388-1400 Stebbins Avenue

September 18, 2023

## Community Engagement Report-Back Presentation

**NYC**  
Department of  
Housing Preservation  
& Development  
Office of Neighborhood  
Strategies

# Agenda

## 1. Project Background

- Site description and surrounding neighborhood
- Community engagement

## 2. What We Heard

- Who we heard from
- Housing issues and barriers in the neighborhood
- Preferred types of housing
- Ground floor (non-residential) uses

## 3. Next Steps

# 1. Project Background

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# Site Overview

- Block 2965 (Lots 6, 7, 8, 13)
- City-owned vacant lot in Crotona Park East neighborhood
- 23,016 square feet, slightly irregular shape





# Area Context





# Community Engagement

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



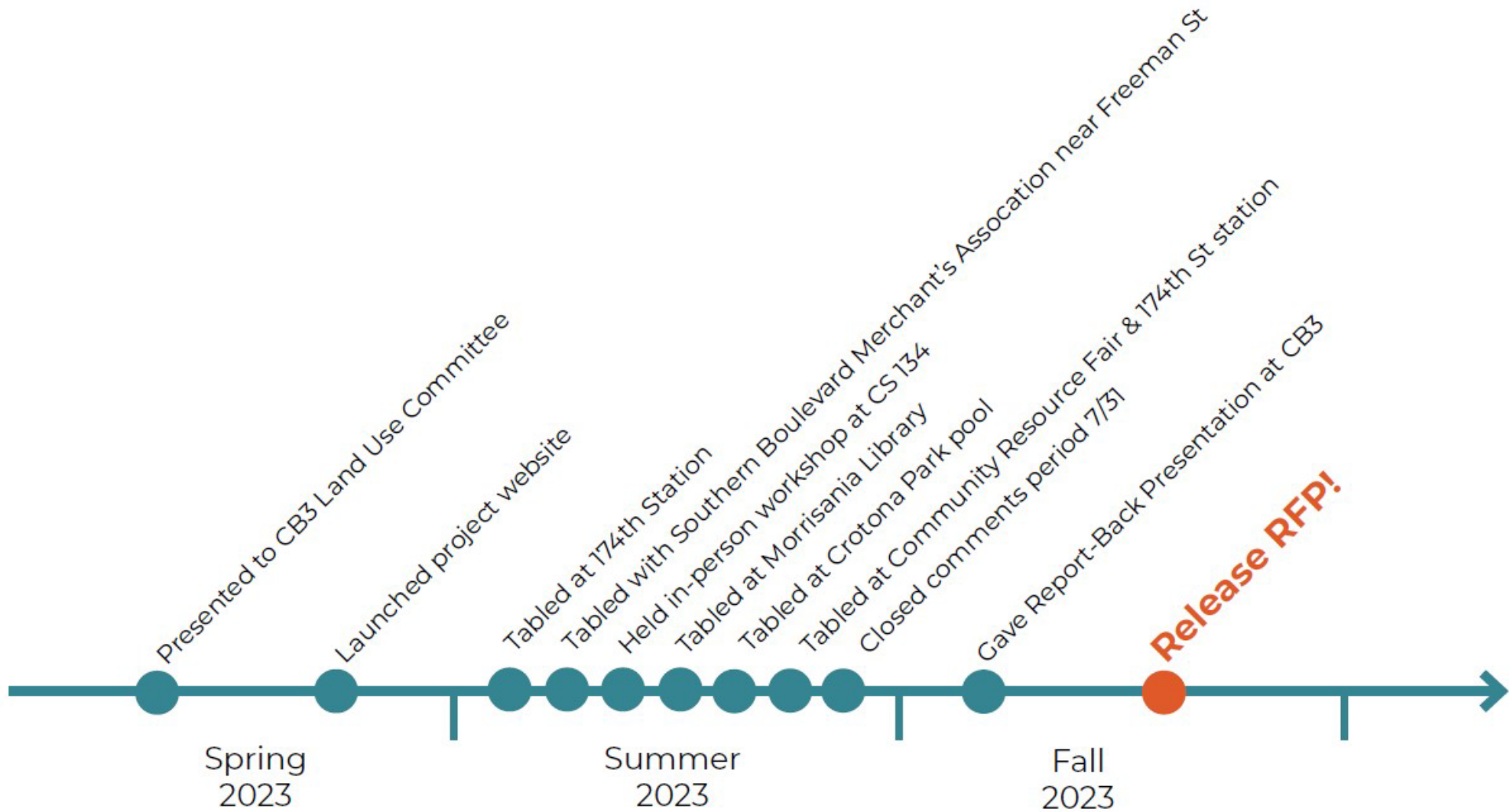


# Community Engagement Community Visioning Workshop





# Community Engagement Timeline





## **2. What We Heard**

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# Questionnaire Responses

**191 questionnaire responses received**

**89** online responses

**102** filled out at the workshop and tabling events

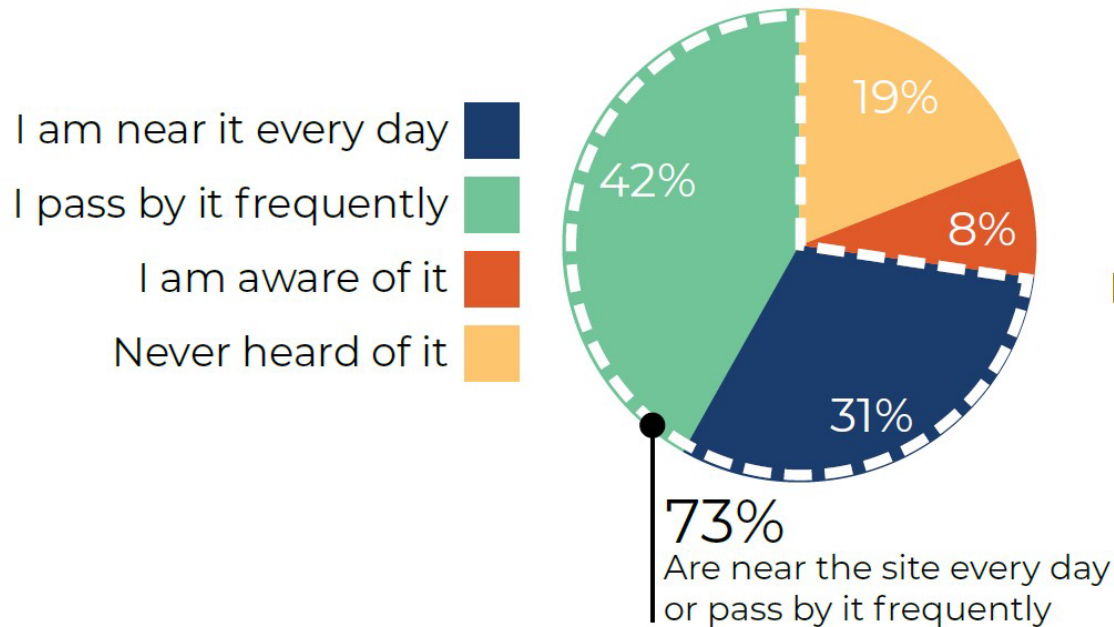
**26** questionnaires were filled out in Spanish



# Questionnaire Results

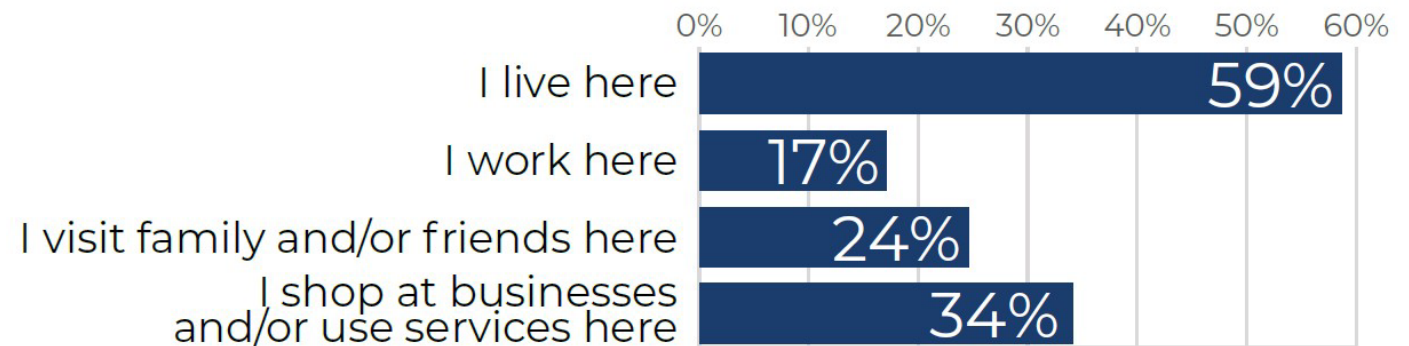
## Who We Heard From

### Familiarity with the Site



96% of respondents answered this question

### Relationship to the Area



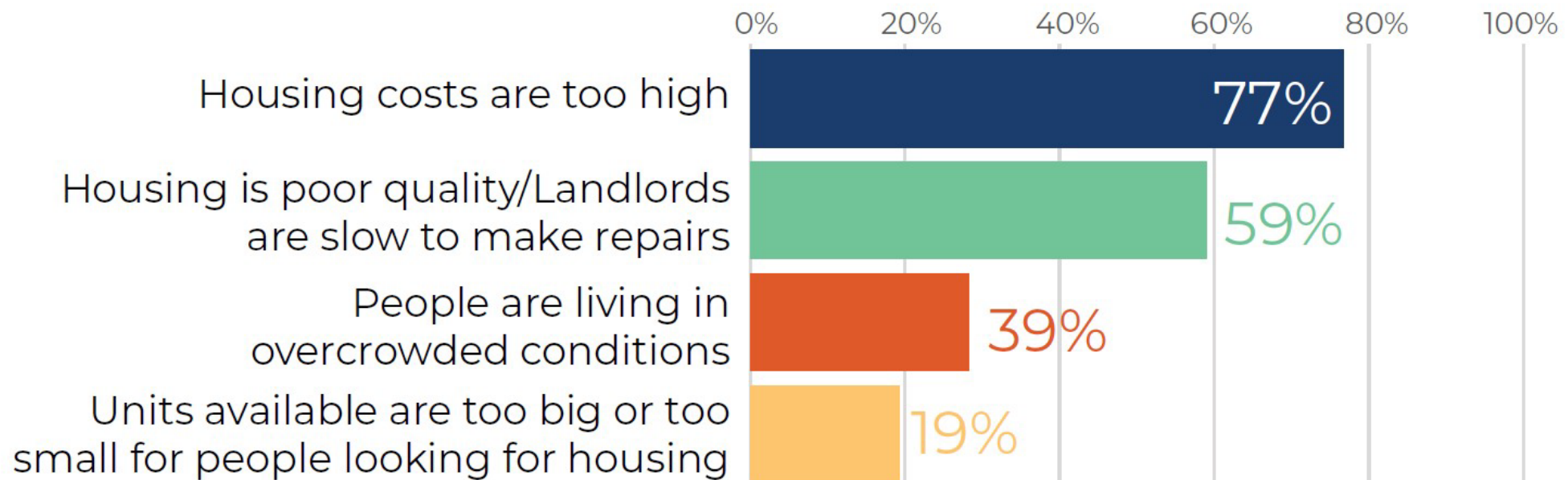
93% of respondents answered this question  
Respondents could select **all that apply**



# Questionnaire Results

## Housing Issues and Barriers in the Neighborhood

**77%** ranked **housing cost** as their top issue, ahead of **quality**, the second highest issue chosen.



Respondents chose **up to three** options.

**94%** responded to this question.

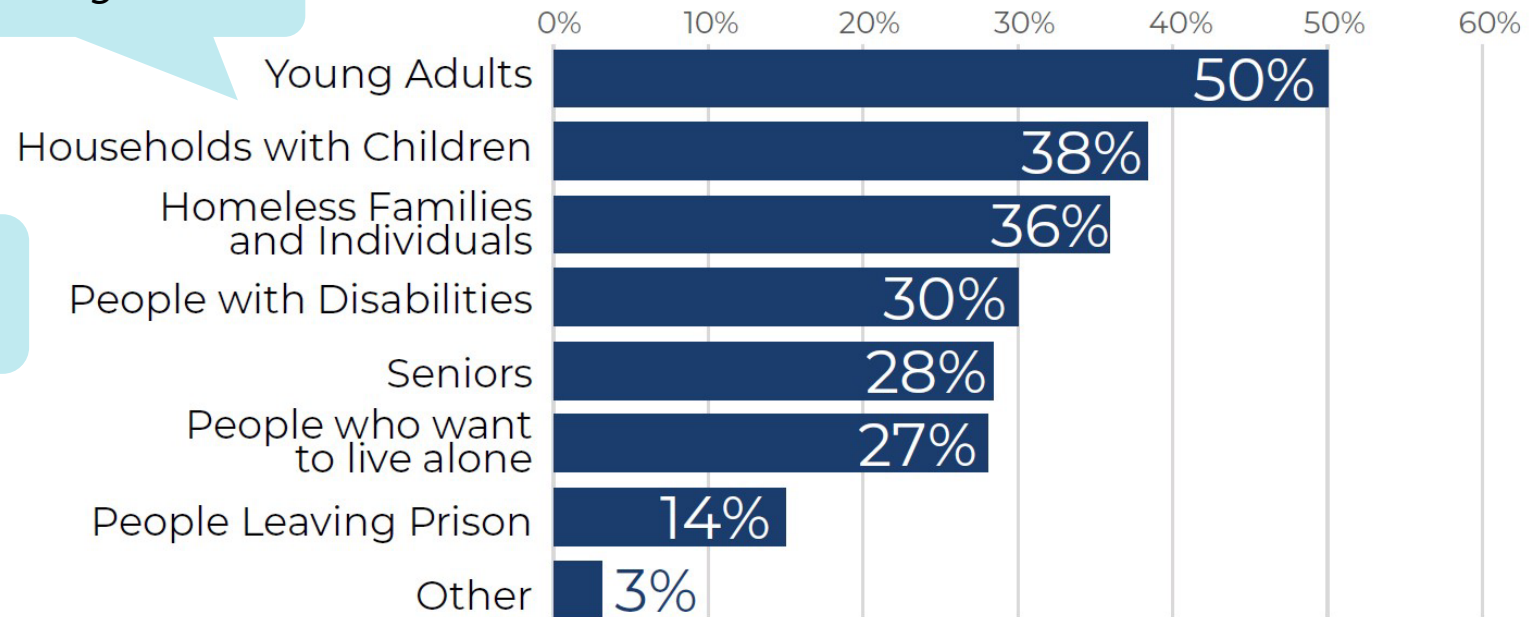
# Questionnaire Results

## Housing Issues and Barriers in the Neighborhood

Questionnaire respondents felt that different populations face barriers to finding and keeping housing, with an emphasis on young adults.

*"Help out young adults."*

*"Save places [for] families and children."*



Respondents chose **up to three** options  
**96%** responded to this question.

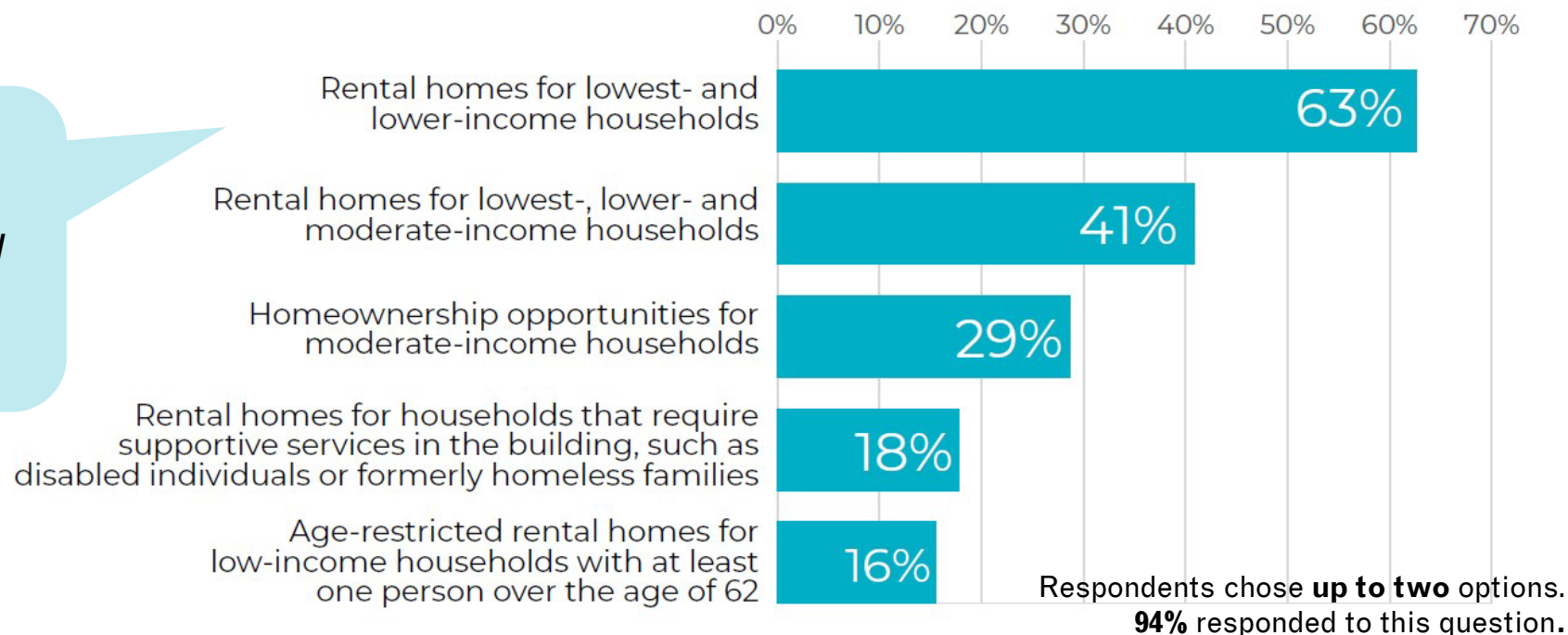


# Questionnaire Results

## Preferred Types of Housing

Over 60% of respondents selected lowest/lower income rental housing, and almost 30% selected homeownership opportunities.

*"Please make it more accepting of lower income families. My daughter and I are struggling to find housing."*



# General Comments

*"The neighborhood is in need of a year-round recreational facility as being close to Crotona Park only (usually) offers seasonal amenities."*

*"I think this is a great chance to give this community a chance to have a better outlook and newer things. Unfortunately, this community doesn't have much to offer our children or senior citizens, so with this building going up, our community could bring a lot of change for the better."*

*"A workforce development center would be beneficial to the individuals of the community currently experiencing homelessness."*

*"I just want to see services provided for the people in the community, like daycare centers, community gardens and workforce job training."*

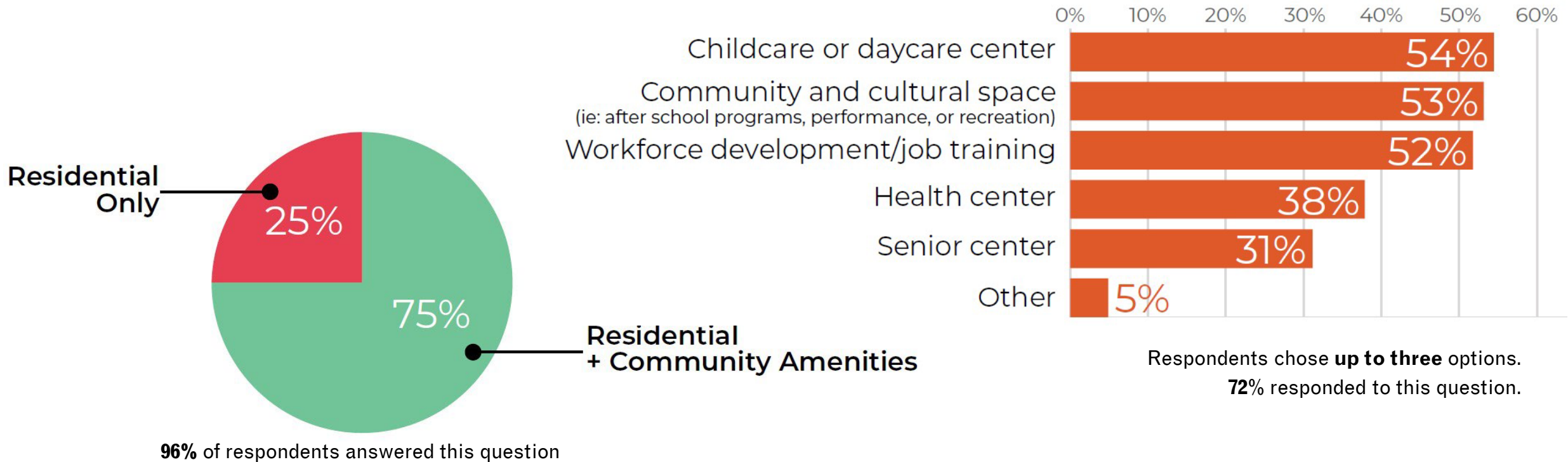
*"Be sensitive to historically black and other ethnic neighborhoods."*



# Questionnaire Results

## Ground Floor (non-residential) Uses

A majority of respondents would like to see either a childcare, community, or workforce training center.



# 3. Next Steps

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# Next Steps Development Process

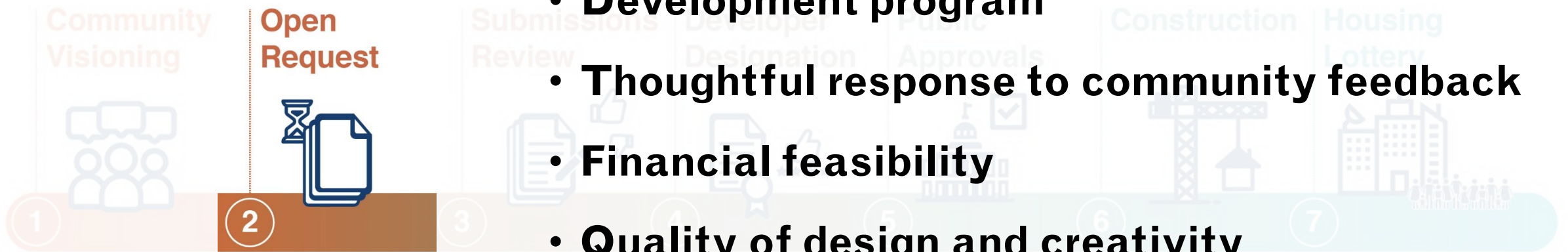


# Next Steps

## 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

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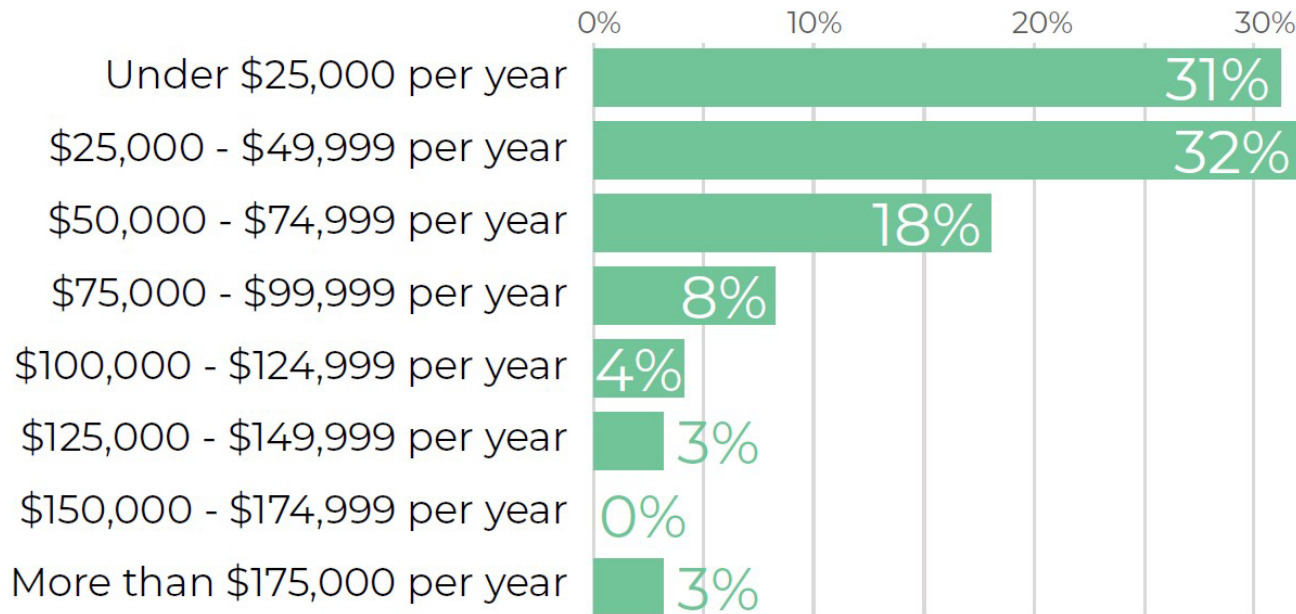
# Appendix

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# Appendix

## Questionnaire Demographics

### Household Income



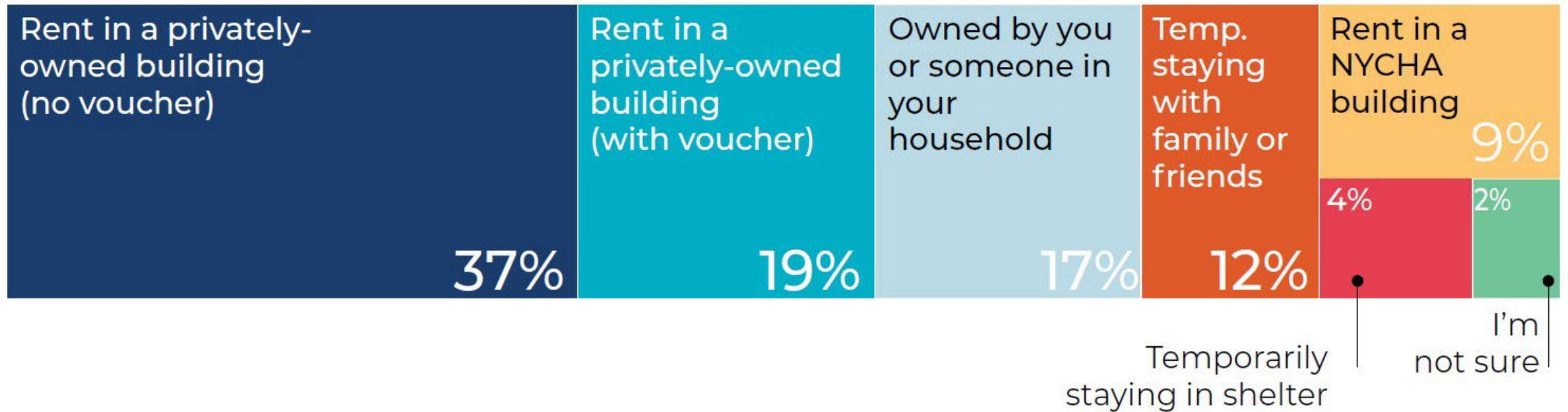
75% of respondents answered this question

- **Median Age:** 45
- **Household Size:**
  - 1 – 19%
  - 2 – 26%
  - 3 – 22%
  - 4 – 13%
  - 5 – 7%
  - 6 or more – 13%
- **Internet access:** 27% access the internet through their phone

# Appendix

## Questionnaire Demographics

### Housing Description



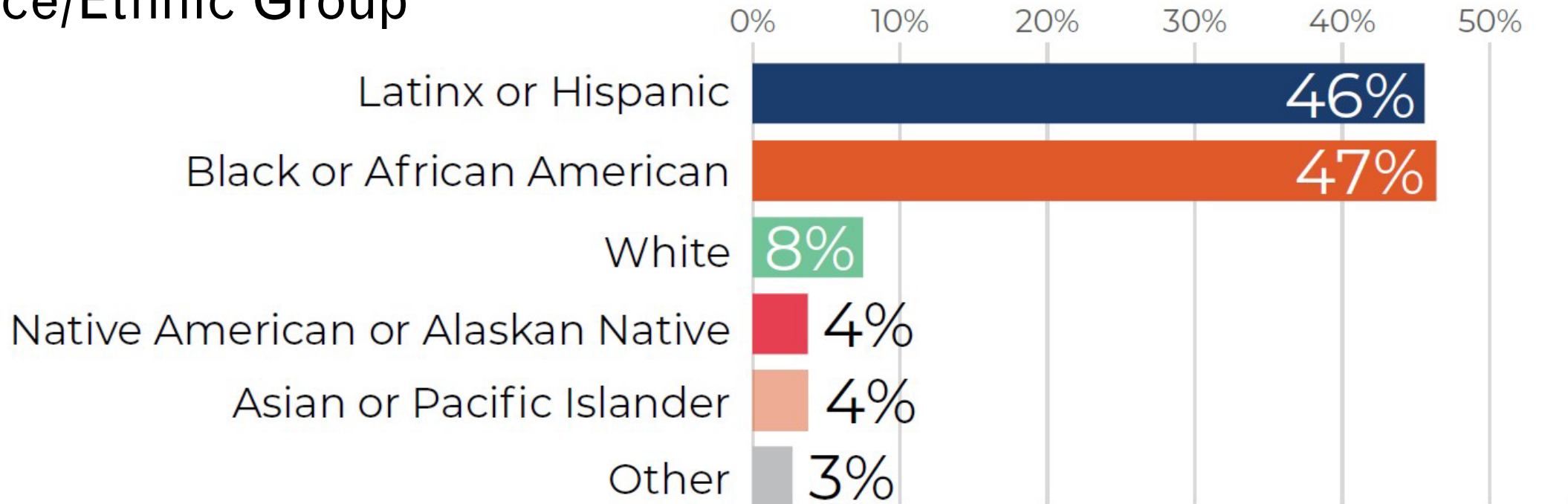
91% of respondents answered this question



# Appendix

## Questionnaire Demographics

### Race/Ethnic Group



Respondents could select **all that apply**.  
**84%** of respondents answered this question





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